



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 13, 2017
AGENDA DATE: July 19, 2017
PROJECT ADDRESS: 1014 E. Ortega Street (MST2017-00266)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner *IU*
 Andrew Perez, Planning Technician II *AP*

I. PROJECT DESCRIPTION

The 5,009 square foot project site is currently developed with a one-story, 665 square foot single family dwelling and 345 square foot detached, two-car garage. The project proposes to legalize a 322 square foot "as-built" addition to the rear of the dwelling, demolish an unpermitted carport, and remove all interior alterations in the garage to provide access to the required covered parking spaces. The proposed total of 1,332 square feet is 56% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project is an Interior Setback Modification to allow the "as-built" addition to encroach into the required 6-foot northeastern interior setback (SBMC §28.18.060 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 in Section V of this Staff Report

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Kristian Howell,
 KE Howell Design
 Parcel Number: 031-184-004
 General Plan: Medium Density
 Residential (12 du/acre)

Property Owner: Patrick Fleming
 Lot Area: 5,009 sq. ft.
 Zoning: R-2

Existing Use: Single Family Residence Topography: 5% The

Adjacent Land Uses:

North - Single Family Residence (1-story) East - Single Family Residence (1-story)
South - Single Family Residence (1-story) West - Single Family Residence (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	665 sq. ft.	987 sq. ft.
Garage	345 sq. ft.	345 sq. ft.
Accessory Space	0 sq. ft.	0 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,425 sf 29% Hardscape: 860 sf 17% Landscape: 2,724 sf 54%

IV. DISCUSSION

The proposed project involves the permitting of an “as-built” addition to the rear of the dwelling. There are no original plans or building permits on file for the structures on this property. The Sanborn Map Book shows the one-story dwelling and the detached garage. A Zoning Information Report inspection conducted in 2016 revealed an unpermitted addition consisting of a third bedroom, second full bathroom, and a laundry room to the rear of the original dwelling. A City building inspector examined the addition and confirmed the addition does not match the construction style of the original house. No permits could be located for the addition, and the County Assessor notes the house as having two bedrooms, and one bathroom.

The original dwelling was relatively small at only 665 square feet. There is a one-car garage that is non-conforming to the number of covered spaces required, and since the 322 square foot, addition is less than 50% of the original floor area the number of covered parking spaces can remain nonconforming. The addition was built approximately 30 years ago, and was built in line with the dwelling that is legally non-conforming to the northeastern interior property line, located three-feet from the northeastern interior property line. The “as-built” addition will be adjacent to the neighboring garage, therefore the addition is not anticipated to adversely impact the privacy of the neighboring property.

Staff is supportive of this request because the “as-built” addition is a uniform improvement as it follows the line of the existing residence. In addition to following the line of the existing residence, the “as-built” addition is adjacent to the neighboring garage and therefore not anticipated to have any detrimental effect on the privacy of the neighboring property.

The proposed project is beneficial because it makes the dwelling more functional by providing an additional bedroom, bathroom and laundry facilities on site. The project includes the demolition of the unpermitted carport and removal of unpermitted improvements inside the garage to restore the required covered parking spaces abating the violations identified in ZIR2016-00080 and ENF2016-00383.

Transportation Review

Transportation staff has reviewed the project to determine if the “as-built” porch off the laundry room encroaches into the maneuvering area required to enter and exit the garage. It was determined that the porch does not encroach into the maneuvering area; and therefore is supportable as proposed.

V. FINDINGS AND CONDITIONS

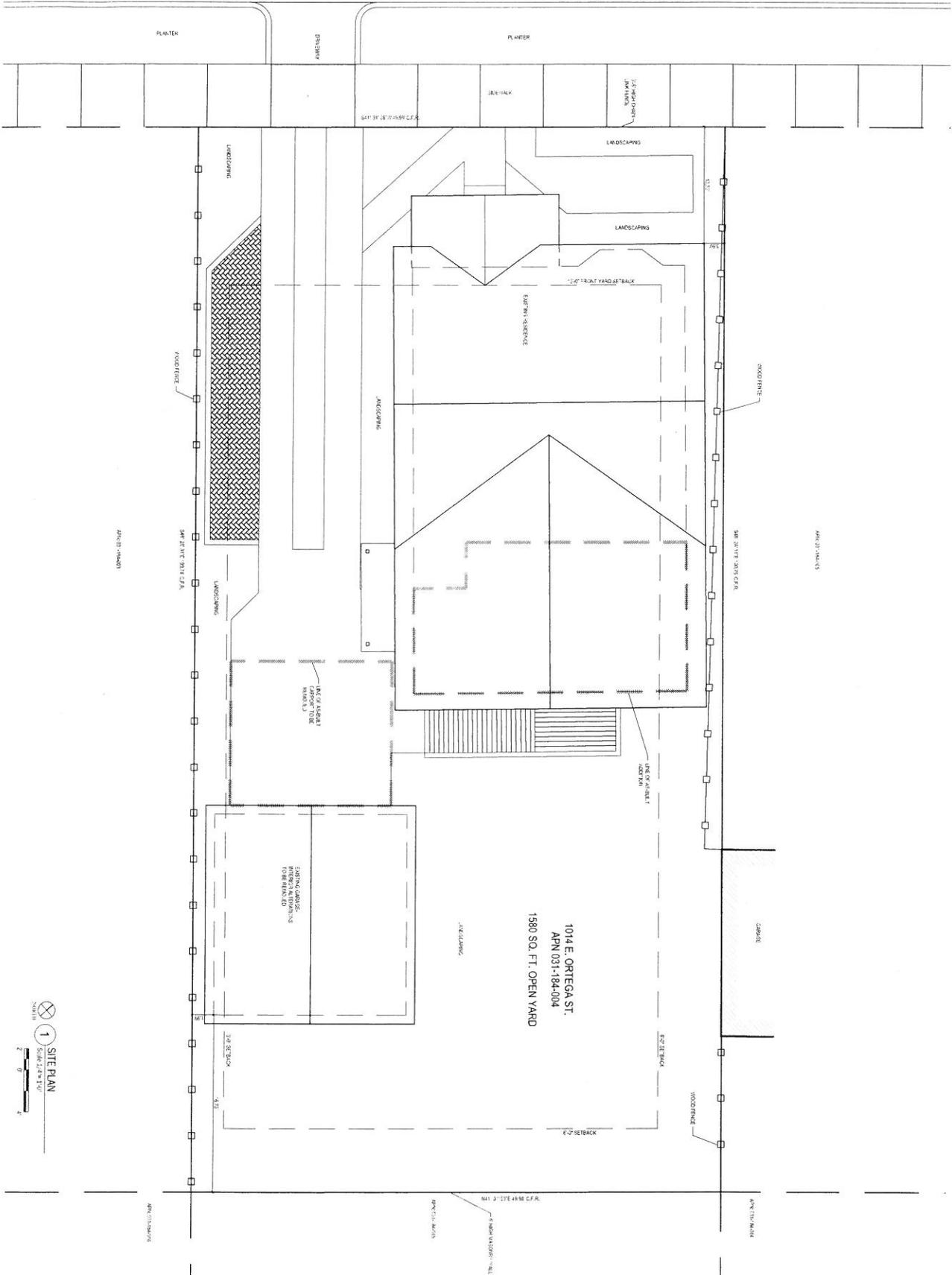
The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The “as-built” addition is appropriate because it allows a modest and desired improvement to a relatively small dwelling unit. Additionally, the “as-built” square footage follows the development line of the existing dwelling resulting in a uniform improvement on the property. Further, the “as-built” addition is not anticipated to adversely impact the adjacent property because the project is adjacent to non-habitable space on the neighboring property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 4, 2016

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

EAST ORTEGA STREET



 NORTH
 0 10 20
 1 SITE PLAN
 SCALE: 1/8" = 1'-0"

A1.0	SITE PLAN	FLEMING RESIDENCE	KEHowellDesign KRISTIAN HOWELL PO Box 50622 Santa Barbara, CA 93150 khowell@gmail.com 805-452-2162
	ISSUED FOR: DATE:	1014 E. Ortega Street Santa Barbara, California	

EXHIBIT A

Kristian Howell
PO Box 50822
Santa Barbara, CA 93150
805-452-2182

12/4/2016

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 1014 E. Ortega Street; 031-184-004; R-2

Dear Staff Hearing Officer:

There is an existing house (706 sq. ft.) and detached garage (371 sq. ft.) on the property. The house and garage encroach into the interior setback. Following a Zoning Information Report prior to the sale of the property, it was noted that the Addition (348 sq. ft.) to the back of the house was constructed without a permit as well as a Carport.

The modification being requested is to allow the As-built Addition to be kept while demolishing the Carport. The interior setback encroachment of the Addition follows the building line of the existing house. It is estimated that the Addition was constructed 30-40 years ago and does not change the character of the house/neighborhood.

The major benefits of keeping the addition are: That it's already in place and would only require minimal code upgrades relieving the new Owner of demolition, redesign and construction costs to obtain the same building footprint. The environmental impacts of demolition and reconstruction would also be avoided.

Sincerely,



Kristian Howell

