



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 21, 2007
AGENDA DATE: March 28, 2007
PROJECT ADDRESS: 264 N. La Cumbre Road (MST2006-00705)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 12,164 square foot lot is currently developed with a duplex and two (2) uncovered parking spaces. The proposed project involves relocation of the two parking spaces to the side of the residence. The discretionary application required for this project is a Modification to permit a wall to exceed the maximum allowable height of 3 ½' when located within ten-feet (10') of a front lot line or twenty feet (20') along the driveway (SBMC §28.87.170).

Date Application Accepted: January 29, 2007 Date Action Required: April 29, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Gary Gray	Property Owner: Gary Gray
Parcel Number: 057-240-018	Lot Area: 12,164 sf
General Plan: 5 Units Per Acre	Zoning: E-3/SD-2
Existing Use: Duplex	Topography: 10% Slope
Adjacent Land Uses:	
North – 8 Unit PUD	East – One-Family Residence
South – One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,500 sf	No Change
Garage	None Existing	No Change
Accessory Space	400 sf attached	No Change

III. LOT AREA COVERAGE

Lot Area:	12,164 sf
Building:	1,200 sf; 10%
Hardscape:	1,050 sf; 9%
Landscape:	9,616 sf; 81%

IV. DISCUSSION

Due to the two-story duplex developed on this site, the project was subject to review by the Architectural Board of Review (ABR). On January 16, 2007, the ABR forwarded the proposal to the Staff Hearing Officer (SHO) with positive comments and the direction to return to the Consent Calendar for final approval.

Current development on site results in parking within the front yard setback and backing out onto La Cumbre Road. The proposed project relocates parking to the North side of the residence, which allows for maneuvers to be made that result in forward existing into the public right-of-way. A retaining wall, required to support the grade of the new parking pad and maneuver area, will be constructed at a maximum height of three-feet (3') along the front lot line. A guardrail, proposed near the retaining wall for safety purposes, results in a combined height of fence/wall (when measured from the adjacent right-of-way grade), that exceeds the maximum allowable height of 3 ½'. Staff understands the height limits are related to safety and visibility from the driver's seat of a vehicle when existing onto the public right-of-way. Because the grade of the site is level with the top of the retaining wall, the guardrail does not impair visibility. Staff recognizes the improved safety aspect of exiting the site in a forward direction and supports the project as designed.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement and does not violate the purpose or intent of the ordinance due to the grade of the driveway which will allow for an unobstructed forward exiting into the right-of-way.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 29, 2007
- C. ABR Minutes

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January 29, 2007

Staff Hearing Officer
City of Santa Barbara
Santa Barbara, CA 93102

RE: Modification Request for 264 North La Cumbre Road; APN 057-249-018; E-3/SD-2

Dear Staff Hearing Officer:

There are presently two legal non-conforming off street parking spaces in the front yard setback that lack any space for turn around. Consequently, egress must be accomplished by backing directly into La Cumbre Road. The spaces are located directly in front of the main (more northerly) building.

The two modifications are being requested to allow two off street parking spaces to be developed that are out of the front yard setback and provide for space adequate to turn around on the premises so that egress can be accomplished without backing into the right of way.

NOT READ
The first modification requested is for an encroachment into the side yard setback as shown on the site plan. The encroachment would be concrete slab and curbing. This encroachment will provide the space needed for turn around so the parked vehicles can enter the right of way head first. The space needed was determined in consultation with City traffic and safety staff.

The second modification requested is for an over height front yard wall and fence combination at the right of way line. This modification is needed in order to allow soil retention with a related safety railing. As a concrete slab will be poured for the parking and related driveway, engineering advice requires the soil be retained to provide adequate load bearing strength to the slab and underlying soils. The fence above and immediately behind the retaining wall is required to preclude someone inadvertently suffering sever injury by stepping off the edge created by the retaining wall.

The benefits to granting these requested modifications are first, that off street parking is preserved, second that parking in the front yard setback is eliminated, third, that public safety is enhanced by providing turn around space, sidewalks and parkway and fourth, by enhancing overall area aesthetics.

Sincerely,


Gary Gray

EXHIBIT B

ABR REVIEW SUMMARY FOR 264 LA CUMBRE ROAD

January 2, 2007

Motion: Continued one week to the Full Board with the following comments:

1) The applicant is to return with accurate photographs and drawings that depict the entire scope of work as presented. 2) Include an indication of the turning radius for the parking spaces on the site plan. 3) Provide street elevation photographs of the two properties to the north and two properties to the south of the site for streetscape compatibility.

Action: Sherry/Manson-Hing, 6/0/0. Motion carried.

January 16, 2007

Motion: Continued indefinitely to the Consent Calendar with the following comments:

1) Connect the existing sidewalk from the north end of the property line with a soft curve to the new proposed sidewalk. 2) Return with a landscape plan showing improvements to the right of way easement and the lot frontage.

Action: Mudge/Blakeley, 5/0/1. Motion carried. Manson-Hing abstained.