



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 7, 2013
AGENDA DATE: November 13, 2013
PROJECT ADDRESS: 1732 Gillespie Street (MST2013-00381)9
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470-
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegle, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 4,000 square-foot site is developed with a 1,984 square foot two-story single-family residence. The project site is currently under construction. There are two open building permits (BLD2013-01155 and BLD2013-00761) that have been issued for alterations to the residence, including exterior repairs and alterations, an interior remodel, and a replacement roof. The proposed project includes permitting the “as-built” alterations to the entry porch, proposed construction of an attached one-car garage, relocation of utilities, and the removal of an existing tree along the eastern property line. An alternate detached garage design may be considered that would result in the reduction in the required open yard.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the “as-built” alterations to the entry porch, including an increase in the roof height, within the required six-foot interior setback to the west (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow the construction of a one-car garage within the required three-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. An Open Yard Modification to reduce the required 1,250 square foot open yard area due to construction of a one-car garage (SBMC § 28.18.060 and SBMC § 28.92.110).

Date Application Accepted: 9/12/13

Date Action Required: 12/11/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the applicant’s preferred attached garage option, and approve the detached garage design alternative for the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mehdi Hadighi	Property Owner:	KC Young, LLC
Parcel Number:	043-181-017	Lot Area:	4,000 s.f.
General Plan:	Medium Density Residential (Max 12 du/acre)	Zoning:	R-2
Existing Use:	Single Family Residence	Topography:	1% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,984 s.f.	No Change
Garage	None	269 s.f.

C. PROPOSED LOT AREA COVERAGE

Building: 1,216 s.f. 30.4% Hardscape: 1,135 s.f. 28.4% Landscape: 1,649 s.f. 41.2%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	15' first floor	15'	No Change
	Garage	20'	>20'
	20' 2 nd Floor	15'	No Change
- Interior (West)	6' for buildings or structures	1' - 6"	3' - 4"
- Interior (East)	3' for parking	> 6'	Option 1: 0' Option 2: 2'
Parking	2 covered spaces	None	1 covered space
Open Yard	1,250 s.f.	1,288 s.f.	Option 1: 1,288 s.f. Option 2: 935 s.f.

V. DISCUSSION

The proposed project involves permitting "as-built" alterations to the entry porch at the south west corner of the residence and the construction of a one-car garage. The original residence was relocated to the site in 1930, and is legal non-conforming to the western interior setback. A 1931 building permit shows the two-car garage (20 feet wide) to be located half on 1732 Gillespie (50 feet wide), and half on 1734 Gillespie (also 50 feet wide). A Certificate of Compliance issued for the lot determined that the lot line was moved 10 feet to the south sometime after 1931, thereby making 1732 Gillespie 40 feet wide, and 1734 Gillespie 60 feet wide. This change in the lot line location resulted in the garage being located entirely on 1734

Gillespie. In June 2001, the property was determined by the Zoning Division to be legal non-conforming with zero on-site parking spaces.

The property recently transferred ownership, and the current owner would like to provide a one-car garage accessed by a new driveway along the eastern property line. The proposal includes the removal of an existing mature tree located at the easterly property line to provide driveway access to the new garage with a minimum width of 8' - 7". Transportation Staff has reviewed the proposed driveway access and garage locations and required that the driveway be no longer than 75' linear feet, and must be maintained at a minimum width of 8' - 7". As a result, the applicant has shown on the plans that the utilities within the minimum width for the new driveway are to be relocated or recessed to be flush with the exterior wall of the residence. The project as proposed is exempt from review Single Family Design Board

The project site is currently under construction and there are two building permits for the property (BLD2013-01155 and BLD2013-00761) that have not received final building inspections. All outstanding violations that were listed in ZIR2012-00189 are shown to be abated under a building permit for exterior and interior improvements under BLD2013-01155. A second permit, BLD2013-00761, was issued to allow the existing roof to be replaced with a roof to match the existing color and roofing material. Staff has reviewed the plans and due to concerns related to the configuration of the floor plan has recommended a condition of approval that a Zoning Compliance Declaration be recorded.

An Interior Setback Modification is requested to permit the "as-built" alterations to the covered entry porch at the south west corner of the building. The previous covered entry porch was sloped. The eave was located 18" from the property line, and it had a vertical clearance of 6' - 6" at the westerly edge of the porch. Staff supports the modification to allow the height of the covered porch to be increased vertical clearance; however, staff recommends a condition that the second floor deck shall not be extended over the new covered porch and must remain a minimum of 7' - 3" from the interior property line.

An Interior Setback Modification is requested to allow the construction of a one-car garage to be located within the interior setback. The project as proposed includes an attached one-car garage to be built to the easterly property line, without a setback. Planning Staff has advised the applicant that a Modification to allow construction up to the property line in residential neighborhood cannot be supported and recommends denial of the garage as submitted. Staff requests that the Staff Hearing Officer consider a design alternative for a detached garage and recommends approval of an interior setback modification to allow a detached garage to encroach one-foot into the required three-foot interior setback to the east. If approved as proposed, Staff recommends a condition that the garage cannot be converted to storage.

If the design alternative is found by the Staff Hearing Officer to be more supportable it will require the approval of an Open Yard Modification to reduce the conforming open yard to open yard area having the required minimum 20-foot dimensions and totaling not less than 935 square feet. Staff supports the open yard area because the project will provide a one on-site parking space, the development is consistent with the pattern of development for the neighborhood, and the proposed 935 sq. foot open yard will provide a useable open yard at the rear of the residence.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the western Interior 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 change to the height of the roofed entry porch will provide a minimum vertical clearance of 8' – 6", and is an appropriate improvement to a single-family residence that is not anticipated to adversely impact the adjacent neighbor.

The Staff Hearing Officer denies the Interior Setback Modification to allow the construction of attached one –car garage as proposed. The proposed location is not appropriate, as it does not provide adequate setback from the interior property line, and it is anticipated to adversely impact the adjacent neighbor to the east. In addition, the modification as proposed is found to be inconsistent with the purposes and intent of the Zoning Ordinance.

The Staff Hearing Officer finds that the eastern Interior Setback Modification to allow construction of detached garage to encroach one-foot into the required three-foot setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The construction of the one-car garage is appropriate because it will provide a one-car garage on a site that is currently developed without on-site parking, the 40' wide lot is constrained by the location of the existing development limiting the opportunity for a conforming location a one- or two-car garage and is an appropriate improvement to a single-family residence that is not anticipated to adversely impact the adjacent neighbor.

The Staff Hearing Officer finds that the Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The Open Yard Modification is appropriate because the new one-car garage will provide an on-site parking space, is consistent with the pattern of development for the neighborhood and the proposed 935 sq. foot open yard will provide a useable open yard at the rear of the residence.

Said approval is subject to a condition the following conditions:

1. Due to the configuration of the floor plan, a Zoning Compliance Declaration is required.
2. The second floor deck shall not be extended over the new entry porch and shall be a minimum distance of 7' – 3" from the interior property line.
3. The hedges along the new driveway shall be maintained so that the minimum 8' – 7" driveway width is maintained at all times.
4. All other fences, hedges, walls, and screens shall be shown on the plans to be maintained in compliance with SBMC § 28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/25/13

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

M E H D I

H A D I G H I

Custom Homes

Additions

Remodels

(805) 682-0044

228 West Quinto Street
Santa Barbara, Ca. 93105

Lic. # 681168
Archadighi@gmail.com

Ms. Suzanne Riegle
Modification Hearing Officer
Santa Barbara, City Planning Dept.
620 Garden Street
Santa Barbara, Ca. 93101

25 September 2013

Regarding : Garage Modification
Address : 1732 Gillespie Santa Barbara, ca. 93101
A. P. N. : 43-018-017
Zone : R-2
Owner : Mr. Kipp Young

Dear Suzanne

The existing 1984 sq. ft. residence has 3 bedroom, 3 ½ bath and no garage or curb cut to access the site for any parking space.

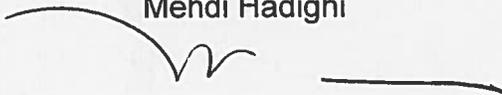
- Proposed Garage will encroaching 6' into required 6' side yard set back.
- New flat entrance porch roof encroaching 2'8" into require 6' west side set back we are replacing exist. slope porch roof that encroaching 4'2" into set back.

The modification will allow the much needed off street parking for this property and provide safety for occupants of this residence.

we meet all other zoning and general plan requirement.

Thank you for your time and consideration,

Sincerely
Mehdi Hadighi



RECEIVED
OCT 02 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B