



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 15, 2016
AGENDA DATE: December 21, 2016
PROJECT ADDRESS: 118 San Clemente (MST2016-00425)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 6,182 square foot project site is currently developed with a 1,571 square foot single-family residence and attached 382 square foot two car garage. The existing garage currently encroaches into the required 20 foot front setback. The proposed project involves moving the garage door location from the south elevation to the west elevation, adding a new curb cut, a new front planter wall and landscaping in the area of the original driveway. The existing garage will remain and no alterations are proposed to the existing, one-story residence.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage within the required 20 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and conditions in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Alan McLeod	Property Owner:	
Parcel Number:	045-212-018	Lot Area:	6,182 sq. ft.
General Plan:	Low Density Residential (Max 1 du/acre)	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	4 % slope

Adjacent Land Uses:

North – Single Family Residential
South – Single Family Residential

East - Single Family Residential
West – Single Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1, 571 sq. ft.	No change
Garage	382 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 1,953 sf 33% Hardscape: 1, 000 sf 15% Landscape: 3,106 sf 52%

IV. DISCUSSION

The applicant proposes to change the location of the garage door from the side to the front of the property and to construct a new driveway and curb cut. The current garage opening will be closed off and a portion of the existing driveway will be removed and replaced with drought tolerant landscaping and permeable pavers. The applicant has requested a Front Setback Modification to allow the installation of a new garage within the required 20' foot setback. The garage door currently faces the interior lot line and encroaches 24 inches into the required front setback. Transportation Staff is supportive of allowing the change to the garage door configuration and the new driveway configuration, 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 pedestrian door and window at the side of the garage (original garage door). The new configuration will allow for easier maneuverability. Further, because the new driveway will be constructed of permeable pavers and because permeable concrete pavers and drought tolerant landscaping will replace a portion of the existing driveway, the proposed project will result in less impervious pavement than currently on the lot.

A site visit to the property by staff revealed that a trellis, built-in barbeque and an outdoor shower had been added without the required permits. The trellis and built-in barbeque are also located within the required interior setback. A Condition of Approval is included to address the unpermitted work on the property.

V. FINDINGS AND CONDITIONS

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 for easier maneuverability for vehicles accessing the garage, greater use of the front yard, and it will result in a reduction in impervious paving in the front yard. The alterations are not anticipated to adversely impact the neighbors or the visual openness from the street.

Said approval is subject to the following conditions:

1. The trellis and built-in barbeque must be either removed or relocated outside of the required 6 foot interior setback. If relocated, these additions and the outdoor shower must be included in the scope of work for the building permit for the project.
2. The original curb cut must be removed at the time when the new curb cut is added.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 15, 2016

Contact/Case Planner: Betsy Teeter, Planning Technician II
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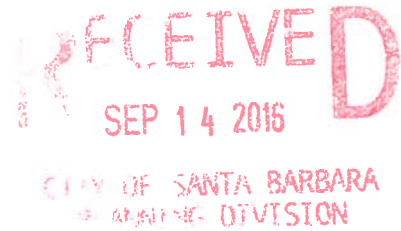


City of Santa Barbara California

Exhibit A: The site plan for 118 San Clemente (MST2016-00425) has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Alan McLeod Architect
P.O. Box 4566
Santa Barbara, 93140
805.477.8829



June 15, 2016

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 118 San Clemente; 045-212-018; Zone E-3/SD-3

1. There is an existing house of 1,953sf with an attached two-car garage. The two-car garage currently encroaches into the front yard setback a total of 24sf. The garage door is currently located on the south elevation making it a side entry into the garage. The proposal is to relocate the existing garage door from the south elevation to the (street) west elevation and construct a new curb cut.
2. The modification being requested is to relocate the garage door to the west elevation of an existing non-conforming garage which encroaches the front yard setback.
3. The major benefits of relocating the garage door will be easier and more practical for the owner to use their garage to park off street. This will also allow the owner to have a proper front yard from which they can enjoy the ocean views.

Sincerely,

A handwritten signature in black ink, appearing to be "Alan", written in a cursive style.

Alan McLeod