



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 5, 2014
AGENDA DATE: June 11, 2014
PROJECT ADDRESS: 721 West Arrellaga Street (MST2014-00236)
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 4,125 square foot lot is currently developed with a 697 square foot, one-story, single-family residence, a 102 square foot, detached accessory building, and a 73 square foot detached accessory building. The proposal includes the "as-built" demolition of the larger accessory building, and the construction of a 223 square foot, one-car garage. The project will abate violations listed in ZIR2013-00407. The discretionary application required for this project is an Open Yard Modification to allow for a reduction of the required area of 1,250 square feet, and the minimum twenty-foot dimension of the open yard requirements (SBMC §28.18.060 and SBMC § 28.92.110).

Date Application Accepted: 5/16/2014

Date Action Required: 8/14/2014

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:	Karen Sullivan	Property Owner:	Karen Sullivan
Parcel Number:	043-243-004	Lot Area:	4,125 sq. ft.
General Plan:	Medium Density Residential (Max 12 du/acre)	Zoning:	R-2
Existing Use:	Residential	Topography:	1% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	697 sq. ft.	No Change
Garage	None	+ 223 sq. ft.
Accessory Space	175 sq. ft.	-102 = 73 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,103 sf 27% Hardscape: 915 sf 22% Landscape: 2,107 sf 51%

IV. DISCUSSION

This project is exempt from review by the Single Family Design Board. The proposed project involves replacing a non-conforming one-car garage that was demolished without a permit with a garage that conforms to the required dimensions and setbacks. Due to the small size of the lot (4,125 square feet), the construction of the garage will result in the further reduction of the non-conforming open yard. Because the existing residence has limited storage potential, the applicant is requesting to retain the 73 square foot accessory building that is located at the rear of the open yard. The open yard provided would vary, depending on the status of the 73 square foot accessory building.

	Accessory Building in Existing Location	Accessory Building Moved to Conform to Setbacks	Accessory Building Removed
Existing	1,048 s.f.	958 s.f.	1,170 s.f.
Proposed	911 s.f.*	830 s.f.	1,147 s.f.

*This would require Interior Setback Modifications, which have not been applied for.

Staff recommends a condition that the storage shed either be relocated outside of the required six-foot interior setbacks or removed. Either scenario would result in an adequate open yard area for this small lot, and allow for the construction of the replacement garage.

V. FINDING AND CONDITION

The Staff Hearing Officer finds that the Open Yard 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 reduction in open yard is created by the need to provide a required off-street parking space that meets the minimum requirements of the Parking Design Standards.

Said approval is subject to a condition that the storage shed either be relocated outside of the required six-foot interior setbacks or removed.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 9, 2014

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

Karen Sullivan
721 West Arrellaga Street, Santa Barbara, CA 93101
805-403-8831

May 9, 2014

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

RECEIVED

MAY 16 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Open Space Modification Request for 721 W. Arrellaga Street; APN 043-243-004; Zone R2

Dear Staff Hearing Officer:

Please include the following information:

1. A detailed statement describing the existing situation and the proposed project

There is an existing house (848 sq.ft.) and two detached sheds on our property. We propose to remove the two detached sheds and install a one-car (10.5' x 20') to the rear of the existing house on the easterly side of the property where the original garage was located. A building permit (BLD2013-02171) has been requested for the removal of existing sheds and installation of the new garage. Plans for these activities are currently being reviewed by City staff. Please note that the original garage had been removed from the property in or before 2003. We have owned this property since February, 2011.

2. A statement of the specific modification requested and the justification for the request

The modification being requested is to authorize an open yard space of 1147.50 sq.ft. This area is less than the required open yard space of 1250 sq.ft. The current available open yard space of the lot is 1169.9 sq.ft, which is the same as when originally built. Since the original and current open yard space is already below that required by City code, it follows that the modification request is justifiable.

3. A separate statement for each specific modification requested and a justification for each request.

We are requesting one open space modification as described above. 721 W. Arrellaga St. is a small 4125 sq.ft lot. Since the existing open space area has always been less than 1250 sq.ft., we respectfully request that the open space modification fees (\$975) be dropped. We also request that the additional fee of \$975 (for lack of garage) also be dropped since we did not remove the original garage: it had been removed by previous owners. The previous owners did not pull a ZIR and so we were not told that this would place us in violation of zoning codes.

4. Provide a detailed statement describing the benefits of the project.

Although the proposed garage will encroach into our available open space, the benefits to the project are that the new garage complies with zoning regulations, and it will complement the character of adjacent and similarly-aged homes, all of which have garages.

Sincerely,



EXHIBIT B