



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 25, 2016
AGENDA DATE: August 31, 2016
PROJECT ADDRESS: 1721 La Coronilla (MST2016-00139)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 6,500 square-foot site is currently developed with 1,363 square foot one-story single family dwelling with an attached 426 square foot two-car garage. The proposed project involves construction of a new 621 square foot second story addition with a new 286 square foot second-story deck. The proposed total of 2,410 square feet is 86% of the maximum required floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202).

The discretionary applications required for this project are:

1. Front Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot west interior setback (SBMC § 28.87.030 and SBMC § 28.92.110); and.
3. Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot east interior setback (SBMC § 28.87.030 and SBMC § 28.92.110).

Date Application Accepted: June 30, 2016

Date Action Required: September 28, 2016

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:	Tom Ochsner	Property Owner:	Michael Malengo
Parcel Number:	053-193-023	Lot Area:	6,500 sq. ft.
General Plan:	Low Density Residential (Max. 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	8% slope

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,363 sq. ft.	+621 sq. ft. = 1984 sq. ft.
Garage	426 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,889 sf 29% Hardscape: 1,825 sf 28% Landscape: 2,786 sf 43%

IV. DISCUSSION

The proposed project is to construct a conforming second-story addition with a new second-story deck to the existing dwelling. The proposal also includes abating violations outlined in a Zoning Information Report (ZIR2014-00202). The existing attached garage is non-conforming to the required front and eastern interior setbacks, as it is located approximately 22 feet from the front property line, instead of the 30-feet required, and approximately 4 ½ feet from the east interior property line at its closest point, instead of the 10-feet required. The existing dwelling is non-conforming to the required western interior setback as it is located approximately 4 ½ feet from the west interior property line, instead of the 10 feet required. The proposed addition and deck are located outside of all required setbacks. The second-story addition with new deck results in a change to the basic exterior characteristic of a non-conforming building and therefore requires modification approval (SBMC §28.87.030.d.1.a.). Staff supports the request for the Front and Interior Setback Modifications, as the proposed additions are conforming to the required setbacks, no new openings are proposed in the setback and because the additions are not anticipated to adversely impact the adjacent neighbor. However, if the structures were to be demolished and rebuilt, they would need to meet current setback requirements. Therefore, in order to assure that the proposal will not result in a demolition, a condition has been included that states that at the time of building permit submittal, a structural engineer's report shall be provided to confirm that demolition of the existing structures is not required.

The project was reviewed by the Single Family Design Board (SFDB) on May 31, 2016 and was forwarded to the Staff Hearing Officer (SHO) with comments.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.

The Staff Hearing Officer finds that the East Interior Setback 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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling that is not anticipated to adversely impact the adjacent neighbors and no new opening are proposed to the dwelling in the required interior setback.

Staff Hearing Officer finds that the West Interior Setback 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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling that is not anticipated to adversely impact the adjacent neighbors and no new openings are proposed to the dwelling in the required interior setback.

Said approval is subject to a condition that prior to the issuance of a building permit for the project, the Owner shall provide City staff with a report, prepared by a Structural Engineer stating that the demolition of the nonconforming portions of the dwelling are not required.. An exploratory demolition permit would be issued to allow the preparation of the report. Despite the report described above, if the dwelling is demolished beyond what is shown on the plans, the construction shall be halted, and the Modifications approvals will become null and void.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 30, 2016
- C. SFDB Minutes dated May 31, 2016

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320



City of Santa Barbara California

***** SEPARATELY DISTRIBUTED SITE PLAN *****

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

THOMAS OCHSNER ARCHITECT

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6.30.16

To: Modification Hearing Officer
City of Santa Barbara Zoning

Fr: Ray Ames, Project Manager
Tom Ochsner, AIA

Re: Modification Request – 1721 La Coronilla, Santa Barbara, CA



To whom it may concern,

The purpose of this Modification Request is to allow further development to the existing residence that currently is non-conforming as to the existing front and side yard setbacks. The proposed project involves a second story addition of 621 square feet. Ancillary improvements include interior remodeling, a 2nd story deck and covered porch area at the rear patio. The proposed 2nd story addition will remain outside the required setbacks. No remodeling, roofing or changes are proposed to the existing structures that are currently inside the required setbacks on the existing first floor living area or garage.

On May 31, 2016, the SFDB review board provided favorable comments regarding the proposal and the size, bulk and scale of the addition.

We appreciate your future review and support for our proposal and will answer any questions you may have in this regard.

Sincerely,



Ray Ames
Project Manager
(805) 407-9327

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1721 LA CORONILLA DR****E-1 Zone**

(5:10) Assessor's Parcel Number: 035-083-002
Application Number: MST2016-00139
Owner: Michael John Malengo
Architect: Tom Ochsner

(Proposal for a 621 sf second story addition to an existing 1,789 square foot house. The project includes an interior remodel to the first floor with an existing 426 square foot garage. The addition includes a 286 square foot deck. The project will result in a 2,410 sf residence located in the Hillside Design District is 25% of the maximum 85% floor-to-lot area ratio [FAR] on the 6,500 square foot lot.)

(Action may be taken if sufficient information is provided.)

Actual time: 5:09 p.m.

Present: Tom Ochsner, Architect; and Christy & Michael Malengo, Owner.

Public comment opened at 5:12 p.m.

- 1) Christopher A Blair, support; feels the family and their design are a positive addition to the neighborhood.

A letter of expressed concerns from Andrew Gault was acknowledged.

Public comment closed at 5:19 p.m.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) Reduce in height or lower the second story plate heights.
- 2) Return with more window design and doors details.
- 3) The Board finds the direction of the projects acceptable regarding the proposed size, bulk, and scale.
- 4) Return with more spiral stair case details.

Action: Moticha /Pierce, 6/0/0. Motion carried. (Bernstein, absent).