



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 5, 2007
AGENDA DATE: September 12, 2007
PROJECT ADDRESS: 412 Old Coast Highway (MST2004-00776)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,300 square foot project site has frontage onto both Old Coast Highway and Salinas Street. Current development on site consists of a Single Family Residence and one-car garage. On September 7, 2006 the Planning Commission reviewed and approved a Coastal Development permit to allow a proposed project involving the demolition of the existing garage and construction of a three-car garage with a unit above and one uncovered parking space. Per the Planning Commission direction, this application is a request to enclose the open parking space, which will result in a four-car garage for the project. The discretionary application required for the project is a Modification to provide less than the fifteen-foot (15') separation between the units. (SBMC§28.21.070).

Date Application Accepted: June 18, 2007 Date Action Required: December 18, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jose L. Esparza	Property Owner:	Mario Abonce
Parcel Number:	017-343-002	Lot Area:	6,310 sf
General Plan:	5 Units Per Acre	Zoning:	R-3/SD-3
Existing Use:	One-Family Residence	Topography:	3% slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,413 sf	938 sf
Garage	252 sf (Demo)	903 sf
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area:	6,310 sf
Building:	2,315 sf; 37%
Hardscape:	985 sf; 16%
Landscape:	3,010 sf; 47 %

IV. DISCUSSION

- This project was reviewed by the ABR on numerous occasions and given preliminary approval with direction to return to the consent calendar for final approval.
- The project was reviewed and approved for a Coastal Development permit on September 7, 2006. As a part of the approval, the Planning Commission suggested that the fourth parking space, which was shown uncovered, be turned into a fourth garage stall. The applicant explained to the Planning Commission that the revised project would require a Modification for the distance between two buildings. The Planning Commission suggested that the applicant pursue a Modification. It is Staff's position that the reduction of the distance between buildings to 13 feet, (15 feet required), secures an appropriate improvement, both aesthetically and for purposes of security.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification required to provide of four covered parking spaces is necessary to secure an appropriate improvement and that the purpose and intent of the ordinance, which is to separate habitable space is being met.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated June 11, 2007
- C. ABR Minutes

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

Jose Luis Esparza, AIA
Architect

To: Modification Hearing Officer
City of Santa Barbara, CA 93101

Tel: (805) 564-5470

Re: Mr. Mario Abonce
412 Old Coast Highway
Santa of Santa Barbara, CA 93105
APN: 017-343-002

Cc:

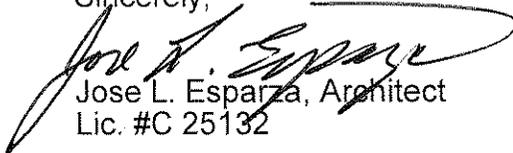
Date: June 11, 2007

Dear Officer,

There is an existing 1,413 s.f. single family residence with a detached one car garage 252 s.f. The existing garage encroaches into the front yard setback and will be demolished under this application. We are proposing a second, 2-story, residence, 938 s.f., and (2) 2-car garages, 460 s.f. and 443 s.f.

The modification being requested is to reduce the distance between buildings from 15'-0" to 13'-4". The ABR has reviewed the design proposal and on April 23, 2007 and gave it preliminary approval. The Planning Commission reviewed the project on September 7, 2006, Resolution No. 037-06, and supports Modification to reduce the distance between buildings, sect. II B 9. The reduction in distance between buildings is beneficial to the project to allow for 4-covered parking spaces with ample usable open space between buildings. The Planning Commission suggested this layout and supports the Modification.

Sincerely,



Jose L. Esparza, Architect
Lic. #C 25132

412 Old Coast Hwy ABR Minutes

November, 29, 2004

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is concerned with the organization of the site parking with the visibility of the automobiles toward Salinas Street. 2) The Board is concerned with the angled wall at the corner at bedroom No. two. 3) The Board finds that the chamfered wall corner is awkward and needs to be redesigned. 4) Restudy organization of the stairwell and entry porch to Salinas St. 5) Provide photo documentation of the neighbor to the east to ensure there is no privacy impact. 6) Drop the roof pitch to a more traditional 4:12 roof pitch. 7) Restudy the foam apron plant at windows and provide more traditional windows.

Action:Larson/Bartlett, 7/0/0.

January 24, 2005

Motion: Continued indefinitely to the Planning Commission with the following comments:

1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered from Salinas Street by another property. There are other neighboring two story complexes which make the structure compatible with the neighborhood. 2) The Board finds the two-story top heavy and aggressive and should be restudied to reduce the cantilever and integrate better into the first floor architecture. 3) The applicant is to return with a site plan which includes a pedestrian connection from Salinas Street to the new structure. 4) Study the roof design to create a hip roof to help reduce the scale of the building. 5) Include cover treatments over the French door on the south elevation.

Action:Bartlett/Christoff, 7/0/0.

February 14, 2005

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The site layout is appropriate and although the structure is two-story and boxy in appearance, it has an advantage as it is buffered due to other neighboring structures. 2) The Board appreciates the pedestrian friendly hardscaping. 3) The gable roof on the north side elevation will be a hip roof.

Action: Bartlett/Manson-Hing, 6/0/0.

April 23, 2007

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:

1) The Board appreciates the architecture, materials and detailing, 2x6 exterior walls, slope sills, and the use of carriage style garage doors; the creative use of hardscape and the incorporation of landscape as presented.

2) The Board looks forward to the use of wood or clad true divided light windows.

Action:Sherry/Zink, 5/0/0. Motion carried. (Blakeley, Manson-Hing, and Mudge absent.)