

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 29, 2015
AGENDA DATE: February 4, 2015
PROJECT ADDRESS: 2526 Mesa School Lane (MST2014-00584)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

The approximately 10,000 square-foot site is currently developed with a 961 square foot single family residence with a non-habitable, 798 square foot basement and a detached 180 square foot, one-car carport. The proposed project includes demolition of the one-car carport and construction of a 1,271 square foot detached accessory building which contains, 400 square feet of garage area, 694 square feet of boat storage area and 177 square feet of habitable space in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Modification to allow the combined total garage floor area and detached accessory building floor area to exceed the maximum allowable size of 500 square feet each (SBMC § 28.87.160 and SBMC § 28.92.110).

Date Application Accepted: November 20, 2014 Date Action Required: February 18, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve portions of the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dirk Bouwmeester	Property Owner:	Dirk Bouwmeester
Parcel Number:	041-292-038	Lot Area:	10,100 sq. ft.
General Plan:	Residential	Zoning:	E-3/SD-3
Existing Use:	Single Family Dwelling	Topography:	8% Slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
	961 sq. ft. (dwelling)	
Main Living Area	798 sq. ft. (non-habitable basement)	No Change.
Garage	180 sq. ft (Carport).	400 sq. ft (Garage) 694 sq. ft. (Boat Storage).
Accessory Space	N/A	177 sq. ft. (Bedroom)

C. PROPOSED LOT AREA COVERAGE

Building: 2,421 sf 24% Hardscape: 3,640 sf 36% Landscape: 4,029 sf 40%

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB). The proposal is to construct a 1,271 square foot combined garage/detached accessory building which contains, 400 square feet of garage area, 694 square feet of boat storage area and 177 square feet of habitable space. The existing dwelling on site is 961 square feet with a 798 square foot non-habitable basement that ranges in height from approximately 6 feet to 6½ feet. The project as proposed will meet open yard and setback requirements.

The Santa Barbara Municipal Code (SBMC) allows for a maximum of 500 square feet of covered parking in the E-3 Zone (SBMC §28.87.160.D) and also allows for a maximum of 500 square feet of, accessory buildings, excluding garages on the lot (SBMC §28.87.160.C). The request is for a Modification to allow a combination of garage/accessory building/s to exceed the combined total of 1,000 square feet by 271 square feet. In addition, SBMC Section 28.04.010 (Exhibit C) defines an Accessory Building, in pertinent part, as a subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot.

The lot is large enough that the proposed building meets all setbacks and open yard requirements, and the proposed building is not anticipated to adversely impact the neighbors or the visual openness from the public street. However, Staff supports a detached accessory building that is approximately 1,100 square feet in size for this site, as it appears that a conforming addition could be constructed to the dwelling to allow for the additional habitable space. The applicant's intent is to have a two-car garage, boat storage, and a guest bedroom.

There seem to be at least two options able to meet the applicant's intent. One option would be to allow the garage and boat storage (currently proposed at 1,094 square feet), with a guest bedroom attached to the main house. This would provide the required parking for the property, would allow for enclosed boat storage which could otherwise be stored outside on the property, and allow the creation of a guest bedroom that is not subject to the 500 square foot limitation for detached accessory buildings. Another option would be to reduce the boat storage area by 177 square feet, and have the guest room in the detached accessory building. Staff would support this configuration with the recordation of a Zoning Compliance Declaration.

Transportation Review

Transportation staff has reviewed the project and has commented that the design of the garage could function as proposed but that additional back out dimensions for the turnaround area would help in reducing the overall paving area.

Coastal Processing

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review. The project as proposed will qualify for a Coastal Exemption.

V. FINDINGS AND CONDITIONS

As conditioned, the Staff Hearing Officer finds that the Modification to allow the combined total garage floor area and detached accessory building floor area to exceed the maximum allowable size of 500 square feet each is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The combined garage and accessory building is appropriate because it will provide the required covered parking for the dwelling and will allow for a covered storage area for the property owner's boats that meets the open yard and setback requirements, and the structure is not anticipated to adversely impact the adjacent neighbor's or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The detached garage/accessory building shall not exceed 1,100 square feet in size.
2. The garage shall be available for the parking of two vehicles at all times and the garage floor plans submitted for a building permit shall show the required 20' x 20' minimum garage unobstructed dimensions for the parking of vehicles
3. The landscaping by the driveway shall be shown on the plans to comply with SBMC Section 28.87.170.
4. A Coastal Exemption application shall be submitted and approved for the project, prior to issuance of a Building permit.

5. If a detached bedroom is approved, the recordation of a Zoning Compliance Declaration shall be required prior to the issuance of a building permit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 19, 2014
- C. SBMC Section 28.04.010

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**

Dirk Bouwmeester & Beatrix Salcher

2526 Mesa School lane

Santa Barbara CA 93109-1851

Tel: 805-899-9116

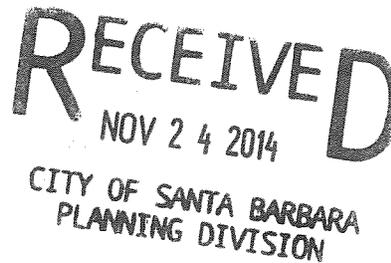
Date: November 19, 2014

Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990



Re: Modification Request for 2526 Mesa School lane, Santa Barbara, APN: 041-292-038, Land Use Zone: E-3/ SD3 Coastal zone, non appeal

Dear Staff Hearing Officer:

1. Existing situation and the proposed project

There is a small existing house (2 bedrooms, interior 961 sq. ft.), and a detached one-car carport (180 sq. ft.) on a relatively large (10,100 sq. ft.) lot. There is no accessory space and there is no room for guests. We would like to have a large garage/accessory space so that there is room for two cars, one motorbike, on scooter, an ocean rowing boat and/or small sailing boat, six bicycles, garden equipment and furniture, and room to do maintenance on the vehicles and to use a workbench and other tools. We also would like to have a guest room for our relatives who frequently come to visit us from Overseas. We propose to demolish the existing detached carport and build a detached garage + accessory space (total interior 1094 sq. ft.) and a small guest bedroom + 1/2 bathroom (total interior 177 sq.ft.). Furthermore we would need to extend the existing turn around area by 600 sq. ft. to total a proposed turn around area of 1060 sq. ft. The proposed project is intended to comply with all setback requirements, Solar Access Ordinance and current California building codes.

2. Requested modification and the justification for the request

The modification being requested is to allow the dimensions of the garage/accessory space. We would like to have a spacious 1094 sq. ft. garage/accessory space with good working light to store and maintain cars, bicycles, motor bicycle, scooter, ocean rowing boat / small sailing boat and to do other handy work for which we also need a workbench. A total of 500 sq. ft garage + 500 sq. ft. = 1000 sq. ft. would be the maximum allowed without a modification. The lot seems large enough to allow for a larger garage/accessory space without violating setback requirements or compromising the minimum required open/garden space. The additional guest bedroom + 1/2 bathroom (total interior 177 sq. ft.) is intended for our parents and other family members who visit us from Europe for periods of several weeks each year. Having the guest room detached from the house gives us (and our relatives) the needed privacy. The extra bedroom with 1/2 bathroom area should be counted towards the accessory space. Therefore **our combined modification request is for 271 sq. ft. additional accessory space and for combining part of the accessory space and garage into a single space** to allow for covered parking of oversized vehicles/boat(s). The open area between the house and the planned project will then be 2240 sq. ft. (instead of 2511 sq. ft. without a modification), which is almost twice the minimum required area of 1250 sq. ft. As mentioned above, the requested modification will not lead to any conflict with set back requirements.

We have considered moving to a place that might meet our needs but we love living on the Mesa and hope to be able to obtain what we need via this project.

We have had a pre-application consultation on 06/27/2013 with Suzanne Riegler (one of the items that was checked is that there are no triggers, and therefore this is a non appeal project). Her written reply (see attached copy of email correspondence) was that our request seemed reasonable and that we could prepare the documents for the Staff Hearing Officer for evaluation. Furthermore we checked the dimensions of the turn around area with Chelsey Swanson and discussed other requirements with other City of Santa Barbara staff members.

3. Statement describing the benefits of the project.

The major benefit of having the proposed garage/accessory space is that we finally would have a proper covered parking for our (over-sized) vehicles and other properties. Furthermore the space will allow repair and improvements of car(s) rowing/small sailing boat(s) / bicycles, etc. The guest bedroom will be used by our visiting family members for typically 4 to 6 weeks each year and would make their visits much more enjoyable and less complicated (currently we have to rearrange our small place every time they visit and we are frequently in each others way). Also our retired parents, who stay for long periods of time, would make use of the accessory space with workbench because they enjoy doing all kind of crafts.

We hope you understand our needs,

Sincerely,



D. Bouwmeester



B. Salda

From: "Riegler, Suzanne" <SRiegler@SantaBarbaraCA.gov>
Subject: 2526 Mesa School Lane Submittal Requirements.
Date: Thu, July 11, 2013 3:55 pm
To: "bouwmeester@physics.ucsb.edu" <bouwmeester@physics.ucsb.edu>

Good Afternoon Mr. Bouwmeester,

I recently met with your wife regarding the proposed accessory /garage building at the rear of the lot. After meeting with my supervisor we have determined that Modification will be supported to allow the garage floor area to exceed the maximum of 500 square feet. The maximum amount of floor area for accessory buildings is also 500 net square feet. Staff has considered support of the garage size modification because the proposed use of the building will function as both garage and accessory space and there are no other detached accessory buildings on the lot. Staff will recommend a condition that additional garage and accessory floor area are prohibited and that the detached bedroom shall not be used as a separate dwelling unit (or rental). While staff is recommending support of the design as proposed, I would like to advise you that the Staff Hearing Officer could require that the building be reduced to a maximum of 1,000 square feet total.

Please let me know if you have any additional questions or concerns.

Suzanne Riegler
Assistant Planner - City of Santa Barbara
Email: SRiegler@SantaBarbaraCA.gov<<mailto:SRiegler@SantaBarbaraCA.gov>>
805-564-5470 x 2687
805-564-5477 (fax)

Business Hours for 630 Garden Street are as follows:
Monday - Thursday weekly and alternating Fridays from 8:30 a.m. - 4: 30 p.m.

Attachments:

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RECEIVED
NOV 23 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

28.04.010 Accessory Building.

A subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot. Where an accessory building is attached to and made a part of the main building, not less than eight feet (8') in length of one (1) of the walls or roof of such accessory building, or not less than one hundred percent (100%) of any wall of such accessory building less than eight feet (8') in length, shall be an integral part of the main building and such accessory building shall comply in all respects with the requirements of this ordinance applicable to a main building. An accessory building, unless attached to and made a part of the main building, as above provided for, shall be not closer than five feet (5') to the main building. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.04.015 Accessory Use.

A use customarily incidental and accessory to the principal use of a lot or of a main building or structure located upon the same lot as the accessory use. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.04.020 Addition.

An extension of or increase in the floor area of a building or structure. (Ord. 5416, 2007.)

28.04.025 Agent.

Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities who represent or act for or on behalf of a applicant in selling or offering to sell any dwelling unit. (Ord. 4000 §1, 1979.)

28.04.030 Agriculture.

The tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including a slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial viticulture, commercial animal and poultry husbandry, retail sales, the commercial packing or processing of products not grown on the premises or operations for the reduction of animal matter or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. (Ord. 4878, 1994.)

28.04.035 Alley.

A public or private way 25 feet or less in width that is primarily used for vehicular access to the back or side of properties. Alleys typically do not meet standard requirements for City streets, which include curbs, gutters, sidewalks, or similar improvements. Typically, alleys are separated from adjacent parcels by a lot line. An alley may have an official name and may be shown on the official street map of the City of Santa Barbara. (Ord. 5459, 2008; Ord. 3710, 1974; Ord. 2585, 1957.)

28.04.040 Alteration.

An exterior change or modification. For the purposes of this title, an alteration shall include, but not be limited to, exterior changes to or modification of a structure, including the architectural details or visual characteristics such as paint color and surface texture, grading, surface paving, new structures, a structural addition, cutting or removal of trees and other natural features, disturbance of archaeological or paleontological sites or areas, and the placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property. (Ord. 5416, 2007.)

28.04.045 Antenna.

Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves, including devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and arranged from a generally horizontal boom. It may be mounted upon and rotatable through a vertical mast interconnecting the boom and a support for the antenna. (Ord. 4147, 1982.)

EXHIBIT C