



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 4, 2005
AGENDA DATE: November 10, 2005
PROJECT ADDRESS: 233 Cordova Drive (MST2005-00473)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Brenda Beltz, Planning Technician

I. PROJECT DESCRIPTION

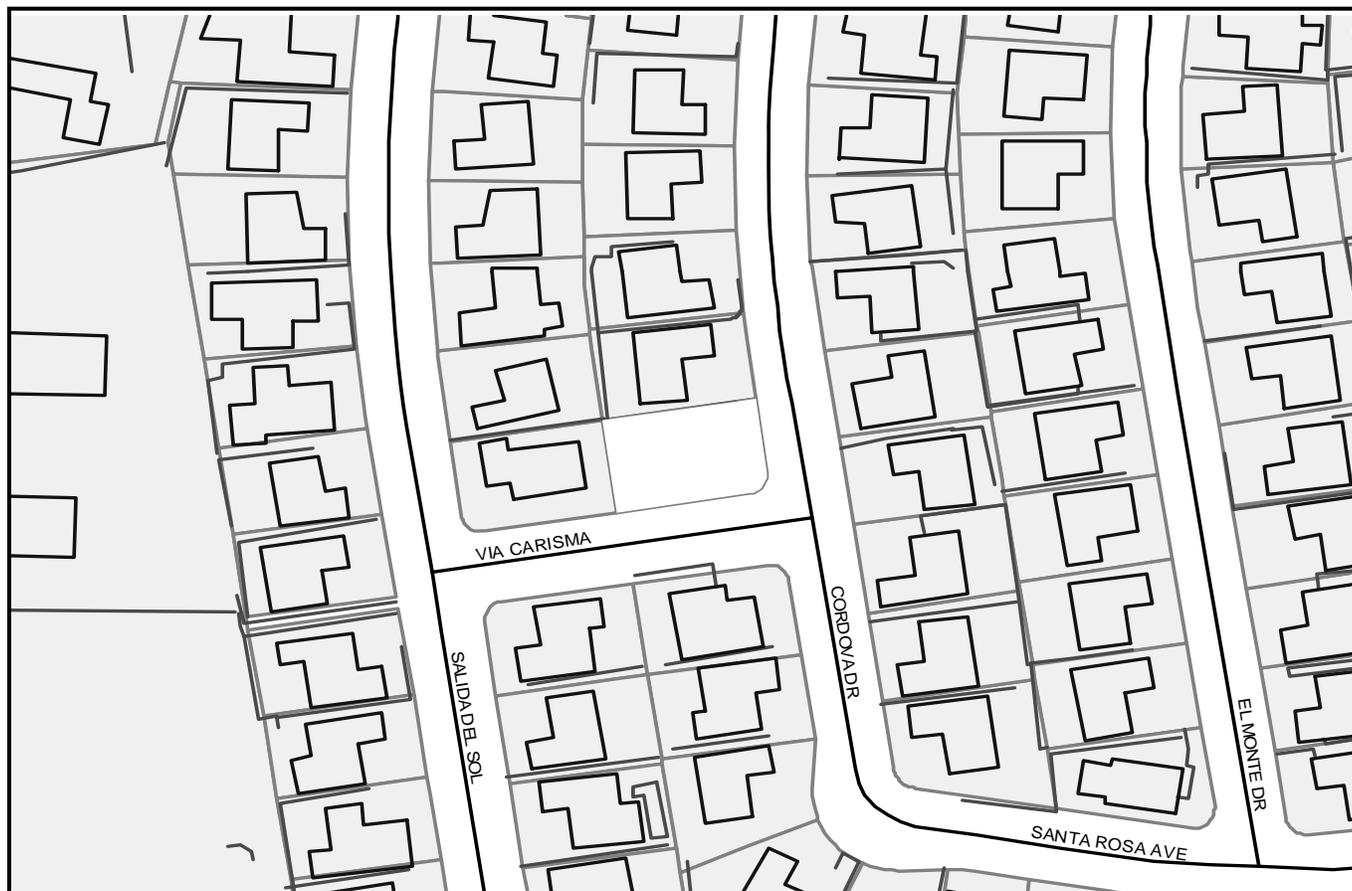
The project consists of a 1,210 square foot second-story addition to an existing 2,101 square foot single family residence with an attached two-car garage on an 8,627 square foot lot. The proposal includes remodeling the existing single-story residence. The project is located in the Non-Appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Modification to allow encroachment into the required front yard setback in the E-3 Zone (SBMC §28.15.060.1);
2. A Modification to provide less than the required 1,250 square feet of open yard area in the E-3 Zone (SBMC §28.15.060.3);
3. Modifications to allow fences, walls, and hedges within the required front yard setback on Cordova Drive and Via Carisma and on either side of a driveway to exceed 3-½' in height in the E-3 Zone (SBMC §28.87.170); and
4. A Coastal Development Permit to allow the proposed development in the Non-Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

II. RECOMMENDATION

With the approval of the modifications requested, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and the Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Staff supports all the modifications requested due to the project's location on a constrained site with two front yards and the angle of existing development. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map 233 Cordova Drive

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

October 5, 2005
January 3, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Christopher Manson-Hing	Property Owners: David and Peggy Escobar	
Parcel Number: 045-122-004	Lot Area: 8,627square feet	
General Plan: Residential, 5 Units/Acre	Zoning: E-3/SD-3 Single Family Residential and Coastal Overlay Zone	
Existing Use: Single Family Residential	Topography: Average slope of 19%	
Adjacent Land Uses:		
North - Single Family Residential	East - Single Family Residential	
South - Single Family Residential	West - Single Family Residential	

PROJECT STATISTICS

	Existing	Proposed
Living Area	1,534 square feet	2,651 square feet
Garage	404 square feet	477 square feet
Accessory Space	163 square feet	183 square feet

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	20' (Cordova)	19'-7" (Cordova)
-Interior	6'	14'-5" (Via Carisma)	14'-5" (Via Carisma)
-Rear	6'	12'	11'-10"
		15'-6"	14'-10"
Building Height	30'	17'	25'
Parking	2 covered spaces	2 covered spaces	2 covered spaces
Open Yard	1,250 square feet	700 square feet	554 square feet

Lot Coverage		
-Building	2,611 s.f.	30%
-Paving/Driveway	1,654 s.f.	19%
-Landscaping	4,362 s.f.	51%

The proposed project would meet the requirements of the E-3/SD-3 zones, with the exception of the modifications requested for front yard, open yard and fence heights.

V. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines. This section exempts projects that involve minor alterations and additions to existing private structures where all public services and facilities are available.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on August 8, 2005 (Exhibit D). The ABR supports the modification requests and views them as technical in nature with no aesthetic impact. The project was continued indefinitely to the Planning Commission with positive comments from the ABR. Preliminary and final approval with Neighborhood Preservation Ordinance findings by the ABR will be required following Planning Commission approval of the project.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project is in Component Two of the Local Coastal Land Use Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP acknowledges that this is primarily a single-family residential neighborhood with very limited development potential remaining. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. The project site is not located on the coastal bluff and was not found to be located in an archaeological sensitivity zone. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. NEIGHBORHOOD COMPATIBILITY

The residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one- and two-story residences. In accordance with applicable LCP policies, the proposed project is compatible with respect to the scale, size and design of existing development in the surrounding neighborhood.

D. WALL HEIGHT MODIFICATIONS

Two modifications are requested to maintain an as-built sandstone screen wall, which in addition to an as-built retaining wall cumulatively exceeds the height limit of three and one-half feet (3½') within 10' of both front property lines. The Zoning Ordinance states that unless there is a horizontal separation of at least 5' between any fence, screen, wall, or hedge, the height shall be measured from the lowest point of each fence, screen, wall, or hedge to the highest point of either fence, screen, wall or hedge. There is a three to four foot separation between portions of the sandstone screen walls and the retaining walls and

therefore the COMBINED height of both walls may not exceed three and one half feet (3½').

Staff is supportive of the wall height modification requests for the following reasons: 1) Individual walls are under 3½'; it is only the portions of walls within 5' of each other that do not meet the separation requirements for maximum height. 2) Transportation staff has confirmed the wall height meets the requirements of the Zoning Ordinance with regard to maintaining visibility while backing out onto the street; 3) the screen wall helps to maintain privacy in the backyard on a lot with two front yards; and 5) the existing over-height hedge located along Cordova Drive is proposed to be reduced to three and one half feet (3½').

E. OPEN YARD MODIFICATION

The subject parcel is located on a corner lot and is therefore constrained by two front yards which cannot be included in the required open yard. In addition, the dwelling is positioned on the lot at an angle, thereby reducing the rear yard dimensions. The property currently has a non-conforming open yard area of 700 square feet that meets the 20 foot minimum dimensions; overall, it meets the minimum size requirement for open yard. The proposed project will reduce the open yard area to 554 square feet. The project will result in a designated open yard that, while not meeting the 20 foot minimum dimension required by the Zoning Ordinance, would still provide a yard of an area greater than the required minimum size and is configured in a useable manner.

F. FRONT YARD MODIFICATION

The proposed first floor addition will extend into the required front yard by approximately 12 inches. Due to the angle of the existing building and the constraints of two front yards, staff supports this minor encroachment as necessary to secure an appropriate improvement.

VII. FINDINGS

The proposed project would be compatible with surrounding development, would be consistent with the requirements of the California Coastal Act and the City's Local Coastal Plan, and would conform to the provisions of the Municipal Code. Staff recommends that the planning Commission approve the project, making the findings outlined below, and subject to the conditions of approval in Exhibit A

A. WALL HEIGHT MODIFICATIONS (SBMC §28.87.170)

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. While the combined height of the walls exceeds the maximum height, individual walls are less than 3½'. In addition, the walls meet requirements of the Zoning Ordinance with regard to maintaining visibility while backing out onto the street; and the screen wall helps to maintain privacy in the backyard of a lot with two front yards.

B. OPEN YARD MODIFICATIONS (SBMC §28.15.060)

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. The project will result in an open yard that, while not meeting the 20 foot minimum dimension of the Zoning Ordinance, would still provide a yard of an area greater than the required minimum size and is configured in a useable manner.

C. FRONT YARD MODIFICATIONS (SBMC §28.15.060.1)

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. Due to the constraints of two front yards and the angle of the existing development, the 12 inch encroachment into the front yard setback is required to allow for appropriate development on the site.

D. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

The project is consistent with all applicable policies of the California Coastal Act, the City's Coastal Plan, all implementing guidelines and all applicable provisions of the Code because the residential addition would be compatible with the existing residence and the neighborhood, would not be visible from the beach, would not impact views from public view corridors, would not impact public access, and would not contribute to safety or drainage hazards on the site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated August 11, 2005
- D. ABR Minutes