



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 4, 2009
AGENDA DATE: February 11, 2009
PROJECT ADDRESS: 633 De la Vina Street (MST2008-00443)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner *RLB*
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,500 square foot project site is located on the corner of De la Vina and Ortega Streets. Current development on site consists of an 8-unit apartment complex and an 8-space parking lot. The proposed project involves upgrades to the existing building for ADA (Americans with Disabilities Act) and aesthetic purposes. Exterior improvements include new paint and wall finishes, replacement of existing balconies and windows, new site walls, a trash enclosure, and replacement of the parking lot paving with permeable pavers. The discretionary application required for this project is a Modification to permit a plaster entry surround to be located within the required ten-foot front setback facing De La Vina Street (SBMC §28.21.060).

Date Application Accepted: January 13, 2009 Date Action Required: April 13, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Christine Pierron	Property Owner:	City of SB Housing Authority
Parcel Number:	037-121-007	Lot Area:	8,500 sf
General Plan:	12 Units Per Acre	Zoning:	R-3
Existing Use:	Multi-Family Residential	Topography:	Flat

Adjacent Land Uses:

North – De la Vina Street	East - Multi-Family Residential
South – Multi-Family Residential	West – West Ortega Street

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,257 sf	No Change
Garage	N/A	N/A
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,205 sf 26% Hardscape: 3,955 sf 47% Landscape: 2,340 sf 27%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Front Setback	10'	10'	8'9"

V. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on two occasions, given favorable comments, and forwarded on to the Staff Hearing Officer for approval.

The proposed project involves a major remodel to a 1970's 8-unit apartment building. The improvements will include aesthetic as well as Americans with Disabilities Act (ADA) upgrades. As part of the architectural improvements being proposed, a plaster entry surround will be installed to announce the entry on De la Vina Street. The surround, which will be attached to the existing building, will project 1'3" into the required front setback. Previous Zoning Ordinance language would have permitted this as an architectural element, but recent changes to the Zoning Ordinance no longer allows this type of encroachment without benefit of a Modification approval. Staff supports this request that provides an architectural element to the existing building which clearly announces the main entry without adding additional floor area to the site.

VI. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The minor amount of encroachment is for aesthetics only and does not result in new floor area or intensification of use for the site.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 8, 2009
- C. ABR Minutes

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



CHRISTINE R. PIERRON
ARCHITECT

January 8, 2009

To:

Staff Hearing Officer
City of Santa Barbara
630 Garden St.
Santa Barbara, CA

Project:

8- Unit Apartment Complex
633 De La Vina Street
Santa Barbara, CA

MST #: 2008-00443

Dear Sirs or Madams,

We are requesting a modification to allow a 1'-3" encroachment into the front yard setback for a proposed plaster entry surround at an existing 8-unit affordable apartment complex owned by the Housing Authority.

The project entails aesthetic and ADA upgrades to the dilapidated 1970's structures. The building improvements include the new plastered entry surround, new plastered arcade at the existing balcony, new wood posts and wrought iron railing, new roof between the two structures, new windows, new plaster finish coat and paint.

The site improvements are proposed to create better ADA access and include raising the finish grade level to eliminate steps into the ground level units. A new set of steps and ADA compliant ramp at the De La Vina Street entrance are proposed. New permeable pavers are proposed at the existing parking lot and a new 42" high plastered wall at the parking lot entry. A new trash enclosure is proposed.

The project was reviewed by the ABR on October 20, 2008 and received support for the proposed modification.

We believe the modification request for the 1'-3" encroachment for the new entry surround is supportable because the surround creates a much better sense of entry and identity for the project. The resulting thickened wall for the new entry arch is a design technique to make this structure more compatible with traditional Spanish architecture. The existing door configurations prohibit creating this thickened condition outside the setback. The site is a corner lot with two front yard setbacks that are respected with the existing structures.

Thank you for considering our request.

Regards,

Christine Pierron

P.O. Box 459 Santa Barbara, CA 93102 ph805.448.1770 fx800.621.4610 cp@christinepierron.com

EXHIBIT B

633 DE LA VINA ARCHITECTURAL BOARD OF REVIEW MINUTE SUMMARY

October 20, 2008

An opposition letter from Paula Westbury was acknowledged.
Public comment closed at 5:01 p.m.

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

ARCHITECTURE:

- 1) The Board understands and finds the encroachment for the arch at the front of building appropriate, and looks for additional detailing and embellishment.
- 2) Study a multi-colored (building) scheme.
- 3) Study the second-story roof connecting the two buildings together.

LANDSCAPING:

- 4) Study and embellish the existing landscape plan to provide a plan for Board review.
- 5) Study the 42-inch wall at the corner of the street, and provide in the landscape plan a usable space on both sides of the wall and a visually interesting character to the building for pedestrians walking on the sidewalk.
- 6) Study whether a canopy tree could be introduced into vicinity of the parking lot.

Action: Zink/Gross, 6/0/0. Motion carried. (Wienke stepped down, Aurell absent.)

The applicant stated there is a large canopy tree on the adjacent property which Board member Mosel reported is pending review for removal by the City.

January 6, 2009

An opposition letter from Paula Westbury was acknowledged.

Motion: Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Ready for Preliminary Approval at Consent Review when the project returns.
- 2) Remove the 42-inch wall at the building; to be returned at the end of the building at the parking lot. Consider continuing the existing sandstone wall for more aesthetic consistency and a more substantial planting area.
- 3) Provide a complete landscape plan.
- 4) Increase the thickness of the columns as much as possible at the arch colony.

Action: Zink/Sherry, 7/0/0. (Blakeley/Gross absent) Motion carried.