



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 16, 2014  
**AGENDA DATE:** January 22, 2014  
**PROJECT ADDRESS:** 1810 Sunset Avenue (MST2013-00502)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Suzanne Riegle, Associate Planner

### I. PROJECT DESCRIPTION

The 5,000 square foot lot is developed with a 1,404 square foot residence, a 185 square foot detached accessory building and a 274 square foot deck. The proposed project includes the demolition of the existing accessory building and 117 square feet of the existing building pad, and the construction of a 340 square foot one-car garage. The discretionary application required for this project is an Interior Setback Modification to allow the proposed garage to be located within the required six-foot interior setback (SBMC § 28.21.060 and SBMC § 28.92.110).

Date Application Accepted: 11/26/2013

Date Action Required: 2/24/2014

### 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: James Bell	Property Owner: Vince Semonsen
Parcel Number: 043-162-013	Lot Area: 5,000 sq. ft.
General Plan: Medium-High Density Residential (15-27 DU/Acre)	Zoning: R-3 Multi-Family Residence
Existing Use: Single Family Residence	Topography: <5% avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,404 sq. ft.	No Change
Garage	None	+ 315 sq. ft.
Accessory Space	185 sq. ft.	-185 = 0 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,627 sf 32.5% Hardscape: 725 sf 14.5% Landscape: 2,648 sf 53%

**IV. DISCUSSION**

The existing 185 square foot storage building was originally permitted as a garage in 1935. The existing building is located approximately six-inches from the interior property line to the east. Three Zoning Information Reports from 1985-1988 indicate that the original garage was converted to storage prior to 1950. The site is legal non-conforming with zero parking on the lot. The proposed project includes the demolition of the existing storage building located approximately six-inches from the property line, and construction of a new 315 square foot one-car garage with a setback of three-feet from the rear and interior property lines. The R-3 zone allows garages to be located within three-feet of a rear property line but requires a six-foot interior setback for garages in this configuration. The garage does not qualify for a reduction in the interior setback because the garage is oriented so that the opening faces the street. The 5,000 square foot lot is constrained by the location of the existing development and new garage will result in less of an encroachment into the required six-foot setback. The proposed one-car garage will provide one on-site parking space where parking is currently not provided. Staff supports the request to reduce the required setback from six-feet and locate the building as close as three-feet to the interior property line. This project is exempt from review by the Single Family Design Board.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the 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 garage is an appropriate improvement on a small lot with a single-family residence, because it provides a parking space on-site that does not currently exist, retains a useable open yard area, and provides separation from the property line for maintenance of the building.

Said approval is subject to a condition that the garage shall not be converted to another use other than garage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 21, 2013

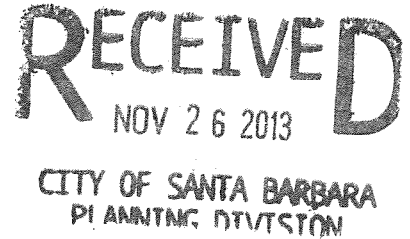
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Contact/Case Planner: Suzanne Riegle, Associate Planner  
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630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x **2687**

Modification Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Nov. 21, 2013

RE: 1810 Sunset Avenue, APN 043-162-13, Land Use Zone R-3



Dear Susanne,

I am writing on behalf of Vince Semonsen and Susan Rakov, the owners of 1810 Sunset Avenue, to request a modification needed to replace an existing 210 square foot storage structure with a 340 square foot one car garage. Currently, there exists a 1497 square foot two story single-family residence with a 210 square foot storage structure on a 5000 square foot R-3 lot. The existing storage structure was built prior to current zoning, less than a foot from the easterly property line within the required 6' required setback.

This request is for a modification to the 6 foot side yard setback requirement. We proposed to provide a 3' setback in lieu of the 6' setback required and in place of a current setback for the shed structure of less than one foot. We are requesting this modification because there are space limitations on this site that would make it very difficult to maneuver into the garage if it were to be setback 6 feet from the side yard property line. The adjacent properties to this site each have garage or storage structures with setbacks of less than a foot and enjoy the added available open yard that narrower setbacks provide.

The major benefits to this property and to the City of Santa Barbara provided by this requested modification are; the addition of one off-street covered parking space, improved access and maneuverability on site (compared with the same structure with a 6' side yard setback), and the additional open yard area provided by the lesser setback. Thanks you for your considering this request.

Sincerely,

A handwritten signature in black ink that appears to read "James Bell". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval.

James Bell