



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 7, 2006
AGENDA DATE: April 12, 2006
PROJECT ADDRESS: 2117 STATE STREET (MST2006-00142)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The existing 8,000 square foot lot is currently developed with a 1,331 s.f. residence and a detached one-car garage. The proposed project involves an entry arbor at the sidewalk, two new porch steps, and a low sandstone wall around the perimeter of an existing lawn. The entry arbor is 5 feet wide and 9 feet tall at the maximum height. The entry arbor would be the only improvement that exceeds 3.5 feet tall within 10 feet of the front lot line, as the low stone wall is proposed at 18"-24" tall. The existing porch steps are at the south side of the existing front porch, and are located outside the 20-foot front yard setback. The proposal involves constructing two new porch steps that are at the front of the porch, thereby encroaching into the front yard setback.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the entry arbor to exceed the 3.5 foot maximum fence height within 10 feet of the front lot line (SBMC §28.87.170) and a Modification to allow two porch steps to encroach into the required front yard setback (SBMC §28.15.060).

Date Application Accepted: March 14, 2006 Date Action Required: June 12, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Alison Coutts-Jordan	Property Owner:	Alison Coutts-Jordan
Parcel Number:	025-241-010	Lot Area:	8,000 square feet
General Plan:	Residential 5 units per acre	Zoning:	E-3 Single Family Residential
Existing Use:	Residential	Topography:	8%

Adjacent Land Uses:

North - Residential
 South - Parking lot for Church

East - Residential
 West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,331 sq. ft.	No change
Garage	240 sq. ft.	No change
Accessory Space	n/a	n/a

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	20'	0 feet
-Interior	6'	2' 9"	No change
-Rear	6'	6'	No change
Building Height	30'	20' 9"	No change
Parking	2 covered	1 covered	No change
Open Yard	1,250 sq. ft.	1,434 sq. ft.	No change

V. DISCUSSION

The project site is located within the Demolition Review Study Area. The Urban Historian has reviewed the project and determined that the new front porch and entry arbor are appropriate to architectural style.

Pursuant to SBMC §28.87.170, wall height is limited within the first ten-feet (10') of a lot, and for twenty-feet (20') along the driveway, to a maximum height of 3 ½'. Staff understands that the height limit is related to both aesthetics and safety. It is Staff's position that the purpose and intent of the Zoning Ordinance is not being violated by the arbor entry, as it does not decrease public safety, and visually, the entry arbor in combination with the low stone wall does not block the private property from the public way.

The combination of the entry arbor, the new path and the steps create a more formal entry to the house. The maximum height of the encroachment is 14". An encroachment of up to 10" is allowed without a Modification.

The proposed project provides site improvements that would not adversely impact the adjacent neighbors and are compatible with the surrounding neighborhood.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the entry arbor and porch stairs, making the finding that:

- A. The entry arbor does not pose a safety threat, and does not block the private property from the public way visually; the two porch stairs are create a more formal entry to the house; and the two steps are a maximum of 14” tall;
- B. The Modification is consistent with the purposes and intent of the Zoning Ordinance; and
- C. Modification is necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated March 14, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Alison Coutts-Jordan
2117 State Street
Santa Barbara, CA 93105
805.569.0303

March 14, 2006

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

Re: Modification Request for 2117 State Street; assessor parcel number 025-241-010; Land Use Zone E-3

Dear Modification Hearing Officer,

The front door of the existing house (1331 sq. ft.) is accessed by walking down the concrete driveway on the easterly side of the property to a brick path along the front easterly edge of the house leading to existing stairs on the easterly side of the front porch. Most visitors ignore the driveway and simply walk across the lawn to access the brick path and steps.

The proposal is to build a gated arbor as an exclusive entryway for visitors at a northerly point of the property line, lay a meandering path to a new opening in the northeasterly portion of the existing porch with two new steps, an arbor over the existing brick walkway, and a 18-24" sandstone wall around the perimeter of the existing lawn.

There are two modifications requested for this project:

The first modification requested is for the entry element to exceed three feet. The gated arbor will offer a well-defined entrance. The pitched roof on the arbor will match the pitch of the rooflines on the house, to enhance the total design. There is an historic precedent with the Craftsman bungalow for arbor gates to be placed at the property line.

The second modification requested is to allow the proposed porch steps to encroach two feet into the required twenty-foot front yard setback. Opening the front of the existing porch permits a more visible and direct path from the proposed gated arbor. By preserving the existing porch steps, a functional path to and from the driveway is preserved.

The major benefits of the proposed modifications are: a clearly defined approach to the property, landscape beautification and increased curb appeal, front yard enclosure for privacy and added security for homeowner with property alterations that are easily reversible.

Sincerely,

A handwritten signature in black ink that reads "Alison Coutts-Jordan". The signature is written in a cursive style and is underlined with a long, horizontal stroke that extends to the right.

EXHIBIT B

