



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 13, 2011
AGENDA DATE: April 20, 2011
PROJECT ADDRESS: 801 De la Guerra Terrace (MST2011-00136)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*

I. PROJECT DESCRIPTION

The 5,227 square foot project site is triangular shaped and abuts De la Guerra Road and De la Guerra Terrace. The site is currently developed with a single family residence and attached two-car garage. The proposed project involves a minor remodel to accommodate a new front door and entry landing on the De la Guerra Terrace frontage. The discretionary application required for this project is a Modification to allow the alterations within the required 30-foot front setback (SBMC §28.15.060).

Date Application Accepted: March 28, 2011

Date Action Required: June 28, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant:	Steve Harrel	Property Owner:	Alta Community Investment
Parcel Number:	031-071-008	Lot Area:	5,227 sq. ft.
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	17% Slope

Adjacent Land Uses:

North – De la Guerra Terrace
 South – De la Guerra Road

East - One-Family Residence
 West – One-Family Residence

IV. DISCUSSION

The existing residence is non-conforming to the required 30-foot front setbacks from both De la Guerra Road and De la Guerra Terrace. In order to create an entry to the residence from the De la Guerra Terrace street frontage, the applicant is proposing to remove an existing window and add a new front door and 5' x 5' entry landing on the north elevation of the building, which is

located approximately six feet from the public right-of-way. The current residence does not have a strong street presence from either street and this alteration would improve that situation and provide a more functional entrance to the residence. It is Staff's position that the improvements are minimal and, while located just one foot from the public right-of-way, the new entry and landing would allow for an appropriate improvement without impacts to the 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 new entry door and associated landing are minimal encroachments into the front setback and greatly improve the functionality of the existing residence without impacts to the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 31, 2011

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3-31-11

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

Re: Modification Request for 801 DeLaGuerra Terrace; APN 031-071-008; Zone E-1

1. There is an existing house (2268 sq.ft.) with an attached 2-car garage. The entire building encroaches into the front yard setback because it was built so long ago. The proposal is to put a new " front door" on the street side of the building along with a landing to get from the curb to the new front door. There currently is no front door.
2. The modification being requested is to allow the new front door on the street side of the building with a concrete landing within the setback area on De La Guerra Terrace; since this is where the address is.
3. The new front door selected meets the architectural style and has been looked at and approved by Jake Jacobus, Urban Historian.

Sincerely,

Stephen V. Harrel, Architect

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CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B