




City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 29, 2012
AGENDA DATE: September 5, 2012
PROJECT ADDRESS: 240 Vista De La Cumbre (MST2012-00307)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Suzanne Riegle, Assistant Planner 

I. PROJECT DESCRIPTION

The 9,000 square foot lot is developed with an existing 1,750 square foot one-story residence with a detached one-car carport. The proposed project is to demolish the as-built enclosure of the one-car carport that created an accessory building and construct an 18.5 net square foot addition to create a one-car garage within two required interior setbacks.

The discretionary applications required for this project are:

1. A Modification to allow alterations to an existing structure located within the required six-foot interior setback (SBMC §28.15.060 & §28.92.110);
2. A Modification to allow alterations and an addition to the width of the existing structure within the required six-foot interior (rear) setback (SBMC §28.15.060. & §28.92.110); and
3. A Modification of the required minimum distance between buildings to allow the one-car garage to be located less than five feet from the main building. (SBMC §28.04.010 & §28.92.110)

Date Application Accepted: August 8, 2012

Date Action Required: November 6, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jeff Van Housen	Property Owner:	Patricia Walker
Parcel Number:	053-092-016	Lot Area:	9,000 sf
General Plan:	Low Density Residential	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	6% slope

Adjacent Land Uses:

North - Residential
 South - Residential

East - Residential
 West - Residential

B. **PROJECT STATISTICS** [if multi-family, list statistics per unit]

	Existing	Proposed
Living Area	1,750 sq. ft.	1,750 sq. ft.
Carport/Garage	162 sq. ft.	+ 18.5 sq. ft. = 180.5 sq. ft.

C. **PROPOSED LOT AREA COVERAGE**

Building: 2,223 sf 25% Hardscape: 2,438 sf 27% Landscape: 4,339 sf 48%

IV. **ZONING ORDINANCE CONSISTENCY** [include only if applicable]

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	20'	20'	20'
- Interior	6'	1'	1'
- Rear	6'	1'	1'
Parking	2 Covered	1 Covered	1 Covered

V. **DISCUSSION**

The proposed project includes the removal of as-built alterations to a one-car carport and construction of an 18.5 square foot addition to allow for the conversion of the carport to a one-car garage. The existing carport is legal non-conforming to both of the existing six-foot interior setbacks at the northerly corner of the property. When the carport was originally permitted it was constructed with a solid wall one foot from each of the property lines and with less than five feet of separation to the house. A Zoning Inspection Report was completed in March 2012 which revealed that the following work was completed without the benefit of permits: a carport was converted to an accessory building eliminating the required covered parking, a patio cover was installed and an air conditioning unit was located in setback. The new owner plans to abate the violations by creating a one-car garage, permitting the patio cover, and removing the air conditioner.

Due to the existing site constraints, including the location of the existing residence and the driveway, it would require additional modifications or conversion of part of the existing residence in order to construct a one-car garage with the minimum dimensions that observed the required interior setbacks. The applicant is therefore proposing to retain the existing driveway and expand the footprint of the existing carport to the east in order to construct a one-car garage that will meet a minimum interior dimension of 10'-6". The resulting garage will be located 4'-5" from the existing residence.

VI. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed conversion of the garage is appropriate because the increased width will allow for adequate space to accommodate an average sized vehicle, in the same area where a two-sided carport had existed for many years. The proposed conversion is expected to have less impacts on adjacent neighbors than the previously permitted condition, by reducing vehicle noise associated with the parking space.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 8, 2012

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
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Van Housen Construction
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805-895-7633 Lic. #501018
jeffvanhousen@gmail.com

August 8, 2012

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1900

RECEIVED

AUG 08 2012

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Re: Modification Request for 240 Vista de la Cumbre, Santa Barbara, CA
APN #053-092-016, Zone E-3/SD-2

Dear Staff Hearing Officer:

There is an existing house (1,750 s.f.) and detached carport (9'x18') on the property. The carport, which was permitted in 1959, has since been converted into storage space by the construction of two walls (East and South). The original carport included two solid walls (North and West) which are located parallel to, and one foot from, their adjacent property lines. At it's closest point, the structure is 4'-8" from the existing house. The existing converted carport has interior clear dimensions of 9'-1" wide by 18'-2" deep. The proposal is to convert this structure into a garage and increase the clear interior width to 10'-6" with the construction of a new East wall.

A modification is being requested to allow the construction of the portion of the new East wall which will lie within the rear yard setback.

A modification is also requested to allow the new East garage wall to be 4'-5 ½" from the existing house at it's closest point.

There will be major benefits to both the owners and neighbors by the creation of a secure and concealed parking area, created by minimal modifications to an existing structure.

Sincerely,

Jeff Van Housen

EXHIBIT B