



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 8, 2012  
**AGENDA DATE:** November 14, 2012  
**PROJECT ADDRESS:** 213 Santa Catalina Avenue (MST2012-00390)  
**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 6,000 square foot lot is currently developed with a 1,184 square foot one-story residence with an attached, flat-roofed one-car carport. The proposed project involves a 666 square foot, one-story addition to the residence, conversion of habitable space to a one-car garage, a 72 square foot addition to the garage, and alterations to the existing one-car carport.

The discretionary application required for this project is a Modification to allow alterations to the existing one-car carport within the required twenty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 10/10/12

Date Action Required: 1/8/13

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, making the findings in Section V of this staff report, subject to a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Ron Henn, Agent	Property Owner:	Diana McClintock
Parcel Number:	045-162-013	Lot Area:	6,000 square feet
General Plan:	Low Density Residential	Zoning:	E-3/SD-3
Existing Use:	Residence	Topography:	5% slope

Adjacent Land Uses: Residential in all directions

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

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,184 sq. ft.	1,600 sq. ft.
Garage	0 sq. ft.	307 sq. ft.
Carport	145 sq. ft.	153 sq. ft.

IV. **DISCUSSION**

This project is exempt from Single Family Design Board and Coastal Review. The proposed project involves a 666 square foot, one-story addition to the residence, the conversion of a bedroom to a one-car garage, a 72 square foot addition to the garage, and alterations to the existing one-car carport. A Modification was approved in 1990 to allow a one-car carport to encroach 3' 6" into the required 20-foot front setback. The applicant's proposal includes a tandem-parking configuration to locate a one-car carport in front of a proposed garage. Transportation staff presented the tandem-parking proposal to the Planning Commission at a lunch meeting on May 7, 2012. The Planning Commission found the tandem configuration was acceptable and stated that it would prefer that the carport be designed as a trellis-like structure. A carport cannot be a trellis, because a trellis does not have a weatherproof roof, which is a requirement for a carport. If the applicant were to propose a trellis structure within the existing carport's footprint it would require a modification to provide "uncovered" parking within the front yard.

The proposed project will alter the front elevation of the residence to better define the front entry, and integrate the design of the carport with the architecture of the residence. Alterations to the existing carport design include removal of a trellis screen along the east elevation, a 2' 3" increase in height of the carport created by a change in the roof pitch, a one-foot increase in the width of carport, and the addition skylights. The alterations will allow natural light under the carport. The existing carport has only eight feet between the support posts and does not meet the minimum 8' 6" clearance that is required by the City's Parking Design Standards. The proposed carport is nine feet wide. The applicant is proposing to maintain the 17' depth of the carport and is not proposing to move the structure closer to the front property line. The overall width of the encroachment will increase by approximately six inches, and will result in a less than a two square foot increase in the encroachment. The changes in style of the carport allow the carport to be integrated into the overall design of the residence by matching the roof pitch of the residence. The proposed alterations are consistent with the pattern of development in the immediate neighborhood.

**V. FINDINGS AND CONDITIONS**

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 modification to allow alterations to the existing one-car carport is appropriate because the proposed expansion in width will allow for increased usability for the carport and access to the one-car garage and the increased pitch in the roof of the carport allows for the carport design to be integrated into the design of the residence and match the roof pitch of the residence.

Said approval is subject to a condition that the proposed skylights shall be flat glass.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 10/17/12

Contact/Case Planner: Suzanne Riegle, Assistant Planner  
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Ron Henn  
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Santa Maria, Ca. 93454  
805-922-0217

10/17/12

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

Re: Modification Request for;  
213 Santa Catalina, A.P.N. , Zone E-3 / SD-3

Dear Staff Hearing Officer:

1. The existing site consists of a single family slab on grade residence ( 987 sq. ft. ) with a single car garage ( 249 sq. ft. ) that has been converted to a bedroom. All work had been permitted. The conversion of the garage required that a carport be constructed. The size required for the carport ( 9'-6" w. x 17' d. x 9' tall ) caused a Modification because the carport encroached into the front set-back 3'-6". Due to re-model work that is being proposed , namely the re-conversion and expansion to the garage and a wider garage door, the existing carport is not wide enough. In addition, with the proposed architectural changes to the existing residence, the proposed modified carport will be more architecturally consistent and functional.
2. Our request for this modification is to; **A)** Change the existing flat roof carport to a gable roof carport. This increases our allowable 9' H. (previous modification requirement) to a proposed 11'-6" H. to the ridge. **B)** Add 6" to the width of the proposed carport and shift 12" towards the east property line (6"add to width + 6" shift to line with garage door). We feel the justification for this is that, although the neighborhood does not have many examples of what is being proposed, there are changes happening to the neighborhood. The flat roof has to go and this, to us, seems to be a minor modification to the size of the structure that is existing, but a much greater modification as to what is esthetically pleasing and functional.
3. The benefits of this project being modified are primarily for the new look of the carport, to match that which is being proposed for the residence. Its necessary for us to make the carport wider to match the proposed new 9' garage door which would replace the existing 8' door. It will help to eliminate what is now a problem area for roof drainage, and would change what is now a dark and and un-appealing entry to a more open and lighted entry and carport.

Sincerely,  
Ron Henn