



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 22, 2015  
**AGENDA DATE:** October 28, 2015  
**PROJECT ADDRESS:** 2840 Verde Vista Drive (MST2015-00343)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *RJK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 5,000 square-foot site is currently developed with a 794 square foot single family dwelling and a detached 321 square foot two-car garage. The proposed project involves a 501 square foot one-story addition with a new trellis at the rear of the dwelling, a new front trellis, demolition of 106 square feet of the existing garage, conversion of 22 square feet of existing garage space to a laundry room, a new trellis and an exterior shower to be attached to the garage, to permit an "as-built" six foot gate across the driveway and for one uncovered tandem parking space. The proposed total of 1,510 square feet is 62% of the maximum guideline floor to lot area ratio (FAR) for the property.

The discretionary applications required for this project are:

1. Parking Modification to allow one covered and one uncovered parking space instead of the two covered parking spaces required (SBMC§ 28.90.100 and SBMC§28.92.110); and
2. Interior Setback Modification to allow a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow a new trellis and an addition with alterations including new windows for the dwelling to be located within the required six-foot interior setback to the east (SBMC §28.15.060 and SBMC § 28.92.110).

Date Application Accepted: September 21, 2015      Date Action Required: December 18, 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:	Tom Smith	Property Owner:	Peter Oblander
Parcel Number:	053-362-015	Lot Area:	5,000 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	3 % Slope

Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	944 sq. ft. (gross)	+ 565.5 sq. ft. = 1,509.5.5 sq. ft. (gross)
Garage	352 sq. ft. (gross)	-133.8 sq. ft. & = 218.2 sq. ft. (gross)
Accessory Space	n/a	(conversion to laundry) 28 sq. ft. (gross)
Open Yard	Approx. 1,050 sq. ft.	1,251 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,755.7 sf 35.1%    Hardscape: 1234.0 sf 24.7%    Landscape: 2,010.3 sf 40.2%

**IV. DISCUSSION**

The existing residence is non-conforming to the required east interior setback as it is located five-feet from the east interior property line instead of the six-feet required and the garage is non-conforming to the required west interior setback as it is located six inches from the west interior property line instead of the six-feet required.

The project as proposed is exempt from review by the Single Family Design Board.

Per SBMC§28.90.100(G), a development that is less than 85% of the maximum floor to lot area ratio (FAR) may provide required parking with one covered and one uncovered space when the uncovered parking space is located at the rear of the residence in front of the garage. The exception states that the uncovered parking space may encroach up to three feet into the required setback, if a landscape buffer is provided. The proposed tandem parking space will be located approximately six inches from the west interior property line and will be screened from view by an existing hedge and an “as-built” six foot high gate. However, as the uncovered tandem parking space is proposed to be located six inches from the interior property line, instead of the three feet

required, it does not meet the requirement for one covered and one uncovered parking space and therefore requires modifications to allow one covered and one uncovered space instead of two covered spaces, and to allow the tandem parking space to encroach into the required interior setback.

A Parking Modification is requested to allow one covered parking space and one uncovered tandem parking space, instead of the two covered parking spaces required. The parking requirement for a single-family residence is two covered parking spaces. The property is nonconforming to parking as the existing two-car garage is non-conforming to size (it does not meet the required 20' x 20' unobstructed interior dimensions). Pursuant to SBMC §28.90.001.B non-conforming parking may be maintained until the cumulative total of additional net floor area exceeds 50% of what existed in 1980. As the proposal includes permitting additions that will exceed 50% of what existed in 1980, the parking must be brought up to the current requirement of two-covered parking spaces.

An Interior Setback Modification is requested to allow an uncovered tandem parking space within the required six-foot interior setback to the west. The existing garage has interior dimensions of approximately 17' x 18' 5", and cannot be used for two cars. The applicant is proposing an uncovered tandem parking space in front of the garage and within the six-foot required interior setback to the west in order to provide two off-street parking spaces.

Transportation staff has reviewed the proposal and can support the proposed alterations to the garage and the proposed uncovered tandem parking space because the existing undersized garage is too narrow to support a design waiver for a two-car garage, tandem parking with a single car garage and an uncovered space is consistent with the neighborhood character, and because tandem maneuvering in this location is acceptable due to anticipated low volumes of traffic. Also, Transportation staff can support a design waiver for the one-car garage with minimum interior width dimensions of 10'6" and approximately 18'5" in length with an 8'6" garage door opening. Therefore, a condition has been included that a Parking Design Waiver shall be obtained from the Public Works Department for the one-car garage.

Planning staff supports the requested Parking and west Interior Setback Modifications as the proposal will provide two required parking spaces for the dwelling; the uncovered tandem parking space within the interior setback is screened from view by existing landscaping and an "as-built" gate; it is in-line with the existing garage; the floor to lot area ratio is less than 85% of the guideline FAR, and the proposed uncovered tandem parking space is not anticipated to adversely impact the visual openness of the street frontage or the adjacent neighbor. In addition, the removal of a portion of the garage will allow for 1,250 square feet of conforming Open Yard area. However, staff recommends a condition that the existing landscaping and "as-built" gate shall be maintained in order to screen the uncovered parking space from the front of the property and from the adjacent neighbor.

An Interior Setback Modification is requested to allow an addition and alterations to the dwelling with a new trellis to be located within the required six-foot interior setback to the east. A portion

of the addition (approximately 60 sq. ft.) and a portion of the trellis (approximately 4 sq. ft.) are proposed to be constructed in line with the eastern wall of the existing residence, and thereby encroach one foot into the required setback. The proposal also includes replacement of a door and two windows on the existing eastern wall with four new windows, and three new windows on the proposed addition in the east interior setback.

Staff supports the requested modification and finds that it is necessary to secure an appropriate improvement to a single family residence. It is not anticipated to adversely impact the adjacent neighbor, as the proposed addition is in-line with the existing residence and the new windows are screened from view by an existing hedge. However staff recommends a condition that the existing landscaping along the east interior property line shall be maintained in order to screen the windows from the adjacent neighbors.

#### V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the parking Modification and the west Interior Setback Modification are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The uncovered tandem parking space in the interior setback is appropriate because it will provide two legal off-street parking spaces for the dwelling that will be screened from view from the adjacent neighbors and the street and the proposal is not anticipated to adversely impact the adjacent neighbor's or the visual openness of the street frontage

The Staff Hearing Officer finds that the east Interior 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 addition with new and relocated windows and a trellis are appropriate because they allow for a uniform improvement addition to the dwelling and are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. A Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.
2. The existing landscaping and "as-built" gate shall be maintained in order to screen the uncovered parking space from the front of the property and from the adjacent neighbor.
3. The existing landscaping along the east interior property line shall be maintained in order to screen the windows from the adjacent neighbors.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 8, 2015
- C. Letter dated July 8, 2015 from Judy Nobriga

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3320

**TOM SMITH, ARCHITECT**  
1115 COAST VILLAGE RD., MONTECITO, CA 93108

(805) 252 2288

**RECEIVED**  
SEP 21 2015  
CITY OF SANTA BARBARA  
PLANNING DIVISION

July 8<sup>th</sup>, 2015

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1900  
Santa Barbara, CA. 93102

**Re: Modification Request for 2840 Verde Vista; A.P.N.053-362-015: Zone E-3**

Dear Staff Hearing Officer:

The existing property is a 5000 sq. ft. lot in the E-3 zone. The existing home was built in 1940 and is 794 sq. ft. There is a detached 321 sq. ft. garage (built also in 1940). The garage was originally intended as a 2 car garage, but has never been able to hold two cars (17'-4" wide interior). The proposal is to reduce the garage size to a one-car garage with a utility room containing laundry hook ups. The proposal is to add 500.5 sq. ft. to the existing house and to modify the garage to 215.2 sq. ft. including a utility room for laundry.

A change is requested for the required parking for the property from two covered spaces into one covered space and one uncovered space. The FAR for the property is 63% of the maximum and so would qualify under section 2890 (G) (1b)

The garage is only 18'-4" long and 17'-4" wide inside. It is recognized that the space cannot contain two standard automobiles and has long been used as an oversized one-car garage.

The first modification requested is to allow for the uncovered space to be tandem parked in the driveway which encroaches 5'-6" into the 6 ft. of the easterly interior yard setback. Any other location for an uncovered space would seriously decrease the required 1250 sq. ft. interior yard area, which is important to the owners as the house area itself is so small.

**EXHIBIT B**

As the photos show, most of the other houses in this neighborhood share from this problem of parking. A good number of them have the original very small garages coupled with a minimum of open space in the rear yard. The solution of these folks has been to tandem park in their driveways. In this particular case the proposed tandem parking exactly mirrors the same condition of the adjoining westerly property at 2846 Vista Verde, and so would not adversely affect that neighboring property.

The second modification requested is to allow the new rear addition to the house to encroach 1 ft. into the easterly interior setback. The original structure was built five (5) ft. from the easterly property line in conformance to the zoning standards at the time. Allowing the new wall to match up with the original wall will help maintain the architectural character of the house and allow for needed living space. The proposed windows will not negatively affect the neighboring property because there is an existing privacy hedge as well as a driveway buffer between the addition and the neighboring property.

The benefit of these modifications would be to allow for the needed additional area and to allow the owner to do laundry in the utility area of the garage instead of taking up precious floor area. The benefit of allowing us tandem parking in the driveway will be to preserve the minimum open rear yard area of the house.

Sincerely, Tom V. Smith, Architect

A handwritten signature in black ink, appearing to read "Tom V. Smith", with a stylized flourish at the end.

RECEIVED

JUL 09 2015

CITY OF SANTA BARBARA  
PLANNING DIVISION

Judy Nobriga  
2838 Verde Vista Drive  
Santa Barbara, CA 93105

July 8, 1015

City of Santa Barbara  
Planning Commission and Staff Hearing Officer  
Santa Barbara, CA

To Whom it May Concern:

I would like to express my support for the project proposal at 2840 Verde Vista Drive. Peter Oblander and Sarah Boggs have discussed their plans and modification proposals with me. I think their project is well considered and compliments the neighborhood.

As the immediate neighbor on the Eastside of the their property I understand that they are proposing to encroach one foot into their setback. I support this modification, as I believe it will not impact my property. The new windows that face my house will face a privacy hedge. I am very relieved and happy that Peter and Sarah have chosen not to make their property a two story. I support all modifications that keep the property a one story home.

If you need to call me for anything, my phone is: (805) 845-3456.

Thank you.

Sincerely,



Judy Nobriga  
2838 Verde Vista Drive  
Santa Barbara, CA. 93105

EXHIBIT C