II.B

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: July 8, 2019
AGENDA DATE: July 17, 2019
PROJECT ADDRESS: 1130 Las Olas Avenue (PLN2019-00045)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
       Allison DeBusk, Senior Planner
       Ellen Kokinda, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish an existing detached two-car garage and construct a new 588 square foot detached two-car garage with a 584 square foot Accessory Dwelling Unit above. Other site improvements include removal of an “as-built” fountain in the interior setback, permitting the “as-built” water softener, and installation of two air conditioning units to serve the primary residence and the proposed Accessory Dwelling Unit. Alterations to the existing 1,569 square foot single-unit residence are proposed under a separate building permit. The 10,890 square foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone and is zoned E-3/S-D-3 (One-Family Residence/Coastal Overlay zone). A Parking Design Waiver by the Public Works Director to allow backing out onto the street for a driveway exceeding 75 feet in length that does not provide a turnaround area on site (SBMC §28.90.045.B) is required. A Minor Administrative Exception by the Community Development Director is also requested for the “as-built” 6’-8” high wooden entry gate along the front lot line.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

A. A Modification to allow the total net floor area of the garage to exceed 500 square feet (SBMC §28.87.160.D and §28.92.110.A.2); and

B. A Coastal Development Permit (CDP2019-00002) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.45.009).

APPLICATION DEEMED COMPLETE: June 24, 2019
DATE ACTION REQUIRED: September 6, 2019

III. RECOMMENDATION

If approved as proposed, the project would conform to the City’s Zoning and Building Ordinances and policies of the Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff
Hearing Officer approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

IV. BACKGROUND

Existing development on the site consists of a 1,569 square foot one-story single-family dwelling with a front uncovered deck, rear uncovered patio, and a detached 350 square foot two-car garage. A 2018 Zoning Information Report (ZIR2018-00248) and a subsequent enforcement case (ENF2018-02309) identified building and zoning violations for “as-built” additions and an interior remodel of the primary residence without the required permits. Abatement of these violations is under a separate permit (BLD2018-02309). A Minor Administrative Exception has also been requested for the wooden entry gate along the front lot line pursuant to SBMC §22.69.020.C.8 and §28.87.170.E. The wooden gate received positive comments from the Single Family Design Board on June 3, 2019 (Attachment D). Based on the preliminary review, staff believes that the findings can be made to approve the administrative exception for the wooden entry gate. In addition, the project requires a Parking Design Waiver granted by the Public Works Director for backing out onto the street for a driveway exceeding 75 feet in length that does not provide a turnaround area on site. Transportation staff reviewed the proposed site plan and is supportive of the Parking Design Waiver.

New State requirements regarding local government regulation of Accessory Dwelling Units became effective on January 1, 2017. The Legislature amended Government Code section
65852.2 to modify the requirements that local governments may apply to Accessory Dwelling Units with the intent of removing development barriers. Government Code 65852.2 states that Accessory Dwelling Unit applications “shall be considered ministerially without discretionary review or a hearing.”

However, 65852.2 does not “supersede or in any way alter or lessen the effect or application of the California Coastal Act...except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.” (Gov. Code, § 65852.2, subdivision. (j).)

On April 18, 2017 the California Coastal Commission published a memorandum clarifying how local jurisdictions should apply the new regulations in the Coastal Zone. The memorandum clarifies that although attached Accessory Dwelling Unit applications can be exempt from Coastal Development Permits, detached units do not qualify for an exemption. Therefore, because the proposed Accessory Dwelling Unit is detached from the main residence, the Staff Hearing Officer is the designated decision-maker on the Coastal Development Permit (SBMC 28.44.110.C), but shall not require a public hearing in accordance with Government Code 65852.2.

The requested Modification requires a public hearing pursuant to SBMC §28.92.050.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Dylan Henderson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Susan Ellen Monaghan Trust</td>
</tr>
</tbody>
</table>

Site Information

<table>
<thead>
<tr>
<th>Parcel Number: 045-061-017</th>
<th>Lot Area: 10,890 square feet</th>
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</thead>
<tbody>
<tr>
<td>Local Coastal Plan: Residential 5 units/acre</td>
<td>Zoning: E-3/SD-3</td>
</tr>
<tr>
<td>Existing Use: Single Unit Residential</td>
<td>Topography: 7% slope</td>
</tr>
</tbody>
</table>

Adjacent Land Uses

- North – Single Unit Residential
- South – Single Unit Residential
- East – Single Unit Residential
- West – Single Unit Residential

B. PROJECT STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Dwelling</td>
<td>1,569 square feet</td>
<td>1,569 square feet</td>
</tr>
<tr>
<td>Accessory Dwelling</td>
<td>N/A</td>
<td>584 square feet</td>
</tr>
<tr>
<td>Garage</td>
<td>350 square feet</td>
<td>588 square feet</td>
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</tbody>
</table>

VI. POLICY AND ZONING CONSISTENCY ANALYSIS
A. ZONING ORDINANCE CONSISTENCY

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Front</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Garage East)</td>
<td>20 feet</td>
<td>27 feet, 6 inches</td>
<td>No change</td>
</tr>
<tr>
<td>-Interior</td>
<td>6 feet</td>
<td>1 foot 35 feet</td>
<td>6 feet, 5 inches 15 feet, 1 inch</td>
</tr>
<tr>
<td>(Garage North)</td>
<td>6 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (accessory)</td>
<td>30 feet</td>
<td>14 feet, 3 inches</td>
<td>20 feet, 11 inches</td>
</tr>
<tr>
<td>Parking</td>
<td>Primary Unit = 2 spaces</td>
<td>Primary Unit = 2 spaces in garage</td>
<td>Primary Unit = 2 spaces in garage</td>
</tr>
<tr>
<td></td>
<td>ADU = 0 spaces</td>
<td>ADU = N/A</td>
<td>ADU = 0 spaces</td>
</tr>
<tr>
<td>Open Yard</td>
<td>1,250 square feet</td>
<td>&gt; 1,250 square feet</td>
<td>&gt; 1,250 square feet</td>
</tr>
</tbody>
</table>

1. MODIFICATION TO EXCEED MAXIMUM GARAGE FLOOR AREA

The City’s Zoning Ordinance limits garages in the E-3 zone to 500 square feet (SBMC §28.87.160.D). Staff supports the modification to allow the total net floor area of the garage to exceed 500 square feet, because it would accommodate two covered bicycle parking spaces as well as provide screening for the trash and recycling receptacles. Accommodating this additional storage area within the garage is aesthetically desirable and the requested increase in floor area is minimal.

Additionally, although the subject property falls under California State Accessory Dwelling Unit requirements (Government Code 65852.2) because it’s located in the City’s coastal zone, the City’s Accessory Dwelling Unit Ordinance (SBMC §30.185.040), which is applicable outside the coastal zone, allows a lot between 10,000-14,999 square feet to have a cumulative maximum total of 1,500 square feet of accessory space (including 1,000 square feet maximum floor area for a detached accessory dwelling unit). As proposed at 1,172 square feet, the Accessory Dwelling Unit (584 square feet) and the two-car garage with storage (588 square feet), does not exceed the maximum accessory building square footage allowed under Title 30.

2. ACCESSORY DWELLING UNIT STANDARDS

Accessory Dwelling Units are permitted in single family and multi-family residential zones provided they meet the requirements in Government Code 65852.2 and comply with applicable local zoning requirements. The proposed detached Accessory Dwelling Unit would be created by demolishing the existing detached two-car garage and constructing a new two-car garage with an Accessory Dwelling Unit above. The unit does not exceed 1,200 square feet and complies with building height, open yard, solar access, and setback requirements, as identified in the table above. In addition, the Accessory Dwelling Unit is compatible with the existing residence as the gabled roof, stucco wall finish, and roofing are proposed to match the existing residence. Parking for the Accessory Dwelling Unit is not required because it is located within one quarter mile of public transit. Replacement covered parking for the primary residence is being provided with the proposed two-car garage.
B. LOCAL COASTAL PLAN CONSISTENCY

1. COASTAL DEVELOPMENT PERMIT

Per the California Coastal Commission memorandum dated April 18, 2017, the detached Accessory Dwelling Unit requires a Coastal Development Permit and therefore, must be found consistent with the City’s Local Coastal Plan (LCP), which implements the California Coastal Act.

2. COASTAL ACT CONSISTENCY

Applicable Policies

a. Coastal Act Section 30253 (Minimization of adverse impacts): New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

   The project site is not located along any bluffs or cliffs, and does not require construction of any protective device that would impact existing landforms. The new garage with the Accessory Dwelling Unit above are proposed to be in almost the same location as the existing two-car garage to be demolished. Therefore, it is not anticipated that the new development will contribute to geologic stability and destruction of the site because the area has withstood existing development of similar size and scale.

b. Coastal Act Section 30250 (New residential development on coastal resources): New residential, commercial, or industrial development, except provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources.

   The project is consistent with the new residential development policy because the project site is located in an existing residential neighborhood in proximity to public transportation as well as existing developments such as a grocery store, pharmacy, restaurants and other existing commercial developments that provide adequate services for daily needs. Further, the location of the project site is located towards the northerly border of the coastal zone, and does not pose significant adverse impacts to coastal resources.

3. LOCAL COASTAL PLAN CONSISTENCY

The project is in Component Two of the LCP, which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of seaciff retreat and flooding; maintaining and providing public access, both vertically and laterally along the bluffs; preventing overuse of public facilities; protection of recreational access; protection of archaeological resources; and the maintenance of existing coastal views and open space.
The project site is not located on the coastal bluff and was not found to be archaeologically sensitive. There is an existing adobe wall along the west side of the property; however, no work is proposed along the westerly lot line that would impact the wall. Public views would not be affected as none exist across the site, and the increase in the size and height of the proposed structure is nominal.

Applicable Policies

a. LCP Policy 5.3: New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

The project involves demolishing an existing garage and constructing a two-car garage with an Accessory Dwelling Unit above in an existing residential neighborhood. The proposed project would not alter the existing character of the neighborhood because the Accessory Dwelling Unit has been designed to be compatible with the existing residence by providing a gabled roof, stucco wall finish, and roofing to match the existing residence. Additionally, the increased height of the structure is compatible with surrounding development, which is a mix of one- and two-story homes.

The proposed project is also consistent with this Policy because parking for the primary unit would be replaced with a new two-car garage. Pursuant to State Government Code section 65852.2 the City shall not require parking for this Accessory Dwelling Unit located within one quarter mile of public transit.

b. LCP Policy 5.6: To the maximum extent feasible, taking into account economic, environmental, social and technological factors, provisions for low-and moderate-income housing in all new residential developments shall be provided.

This project is consistent with this policy because the new Accessory Dwelling Unit is modest in size and, therefore, would be more affordable by design.

c. LCP Policy 9.1: Existing views to and from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

The creation of this dwelling unit would be approximately within the existing garage building footprint and would not inhibit existing views to, from or along the ocean or any scenic coastal areas. Therefore, this project is consistent with this Policy of the LCP.

VII. ENVIRONMENTAL REVIEW

The Master Environmental Assessment identified the site as not within any areas of concern or sensitivity, other than having highly expansive soils, high landslide potential, moderate radon potential, and moderate to high erosion potential. A geotechnical report will not be required by the Building and Safety Division to obtain a building permit.

The proposed project is within the scope of the Program Environmental Impact Report (EIR) analysis for the General Plan because it would be part of the future development assumed and analyzed by the Program EIR.
Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. The staff analysis and CEQA certificate of determination on file supports a required decision-maker finding that the project qualifies for the §15183 CEQA determination.

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES §15183)

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. GARAGE SIZE MODIFICATION (SBMC §28.92.110.B)

The requested modification is not part of the approval of any matter that requires Planning Commission approval. The modification would not significantly affect persons or property owners other than those entitled to notice because the additional square footage requested for the proposed garage is modest and the proposed location meets the required interior setback of the E-3 Zone. The Modification to allow the net floor area of the garage to exceed 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, as discussed in Section VI.1 of the staff report. The additional garage floor area would accommodate two covered bicycle parking spaces as well as provide screening for the trash and recycling receptacles.

C. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access. The proposed development is located within an existing developed area that is able to accommodate said development and the two parking spaces to serve the primary residence will be maintained on site, as discussed in Section VI.B of the staff report.

2. The project is consistent with all applicable policies of the City’s Local Coastal Plan, all implementing guidelines, and all applicable provisions of the Code because the new Accessory Dwelling Unit is compatible with the existing neighborhood, will not impact views from public view corridors, will not impact public access, and is not located on a coastal bluff or in an archaeological sensitivity zone, as discussed in Section VI.B of the staff report.

Exhibits:

A. Conditions of Approval
B. Site Plan
C. Applicant's letter, dated June 24, 2019
D. Single Family Design Board minutes, dated June 3, 2019
In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Recorded Conditions Agreement.** Prior to zoning clearance and issuance of a building permit for the Accessory Dwelling Unit, the Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on July 17, 2019 is limited to the construction of a detached 588 square foot two-car garage with a 584 square foot Accessory Dwelling Unit above, as shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

2. **Accessory Dwelling Unit.** The Accessory Dwelling Unit shall not be sold separately from the primary residential unit, and shall be rented for more than 30 consecutive days.

3. **Owner Occupancy Required.** The owner of the lot shall occupy either the primary residential unit or the Accessory Dwelling Unit as his or her primary residence.

4. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

5. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).

B. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**
   a. **Sewer Service.** A videotaped Sewer Lateral Inspection (SLIP) is required prior to the issuance of a Building permit (BLD) for this project. The form and list of qualified contractors are available on the City of Santa Barbara website under Public Works, forms and handouts ([www.santabarbaraca.gov](http://www.santabarbaraca.gov)). Please submit the sewer CD/flash drive and form to the Public Works Counter (SBMC Section 14.46.040).
b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

c. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

d. **Parking Design Waiver** The Owner shall submit an application and receive approval for a Parking Design Waiver to be reviewed by the Public Works Director to allow backing out onto the street for a driveway exceeding 75 feet in length that does not provide a turnaround area on site (SBMC §28.90.045.B).

2. **Community Development Department.**

a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition A “Recorded Conditions Agreement” to the Community Development Department prior to issuance of any building permits.

b. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows:

The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td>Engineer</td>
<td></td>
</tr>
</tbody>
</table>
C. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy for the Accessory Dwelling Unit, the Owner of the Real Property shall complete the following:

1. Abatement of all building and zoning enforcement violations identified in ZIR2018-00245 and ENF2018-00419 is required. Final approval of BLD2018-02309 shall be granted (Certificate of Occupancy) by the Building and Safety Inspector for violations associated with the primary residence prior to Occupancy of the Accessory Dwelling Unit.

2. Receive approval for the Minor Administrative Exception by the Community Development Director for the “as-built” 6'-8” high wooden entry gate along the front lot line.

D. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

**NOTICE OF MODIFICATION APPROVAL TIME LIMITS:**

The Staff Hearing Officer action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or

2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (SBMC §28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.
Exhibit B: The site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 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 SantaBarbaraCA.gov to verify closure dates.
Dylan Henderson  
701 Anacapa Unit B, Santa Barbara 93101  
805.729.4276  

6.24.2019  

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

Dear Staff Hearing Officer:  

1:  

I am seeking a Coastal Development Permit for 1130 Las Olas, Santa Barbara, CA 93109. There is an existing house of 1,569 (net) sq. ft. and an existing 350 (net) sq. ft. garage. The existing garage currently sits inside the interior setback on the East property line. We are proposing to demolish the existing garage and build a 588 (net) sq. ft. detached two-car garage behind the existing primary residence outside of the required setback area. Above the two-car garage we are proposing to build a 584 (net) sq. ft. Accessory Dwelling Unit.  

2:  

The modification we are requesting is to allow for the size of our proposed two-car garage to exceed 500 sq. ft. (SBMC 28.87.160D) to be 588 (net) sq. ft. in total. One major consideration is that a 22' X 23' garage, which would total 506 sq. ft., barely fits 2 regular sized cars where one can comfortably open a car door to get in and out of the vehicle when two cars are parked. As an environmentalist, our client regularly cycles for transportation and it is important that she has a safe and protective place to store her bikes. In addition, as the site plan currently exists, there is not adequate storage for trash receptacles. In order to encourage the removal of receptacles from the curb, as well as to have proper space for bicycle storage, the garage simply has to be larger to allow for the
keeping of these items. A garage of 588 sq. ft. provides adequate room for these demands.

3:

Another major benefit of having the proposed garage be of that size has a structural basis as follows. As a result of the Accessory Dwelling Unit being over the garage and the fact that this lot has two North Property lines per the Solar Access Requirements we have had to cantilever the upper floor accessory dwelling unit to the West of the garage footprint in order to satisfy the desires for the dwelling unit. This has created a bit of an awkward condition at the stairs and deck area as well as an expensive structural detail. In order to minimize the cantilever to a reasonable feature that can tie in structurally and architecturally we have placed the West wall of the garage 2'-3" away from the edge of the structure above. Two feet is a reasonable cantilever for typical framing, anymore and it get expensive and quite awkward to tie together stylistically.

Please consider our request to slightly increase the allowable square footage for the garage. I believe it is the best solution for the project in order to maintain appropriate architectural and functional conditions for the project.

The following information summarizes the project data:

Floor Area of ALL FLOORS of all buildings and structures on site (Net= Inside of exterior wall - Gross = Outside of exterior wall)

- Existing Level 1-
  HOUSE: Net 1,392 Sq Ft / Gross 1,475 Sq Ft-
  GARAGE: Net 267 Sq Ft / Gross 300 Sq Ft
- To be demolished-
  GARAGE: Net 267 Sq Ft / Gross 300 Sq Ft.
- Proposed Structure-
  Level 1. GARAGE: Net 594 Sq Ft / Gross 656 Sq Ft.
  Level 2. ADU: Net 594 Sq Ft / Gross 656 Sq Ft.
- Detached accessory buildings = 0
• Garages and carports = Net 594 Sq Ft / Gross 656 Sq Ft.
• Basement/Cellar = 0 Proposed
• Proposed Patios/Decks (covered and uncovered) = 47 Sq. Ft.

Proposed Number of residential units
• Existing = 1
• To be demolished = 0
• Proposed = 1 ADU

Number of Parking Spaces
• Existing (covered and uncovered) = 2
• Required (covered and uncovered) = 2
• Proposed (covered and uncovered) = 2 (screened from street per Coastal for ADU)

Please let me know if you have any further questions that I can answer.

Thanks,

[Signature]

Dylan Henderson

www.saltarchitect.com
805-729-4276
970.708.4795
CA Lic#: 33789
CO Lic#: ARC.0402941
NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

F. 1130 LAS OLAS AVE
    Assessor’s Parcel Number: 045-061-017
    Zone: E-3/SD-3
    Application Number: PLN2019-00045
    Owner: Susan Ellen Monaghan Trust
    Applicant: Kevin Cappon

(Proposal for an as-built 6'-8" wooden gate located on a lot with an existing 1,569 square-foot, two-story, single-unit residence with a detached 350 square foot two-car garage. The gate is located within ten feet of the front lot line.)

Project Design and Final Approval is requested. Project requires an Administrative Zoning Exception to allow the gate to exceed the maximum allowable height of 3'-6" within ten feet of the front lot line. Project requires Neighborhood Preservation Ordinance Findings.

Project Design Approval and Final Approval with comments:
1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.