



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 5, 2012
AGENDA DATE: December 12, 2012
PROJECT ADDRESS: 1833 La Coronilla Drive (MST2012-00418)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The 12,197 square foot parcel is currently developed with a 1,932 square foot single-family residence with an attached 391 square foot garage. The proposed project is a remodel, which includes replacing existing doors and windows, adding one new window, replacing an existing rear yard deck with a patio, constructing a new fence, siding repair, and re-roof. The discretionary land use application required for this project is a Modification to allow a larger front door and a new side light window in the 30 foot front setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: November 16, 2012 Date Action Required: February 14, 2013

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	Amy Von Protz	Property Owner:	Charles and Sarah Genuardi
Parcel Number:	035-073-001	Lot Area:	12,197 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	7% avg. slope

Adjacent Land Uses:

North – Single Family Residential
 South – Single Family Residential

East - Single Family Residential
 West – Single Family Residential

IV. DISCUSSION

The proposed project includes interior and exterior improvements to an existing residence with no additional floor area. The subject of the Modification request is a wider front door with a new sidelight window in the existing wall located within the 30-foot front setback. The Zoning Ordinance does not allow for expanded doors or new windows in non-conforming building walls without discretionary land use approval. Staff supports the Modification request as a minor exterior alteration to the house that does not diminish the privacy of neighboring properties.

This project was reviewed by the Single Family Design Board (SFDB) on consent on November 12, 2012. At that hearing, the SFDB had positive comments regarding the project's neighborhood compatibility and stated that the requested modification was aesthetically appropriate and did not pose consistency issues with the Single Family Residence Design Guidelines.

V. FINDINGS

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 side light window and larger front door are appropriate as minor exterior alterations to the existing house that do not diminishing the privacy of neighboring properties.

Exhibits:

- A. Site Plan, Floor Plan, Elevations (under separate cover)
- B. Applicant's letter
- C. Single Family Design Board Minutes

Contact/Case Planner: Daniel Gullett, Associate Planner
(dgullett@SantaBarbaraCA.gov)
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Phone: (805) 564-5470 x4550

Chuck and Sarah Genuardi
1833 La Coronilla Drive
Santa Barbara, Ca. 93109
206-595-4114

December 4, 2012

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

Re: Modification Request for 1833 La Coronilla Drive, APN 035-073-001, Land Use
Zone E-1

Dear Staff Hearing Officer,

There is an existing house (2047 sq. ft.) with a two car attached garage (427 sq. ft.) on the property. The front of the house currently encroaches into the 30' front yard setback. All of the buildings have permits according to the City building files. The proposal is to add a new, wider front door and sidelite to the existing entry at the front of the house. No square ft. to be added. All other windows at the front of the house to be removed and replaced – no changes to opening size or location.

The modification being requested is to add a wider, solid wood entry door and a new sidelite to match the new door height.

The major benefit of modifying the front entry is to enhance the existing house. The new sidelite will provide an increase amount of natural lite to the entry area. The new wood door will provide a transition between the existing landscape and the residence.

Thank you for your consideration and time,

Sincerely,
Amy K. Von Protz

Single Family Design Board Minutes

November 12, 2012 – Consent Review

1833 LA CORONILLA DR

Assessor's Parcel Number: 035-073-001
Application Number: MST2012-00418
Applicant: Amy Von Protz
Architect: Valerie Wersinger
Owner: Sarah and Charles Genuardi

(Proposal for the remodel of an existing one-story, 1,932 square foot, single-family residence with an attached 391square foot garage located on a 12,197 square foot lot in the Hillside Design District. The remodel includes replacing existing doors and windows, siding repair, replacing the existing wood deck in rear yard with a new concrete paver patio, a new wood slat fence around the existing master bath patio, and a re-roof. The project requires Staff Hearing Officer review for requested zoning modifications for alterations within the required setbacks. This project will address violations identified in ZIR2012-00190. The existing 2,323 square foot residence is 58% of the guideline floor-to-lot area ratio (FAR).)

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

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

- 1) The Board had positive comments regarding the project's neighborhood compatibility.
- 2) The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Ready for Final Approval at Consent as submitted.