



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2013
AGENDA DATE: May 1, 2013
PROJECT ADDRESS: 267 San Rafael Avenue (MST2013-00123)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Suzanne Riegler, Assistant Planner *S.R.*

I. PROJECT DESCRIPTION

The 6,232 square-foot site is currently developed with a 1,006 square foot, one-story residence with an attached 380 square foot garage. The proposed project involves the construction of a 303 square foot addition to the residence (75 s.f. dining room and 228 s.f. master bedroom), a 78 square foot addition to the garage, and a new front entry porch. The project also includes the demolition of the existing front entry. The discretionary applications required for this project is a Modification to allow additions and alterations within the required twenty-foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 3/28/13

Date Action Required: 6/28/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Solen Design	Property Owner:	Andrew Gin
Parcel Number:	045-141-002	Lot Area:	6,232 square feet
General Plan:	Low Density Residential	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	2% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,006 sq. ft.	+303 = 1,309 sq. ft.
Garage	380 sq. ft.	+78 = 458 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,857 sf 29% Hardscape: 1,818 sf 16% Landscape: 3,357 sf 55%

IV. DISCUSSION

The proposed project involves 380 square feet of additions, and construction of a new front porch to the existing one-story residence. The existing entry porch is proposed to be demolished to allow for a 75 square foot dining room addition that will observe all setback requirements.

A Modification is requested to allow the construction of a portion of the front porch and garage addition to encroach into the required twenty-foot front setback. The proposed entry porch and steps will be approximately 10'- 6" wide and will encroach up to 1' – 2" into the required front setback. The new porch will result in a 4' x 7' wide raised porch at the front entry. This improvement will not add floor area, and will provide access into the structure and define the entry. The addition to the garage is proposed to widen the existing garage by four-feet to create a garage that meets the current requirements for a two-car garage. The uniform addition will extend up to 4' – 6" into the required front setback. Staff is supportive of requested modification, and the proposed improvements are not anticipated to adversely impact the adjacent neighbors. This project was exempt from review by the Single Family Design Board.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the front setback 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 covered entry porch is an appropriate improvement to a single-family residence, provides sufficient room for ingress and egress from the residence, and does not increase the square footage within the setback. The proposed garage additions is a uniform improvement and is appropriate because it will increase the existing substandard garage size allowing for parking of two off street parking spaces, as required by code.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 25, 2013

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

DSEOSLIGN

Mar. 25, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara Ca 93102

Re: Modification request for 267 San Rafael Av. APN 045-1412-002 Zone E3-SD3

Dear Staff Hearing Officer:

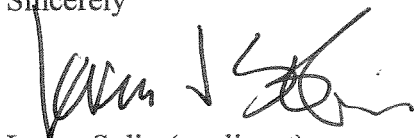
There is an existing 1050 s.f. single family home with an attached 399 s.f. garage on the property. The existing garage encroaches approximately 4' into the front yard setback. The house was permitted and built in 1952 and has had no remodels or additions. The proposed project includes a 320.5 S.f. master bath/closet/laundry addition at the rear of the residence, a 75 s.f. dining room and 47 s.f. front entry stoop addition, and a 4 foot (88 s.f.) extension of the existing garage across its width.

The requested front yard setback modifications are to allow the garage to be widened and brought into conformance with current 2-car size requirements by allowing it to encroach an additional 4' x 4'4" into the front yard setback. It will not be any closer to the street and will still be well clear of the side yard setback line. The expansion of the garage is not required by zoning, but is desired by the owners. The dining room addition will comply with the front yard setback, but we are requesting that the new unenclosed covered entry stoop be allowed to encroach 14" into the front setback to allow it to be a minimal but still functional design element.

It would appear that the requested modifications are a benefit to both the City and the property owners. The residents get a much needed dining space and entry stoop along with a fully functional 2-car garage. The city benefits from the enhanced curb appeal of an older home, and the garage being brought up to code means one more car off the streets.

Thank you for your consideration.

Sincerely



Loren Solin (applicant)

RECEIVED
MAR 28 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B