



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 8, 2007
AGENDA DATE: August 15, 2007
PROJECT ADDRESS: 1588 La Coronilla (MST2007-00093)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 27,300 square foot project site is currently developed with a two-story single-family residence and an attached garage. The proposed project involves replacement of the existing driveway and pedestrian access. The discretionary application required for this project is a Modification to permit the new driveway and stairwell to be located within the required front and interior yard setbacks (SBMC§28.15.060).

Date Application Accepted: May 22, 2007 Date Action Required: November 22, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Chris Manson-Hing	Property Owner:	James and Lynn Sturgeon
Parcel Number:	035-301-001	Lot Area:	27,282 sf
General Plan:	3 units per acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	36% Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2, 708 sf	No Change
Garage	432 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area: 27,282 sf
Building: 1,674 sf; 6%
Hardscape: 1,447 sf; 5 %
Landscape: 24,161 sf; 89 %

IV. DISCUSSION

This project was reviewed by the ABR on April 9, 2007. The Board found that the Modifications being requested are not aesthetically detrimental.

The project site is a steeply sloped lot. The existing entry bridge, driveway, and site stairs provide access to the residence, required parking, and to the lower levels of the lot. Although the project involves maintenance and repair of the existing structures, minor changes and additions to the design resulted in the need for Modification approval.

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 by providing structures necessary for accessing the lot and is consistent with the purposes and intent of the ordinance in that it does not provide additional floor area within a required yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 22, 2007
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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May 22, 2007

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

Re: Modification request for 1588La Coronilla Drive – APN # 035-301-001

Dear Roxanne,

The property is a steeply sloped site with an existing two story single-family residence (2,708 s.f.), with an attached 2 car garage (432 s.f.). The residence structure is served on the South side by a raised wood entry walkway and raised wood and concrete driveway from the street which is on the uphill side of the residence, and they constitute the only means of ingress and egress to the residence from the public street. There is an above grade wood stair down the East side of the raised driveway and residence that serves reading of the utility services' Gas and Electric meters as well as access to the rear yard. The adjoining properties to the North, East and West all have single family residences. The property lies within a High Fire designated area.

The current driveway and eastern stair have both deteriorated to the level that both are unsafe to be utilized any further and need replacement. The entry footbridge, driveway and east stair currently exists within the front yard 25 foot setback.

The Proposal, as reviewed with you on March 13, 2007, is to rebuild the driveway with a concrete driveway, the east stair with a combination on grade concrete and raised wood stair and remodel the wood entry footbridge along with making some South elevation building improvements and front yard landscaping improvements.

Two modifications are being requested, and they are listed below with a justification statement following for your information:

1. For alterations in the front yard setback.

Due to the steep topographical nature of the property off of La Coronilla Drive, alternate locations for either a pedestrian entryway or driveway are not possible. The proposal will replace an existing necessary condition with a better looking and structurally sound improvement. This situation is common to the neighborhood including the immediate neighbors to the East and others along the North side of La Coronilla Drive. Northern properties along La Coronilla Drive have either on grade or raised entry structures to access their residences, and these have either been recently built, remodeled or existed historically since the neighborhood was established.

2. For alterations in the side yard setback.

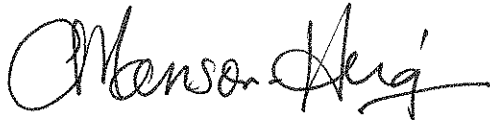
Due to the steep topographical nature of the property off of La Coronilla Drive, alternate locations for a pedestrian access from the front yard to the eastern side yard and rear yard are not possible. The proposal will replace an existing necessary condition with a better looking and structurally sound improvement. This situation is common to the neighborhood.

The major benefits of having the above modifications would be:

1. Maintaining the integrity of the single family home by having the necessary pedestrian and vehicular access to the single family residence and site.
2. Replacing existing failing improvements with better looking, more structurally sound and better fire and earthquake resistant structures.
3. Removal of existing fire and life safety hazards on the property.
4. Allow for a better defined entry to the house with lighting and address information.
5. Provide an aesthetic benefit to the neighborhood.

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

Regards,

A handwritten signature in black ink that reads "Christopher Manson-Hing". The signature is fluid and cursive, with the first name "Christopher" written in a larger, more prominent script than the last name "Manson-Hing".

Christopher Manson-Hing, AIA

Cc. Lynn Sturgeon

1588 La Coronilla ABR Minutes

April 9, 2007

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

1) The modification required for alterations in the front yard setback is technical and is not aesthetically detrimental to the project or neighborhood. 2) The modification for alteration to the interior yard setback is technical and is not aesthetically detrimental to the project or neighborhood. 3) Provide revised details including railings, windows, and doors that are more contemporary to match the style of the house. 4) Provide an example of the front door light fixture/chandelier with downward-cast light.

Action: Sherry/Blakeley, 7/0/0. Motion carried. (Manson-Hing stepped down. Mudge absent.)