



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 20, 2014
AGENDA DATE: November 26, 2014
PROJECT ADDRESS: 1516 Chino Street (MST2014-00528)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Betsy Teeter, Planning Technician II *BJT*

I. PROJECT DESCRIPTION

The 5,000 square-foot corner site is currently developed with a 953 square foot, single-family residence with a detached 273 square foot one-car. The proposed project includes demolition of the existing garage and construction of a new 330 square foot two-car garage in the same location.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the new garage to be located within the required fifteen-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Date Application Accepted: October 23, 2014 Date Action Required: January 23, 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:	Scott Branch	Property Owner:	Maron Living Trust
Parcel Number:	043-244-001	Lot Area:	5,000 sf
General Plan:	Low Density Residential	Zoning:	R-2
Existing Use:	Residential	Topography:	2% slope

Adjacent Land Uses: Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	953 sq. ft.	No change.
Garage	273sq. ft.	330sq. ft.
Accessory Space	0 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 1,374 sf 27.4% Hardscape: 128 sf 2.6% Landscape: 3,498 sf 70%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .490 Proposed FAR: .257 = 53% of Max. Allowed FAR

IV. DISCUSSION

This project is exempt from review by the Single Family Design Board. The proposed project involves demolishing the existing garage and constructing a new garage that will accommodate two vehicles. The garage was built as part of the original construction on the lot and is currently non-conforming both to size and to the required 15 foot front setback for parking that backs out onto Cook Street. The dimensions of the existing garage do not meet the current required standards for a two car garage and allow for the parking of only one vehicle. The owner would like to construct a two car garage, however, because of the size of the lot, a 20' x 20' garage will not fit on the lot. Transportation Planning supports the proposed dimensions for the rebuilt garage (17'-10" in width and 18'-6" in depth) as it meets the minimum required dimensions for a two car garage.

The new garage requires a Modification to allow the roof of the new garage to encroach into the required secondary front setback. A Modification is also required to allow the new garage to encroach further into the currently non-conforming open yard. The open yard will be reduced from 1,211 square feet to 1,128 square feet.

Although it is Staff's general practice not to support encroachments within the front setback, we recognize that this is a small extension into the front setback. Further, the existing garage has a flat roof that does not match the architecture of the residence. Although the new proposed pitched roof necessitates the encroachment into the front setback, it will provide an aesthetic improvement to both the property and the neighborhood.

The applicant is requesting an Open Yard Modification for the location of the open yard area and/or to reduce the size of the required open yard area to allow for the proposed addition. The property is currently non-conforming to the City's open yard requirement which mandates 1,250 square feet of open yard area with minimum dimensions of 20 feet by 20 feet. As

proposed, the open yard area meets the minimum dimension requirement but will be reduced in size to approximately 1,128 square feet, a reduction of 83 square feet from the current non-conforming open yard of 1,211 square feet. The property is undersized for the R-2 Zone, and has two front yards. The site is further constrained due to the location of the existing development on the lot. Staff is in support of the open yard modification because of the site constraints associated with the undersized R-2 lot, and because the remaining open yard is still useable. In addition, the open yard fulfills the intent of the requirements and allows for an improvement on the lot while maintaining the existing neighborhood character.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, is necessary to prevent an unreasonable hardship, The proposed addition is appropriate on a small lot with a single-family residence because the addition is not anticipated to adversely impact the adjacent neighbors, and the resulting open yard area is useable by the residents.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 22, 2014

Contact/Case Planner: Betsy Teeter, Planning Technician II
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Phone: (805) 564-5470 x **4563**



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OCT 23 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

October 22, 2014

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

Re: 1516 Chino St.; APN: 043-244-001; Zone: R-2

Dear Modification Hearing Officer:

There is an existing single story 953 sq. ft. single story residence w/ a detached 273 sq. ft. garage on a 5,000 sq. ft. lot in the West Side area. The existing residence is legal, non-conforming in that its southern wall encroaches approximately 2'-4" into the required 6'-0" interior setback along the southern property line. The existing, detached single-car garage is also legal, non-conforming in that it is located 1'-8 1/2" from the northern property line that abuts Cook Avenue. The dimensions of this garage are smaller than is required by the current City Zoning Requirements and only measure 18'-3" in overall width (with only a single, 8'-0" wide door), and only 16'-2" in overall depth. The remainder of space in this existing garage was designed for storage. The garage has a dirt floor, no slab, and the framing is showing significant dry rot. Lastly, the existing open yard space is legal, non-conforming as it is only 1,211 square feet.

This proposal is to demolish the existing detached garage and rebuild a garage that will accommodate (2) cars. A garage with 20'x20' clear dimensions won't fit on this lot. Staff in Transportation recommended that the minimum dimensions for the rebuilt garage be 17'-6" in clear width and 18'-6" in clear depth. The current proposal is to build a garage that is 17'-10" in clear width and 18'-6" in clear depth.

Modifications requested for this project include the following:

- Height increase for the rebuilding of the garage in the secondary front setback. The existing garage has a flat roof, and does not match the architecture of the residence. Its current maximum height is: 8'-2". We propose to re-build the garage with a pitched roof and match the materials of the existing residence: Stucco & Composition Shingle Roofing. This new detached garage will be 12'-7 1/2" in maximum height.
- Open Yard Space reduction. The expansion of the garage depth will further reduce the Open Yard Space by 83 square feet from 1,211 square feet to 1,128 square feet.

This modification benefits the project in a few ways:

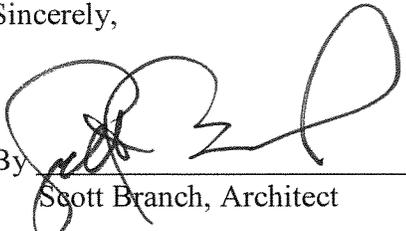
- The existing garage is unsafe, unsightly and is not used. It is blight to the streetscape and the neighborhood context. The new garage will benefit the neighborhood in that its architecture will now match the existing residence and be much more attractive from the street.

EXHIBIT B

- Currently the owners park on the street. Although the proposed garage would still not meet the 20'x20' clear dimension required by the City, the proposed garage would still be able to remove 2 cars from having to park on the street.
- The back yard is already small and below the required Open Yard Space requirements. To rebuild the garage to current zoning requirements (20'x20') would further reduce the backyard's usability. Additionally, a garage built to current zoning requirements (20'x20') would reduce the required 10'-0" minimum building separation for this zone as prescribed in 28.18.070 to less than 9'-0".

This home is modest in size. The owner is merely trying to create a functioning garage...something she's never had. And in the process, the community benefits because it gets to remove cars from the street as well as get a nicer aesthetic to the existing streetscape.

Sincerely,

By  _____
Scott Branch, Architect