



# County of Santa Barbara Planning and Development

Lisa Plowman, Director  
Jeff Wilson, Assistant Director  
Elise Dale, Assistant Director

June 29, 2022

David Gerrity  
PO Box 1107  
Summerland, CA 93067

**RE: DENIAL LETTER**  
**Gerrity Garage Conversions**  
**6794 Trigo Road and 6793 Pasado Road, Goleta, CA 93117**  
**Case No. 22CDP-00000-00009, APN 075-141-003**

Dear Mr. Gerrity,

Thank you for the January 14, 2022, application submittal for a Coastal Development Permit to allow for the conversion of two one-car garages into dining rooms at 6794 Trigo Road and 6793 Pasado Road.

P&D has determined that the proposed project is inconsistent with the County's Coastal Zoning Ordinance (Article II) regulations. As such, the project cannot be approved as currently proposed. Therefore, this permit application is denied. After careful review by staff, the Coastal Development Permit request is being denied based on the project's inconsistency with the County of Santa Barbara Coastal Zoning Ordinance (Article II). As proposed, the project does not adhere to Article II parking standards as it cannot accommodate the required on-site parking for the Medium Density Student Residential (SR-M) Zone District, as outlined below.

*Per Section 35-106 of Article II, upon the change of any use, the number of parking spaces to be provided shall be calculated according to the requirements of this Division for the new use. Any previous parking modifications granted by the Planning Commission, Zoning Administrator, or the Director shall be null and void.* Since the application includes the conversion of non-habitable garage space to habitable space, the development constitutes a change of use, meaning the project will need to adhere to current Article II, Division 6 parking standards.

The site is currently legal non-conforming with respect to parking as it only provides four parking spaces total. The existing duplex was permitted with two covered parking spaces (one located in each garage) and two uncovered parking spaces. Pursuant to Section 35-76.11, two (2) parking

spaces are required per bedroom in the SR-M Zone. These residential parking spaces shall be 8.5 feet wide by 16.5 feet long, although 30 percent of the required spaces may be provided as compact spaces (8 feet by 14.5 feet). Since the existing duplex has six (6) bedrooms total, 12 parking spaces are required to bring the parcel into conformance with current parking standards.

Based on your response to my initial feedback letter, the property cannot accommodate the required 12 spaces as your project only proposes 4 parking spaces. The proposed garage conversions would remove the two existing covered spaces and, due to the increased parking requirement triggered by the change of use, result in the inability for the parcel to meet the recalculated 12 parking spaces. In addition, pursuant to Section 179.2.3.f and Section 35-173.2.2.c, Modifications or Variances to reduce the number of parking spaces are not allowed in the SR-M Zone. The loss of parking spaces would cause the parcel to no longer provide adequate parking for residents of the dwellings and is inconsistent with Article II, Section 35-106, as stated above.

**Our determination is based on the following project description:**

The project is a request for a Coastal Development Permit to allow for the conversion of two one-car garages into dining rooms. No exterior changes, grading, or tree removal is proposed. The parcel will be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will be provided by two existing driveways, one off Trigo Road and the other off of Pasado Road. The property is a 0.17-acre parcel zoned SR-M-18, located at 6794 Trigo Road and 6793 Pasado Road in the Isla Vista area, 2nd Supervisorial District.

You may appeal this decision to the Planning Commission within 10 calendar days of the date of this letter by filing a formal appeal in writing. The appeal fee is \$669.06. The appeal form can be found on the Planning and Development Department's website, here:

<https://content.civicplus.com/api/assets/a332eebc-b6b5-4a1e-9dde-4b99ae964af9?cache=1800>

Alternatively, upon expiration of the 10-day appeal period, the denial will become effective and this case will be closed.

Please feel free to contact me by email at [kingv@countyofsb.org](mailto:kingv@countyofsb.org).

Sincerely,

David Gerrity  
Gerrity Garage Conversions  
Case No. 22CDP-00000-00009  
Page 3

*Veronica King*

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