



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 22, 2014
AGENDA DATE: May 28, 2014
PROJECT ADDRESS: 729 Eucalyptus Avenue (MST2014-00183)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *WJL*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 6,145 square foot lot is developed with a 1,452 square foot one-story, single-family residence, and a detached 480 square foot two-car garage. The garage was originally constructed as a carport in 1954. The carport was converted to a garage sometime prior to 1998, and was done without the required permit. The garage currently encroaches approximately 4'-6" into the required front setback. The garage would be reduced in length by 3 feet so the encroachment into the front setback would be reduced to 1'-6". The discretionary application for this project is a Front Setback Modification to allow the "as-built" two-car garage to encroach into the required 20'-0" front setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: April 21, 2014

Date Action Required: July 20, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Roderick Britton	Property Owner:	Krista Fahy
Parcel Number:	043-083-001	Lot Area:	6, 145 sf
General Plan:	Low Density Residential Max 5 du/acre	Zoning:	R-1
Existing Use:	One-Family Residence	Topography:	1% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,452 sq. ft.	No Change
Garage	480 sq. ft.	420 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,872 sf 31% Hardscape: 320 sf 5% Landscape: 3,897sf 64%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.445 Proposed FAR: 0.292 = 66% of Max. Allowed FAR

IV. DISCUSSION

This project does not require review by the Single Family Design Board (SFDB). The carport was built in 1954 as part of the original construction and is non-conforming to the required 20 foot front setback for parking that backs out onto the street. The applicant is requesting a modification to allow the garage to encroach approximately 1'-6" into the required 20' front setback on Eucalyptus Avenue. The garage currently encroaches 4'-6" into the front setback. In order to reduce the amount of the encroachment, the garage will be shortened in length by 3' which will still allow the garage to meet the minimum 20' x 20' interior dimensions required by the Transportation Division. The length of the area in front of the garage door will be extended to 18'-6'', which also meets Transportation standards. Transportation Staff is supportive of allowing the garage to encroach into the front setback, as the alterations being proposed will reduce the amount of the encroachment and will not result in any impacts to adjacent residential uses. This project does not require review by the Single Family Design Board (SFDB).

Although it is Staff's general practice to not support encroachments within the front setback, we recognize that this is a small extension into the front setback. Further, the carport and breezeway were approved in their current location, thus it is only the garage door which will encroach into the front setback. Additionally, the lot is a corner lot and is constrained by having two front setback requirements.

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 two-car garage is an appropriate improvement to the single-family residence and is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , April 21, 2014

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4563

RODERICK BRITTON ARCHITECT

April 21, 2014

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

RECEIVED
APR 21 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Modification Request for Carport/Garage Remodel at 729 Eucalyptus Avenue;
APN: 043-083-001; Land Use Zone: R-1

Dear Staff Hearing Officer,

This is an existing residence of 1,932 sq. ft. including an attached 480 sq. ft. Carport. The Carport was enclosed by the previous owners without a permit prior to 1998, when the current owner purchased the home. All of the remaining structure has building permits according to the City building files. The proposal is to permit a new Garage.

The modification is requested to allow for a reduced driveway length of 18'-6" which has been endorsed by the Transportation Department. The modification for the proposed Garage will be set back 3'-0" front the front of the existing house, providing an 18'-6" driveway depth instead of the current 15'-0" depth.

The major benefits of the new Garage will allow the owner to have an approved permit in order to replace the existing windows, which are part of the Building Permit Submittal.

Sincerely,



Roderick Britton Architect

EXHIBIT B