



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 17, 2014  
**AGENDA DATE:** January 7, 2015  
**PROJECT ADDRESS:** 145 Cedar Lane (MST2014-00589)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 8,686 square foot site is currently developed with a 1,499 square foot single-family residence and an attached 397 square foot two-car garage. The proposed project includes removing the high pitch gable roof at the front of the garage, relocating the garage door to face Cedar Lane and for a new driveway and curb cut for the residence. The discretionary application required for this project is a Front Setback Modification to allow the alterations to the garage within the required thirty-foot front setback.

Date Application Accepted: November 24, 2014 Date Action Required: February 20, 2015

### 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:	Jose Luis Esparza	Property Owner:	WGH Ventures, Inc.
Parcel Number:	015-092-001	Lot Area:	8,686 sq. ft.
General Plan:	Low Density Residential (Max. 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	4% slope

#### Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,499 sq. ft.	No Change.
Garage	397 sq. ft.	No Change
Accessory Space	n/a	n/a

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,969 sf 22.7%    Hardscape: 412 sf 4.7%    Landscape: 6,305 sf 72.6%

**IV. DISCUSSION**

This project is exempt from review by the Single Family Design Board. The 8,686 square foot lot is non-conforming to the required thirty-foot front setback and the required ten-foot interior setbacks. The existing garage is located approximately 21 to 28 feet from the front property line and approximately 8 feet from the interior property line. The proposed project includes removing the high pitch gable roof at the front of the garage, relocating the garage door to face Cedar Lane and for a new driveway and curb cut for the residence. The relocation of the garage door results in a new opening for the garage in the required front setback and therefore requires modification approval. Staff is in support of the request for the Front Setback Modification as the proposed alterations to the garage will request in a reduction of paving in the front yard and a new permeable driveway and the alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Transportation Review

Transportation staff reviewed the proposal and found the location of the new garage door to be supportable and commented that a 16 foot wide garage door would be adequate. In addition, Transportation staff advised the applicant that a Public Works permit is required for removal and replacement of the curb cuts for the driveway. Therefore, a condition has been included that the applicant shall obtain a permit for the removal and replacement of the curb cuts from the Public Works Department when the project is submitted for a building permit.

V. **FINDINGS AND CONDITIONS**

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. The proposed alterations to the garage are appropriate because it will result in a reduction of paving in the front yard and a new permeable driveway, and the alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following condition:

1. A permit shall be obtained for the removal and replacement of the curb cuts from the Public Works Department when the project is submitted for a building permit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 30, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x**3320**

**Jose Luis Esparza, AIA**  
**Architect**

**To:** Modification Hearing Officer  
630 Garden St.  
City of Santa Barbara, CA 93101  
**Tel.:** (805) 564-5470  
**Re:** WGH Ventures, Inc.  
145 Cedar Lane  
Santa of Santa Barbara, CA  
APN: 015-092-001  
**Cc:**  
**Date:** November 30, 2014

**RECEIVED**  
DEC 01 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Staff Hearing Officer,


There is an existing 1,499 s.f.f single family residence with a 397 s.f. attached garage on the 8,686 s.f. lot. The garage currently encroaches 10'-8" into the front yard setback and the house currently encroaches 2' into the side yard setbacks towards the rear. The building have building permits according to the City building files. The proposal is to move the garage door from the side of the garage to the front of the garage and remove a high pitched gable roof at the front of the garage.

The modification being requested is to move the garage door from the side of the garage to the front facing the street and to remove the existing high pitched gable roof at the front of the garage. The front of the garage is in the front setback. The side wall of the garage will be replaced with a solid wall to match the existing. The modification will allow us to have a driveway straight to the street and remove the existing driveway that fills up most of the space in front of the house to the street.

The mayor benefit of changing the garage door from the side to the front is the reduction in paved driveway area from 2,026 s.f. to the new driveway 412 s.f. with permeable pavers. That is a reduction of 1,614 s.f., 80%, and the new surface is permeable. This will allow landscaping of front of house instead of paving.

I have met with Chelsey Swanson, Transportaion Department, and I have their support for this modification.

Sincerely,

  
Jose L. Esparza, Architect  
Lic. #C 25132

1746 Calle Poniente, Santa Barbara CA 93101, Ph/Fax 805 883-1600 Cell: 805 570-7056  
Members: American Institute of Architects

c:\1-architect\2014\23-145cedar\documents\mod-req-145 cedar.doc

**EXHIBIT B**