



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 27, 2014
AGENDA DATE: April 2, 2014
PROJECT ADDRESS: 202 La Plata (MST2014-00043)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Suzanne Riegle, Associate Planner *S.R.*

I. PROJECT DESCRIPTION

The 6,483 square foot, corner lot is located in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves demolition of an existing 299 square foot, detached one-car garage, demolition of a 100 square foot, detached accessory building, construction of a 38 square addition to the residence, construction of a 463 square foot, attached, two-car garage. The proposal also includes 46'-0" linear feet of 4'-0" tall retaining wall and 16'-0" linear feet of 6'-0" tall fencing to be located in the front yard. The discretionary application required for this project is an Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 2/24/14

Date Action Required: 5/25/14

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:	Michelle McToldridge	Property Owner:	Gavin Family Trust
Parcel Number:	045-151-016	Lot Area:	6,483 sf
General Plan:	Low Density Residential Max 3 du/acre	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	2% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,650 sf	+51 = 1,701 sf
Garage	299sf	-299 +463 = 563 sf
Accessory Space	100 sf	-100 = 0 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,286 sf 35.3% Hardscape: 1,269 sf 19.6% Landscape: 2,928 sf 45.1%

IV. DISCUSSION

The 6,483 square foot lot is located at the corner of La Plata and Calle Brevo, and is legally non-conforming with respect to parking and open yard requirements. The original residence was constructed in 1951 with an attached one-car garage that was accessed from La Plata, and was six-feet from the interior property line to the north. A permit was issued in August 1958 to convert the existing one-car garage to a bedroom, and a new one-car carport was constructed and shown to be accessed via a new curb cut on Calle Brevo. In 1965, a permit was issued and signed off for an addition to the dwelling. The plans for this addition show the carport as a garage and one uncovered parking space in the driveway on La Plata.

The proposed project includes the demolition of the existing one-car garage, removal of the storage shed, construction of conforming two-car garage, construction of site walls, and construction of site fencing. The project also includes the removal of the driveway, curb cut and apron that is accessed from the La Plata frontage. A Public Works permit is required for all work proposed within the public right-of-way. Staff recommends a condition be added that a Public Works permit shall be obtained prior to issuance of a building permit for the proposed work within the public right-of-way. The residence is currently addressed off of La Plata Street; however, the proposed project will relocate the primary entry to the residence and parking to the Calle Brevo frontage. Staff recommends that a condition be added that the property owner shall submit an application to the Public Works Department for a change address prior to building permit issuance.

The applicant is requesting an Open Yard Modification to allow the required 1,250 square foot open yard to include areas with a dimension of less than 20 feet, in order to construct a conforming two-car garage. The existing non-conforming open yard is approximately 557 square feet and does not meet the minimum 20 foot dimension requirement. The width of the existing non-conforming open yard ranges from 6'-0" – 23'-0", with the largest and most conforming portion measuring 19'-0" by 23' 0" (437 sf). The current owner has installed a storage shed in this location, a zoning violation that is proposed to be removed as a part of the project. Staff recommends that a condition be added to require the shed to be demolished or removed from the property. The proposed garage construction would reduce the largest portion of the non-conforming area to a dimension of 14'-0" by 19' 0" (266 sf.).

As previously stated, the existing parking includes an uncovered parking space that is accessed from La Plata. The proposal will eliminate this parking space, driveway, apron and curb cut

from La Plata frontage and create additional opportunity for outdoor recreation in the secondary front yard. This additional area totals approximately 762 square feet, and has minimum dimension ranging from 10'-2" to 19'-0", with the largest area measuring 19'-0" by 28' 0" (532 sf). The new open yard area represents a significant increase in the useable open yard area. In comparison to the existing development, the proposed 1,250 square foot open yard shown on the plan, with minimum dimension ranging from 6'-0" to 19'-0", represents a significant increase in useable open yard area. Staff discussed the project with Transportation Staff, who indicated that the garage must be set back in order to maneuver into both parking spaces, utilizing the existing curb cut on Calle Brevo. The garage is located to the rear of the lot, observing both the interior and rear setbacks in order to allow for a small addition at the east elevation of the master bathroom. The garage location cannot be moved forward without either eliminating the bathroom expansion or reducing the interior dimension of the garage (20'-0" by 20'-0" interior clear). If the garage is moved forward to obtain additional open yard to the rear of the expanded residence, the driveway width and the curb cut would need to be widened to provide the necessary maneuvering area to access both parking spaces within the garage.

In conclusion, Staff supports the requested open yard modification as proposed, because the proposed two-car garage is an appropriate improvement to a single-family residence, the project will eliminate the second driveway and uncovered parking space in the front yard at the north side of the residence, and although the dimension is less than 20 foot requirement the project will provide a net increase in useable open yard area. The corner lot is constrained by the location of the existing development and the required setbacks (approximately 75% of the lot area) making it difficult to find a conforming location for two covered, on-site parking spaces that observe the required setbacks and that will not result in a reduction in the required open yard dimensions.

This project was reviewed by the Single Family Design Board (SFDB) on February 18, 2014, and was continued to the Staff Hearing Officer. The SFDB found that the proposed open yard modification was aesthetically appropriate, and did not pose consistency issues with the Single Family Residential Design Guidelines. The Board requested that the applicant provide additional information on the plans including the color and material of the proposed fencing, the proposed retaining wall heights along each frontage, and to specify existing and proposed landscaping locations on the plan.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Open Yard Modification to allow a reduction in the minimum dimension is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed reduction in minimum open yard dimension will allow for a conforming two-car garage, and it is appropriate because the existing corner lot is constrained by the location of the existing development, the required setbacks limiting opportunities for a conforming garage location. The reduction in the minimum 20 foot dimension will allow for conforming parking on a site that is legal non-conforming with respect to parking and open yard configuration.

Said approval is subject to a condition that

1. The required 1,250 square foot open yard requirement as approved by the Staff Hearing Officer shall be documented on the plans.
2. Submit an application for a Public Works permit for any work proposed within the public right-of-way. This includes the removal of the existing curb cut and driveway apron on the La Plata frontage.
3. Submit an application to the Public Works Department for a change address prior to building permit issuance
4. The storage shed shall be demolished.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 2/24/14
- C. SFDB Minutes

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

SHELTER

architecture
urban design

540 BARKER PASS ROAD
SANTA BARBARA, CA 93108
PH. 805.895.3879
FX. 805.969.7567

February 24, 2014

Staff Hearing Officer
City of Santa Barbara, CA 93102-1990
PO Box 1990
Santa Barbara, CA 93102-1990

RECEIVED

FEB 24 2014

**CITY OF SANTA BARBARA
PLANNING DIVISION**

RE: Modification Request for 202 La Plata (APN 045-151-016 Zone E-3)

There currently is a 1,650 sf single story single family residence and a 299 s.f. detached 1-car garage and one 10'x10' accessory building on the 6,483 sf corner lot. The existing garage encroaches 3'-6" from the northwest and 3'-0" from the northeast into the 6'-0" interior side yard requirement. The proposal is to demo the non-conforming single car garage and the La Plata driveway and off-street parking space. We propose to construct a conforming (size and location) two-car garage. We will remove the 10'x10' accessory structure and 895 s.f. of unsightly concrete to create pleasant, usable open yard areas. The proposal also includes the addition of 51 s.f. of habitable space, remodel of the existing residence and a new 6' x 16' screening fence to improve the privacy of the proposed open yard area.

The modification requested is to allow the **non-conforming configuration of open yard area**. The area meets the 1,250 s.f. requirement but is of non-conforming configurations. More specifically it is not 20'x 20' in minimum dimension. The open yard spaces *outside* of the front yard setbacks include a 19'x14' area, a 19'x28' area 6' x 11' and 6'x22' and a 12'x27' area all connected to each other and the adjacent living spaces. By providing the conforming 2-car garage the permitted uncovered second parking space on the La Plata driveway will no longer be necessary. The La Plata driveway will be removed creating a landscape buffer in the 10' of front yard between the proposed rear patio and the street. In addition, there remains ample usable space in the two front yard set-backs which is not included in our open yard calculation due to their non-conforming location.

The benefit to allowing the non-conforming open yard configuration is it allows the proposed design to work within the existing footprint of the house. Without this option, the home's size could only be achieved by rebuilding a new, narrower structure and adding a second story. By allowing us to work with the existing footprint and approving the proposed configuration of open yard area, we avoid the need for a second story, minimize the extent of construction, reduce the overall size of the project and limit any impact to the surrounding neighborhood. The open

yard areas have allowed us to be creative in designing usable outdoor spaces. These areas relate closely to the interior spaces and will provide a series of intimate outdoor areas that connect the modest size living area to the outdoors. The project proposes a net increase in permeable surfaces and drought tolerant landscaping and provides conforming covered parking for the residence.

Please feel free to contact me if you have any questions. I appreciate your time in reviewing our modification request.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line.

Michelle McToldridge – Principal Architect



DESIGN REVIEW ACTIVITIES SUMMARY

202 LA PLATA (MST2014-00043)

R-ADDN & ALTS

Proposal for additions and alterations to an existing 1,650 square foot, one-story, single family dwelling, located on a 6,483 square foot parcel within the non-appealable jurisdiction of the Coastal Zone. The project will comprise the demolition of an existing 299 square foot, detached one-car garage and 100 square foot detached accessory building, and the construction of a new, 463 square foot, attached, two-car garage, and a 38 square foot addition to the residence. Also proposed is a new 4'-0" tall, 46'-0" linear foot retaining wall and 6'-0" tall, 16'-0" linear foot fence to be located in the front yard. This project will result in 2,151 square feet of development and is 77% of the required floor-to-lot-area ratio (FAR). There will be 20 cubic yards of grading excavation. The proposal includes Staff Hearing Officer for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

CONT

02/18/14

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested modifications.)

Public attendance: The following individuals attended for purpose of reviewing the proposal.

1. Cesli Vierra, adjacent neighbor, at 201 San Clemente, and
2. Eric Schott, adjacent neighbor, at 206 La Plata.

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) Provide colors and materials of the new fence; and color/material alterations to the existing walls.
- 3) Specify wall heights along La Plata and Calle Brevo.
- 4) Provide specifications of landscape areas, existing and proposed.

EXHIBIT C