



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 3, 2016
AGENDA DATE: November 9, 2016
PROJECT ADDRESS: 1746 La Coronilla Drive (MST2016-00371)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 6,940 square-foot site is currently developed with a 2,130 square foot one story single family dwelling with an attached 380 square foot two-vehicle carport and a side attached patio cover. The proposed project is to demolish the patio cover and enclose a portion of the patio area to habitable space. The proposed total of 2,546 square feet is 87% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence and a new window opening within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: August 11, 2016 Date Action Required: November 10, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jill Horton	Property Owner:	William Skidmore
Parcel Number:	035-081-002	Lot Area:	6,940 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	8 % slope

Adjacent Land Uses:

North – La Honda Park

East - Single Family Residence

South – Single Family Residence

West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,130 sq. ft.	+ 36 = 2166 sq. ft.
Garage	380 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,546 sf 38% Hardscape: 1,541 sf 22% Landscape: 2,783 sf 40%

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB). The proposed project involves demolishing an existing patio cover on the easterly side of the house and enclosing a portion of the patio area to create a new 36 square foot laundry room. The patio cover was added pursuant to a Modification approved in 1991 to allow the cover to be located six feet from the interior lot line. The proposed addition will encroach two feet less than the existing patio cover.

The existing dwelling is legal non-conforming to both the western and eastern interior setbacks and the front setback. In 1969, a permit was issued to allow the garage to be converted to living area and a new two vehicle carport built to provide the required parking. The converted garage area is located eight feet from the eastern property line, instead of the required ten feet. The proposed new 36 square foot one-story addition to the dwelling will also be located eight feet from the eastern interior property line, in line with the converted garage. The proposed addition will also include a new window opening in the interior setback. Staff is supportive of this request because the proposed addition follows the line of a portion of the existing house and the addition is not anticipated to cause a detrimental effect to the neighboring property.

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. The proposed addition with a new window opening that encroaches into the eastern interior setback is appropriate because the proposed addition follows the line of the existing house and the addition and new window are not anticipated to adversely impact the adjacent neighbors.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 11, 2016
Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

Jill M. Horton
P.O. Box 21202
Santa Barbara, CA 93121
805/895-4301

August 11, 2016

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

RECEIVED

AUG 11 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1746 La Coronilla Dr.; APN 035-081-002; Zone E-1

Dear Staff Hearing Officer:

On the property is an existing residence (2,253 s.f.) which includes a permitted recreation room without interior access, and a detached 2-car carport. The residence is 'existing non-conforming' and currently encroaches into the interior setback two feet on the east side of the property, two feet on the west side of the property at the recreation room only, and encroaches into the front setback fifteen feet on the south side of the property at the recreation room only. The property also has an attached covered patio on the east side of the property that was granted a modification in October 1991 to allow the supporting posts to encroach into the interior setback four feet and the overhang to encroach six feet into the interior setback. The proposal is to remove the covered patio and add 42.5 s.f. to the residence at that same location.

The modification being requested is to allow the addition to encroach two feet into the interior setback on the east side of the property. This encroachment will allow for interior access to the recreation room. It will also allow for a laundry room better suited for a growing family. The proposed addition is a reduction of the encroachment granted modification in October 1991; reducing the area of encroachment from 107.7 s.f. to 34.6 s.f. and will keep the addition in line with the existing east side of the recreation room.

The benefits of having the proposed addition encroach into the required setback are: it allows interior access to the recreation room thereby providing a safer more easily supervised play area for the home owner's 2 young children; reduces the current encroachment and keeps it in line with the existing recreation room; and provides a more efficient laundry room.

Thank you for your consideration of this request.

Please contact me if you have any questions.

Sincerely;



Jill M. Horton
Agent/Applicant for William Skidmore

EXHIBIT B