



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 9, 2017
AGENDA DATE: February 15, 2017
PROJECT ADDRESS: 376 Las Alturas Rd (MST2010-00123)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Kaitlin Mamulski, Planning Technician I

I. PROJECT DESCRIPTION

The 1.21 acre project site is currently developed with a two-story, 4,748 square foot single-family residence with a 523 square foot attached two-car garage, pool and spa. The proposed project is to permit the "as-built" exterior stairs and Edison utility platform along the western side of the property.

The discretionary application required for this project is an Interior Setback Modification to allow the "as-built" exterior stairs and Edison utility platform to remain within the required 15 foot Interior Setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302 (Replacement or Reconstruction).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Paul Sicat	Property Owner: Kevin Cravens
Parcel Number: 019-312-021	Lot Area: 52,707 sq. ft. (1.21 ac)
General Plan: Low Density Residential (Max 1 du/acre)	Zoning: A-1
Existing Use: Single Family Residential	Topography: 40 % slope
Adjacent Land Uses:	
North – Single Family Residential	East – Single Family Residential
South – Single Family Residential	West – Single Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,678 sq. ft.	5,705 sq. ft.
Garage	528 sq. ft.	523 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,570 sf 4.9 % Hardscape: 17,048 sf 32.3 % Landscape: 33,089 sf 62.8 %

IV. DISCUSSION

The proposed project involves a request for an Interior Setback Modification to allow the “as-built” exterior stairs and Edison utility platform to encroach into the required interior setback. The existing 2,678 square foot single-family residence with an attached 488 square foot garage was destroyed in the Tea Fire. On August 2, 2010 the proposed project to replace the previous residence received Design Review Final Approval. A Review After Final approval was granted on September 9, 2016 for several alterations including the utility platform required by Edison and new exterior stairs and landings along a portion of the property within the required 15-foot interior setback. It was subsequently determined that an Interior Setback Modification was required to construct the platform and stairs within the interior setback. The owner is therefore requesting the “as-built” additions to remain as constructed. Staff is in support of the request for the Interior Setback Modification as the proposed alterations are minor encroachments which are necessary for the project and would not adversely impact any adjacent neighbors or the visual aesthetic from the street.

V. FINDINGS AND CONDITIONS:

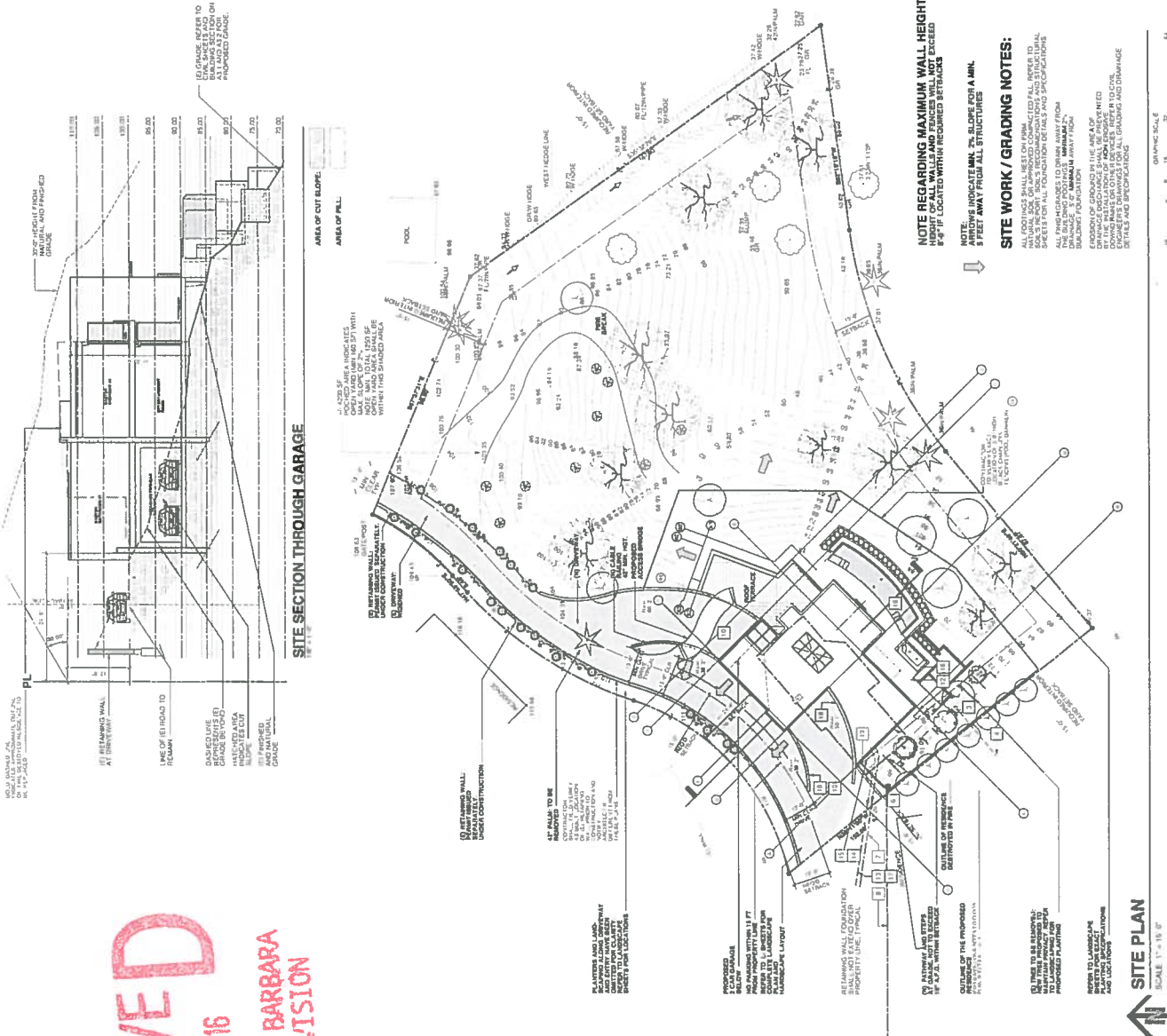
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed “as-built” Edison utility platform and stairs within the interior setback is an appropriate improvement for this neighborhood because the alterations improve the function and aesthetics of the existing single-family residence, and the changes do not adversely impact the adjacent neighbors or the visual aesthetic from the street.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 14, 2016

Contact/Case Planner: Kaitlin Mamulski, Planning Technician I
(KMamulski@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4532

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PLANNING DIVISION

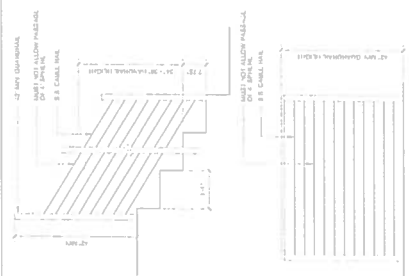


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A 2.1

1 STAINLESS STEEL CABLE RAILING DETAIL

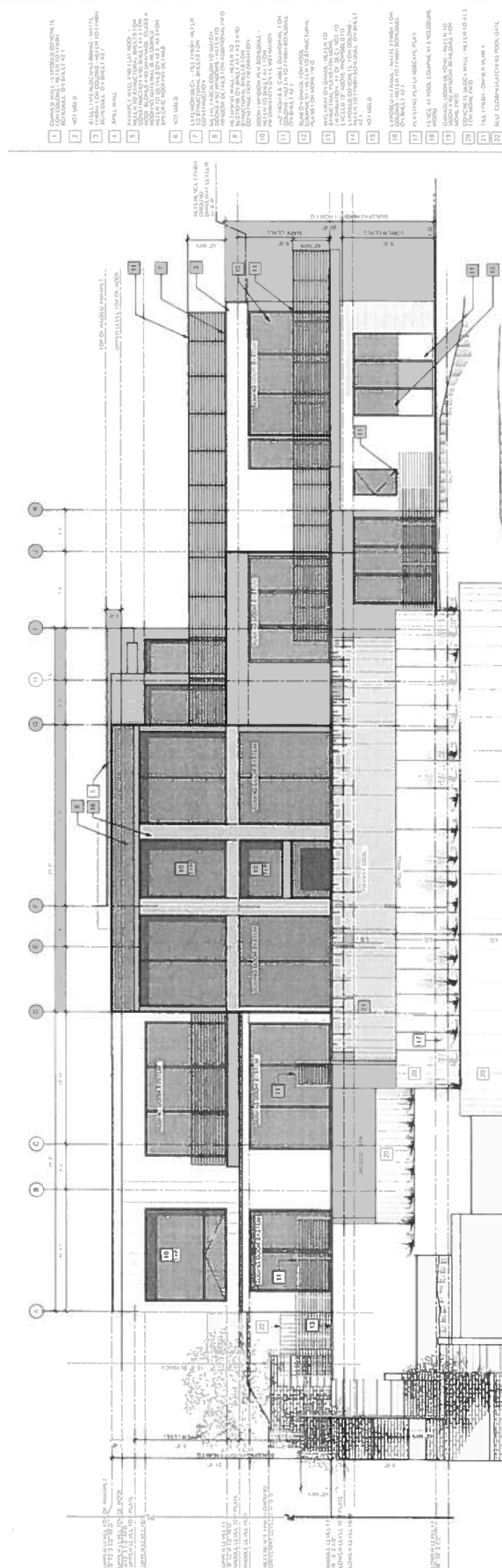
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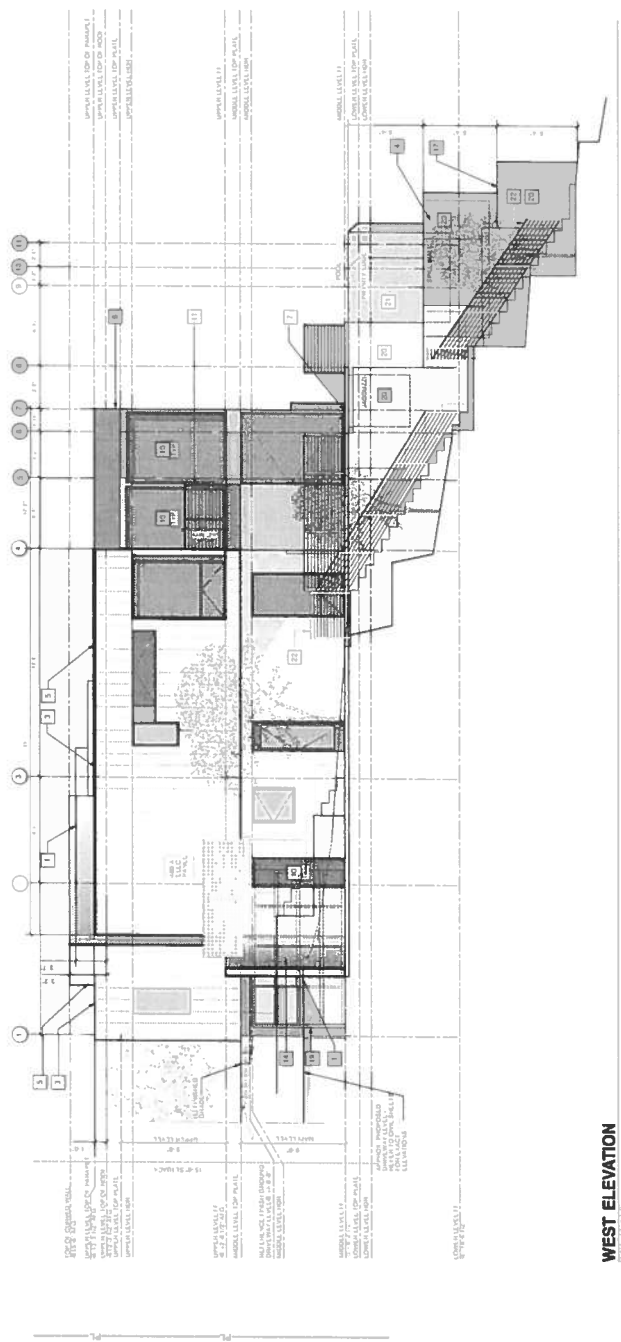
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NEW RESIDENCE TO REPLACE
EXISTING RESIDENCE
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SOUTH ELEVATION
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

Sherry and Associates, Architects

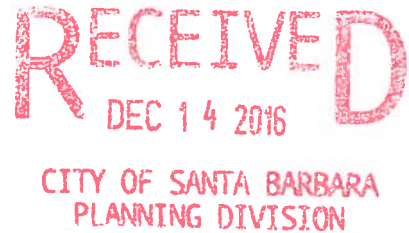
535 Santa Barbara Street
Santa Barbara, CA 93101
(805) 963-0986

DATE: December 14, 2016

TO: Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

FROM: Dawn Sherry
Sherry and Associates, Architects
535 Santa Barbara St.,
Santa Barbara, CA 93101
(805) 963-0986
dawn@dawnsherry.com

RE: Modification Request for 376 Las Alturas Road;
APN 019-312-021; A-1 Zone



Dear Staff Hearing Officer,

We are requesting one Modification for this project. The current structure on site is a 4,748 SF (net) single family residence with a 523 SF (net) attached two-car garage, pool and spa. This development replaces a 1,979 SF house and 488 SF garage that was destroyed in the Tea Fire.

As construction was carried out on the project Southern California Edison brought to the attention to the General Contractor that a level area directly in front of the proposed electrical panels and meters would be required at grade. A platform was therefore required to be constructed to accommodate this requirement. Because the structure itself is located on the setback line, the proposed platform is encroaching into the interior yard. Additionally, the building inspector required the General Contractor to provide steps at grade down the west side of the structure to access the pool equipment below.

Exhibit B

Both the platform and the stairs, because they are within the interior yard setback and higher than 10" from finished grade, require a Modification.

The modification requested is as follows:

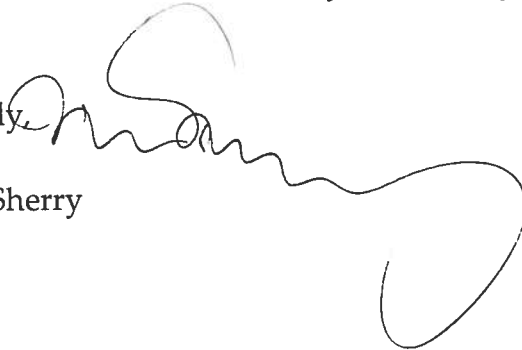
1. A modification to allow an Edison utility platform and exterior steps to access pool equipment along the western side of the property, to encroach into the required interior yard setback. The amount of the encroachment varies from 3 feet to a maximum of 8 feet along the side yard due to the location of the stairs having been constructed at an angle to the structure.

The utility platform is required to access the main service panel for the residence. It is constructed to meet the required clearances around the panel. The stairs are required in order to access the pool equipment. We feel that due to the minor nature of the encroachments, the low visual impact and the safety that the encroachments will provide, that the modification secures an appropriate improvement to the property.

Please feel free to contact me if you have any questions.

Sincerely,

Dawn Sherry

A handwritten signature in black ink, appearing to read "Dawn Sherry". The signature is fluid and cursive, with a large loop at the end.