



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 11, 2013
AGENDA DATE: September 18, 2013
PROJECT ADDRESS: 1252 De la Guerra Road (MST2013-00257)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Pete Lawson, Associate Planner

I. PROJECT DESCRIPTION

The 6,384 square-foot project site is developed with a 1,280 square foot single-family residence and 294 square foot two-car carport. The proposed project involves permitting "as-built" sliding doors on the carport, which are located within the required front setback. The existing "as-built" garage door would be replaced with a new roll up garage door and a security door and converting the carport to a garage. The rear portion of the carport, located outside of the required setbacks, would be expanded by approximately 135 s.f. to create the minimum-sized garage. No other construction is proposed on site and all other zoning violations listed in the recent Zoning Information Report (ZIR2012-00426) will be abated.

The discretionary applications required for this project is a Front Setback Modification to allow the "as-built" garage doors to be replaced with a new roll up garage door and security door within the twenty-foot setback (SBMC §28.15.060 and 28.92.110.A.2).

Date Application Accepted: August 19, 2013 Date Action Required: November 18, 2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kathy Hancock	Property Owner:	Lawrence Howes
Parcel Number:	031-072-006	Lot Area:	6,384 s.f.
General Plan:	Low Density Residential	Zoning:	E-3
Existing Use:	Single Family Dwelling	Topography:	21% - average

Adjacent Land Uses:

North – Single Family Residence	East - Single Family Residence
South - Single Family Residence	West - Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,280 sq. ft.	No Change
Garage	280 sq. ft.	415 sq. ft.

IV. ZONING ORDINANCE CONSISTENCY (CARPORT/GARAGE ONLY)

Standard	Requirement/Allowance	Existing Carport	Proposed Garage
Setbacks			
- Front	20'	7'	7'
- Interior	6'	7'	6' 6"
- Rear	6'	52'	48'
Parking	2 spaces	2-car carport	2-car garage

V. DISCUSSION

The project site is currently developed with a partial two-story, single-family residence and detached two-car carport. The slope of this neighborhood causes most of the development, including the subject lot, to be single story when viewing from the street, and two-story when viewing from the interior of the lot. The carport is located within the front setback, and is approximately seven feet from the right-of-way line. Due to security concerns, the property owner added sliding doors to the carport within the past several years without permits.

In addition to the “as-built” sliding doors, a recent Zoning Information Report (ZIR2012-00426) identified other “as-built” improvements as zoning and building violations. The other “as-built” improvements in the carport include cabinets, workbenches, a water heater and associated water pipes, and a solar collector on the roof. All of these items would be removed as part of the conversion from a carport to garage. Additionally, other “as-built” items include an air conditioning unit at the front of the residence, a trellis in the front setback, and an existing wood ramp, also within the front setback. These improvements would also be removed during the garage conversion.

Finally, an over-height hedge would be reduced to the required 42 inches within the required setback area. Consistent with City policy, all of the other violations identified in the most recent ZIR will be abated.

Front Yard Modification

The requested Modification would allow a garage door and security door to replace existing, "as-built", sliding doors on a carport, which is located seven feet from the right-of-way line. The garage door and security door would be the only improvement in the front setback. The existing carport would be extended in depth by approximately 6 feet 9 inches (total area of 135 square feet), outside of required setbacks, to create a garage that meets the minimum interior clearance of 20 feet by 20 feet that is necessary for a two-car garage. Public Works Transportation Staff are supportive of the proposed garage improvements. The location and use of the garage is consistent with the neighboring development, which is comprised of both covered (garages and carports) and uncovered parking located close to the right-of-way line. Therefore, Staff supports this Modification.

Single Family Design Board Review

This project was reviewed by the Single Family Design Board (SFDB) on two occasions - July 8 and August 19, 2013, because there were a few changes to the proposal after the July 8 hearing that required additional design review. At the conclusion of the August 19 meeting, the Board members found the Modification request appropriate, and that it did not pose consistency issues with the Single Family Residence Design Guidelines. The Board felt that the garage door was an improvement over the carport, and appreciated the materials matching the existing development.

VI. 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 front yard Modification is appropriate because the garage doors screen the cars from public view. Additionally, the expansion of the garage outside of the setback ensures that there is adequate parking, with minimum clearance for two cars, which is consistent with the Municipal Code and does not increase the demand for parking in the immediate area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 19, 2013
- C. SFDB Minutes dated July 8 & August 18, 2013

Contact/Case Planner: Peter Lawson, Associate Planner
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Phone: (805) 564-5470 x4565

Kathy Hancock
Architect Lic. # C18697

P.O. Box 20248
Santa Barbara, CA 93120
805-687-4605

August 19, 2013

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

RECEIVED
AUG 19 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1252 De La Guerra Rd.
A.P.N. 031-072-006, Land Use Zone E-3

Dear Suzanne,

An existing 2-story single-family residence with a service deck connecting to a 2-car carport is located at 1252 De La Guerra Rd. in Santa Barbara. When my client purchased the property in the fall of 2012, there were a number of Zoning violations listed in ZIR2012-00426. The proposed project addresses these violations by removing many items (air conditioner, ramp, obstacles in carport, fences, etc. per Site Plan) and by trimming the front hedge to 3'-6" above grade.

My client is proposing to retain a garage door and a person door on the front of the carport. I have been working with the Transportation Dept. to ensure that the interior space of the carport will have adequate clearance. So, the project also includes removing a restricting curb at the rear of the carport, pouring enough new slab to meet current parking requirements (approx. 130 sq. ft.) and enclosing the rear of the building to create a true garage. (The amount of enclosed square footage is the same as originally proposed with the rear deck. Only the appearance of the building is changing.) There will also be a new fence at the west side of the carport and a new fence down the western side of the property.

Since the front of the carport intrudes into the front yard setback, a modification is being requested to allow the garage door and person door to be built into the carport. The Single Family Design Board has responded favorably to an overhead sectional garage door and a security door on the front of the carport, as well as the new wall (not in any setbacks) in the rear of the structure.

The carport improvement into a garage will greatly improve the parking conditions and improve the security on the property, with the bonus of being a visual improvement to the neighborhood. Thank you for your consideration.

Sincerely,

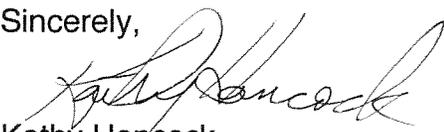

Kathy Hancock

EXHIBIT B



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, July 8, 2013

630 Garden Street: David Gebhard Public Meeting Room

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Item A: Brian Miller and Item B: Lisa James.**
Staff present: **Michelle Bedard.**

NEW ITEM

A. 1252 DE LA GUERRA RD **E-3 Zone**
Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H Howes
Architect: Kathy Hancock

(Proposal to partially enclose the original, 280 square foot, carport by adding new garage doors to the street front elevation, construct a new covered deck at the rear elevation, and add new site fencing. The existing 1,151 square foot, two-story, single-family residence, is located on an approximate 6,384 square foot parcel in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) The proposal is consistent with the existing architecture and will be a positive site improvement.

CONTINUED ITEM**D. 1252 DE LA GUERRA RD****E-3 Zone**

Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H Howes
Architect: Kathy Hancock

(Revised proposal to construct a 135 square foot addition to convert the existing 280 square foot carport into a 415 square foot two-car garage. The existing 6,384 square foot parcel located within the Hillside Design District, is currently developed with a 1,151 square foot two-story single-family residence. The proposal includes new site fencing and Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued to Staff Hearing Officer with comments:

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) The Board appreciates proposed materials to match the existing architectural style and materials.
- 3) The Board has positive comments regarding the applied Santa Barbara Sandstone veneer at the rear of the garage.