



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 22, 2014  
**AGENDA DATE:** May 28, 2014  
**PROJECT ADDRESS:** 227 La Marina Dr (MST2014-00117)  
**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 6,000 square foot site is located in the non-appealable jurisdiction of the Coastal Zone. The site is currently developed with a 2,238 square foot, two-story, single-family residence with an attached 281 square foot, one-car garage. The proposed project involves demolition of the existing garage, demolition of 255 square feet of the existing first floor, construction of 214 square feet of additions, and construction of a 400 square foot, two-car garage. The proposal would result in a 2,197 square foot, two-story, single-family residence with an attached 400 square foot, two-car garage.

The discretionary application for this project is a Front Setback Modification to allow the proposed two-car garage to encroach into the required 20'-0" front setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 4/17/14

Date Action Required: 7/16/14

### 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:	Robert Foley	Property Owner:	William & Jennifer Brummett
Parcel Number:	045-161-013	Lot Area:	6,000 sq. ft.
General Plan:	Low Density Residential Max 3 DU/Acre	Zoning:	E-3 /SD-3
Existing Use:	Residential	Topography:	5% est. avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,238 sq. ft.	-255 + 214 = 2,197sq. ft.
Garage	281 sq. ft.	-281 + 400 = 400 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,114 sf 35%      Hardscape: 351 sf 5%      Landscape: 3,535 sf 60%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.45      Proposed FAR: 0.43      = 97% of Max. Allowed FAR

**IV. DISCUSSION**

This project was reviewed by the Single Family Design Board on April 7, 2014. The Board continued the project to the Staff Hearing Officer making the findings that the proposed modification was aesthetically appropriate and did not pose consistency issues with the Single Family Residence Design Guidelines.

The proposed project involves partial demolition, additions, and remodel of an existing single-family residence and the construction of an attached two-car garage. The existing residence is served by an attached one-car garage that encroaches five feet into the required 20'-0" front setback (approximately 100 sq. ft. of floor area). The proposal includes demolishing the existing garage and a portion of the existing first floor living area in order to construct a two-car garage. The applicant is requesting a Front Setback Modification to allow a portion of the proposed two-car garage, approximately 31 square feet, to encroach 1'-6" into the required 20'-0" front setback. The demolition and replacement of the non-conforming, one-car garage with a 400 square foot, two-car garage will result in the project conforming to the current parking requirements for a single-family residence. It also represents a reduction of the setback encroachment, as well as, a net reduction of garage floor area, approximately 69 square feet, within the required setback. The existing main entrance to the house is located in the side yard. The removal of the existing one-car garage provides an opportunity to relocate the main entrance of the residence to the front elevation, making the entrance visible from the public street frontage. Staff supports the requested Front Setback Modification. The proposed two-car garage is an appropriate improvement to the single-family residence; is not anticipated to adversely impact the adjacent neighbors; and will reduce the visual impact of the residence on the public street frontage by reducing the building footprint within the setback.

The project is located in the non-appealable jurisdiction of the Coastal Zone and qualifies for a Coastal Exemption. The project has been conditioned that the applicant shall submit an application for a Coastal Exemption prior to obtaining Project Design and Final Approval by the Single Family Design Board.

V. **FINDING AND CONDITION**

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 proposed two-car garage is an appropriate improvement to the single-family residence; is not anticipated to adversely impact the adjacent neighbors; and will reduce the visual impact of the residence on the public street frontage by reducing the building footprint within the setback.

Said approval is subject to the follow conditions:

1. Compliance with Tier 3 Storm Water Management Program requirements shall be clearly documented on the plans prior to receiving final approval by the Single Family Design Board.
2. The applicant shall submit an application for a Coastal Exemption prior to receiving final approval by the Single Family Design Board.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 17, 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 x **2687**

April 17, 2011

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

**RECEIVED**  
APR 17 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

**SUBJECT: 227 La Marina Drive, APN 045-161-013, Zone E-3/SD-3  
Request for Modification**

Dear Hearing Officer:

Robert Paul Design is submitting this Modification request on behalf of Jennifer and William Brummett, the owners at 227 La Marina Drive. The site is currently developed with an existing 2,238 square foot single family residence and attached 281 square foot one-car garage. The proposed project would remodel the residence and increase the size of the garage to comply with the City's requirement to provide two covered parking spaces. The overall size of the residence will be reduced to 2,197 s.f. and the garage will increase to 400 s.f.

The Modification is necessary because the proposed garage cannot be designed to be located out of the setback. Furthermore, the existing garage is actually located further into the setback than the proposed garage. The project will minimize the encroachment into the front yard setback and allow for a two-car garage. The project has been reviewed and approved by the Single Family Design Review Board.

Please feel free to contact me should you have questions or require additional information. I can be reached at 805.680.2335 or robertpauldesign@gmail.com

Sincerely,



**Robert Foley**

**EXHIBIT B**



## DESIGN REVIEW ACTIVITIES SUMMARY

**227 LA MARINA DR (MST2014-00117)**

**R-ADD**

*Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.*

**Status: Pending**

**DISP**

**Date 3**

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

**CONT**

**04/07/14**

(Comments only. Requires Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:58 p.m.

Present: Robert Foley, Architect.

Public comment opened at 6:05 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer with comments:

- 1) The modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Guidelines.
- 2) The architectural style is acceptable.

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

**EXHIBIT C**