



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 20, 2012
AGENDA DATE: June 27, 2012
PROJECT ADDRESS: 1608 La Coronilla Drive (MST2012-00216)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The 15,516 square foot project site is currently developed with a 2,322 square foot, single-family residence. The proposed project involves demolition and replacement of an existing 940 square foot, second-story deck. The City issued a building permit for the deck in error in 1978, as the location of the deck was misrepresented on the site plan associated with that permit, which showed the deck to be outside of all setbacks. The discretionary application required for this project is a Modification to allow the new deck to encroach into the ten-foot interior setback no more than the existing deck (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: June 1, 2012

Date Action Required: August 31, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	Bildsten + Sherwin Design Studio Inc.	Property Owner:	Robert & Cindy Pangborn
Parcel Number:	035-033-015	Lot Area:	15, 516 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Single Family Residential	Topography:	22% avg. slope

Adjacent Land Uses:

North – Honda Valley Park
 South – Single Family Residential

East – Single Family Residential
 West – Single Family Residential

IV. DISCUSSION

The proposed project includes demolition and replacement of a second-story deck. The 1978 Building Permit plans for the deck include a site plan, which shows the correct dimensions of the existing deck, but incorrectly shows the deck to be outside the ten-foot interior setback. The existing deck extends to the property line common with Honda Valley, a City park. The replacement deck would be slightly reconfigured with less encroachment into the rear setback.

Honda Valley is categorized as open space and is developed with a network of hiking trails. The main trail is located approximately 600 feet north and approximately 200 feet below the subject deck. Oak woodland screens the deck is screened from view from the main trail.

The deck is located approximately 150 feet from the residence on the adjacent parcel to the east (1588 La Coronilla) and approximately 115 feet from the pool for that residence. Large eucalyptus trees provide some screening of the deck between those two properties.

The deck is located approximately 14 feet from the common property line with the adjacent parcel to the west (1616 La Coronilla) and is screened from the neighboring residence by mature vegetation.

The current property owner purchased the property in 2002 and was unaware of the "as-built" situation until recent inquiries about its replacement.

Single Family Design Board staff determined that the project would qualify for administrative design review approval.

Because of the adjacent topography and existing screening vegetation, staff does not believe a reconstructed deck would significantly adversely affect the views or privacy of adjacent properties or public park any more than a conforming deck would. Staff supports the application, and recommends its approval as submitted.

V. 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. Since the deck is immediately adjacent to an inaccessible portion of Honda Valley and is not readily visible from the park, the location of the deck provides adequate separation of uses consistent with the purposes and intent of the Zoning Ordinance. The proposed deck is appropriate because it provides additional usable outdoor space with adequate separation and screening from adjacent residences. The deck backs onto open space of Honda Valley and does not adversely affect the use of the park or views from the park. The original deck was permitted, although with incorrect information on the plans, and the proposed deck would decrease the amount of encroachment into the rear setback, an overall improvement over the existing situation.

STAFF HEARING OFFICER STAFF REPORT
1608 LA CORONILLA DRIVE (MST2012-00216)
JUNE 20, 2012
PAGE 3

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 30, 2012

Contact/Case Planner: Daniel Gullett, Associate Planner
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Bildsten + Sherwin Design Studio, Inc.
1311 Anacapa Street
Santa Barbara, CA 93101
805. 962-7885

May 30, 2012

City of Santa Barbara
Staff Hearing Officer
P.O. Box 1990
Santa Barbara, CA 93102-1990
805. 564-5470

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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1608 La Coronilla Drive; APN 035-033-015; E-1

Dear Staff Hearing Officer,

There is an existing wood deck attached to the rear of the residence and level with the second story overlooking the tree-covered hill sloping away from the rear of the house. The deck was built per the dimensioned plan as permitted in 1978. An error was made in representing the 10' setback on the site plan where in fact the deck dimensions bring the back edge of the deck to the rear property line. Neither the 1978 City plan check nor final inspection brought the setback encroachment to light. The current owners purchased the property in 2002 and had a ZIR performed which also did not identify this setback encroachment. Now 34 years later, the wood deck is in disrepair and requires fire-resistant wood replacement; railings are no longer to Code and will also be replaced. The revitalized deck will be no larger than the original and will not encroach any more than the existing deck. The rear north edge of the property is adjacent to the City's land – Arroyo Hondo Park. Neighbors to the east and west are completely screened by existing landscape as shown in the photos and have raised no issues.

The modification being requested is to allow the owners to revitalize their existing deck which is the primary outdoor space accessible from their living, dining and bedroom areas. At-grade outdoor space is only accessible from the front door and basement areas. The encroachment into the rear setback allows the revitalized deck to be supported on existing, permitted structure, avoiding major structural changes on a challenging hillside. Without this modification, the owners would need to re-configure the structure, resulting in less usable outdoor living space.

The major reasons to grant this modification is that the deck as it stands today was fully permitted and constructed according to the 1978 plan. The site plan setback error was missed repeatedly by the City and the deck has stood with no neighbor issues as permitted for over 30 years. The current owners are simply maintaining the deck for safety reasons and were properly applying for City permits when this 1978 site plan error and need for a Modification was discovered. Please call with any questions - thank you for your consideration.

Sincerely,



Ellen P. Bildsten, Architect AIA
Bildsten + Sherwin Design Studio Inc.