



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 20, 2014  
**AGENDA DATE:** April 2, 2014  
**PROJECT ADDRESS:** 1826 E. Las Tunas Rd. (MST2014-00002)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Suzanne Riegler, Associate Planner *SR*

### I. PROJECT DESCRIPTION

The 20,036 square foot lot is located in the Hillside Design District. The proposed project includes a 903 square foot, one-story, addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot, detached accessory building (garage and workshop) to habitable floor area, a 150 square foot addition between the two existing buildings, and a 78 square foot addition at the front of the residence. The proposal also includes the construction of a 564 square foot, detached, two-car garage with roof deck, site retaining walls, stairs, and approximately 270 cubic yards of site grading.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations to the existing accessory space, including the conversion of accessory space to habitable floor area within the required 15 foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow the proposed new one-car garage to encroach into the required 35 foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 2/21/14

Date Action Required: 5/22/14

### 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:	Dennis Thompson	Property Owner:	Marilyn Makepeace
Parcel Number:	019-082-011	Lot Area:	20,036 sf
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Residential	Topography:	29%

#### B. **PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,602 sq. ft.	+ 967 = 3,569sq. ft.
Garage	400 sq. ft.	-400 + 630 = 630 sq. ft.
Accessory Space	331 sq. ft.	-331 = 0 sq. ft.

#### C. **PROPOSED LOT AREA COVERAGE**

Building: 4,199 sf 21%      Hardscape: 4,100 sf 19%      Landscape: 11,774 sf 60%

### IV. DISCUSSION

The proposed project involves construction of additions to the residence, conversion of the existing accessory space, construction of a detached garage, site walls, stairs, and site grading. The applicant is requesting a Front Setback Modification to allow the new garage to encroach up to 5'-4" into the required 35 foot front setback. The current property owners desire a garage that is larger than 20'-0" by 20'-0" to store two cars and more than one motorcycle. The proposed garage is partially subterranean, with approximately 75 square feet of front of the proposed garage encroaching 3'-0" to 5'-4" into the required front setback. It measures 20'-0" wide by 29'-0" deep, which is less than the maximum allowable garage size of 750 net square feet for properties located in the A-1 zone. The project design would minimize the view of the face of the garage as viewed from the public street frontage, and would allow for a new entry stair to access the front entry of the residence

The applicant is also requesting an Interior Setback Modification to allow the existing garage and workshop to be converted to habitable space as an addition to the existing residence within the required 15 foot interior setback. The existing garage and workshop currently encroach from 3'-6" to 7'-6" into the setback. The applicant is not proposing changes to the building foot print of the existing building but proposes to remove the existing garage door and replace it with French doors with sidelites. The proposed use of the building is two new bedrooms in the setback. Staff supports the conversion of the existing accessory building to a portion of the residence. The proposed conversion of the one-story accessory building is not anticipated to adversely impact the neighbor to the west due to the changes in topography. The adjacent property to the west sits above the subject property there.

This project was reviewed by the Single Family Design Board (SFDB) on January 27, 2014, and forwarded the project to the Staff Hearing, with a finding that the front setback

modification is aesthetically appropriate, and the proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines. The Board also stated its support of the change of use from the garage to a bedroom, in particular because there are no windows on the wall facing the adjacent neighbor. At the January 2014 SFDB meeting, the agent for the adjacent property owners to the west (1832 E Las Tunas Rd) expressed concerns with the roof design, garage conversion, location of the new garage and the proposed roof deck at the meeting, but clarified that they would support the location of the garage within the front setback if the garage observes the required interior setback. The SFDB was supportive of the proposed roof change, location of the garage roof deck. The SFDB encouraged the applicant to move the railing system for the roof deck closer to the front elevation of the residence to reduce the overall size of the roof deck. The applicant's plans have been revised to respond to the SFDB comments.

**V. FINDINGS AND CONDITION**

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 conversion of the existing accessory building (garage and workshop) to habitable space as an addition to the main residence is appropriate because it will reuse an existing development on site and the portion of the one story building that is being converted is not visible to the neighbor to the north due to the significant change in topography. The conversion of the one story accessory building is not anticipated to adversely impact the adjacent uphill neighbor to the west because the one-story building footprint is not being enlarged, the change in topography.

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 location of the proposed garage is appropriate because it will reduce the slope of the existing driveway, and increase the visibility when backing on to Las Tunas Road. The relocated garage is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

Said approval is subject to a condition that compliance with Tier 3 SWMP must be demonstrated on the site and/or drainage plans for the project prior to final approval by the Single Family Design Board.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 21, 2014
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner  
(SRiegle@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x2687



February 21, 2014

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

RECEIVED

FEB 21 2014

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Re: Modification Request for 1826 East Las Tunas; APN 019-082-011; Zone A-1**

Dear Staff Hearing Officer:

The existing conditions of this property include the following: a single level residence (2602 s.f.) with covered entry, patio and breezeway, and a detached two-car Garage and Workshop (731 s.f.). The existing driveway is very steep and difficult to navigate. The Garage and Workshop encroach into the westerly interior-yard setback (encroachment varies from 6 feet, 7 inches at the rear to 3 feet, 9 inches at the front). All buildings and improvements have permits according to City building files. The current proposed scope of work includes the conversion of the Garage, Workshop, and breezeway to living space, a new Garage, new site stairs and retaining walls, enlargement of two existing bedrooms, and remodel of the interior and exterior of the Residence.

Front Yard Setback Modification:

The proposed improvements will allow this property to have an accessible garage. Currently, the driveway has a 29% slope, and **entering and exiting is difficult and dangerous**. The new driveway will be ordinance-compliant at 16%. The garage will be setback more than 20' from the road edge, allowing occasional guest parking in the driveway in a neighborhood where no safe on-street parking is available. The garage (under the 750 s.f. allowed) is designed to accommodate two cars, the owners' bicycles and motorcycles, and trash containers, at nearly street level. **This modification is requested to allow the new Garage and stair retaining wall to extend 3-6.5' into the front yard setback, which will reduce the grading quantity of the project by approximately 45 cubic yards of cut and export.**

EXHIBIT B

Interior Yard Setback Modification:

One part of this modification is requested to allow the existing detached Garage and Workshop to be incorporated into the Residence, **avoiding an excessive amount of accessory structure area**. The request is being made to allow the existing Garage and Workshop to remain in their present legal, non-conforming location while they are converted to living space (one new skylight would be in the setback).

The second part of this modification is to allow the new Garage and exterior staircase to extend 1-4' into the interior yard setback. This will allow the Garage to have the required 20' interior dimension and to allow the new entry stair to head approximately to the front door while maintaining a generous 10' passage.

The resulting project will allow safe and usable access to a reasonable sized garage for the first time on this property. The enlarged house will be more appropriate for the site and neighborhood, with an FAR only 83% of the maximum recommended by SFDB guidelines.

Sincerely



Dennis Thompson



## DESIGN REVIEW ACTIVITIES SUMMARY

**1826 E LAS TUNAS RD (MST2014-00002)**

**EW GARAGE AND GUEST PARKING**

*Proposal to construct an 865 square foot, one-story, addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot, detached accessory building (garage and workshop) to habitable floor area and 190 square feet of new additions. The proposal also includes the construction of a new, detached, 564 square foot, two-car garage with roof deck, new site retaining walls and stairs, and 270 cubic yards of site grading. The proposed total of 3,908 square feet, located on a 20,036 square foot lot in the Hillside Design District, is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.*

**Status: Pending**

**DISP**

**Date 3**

**SFDB-Concept Review (New) - PH**

**CONT**

**01/27/14**

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

Actual time: 4:44 p.m.

Present: Dennis Thompson, Architect.

Public comment opened at 4:55 p.m.

1) John Kelly, representing the MacLean family - owners of the adjacent property at 1832 Las Tunas, (submitted letter) expressed concerns regarding the roof design, garage conversion, location of new garage and proposed roof deck. They are in support of the encroachment of the new garage within the front setback if it will conform to the required interior setback.

Public comment closed at 4:58 p.m.

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

- 1) Provide a landscape plan; in particular for the area along the westerly property line by (the new driveway/garage area).
- 2) The Board is supportive of the change in use from the garage to a bedroom, in particular as there are no windows on the wall facing the adjacent neighbor.
- 3) The Board is supportive of the roof deck above the garage, but suggests stepping back the railing to reduce the size of the useable deck area.
- 4) The Board supports the roof change.
- 5) The Board finds the proposed front setback modification is aesthetically appropriate and the proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines.

Action: Woolery/James, 6/0/0. Motion carried. (Zimmerman absent).

## EXHIBIT C