



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 1, 2012
AGENDA DATE: August 8, 2012
PROJECT ADDRESS: 2204 Parkway Drive (MST2012-00070)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Suzanne Riegler, Assistant Planner *AR*

I. PROJECT DESCRIPTION

The 5,032 square-foot site is currently developed with a 1,032 square-foot single family residence. A building permit was recently issued for a new detached two-car garage that has not yet been constructed. The proposed project involves the construction of a three-car garage with a 500 square-foot residential unit above. The discretionary application required for this project is a Modification to allow a portion of the garage to encroach into the required six-foot interior setback (SBMC §28.21.060 & §28.92.110).

Date Application Accepted: July 3, 2012

Date Action Required: October 1, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Gil Garcia, Architect	Property Owner:	Nick Kalionzes
Parcel Number:	025-171-031	Lot Area:	5,032 square feet
General Plan:	Medium High Residential Density	Zoning:	R-3
Existing Use:	Residential	Topography:	3% slope

Adjacent Land Uses:

North - Commercial (one-story)
 South - Residential (one-story)

East - Commercial (one-story)
 West - Residential (one-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,023 sq. ft.	+500 sq. ft. = 1,523 sq. ft.
Garage	0 sq. ft.	721 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,885 sf 37% Hardscape: 1,024 sf 21% Landscape: 2,123 sf 42%

IV. BACKGROUND

The parking for the existing residence was legal non-conforming with only one covered parking space, which was previously removed at an unknown date. A building permit (BLD2009-01844) was issued in August 2011 to abate the outstanding violation of removing the required one-car garage and constructing a two-car carport within the required interior setbacks without a permit. Abatement of the violation could have been accomplished by constructing a one-car garage; however, the applicants proposed to construct a new two-car garage outside of the setbacks. The applicant recently submitted a revised application for a three-car garage with an additional residence above prior to the commencement of construction of the new garage; which allowed the project to retain the legal non-conforming parking for the existing residence and provide only the parking for the new unit.

V. DISCUSSION

The proposed project involves the construction of a three-car garage with a 500 (net) square foot residential unit and a deck above. The proposed increase in development does not exceed 50% of the existing residential floor area on the lot and, therefore, the proposal is only required to provide parking for the new unit with a minimum of one covered and one uncovered parking space.

Due to the constraints of the lot, including the existing development on site and the narrow 40 foot wide lot, it is difficult to provide three parking spaces on site with adequate vehicle maneuvering area while maintaining both the required open yard and setbacks. Therefore, the proposal includes a three-car garage that is partially located within the required six-foot interior setback to the north. The second story is designed to observe the required setback. Although the garage is located at the property line, the subject property is approximately two to four feet lower than the adjacent grade of the property to the north. In addition, the garage encroachment abuts the property line that is shared with the play yard for Santa Barbara Cottage Health System's Child Care Center, a non-residential use. The property will maintain its required outdoor living space using the Private Outdoor Living Space method described in SBMC §28.021.081.A.

This project was reviewed by the Architectural Board of Review (ABR) on June 25, 2012, and the board found that the requested Modification did not have a negative aesthetic impact. The ABR requested that the landscaping, hardscape, building height and architectural detailing be restudied (meeting minutes attached as Exhibit C).

VI. FINDING

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is located to be sensitive to surrounding residential uses and allows for adequate parking to be provided on a narrow lot constrained by existing development, while maintaining all other zoning requirements.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated Mary 30, 2012
- C. ABR Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
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Angeli de Covolo, Inc.

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Wednesday, May 30, 2012

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 2204 Parkway; 025-171-031; R-3

Dear Staff Hearing Officer,

1. The project site is 5032 sq. ft. with an existing 1,104 sq. ft. two bedroom single story dwelling. The proposal is to build a 779 sq. ft. three car garage with a one bedroom 552 sq. ft. second story unit above the garage. The properties to the north and the east are commercially zoned. The property to the south is residential.
2. The modification being requested is to allow the proposed three car garage to encroach into the north 6'-0" setback. This would allow the garage to be built on the north property line adjacent to the commercial property, while providing relief to the residential property to the south.

Regards,



Everett Jay Woody

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2204 PARKWAY DR****R-3 Zone**

(6:10) Assessor's Parcel Number: 025-171-031
Application Number: MST2012-00070
Owner: Nicholas Kalionzes
Designer: Angeli De Covolo Inc.
Engineer: John Oeltman

(Proposal for a new two-story building consisting of a 510 square foot second floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

Actual time: 6:31 p.m.

Present: Gil Garcia, Architect; Everett Woody, Designer.

Public comment was opened at 6:38 p.m.

Public comment in opposition received from Joddi Leipner and Dave Huerta was acknowledged.

Public comment was closed at 6:39 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with comments:

1. The Board finds that the proposed modification poses no negative aesthetic impacts.
2. Provide a preliminary landscape plan including the pedestrian pathway and landscaping and screening to address the neighbor's concern to the south.
3. Study reducing the proposed height by reducing plate heights or other options.
4. Study simplifying the architectural detailing to be more consistent with the front house.

Action: Gradin/Poole, 5/0/0. Motion carried. (Sherry and Zink absent)

**** MEETING ADJOURNED AT 6:51 P.M. ****