



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 25, 2007
AGENDA DATE: August 1, 2007
PROJECT ADDRESS: 853 Calle Cortita (MST2007-00178)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

Handwritten initials: DM, RM, GK

I. PROJECT DESCRIPTION

The 6,500 square foot property is currently developed with a single-family residence and carport. The proposed project involves a remodel, 400 square feet of additional floor area for the residence, demolition of the entry bridge and carport, and replacement of a new, larger carport, entry bridge and deck. The discretionary application required for this project are Modifications to permit new construction within the required front and interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: May 10 2007 Date Action Required: August 10 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Chris Manson-Hing	Property Owner:	John Lawrence
Parcel Number:	041 176 020	Lot Area:	6,507 sf
General Plan:	3 units/acre	Zoning:	E-1
Existing Use:	One- Family Residence	Topography:	41% slope
Adjacent Land Uses:			
	North – One- Family Residence		East - One -Family Residence
	South – One -Family Residence		West - One -Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,382 sf	416 sf addition
Garage	377 sf	387 sf
Accessory Space	None	No Change

III. LOT COVERAGE

Building	624 sf; 10%
Hardscape	516 sf; 8%
Landscape	5,367 sf; 82%

IV. DISCUSSION

- This project was reviewed by the Architectural Review Board on May 7, 2007. The Board found the rebuild of the carport to be an appropriate and necessary improvement.
- This steeply sloped property was originally developed with construction located near the street. The existing carport and the access to the residences currently exist in the front yard setback. The existing curb cut does not align with the carport, which results in rain water jumping the curb and flooding the carport. This results in a substandard condition that must be repaired. The proposed project will demolish the existing carport, and rebuild it in a slightly different location, with slightly larger dimensions, thereby improving its usability. Alterations to the entry deck, also located in the front yard setback, will result in improved access and design. All other aspects of construction being proposed will observe all other zoning regulations.

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 of a carport and entry deck on this steeply sloped lot, by providing a remedy for a substandard situation and that the proposed project is consistent with the purpose and intent of the Zoning Ordinance in that by reestablishing the carport and entry deck in their front yard locations the lot maintains covered parking and an adequate entryway.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated May 9, 2007
- C. ABR Minutes

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May 9, 2007

Ms Roxanne Milazzo
Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Modification request for 853 Calle Cortita – APN # 041-176-020

Dear Roxanne,

The property is a steeply sloped site with an existing single-family residence structure (1,382 s.f.), a semi-detached one (1) car carport (377 s.f.) and raised entry walkway on the street or uphill side of the property. The adjoining properties to the South, North and West all have single family residences. The carport and walkway currently exists within the front yard 25 foot setback. The existing curb cut does not currently align with the carport as there is water meter in the sidewalk area preventing widening of the curb cut northward. The house, carport and entry walkway were originally build using sub-standard construction methods and is currently in great need of repair and refurbishment.

The Proposal, as reviewed with you on March 20, 2007, in addition to remodeling the house to add some useable area in existing under-floor space, add a small amount of area to the Kitchen, and refinish and repair the exterior, is to remodel and shift the carport to the South to align with the north edge of the existing concrete curb cut, while widening the curb cut south to serve the carport properly and avoid rainwater runoff along the curb from jumping the curb and flooding the carport.

One modification is being requested, and is listed below with a justification statement following for your information:

- (a) For alterations in the front yard setback.

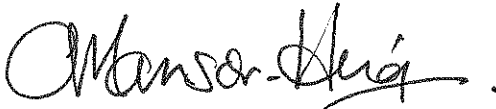
Due to the topographical nature of the property off of Calle Cortita, alternate locations for either an entryway or carport are not possible. This situation is common to the neighborhood including the immediate neighbor to the North and others along the same side of Calle Cortita. Similar properties along Calle Cortita have fully enclosed two car garages up to the street property lines, abut the street right of way and are of greater impact to the neighborhood.

The major benefits of having the above modifications would be:

- a. To maintain the integrity of the single family home and secure a longer economy life of the structure.
 - b. Provide for the proper use of the carport, allowing proper entry of vehicles for parking.
 - c. Allow for a better defined entry to the house with lighting and address information.
 - d. Correction of a flood hazard during heavy rainfall conditions.
 - e. Provide an aesthetic benefit to the neighborhood.

Thank you for your consideration, please call if you have any questions.

Regards,



Christopher Manson-Hing, AIA

Cc. John Lawrence

853 Calle Cortita Architectural Board of Review

Present: Christopher Manson-Hing, Architect; John Lawrence, Owner.

Public comment opened at 8:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The Board finds that the modifications are required for rebuilding of the carport in the front yard setback and the proposed work on right elevation in the interior yard setback, are improvements to the structure, and pose no adverse aesthetic impact. The Board understands and appreciates the shifting of the carport to the south in order to keep runoff from street from entering the carport.
- 2) The new materials, fenestration, and design of the renovation of the existing house are all appreciated.
- 3) The use of the under-story is well done and appropriate.
- 4) The use of two covered parking stalls is an improvement to the existing condition and is appreciated.
- 5) The Board finds that the proposed extra walkway width is an appropriate improvement, and poses no safety concerns, and has no negative aesthetic impact to the neighborhood.

Action: Sherry/Blakeley, 6/0/0. Motion carried. (Manson-Hing stepped down. Mudge absent.)