



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 23, 2010
AGENDA DATE: June 30, 2010
PROJECT ADDRESS: 282 Loma Media Road (MST2010-00134)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D/K*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 15,217 square foot project site is currently developed with a 2,494 square foot single family residence and attached carport. The proposed project involves a 461 square foot second story addition to the residence and conversion of the carport to a garage. The discretionary application required for this project is a Modification to permit alterations to the carport which is located within the required thirty-foot front setback (SBMC §28.15.060).

Date Application Accepted: May 25, 2010

Date Action Required: August 25, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Ferguson-Ettinger Architects	Property Owner: Alessandro Castellarin
Parcel Number: 019-272-011	Lot Area: 15,217 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 16% slope

Adjacent Land Uses:

North – One-Family Residence
 South - One-Family Residence

East - One-Family Residence
 West – Loma Media

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,494 sf	+ 461 sf = 2,955 sf
Parking	457 sf carport	457 sf garage

C. PROPOSED LOT AREA COVERAGE

Building: 2,640 sf 17% Hardscape: 3,230 sf 21% Landscape: 9,347 sf 62%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.30 Proposed FAR: 0.20 = 68.4% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves conversion of the existing non-conforming carport to a garage. Staff's position is that this request allows alteration to an existing structure with no intensification of use. The enclosed space will provide safety and protection to the occupant's vehicles, while screening the parked cars from the right of way, without adding additional floor area within the required thirty-foot front setback.

V. FINDINGS

The Staff Hearing Officer finds that the 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 alteration within the required front setback provides for an improvement for the existing carport in its existing location, as described in Section IV of the Staff Report.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 25, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

May 25, 2010

Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Modification Request For:
APN 019-272-011, 282 Loma Media Road.
MST2010-00134

On behalf of our client, Alessandro Castellarin, I am seeking a Modification approval for front yard encroachment of existing Carport to be converted to Garage at 282 Loma Media Road.

EXISTING CONDITION: Two Story Single Family Home (2,495 net sf) and Two Car Carport (457 net sf). A portion of the Carport and Residence is 'Existing Non-Conforming' - constructed in the 30'-0" front yard setback area in 1977.

MODIFICATION REQUEST: Allow for minor alterations to the existing Carport (convert to garage) located in the front yard setback. Alterations in front yard include adding new overhead garage door and extending existing roof approximately 6'-0" to properly protect new garage door.

PROJECT BENEFITS:

Enclosing the existing carport and adding garage door conceals carport interior from neighbors.

Adding garage door complements existing architecture.

No increase in building (carport) footprint.

Provides security for owner by enclosing space.

Single Family Design Review Board supports carport conversion and proposed architecture -- 05/24/10.

No affect on site drainage.

Thank you for your consideration of this request for Modification Approval.

Sincerely,



Brett Ettinger
Ferguson-Ettinger Architects, Inc.

Cc: Alessandro Castellarin
Stephanie Liu

Exhibit B

282 LOMA MEDIA- SINGLE FAMILY DESIGN BOARD

May 24, 2010

Present: Brett Ettinger, Architect.

Public comment was opened at 5:46 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Straw Vote: how many can support the recessed garage door with larger overhang as presented? 3/3

Motion: Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:

- 1) The second-story addition is elegantly incorporated with the existing house
- 2) The Board is mixed on the depth of the garage overhang with a 3/3 straw vote.
- 3) The color pallet and materials are appreciated.
- 4) Study the window at the dining room for alternate options.

Action: Woolery/Bernstein, 6/0/0. Motion carried (Carroll absent.)

