



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 18, 2015
AGENDA DATE: June 24, 2015
PROJECT ADDRESS: 2465 Calle Almonte (MST2015-00244)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 10,454 square foot site is currently developed with a 2,837 square foot two story single family residence and an attached 672 square foot three car garage with an attached workshop. The proposed project includes a 185 s.f. addition to the master bedroom, converting the three car garage to a two car garage and expanding the workshop, and relocating the garage door to directly face the street and for a new driveway and curb cut to the garage. The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including a new window, within the required 30 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: May 19, 2015

Date Action Required: August 19, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bryan Pollard	Property Owner:	Gary & Betsy Mayer
Parcel Number:	041-411-019	Lot Area:	10,454 sf
General Plan:	Low Density Residential	Zoning:	E-1

Max 5 du/acre
Existing Use: One-Family Residence Topography: 17% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,837 sq. ft.	+ 185 sq. ft. = 3,022 sq. ft.
Garage	672 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,682 sf 26% Hardscape: 2,105 sf 20% Landscape: 5,667 sf 54%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.364 Proposed FAR: 0.353 = 98% of Max. Allowed FAR

IV. DISCUSSION

The applicant proposes to change the location of the garage door from the side to the front of the garage, add a new window on the side of the garage and to construct a new driveway and curb cut. The current garage opening will be closed off and the existing driveway will be removed and replaced with drought tolerant landscaping. The garage will be reduced from a three car garage to a two car garage and the attached workshop will be slightly enlarged. The applicant has requested a Front Setback Modification to allow the installation of a new garage door and a new window opening on the side of the garage within the required 30' foot setback. The garage door currently faces the interior lot line and encroaches between 9' and 5'-11" into the required front setback.

This project does not require review by the Single Family Design Board (SFDB). The garage was built in 1966 as part of the original construction and is non-conforming to the required 30 foot front setback. Transportation Staff is supportive of allowing the garage to encroach into the front setback, subject to final in-field approval of Public Works Staff of the proposed new curb cut.

Although it is Staff's general practice to not support encroachments within the front setback, we recognize that this is an existing encroachment into the front setback. No additional encroachment will occur with the change in configuration of the garage door from a side entry to a front entry or the addition of a new side window in the garage. The removal of the existing driveway will result in a reduction of 640 sq ft of impervious paving. Because of the new configuration of the garage door, the new driveway will face the street and will require

less pavement than currently on the lot. Further, drought tolerant landscaping will replace the existing driveway.

V. FINDINGS

The Staff Hearing Officer finds that the Front Setback 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 relocation of the garage door from the side of the garage to the front is appropriate because it will allow greater use of the front yard, will result in a reduction in paving in the front yard and the alterations are not anticipated to adversely impact the neighbors or the visual openness from the street.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , May 5, 2015

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4563

PROJECT INFORMATION

PROPERTY OWNER	GUY & STEV HAYER 805 SOFT MOTOR AVENUE FALGOUT, CA 91108
PROJECT ADDRESS	2465 CALLE ALMONTE SANTA BARBARA, CA
ACCESSOR'S PARCEL	041-141-008
PARCEL AREA	16,444 S.F. (0.34 ACRES)
PARKING	2 GARAGE (COMPLIANT WITH 3.1.4)
SPRINKLER SYSTEM	NOT REQUIRED
FLOOR ZONE	NO
CONSTRUCTION TYPE	V-HR
OCCUPANCY GROUP	RD
AVERAGE SLOPE	17%

NET FLOOR AREA	7,763 S.F.
FIRST FLOOR ADDITION	185 S.F.
SECOND FLOOR	1,308 S.F.
TOTAL HABITABLE	3,333 S.F.

CONVERT 3 CAR GARAGE WORKSHOP TO 2-CAR GARAGE/WORKSHOP.
1ST FLOOR REAR AREA.
2ND FLOOR REAR AREA.

MODIFICATION REQUEST

We are requesting a modification to add 185 garage door and 1 windows in front yard and 1 window in rear yard to match existing photos in front yard setback.

The project also consist of a 105 S.F. (105 S.F. between 7.20 A.C. setback) addition at rear yard, adding a bathroom at addition. Add new garage in workshop area of garage and add new stone planter (6 lin ft.) at front yard to match existing planter. (NO MODIFICATION REQ. FOR THIS PORTION OF WORK)

F.A.R. CALCULATION

100% FAR = 2800 + (125 X 10.484) = 3086 S.F.
 PROPOSED PROJECT: 3,309 S.F. (105 S.F. ADDED) = 4,694 S.F.
 PROPOSED FAR = (97%)

PROJECT STAT. SHEET

A. Residential Project Details

PROJECT NO.	2465 CALLE ALMONTE
DATE	5.6.2015
SCALE	1/8" = 1'-0"
PROJECT TYPE	RESIDENTIAL
PROJECT ADDRESS	2465 CALLE ALMONTE, SANTA BARBARA, CA 93101
OWNER	GUY & STEV HAYER
ARCHITECT	BRYAN POLLARD, AIA
DATE OF SUBMITTAL	5.6.2015
DATE OF REVISION	
DATE OF APPROVAL	

C. General Project Details

PROJECT TYPE	RESIDENTIAL
PROJECT ADDRESS	2465 CALLE ALMONTE, SANTA BARBARA, CA 93101
OWNER	GUY & STEV HAYER
ARCHITECT	BRYAN POLLARD, AIA
DATE OF SUBMITTAL	5.6.2015
DATE OF REVISION	
DATE OF APPROVAL	

SHEET INDEX

PROJECT STATISTICS / SITE PLAN	PERCENTAGE
A-1	34.48
A-2	30.25
A-3	14.15
A-4	10.88
TOTAL	100

(E) CONFORMING NON-CONFORMING SINGLE STORY S.F.R. REQUESTING: NEW 16' GARAGE DOOR & 2 WINDOWS WITHIN 30' SET BACK. (180 S.F. of (E) structure in setback)

NEW CURB CUT FOR PROPOSED DRIVEWAY (APPROVED BY STACEY WILSON 4-2-15 WITH FINAL DECISION IN FIELD BY RANDY WARD P-W INSPECTOR)

REMOVE & RELOCATE STREET TREE

PROJECT STAT. SHEET

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DATE OF APPROVAL	



SITE PLAN

SCALE: 1/8" = 1'-0"

5.6.2015

MAYER RESIDENCE
2465 CALLE ALMONTE
SANTA BARBARA, CALIFORNIA

BRYAN POLLARD, AIA
SANTA BARBARA, CALIFORNIA
805.687.2783

BRYANPOLLARDARCHITECT.COM

PROJECT INFORMATION

PROPERTY OWNER
GUY & STEV HAYER
805 SOFT MOTOR AVENUE
FALGOUT, CA 91108

PROJECT ADDRESS
2465 CALLE ALMONTE
SANTA BARBARA, CA

ACCESSOR'S PARCEL
041-141-008

PARCEL AREA
16,444 S.F. (0.34 ACRES)

PARKING
2 GARAGE (COMPLIANT WITH 3.1.4)

SPRINKLER SYSTEM
NOT REQUIRED

FLOOR ZONE
NO

CONSTRUCTION TYPE
V-HR

OCCUPANCY GROUP
RD

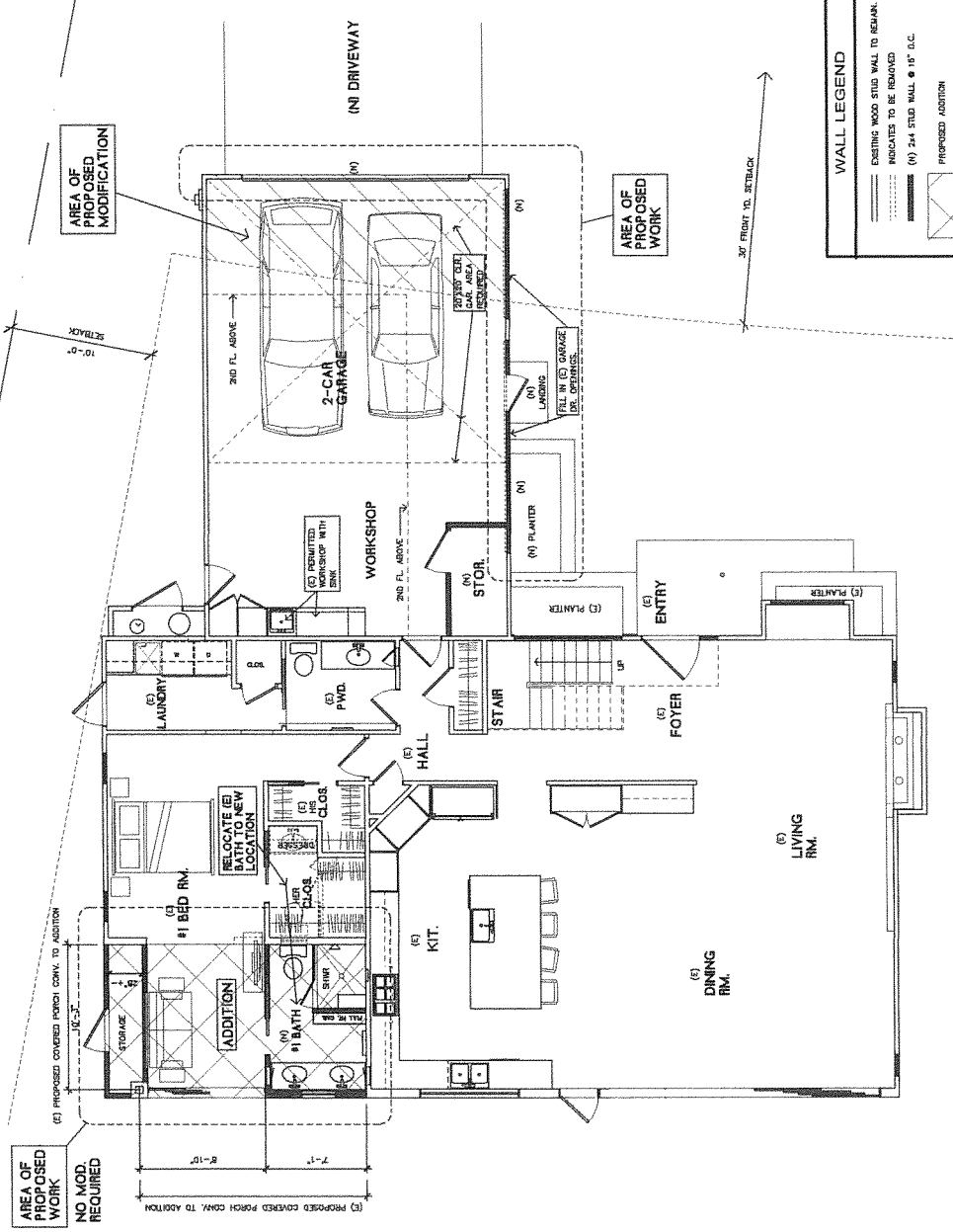
AVERAGE SLOPE
17%

LEGEND

	NEW PERVIOUS DRIVEWAY & PAVO
	ADDITION
	PROPOSED MODIFICATION

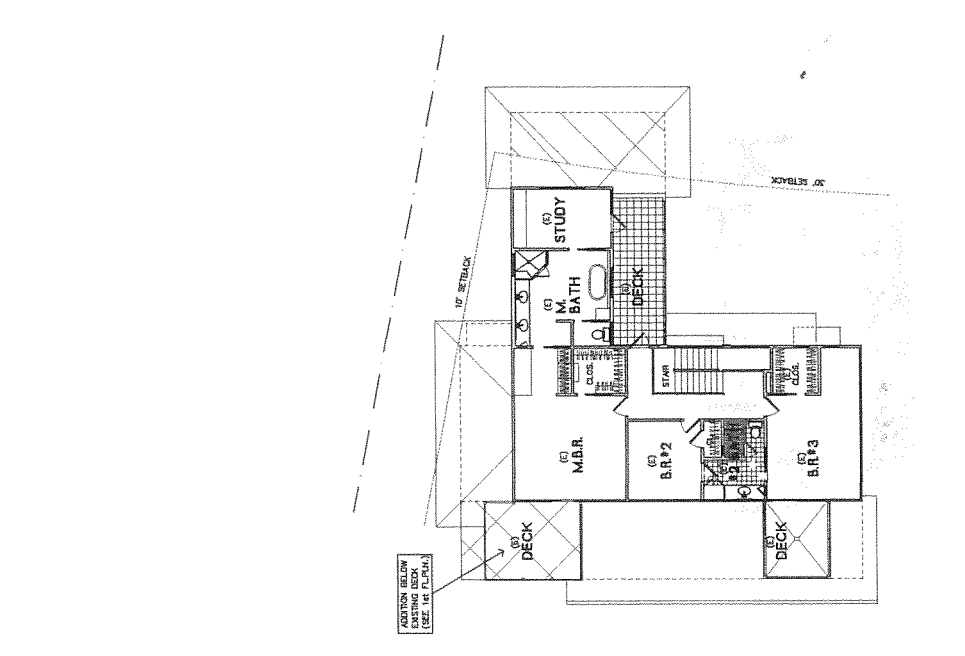
DATE		COMMENTS

EXHIBIT A



WALL LEGEND

- EXISTING WOOD STUD WALL TO REMAIN
- INDICATES TO BE REMOVED
- (N) 2x4 STUD WALL @ 16" O.C.
- PROPOSED ADDITION
- PROPOSED FRONT YARD MODIFICATION



SCALE: 1/4" = 1'-0"

DATE: 5.6.2015

MAYER

A.2

BRYAN POLLARD, AIA
SANTA BARBARA, CALIFORNIA
805.487.2783
BRYANPOLLARDARCHITECT.COM

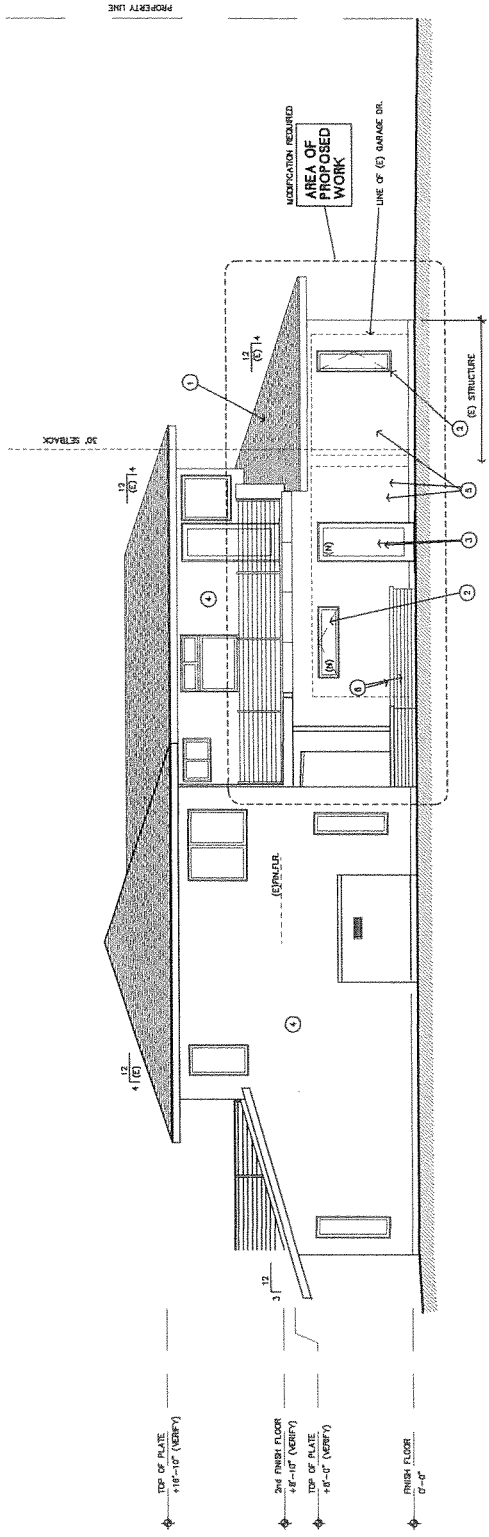
FIRST FLOOR PLAN

MAYER ADDITION
2485 CALLE ALMONTE
SANTA BARBARA, CALIFORNIA

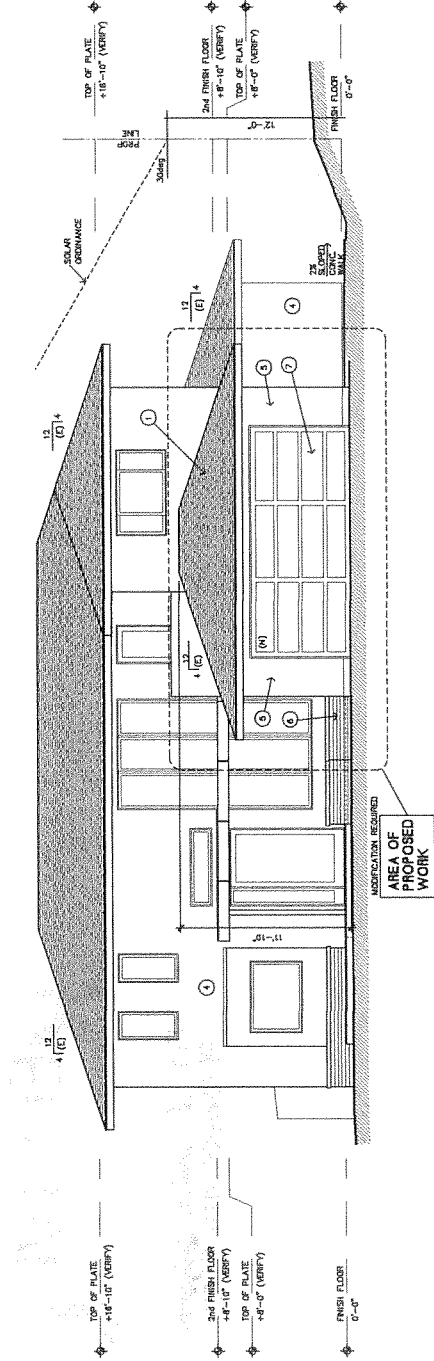
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

DATE	COMMENTS



SOUTH ELEVATION



EAST ELEVATION

- KEY NOTES (FOR THIS SHEET ONLY)
- 1) REFLECT FINISHES
 - 2) EXISTING OLD WORK
 - 3) ALUMINUM GLAZED BARRIERS / GLAZ COOR
 - 4) FINISH
 - 5) FINISH THE INTERIOR COLOR MATCH TO EXISTING TYPE
 - 6) FINISH UNDER PARTS (MATCH EXISTING)
 - 7) TRANSPARENT GLAZED ALUMINUM FINISH GLAZED COOR (MATCH EXIST)
 - 8) PAINT COOR EXTENDS GLAZ COOR COLOR TO MATCH FINISH

SCALE: 1/4" = 1'-0"

5.6.2015

MAYER ADDITION
2405 CALLE ALMONTE
SANTA BARBARA, CALIFORNIA

DATE

COMMENTS

BRYAN POLLARD, AIA
SANTA BARBARA, CALIFORNIA
805.667.2783
BRYANPOLLARDARCHITECT.COM

MAYER

A.3

Bryan Pollard, AIA
229 West Mission Street
Santa Barbara, CA 93101

May 5, 2015

Staff Hearing Officer
City of Santa Barbara
Post Office 1990
Santa Barbara, CA 93102

RECEIVED
MAY 19 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for:
Gary and Betsy Mayer
2465 Calle Almonte
Santa Barbara, CA 93105

Dear Staff Hearing Officer,

We are requesting a modification to add 16' garage door and 1 windows in existing 30' front yard setback (Existing S.F.R. structure in setback is existing and permitted) Will include filling in existing garage door to match existing finishes in front yard setback. Note: the majority of garages in neighborhood face street.

- Locate 16' x 7' garage door
- Add (1) new windows (1'-6"x5'-0")

This proposal will reduce the amount of impervious paving by 640 s.f. in front yard and replaced with low tolerant landscaping. Also, existing garage door that is 8' in existing setback will be filled in to match existing finishes.

Sincerely,
Bryan Pollard, AIA
687-2783

EXHIBIT B