



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 21, 2015
AGENDA DATE: May 27, 2015
PROJECT ADDRESS: 9 Portola Lane (MST2015-00185)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,360 square-foot site is currently developed with an 832 square foot one-story single family dwelling, a detached 189 square foot garage, two trellis patio covers, a brick barbeque and a detached 99 square foot shed. The proposed project involves converting the existing 189 square foot detached one-car garage to habitable space, construction of a new 244 square foot attached one-car carport, and for 214 square feet of one-story additions to the existing single family dwelling. Also, proposed is legalizing "as-built" plumbing and electrical inside the existing detached shed, removing an over height wall and hedges, removing the existing trellis patio covers, brick barbeque and gate along the driveway, and constructing a new 135 square foot trellis at the property. The proposal will address violations outlined in a Zoning Information Report (ZIR2001-00258).

Date Application Accepted: April 22, 2015

Date Action Required: July 21, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Russ Banko	Property Owner:	Rita M. Raily & Russell Samolsky
Parcel Number:	049-092-006	Lot Area:	5,360 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-3/PUD
Existing Use:	Single Family Residence	Topography:	7% slope

Adjacent Land Uses:

North – Single Family Residence
South - Single Family Residence

East - Single Family Residence
West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	832 sq. ft.	+403 sq. ft. = 1,235 sq. ft.
Garage	189 sq. ft.	(Carport) 244 sq. ft.
Accessory Space	99 sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 1,725 sf 32% Hardscape: 675 sf 13% Landscape: 2,960 sf 55%

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB)

The proposed project includes converting the existing 189 square foot detached one-car garage to habitable space in the required 6-foot northern interior setback, and connecting it to the existing dwelling with 214 square feet of proposed conforming one-story additions. A new conforming one-car carport is proposed to replace the existing one covered parking space at the property.

A portion (approximately 60 square feet) of the existing garage encroaches from 2' to 3'-6" into the north interior setback. Staff supports the conversion of the garage to habitable space, as the proposed conversion of the garage does not include any openings in the setback, and is not anticipated to adversely impact the adjacent neighbors.

The proposal also includes correcting violations outlined in a Zoning Information Report (ZIR2001-00258) and removal of the existing trellis patio covers, the brick barbeque and the gate across the driveway. Therefore, a condition has been included to that effect.

Parking

The required parking for a single family residence today is two covered parking spaces that may be provided in a garage or carport. However, the existing parking on site is non-conforming with one covered parking space in a garage, and because the proposed project will not add more than 50% of floor area to the dwelling, the parking may remain at one-covered parking space.

Transportation staff has reviewed the proposed one-car carport and have confirmed that the carport will function as proposed.

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 conversion of the garage to habitable space, as an addition to the main residence is appropriate because it will reuse the existing development on site, and is not anticipated to adversely impact the adjacent neighbor because the one-story structure will not encroach any further into the setback than what currently exists.

Said approval is subject to the following conditions:

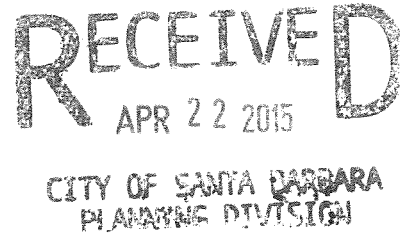
1. The violations outlined in ZIR2001-00258 shall be abated as part of this permit and shall be included in the Scope of Work.
2. The stored items shall be removed from the required setbacks.
3. Any landscaping or fences proposed to remain on the property shall be shown on the plans to comply with the height limitations and the visibility triangular area requirements on either side of a driveway as outlined in SBMC Section 28.87.170.
4. A Zoning Compliance Declaration shall be recorded for the property

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 20, 2015

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April 20, 2015

ATTN: Staff Hearing Officer
City of Santa Barbara
P.O. Box 1993
Santa Barbara, CA

Subject: Modification Request for Project Located at 9 Portola Lane
APN 019-092-006

There is an existing 832 square foot house with a detached 185 square foot one car garage. There is also a 10 foot x 12 foot accessory structure. The garage currently encroaches into the side yard setback from 2½ feet to 4 feet. The shed also encroaches into the side and rear setback by 2½ feet to 3½ feet. All the structures are legal as they were built prior to permit requirements.

The proposal is to convert the existing garage into a master bedroom and to add a new master bath that does not encroach into the setback. Also proposed is an addition to the kitchen to connect the old detached garage to the house and a new, one car carport, outside of the setback is to be built to replace the previous one car garage.

The modification requested is to allow the garage (converted to a bedroom) to be allowed to remain partially in the setback. The proposed additions are needed because the house is so small and a king size bed will not fit in the current bedrooms.

The benefits of the project are as follows:

A car will not fit into the existing garage. The new carport will accept a modern car. The new bedroom will have a bathroom of its own and will accommodate a king sized bed. The enlarged kitchen will allow for sufficient countertop and food storage space. It will also allow casual eating space in the kitchen, making the kitchen more functional for modern living.

For these reasons, we feel that granting the modifications is appropriate. The other alternative, adding a second story to the home would not be appropriate for the neighborhood.


Sincerely,

Russ Banko

EXHIBIT B