



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 24, 2015
AGENDA DATE: September 30, 2015
PROJECT ADDRESS: 113 La Plata (MST2015-00351)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470, ext. 4531
 Danny Kato, Senior Planner *DKA*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The 5,553 square-foot site is currently developed with 1,095 square foot single family residence and an attached 200 square foot one car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves the demolition of the existing residence and construction of a new 2,186 square foot, two-story residence with an attached 200 square foot, one-car garage and one uncovered parking space. The project includes an 86 square foot upper level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,186 square feet is 85% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Parking Modification to allow one covered and one uncovered parking space (SBMC §28.90.100.G); and
2. Interior Setback Modification to allow one uncovered parking space to encroach 3' within the 6' interior setback (SBMC §28.18.060 and SBMC § 28.92.110).

Date Application Accepted: August 11, 2015

Date Action Required: November 9, 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:	Tom Jacobs	Property Owner:	Bruce and Donna McAbery
Parcel Number:	045-201-014	Lot Area:	5,553 sq. ft.
General Plan:	Low Density Residential 5 du/acre	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	~4%

Adjacent Land Uses:

North - Single Family (one-story)	East - Single Family (one-story)
South - Single Family (two-story)	West - Single Family (two-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,095 sq. ft.	1,986 sq. ft.
Garage	200 sq. ft.	200 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,685 sf 30% Hardscape: 1,931 sf 35% Landscape: 1,937 sf 35%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 2,588 sq. ft. Proposed FAR: 2,186 = 85% of Max. Allowed FAR

IV. DISCUSSION

The proposal consists of providing one covered space within a garage and allowing one uncovered parking space to encroach 3' into the 6' interior setback. The parking requirements for single family residences are two spaces provided within a garage or carport. However, SBMC §28.90.100 provides an exception to this requirement stating that any lot developed with less than 85% of the maximum net floor area for the lot, may provide the required parking in one covered space and one uncovered space, and the uncovered space may be located as close to three feet to an interior lot line, if several conditions are met. The project meets all of the conditions except one that requires that the uncovered space not be located in any front yard on the lot.

Parking Modification

Because of the layout of the house and the way front yard is defined, the proposed uncovered parking space is in the remaining front yard, and does not qualify for the exception to allow one of the requires spaces to be uncovered. Therefore, a technical

modification is being requested to allow one covered space and one uncovered space. Staff is supportive of this requested because the project is providing two parking spaces on site and will not cause an increase in demand for parking on the street. Also, there is currently a one car garage on site and this proposal provides for an additional off-street parking space. The applicant is proposing to screen the uncovered parking space with landscaping.

Interior Setback Modification

As described in SBMC §28.90.100.G.1.b., the exception for one uncovered space for lots developed with less than 85% of the maximum required FAR allows for that space to encroach up to three feet (3') into the require interior setback if a landscaped buffer is provided between the uncovered space and the adjacent interior line. The uncovered space is provided within the front yard and therefore does not qualify for the reduced setback. However, staff is supportive of this technical modification because it provides an additional off-street parking space on a lot that currently only has one space. Additionally the lot is 5,500 square feet in size and 45' wide, making it difficult to comply with the requirement.

Coastal Processing

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review. Per SBMC §28.44.070, Exclusions and Exemptions, demolition and reconstruction of an existing single family residence qualify for a coastal exclusion in the Non-Appealable jurisdiction of the coastal zone.

V. DESIGN REVIEW

This project was reviewed by the Single Family Design Board on September 8, 2015. The Board was generally supportive of the overall architectural style however, requested the designer to restudy the plate heights to be 9' for the first story and 8' for the second story; study an alternative material for the railing on the front roof deck to be other than glass and study an alternative roof material other than standing seam. The Board was supportive of the modifications finding that they were aesthetically appropriate for the neighborhood and consistent with the Single Family Design Guidelines. This project will return to the Full Board subsequent to the Staff Hearing Officer review.

VI. FINDINGS AND CONDITIONS

1. The Staff Hearing Officer finds that the Parking Modification to provide one covered space and one uncovered space is are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The required off-street parking is being met on site and will reduce parking demand in the surrounding neighborhood by adding an

additional space on site and the uncovered parking space will not create an impact to the neighbors.

2. The Staff Hearing Officer finds that the Interior Setback Modification to allow one uncovered parking space to encroach 3' within the 6' interior setback is necessary to secure an appropriate improvement on the lot. The required off-street parking is being met on site and will reduce parking demand in the surrounding neighborhood by adding an additional space on site and the uncovered parking space will not create an impact to the neighbors.

Said approval is subject to a condition that the uncovered parking space be screened with landscaping while maintaining sight visibility at the driveway and the neighbors' views. The proposed landscaping will be located within the 10' x 10' sight visibility triangle, and be maintained at the maximum height of 3.5' feet.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 11, 2015
- C. SFDB Minutes

Contact/Case Planner: Kelly Brodison, Assistant Planner
(kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4531



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

RE: Modification Request: Uncovered Parking Space
113 La Plata, APN 045-201-014, E-3/ S-D-3 Zone

ATTN: Staff Hearing Officer

Dear SHO:

EXISTING CONDITIONS

The existing structure slated to be demolished includes the following:

- 1.) (E) 1,095 s.f. 1-story Single Family Residence, and
- 2.) (E) Attached 200 s.f. 1-Car Garage.

The existing SFR encroaches +/- 2'-6" into the 20 ft. required front yard setback. The existing FAR is 51%.

PROPOSED PROJECT

The proposed project is for a (n) 85% FAR 2-story SFR, as follows:

- 1.) The (N) 2,186 sf 2-story SFR includes a 1,362 sf 1st floor, a 200 sf attached 1-car Garage, & a 624 sf 2nd story. The design "stair-steps" back from the required Front Yard setback for over half of its length. Due to the compact 85% FAR design, the proposed project the building footprint only intersects the required setbacks at one 17 ft section of the front elevation and one 15 ft section of the south elevation; other elevations are stepped back wherever possible. The project includes an uncovered 1-car parking spot that encroaches 3' into the Side Yard setback. This uncovered parking spot is located in the Front Yard formed by a portion of the building that is approximately 28 ft from the Front Yard setback line and 48 ft from the front property line.

SPECIFIC MODIFICATION REQUEST

The modification request is as follows:

- 1.0 To allow the uncovered 10 ft x 20 ft parking spot to be located in a front yard (as defined in the Ordinance) created by the 6 ft long section of the "Front" Elevation that is over 48 ft from the front property line of the 100 ft long lot.
- 2.0 To allow the uncovered parking spot to encroach 3 ft into the required 6 ft. side yard setback.

PROJECT BENEFITS

The proposed project design benefits both the subject property and the neighboring properties in the following ways.

- 1.) The compact 85% FAR project has been designed to maximize neighborhood view sightlines by stepping back as much as possible from the required setbacks in as many locations as possible. This includes a 13 ft setback from the neighboring property to the north all along the north side of the Garage. Additional "stair-steps" of 7 ft & 5 ft from the 20 ft Front Yard Setback in portions of the front elevation reinforce the respect for the view vector of the northern neighbor. The location of the uncovered parking space in this area deep into the lot protects and extends the sense of separation of the two properties, protects the neighbor's view, and provides a "breathing room" around the structures.

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805.898.8004

EXHIBIT B

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CITY OF SANTA BARBARA
PLANNING DIVISION

RE: 113 La Plata Modification Request

2

2.) By allowing the Modification the owners are supported in their decision to limit the size of the house to 85% FAR. If this is not the case, the project will by necessity get bigger by the creation of a 2-car Garage or a 2nd covered carport parking space. Neither of these two alternatives supports neighborhood compatibility. The predominant parking pattern in this modest post-war development is of 1-car Garages. Newer structures, when required to have 2-car Garages, create an immediate conflict of scale with the existing built surround. The carport option would have similar effects on the proposed project by causing the loss of the 3 ft encroachment and the relocation of this and other spaces to the setback lines. Additionally carports are incompatible with the Design Guidelines and neighborhood development patterns. An uncovered parking space is by definition un-built and inherently promotes the lessening of the size, bulk, and scale of any development. In this neighborhood, supporting projects that are smaller in impact is a positive for not only the property owner but also the neighborhood at large.

3.) SBMC #28.90.100.G.1.B allows this configuration for an uncovered space when the parking spot is not located in any Front Yard, as defined by the ordinance. This definition of Yard is antiquated, faulty, conflicts with common sense and is (per Danny Cato) slated to be changed by the upcoming Ordinance Revision process. Allowing this Modification acknowledges that this process is about to occur and that the existing definition causes poor and unfair planning decisions. Supporting the Modification supports good design and is positive for all concerned.

4.) A further provision of the above ordinance requires that the parking spot is screened and that the paving be permeable. This mitigates any impact on the neighbor's views and maintains the existing screening between the two properties. The options of a 2-car Garage or a Carport do not require any screening or permeable paving. These features benefit to both neighbors, the community & environment at large by requiring & promoting soft screening solutions and permeable driveway paving.

5.) In a pre-application review with the Supervising Planner Danny Cato, he supported the benefits of the proposed Modification. He also proposed low landscape screening that would mitigate the street view of the parking space while maintaining vehicular safety for cars backing out of the uncovered spot. These elements have been incorporated into the Site Plan and will be detailed in the Landscape Plans.

Your consideration and support of these requests is greatly appreciated.

Sincerely,



Tom Jacobs, AIA
Ensberg Jacobs Design Inc

113 LA PLATA
SINGLE FAMILY DESIGN BOARD

DRAFT MINUTES
(to be ratified September 21, 2015)

First Concept Review on September 8, 2015:

Motion: **Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:**

- 1) Appreciates arch style of project
- 2) Study lower plate heights of the 1st floor to 9' and the 2nd floor to 8'
- 3) Study using an alternative material, other than glass for the railing, on the roof deck above the garage
- 4) Study using a different material for the roof other than standing metal seam
- 5) The Board Supports the modifications finding them to be aesthetically appropriate for the neighborhood and consistent with the design guidelines