



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 9, 2006  
**AGENDA DATE:** August 16, 2006  
**PROJECT ADDRESS:** 1340 Clifton Street (MST2005-00500)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner *Rat*

### I. PROJECT DESCRIPTION

The 6,000 square foot project site is located on the corner of Clifton and Salinas Streets. Current development on site consists of a single family residence (Unit A) with garage below and a detached deck with 840 square feet of storage below. The proposed project involves the addition of a second residential unit (Unit B) for the site. A 1,177 square foot two-story unit is proposed over the existing detached storage area. A portion of the storage space will provide the required two parking spaces for the new unit.

The discretionary application required for this project is a Modification to permit less than the required 1,250 square foot open yard area (SBMC 28.18.060).

Date Application Accepted: July 24, 2006 Date Action Required: October 24, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Richard Golden
Parcel Number:	017-154-018	Lot Area:	6,000 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	Residential	Topography:	6% slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing – Unit A</b>	<b>Proposed – Unit B</b>
Living Area	1,000 sf	1,177 sf
Garage	440 sf	840 sf
Accessory Space	840 sf	None

**III. LOT AREA COVERAGE**

Lot Area: 6,000 sf  
Building: 1,930 sf; 32%  
Landscape: 1,005 sf; 17%  
Hardscape: 3,065 sf; 51%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review on three (3) separate occasions which has resulted in several redesigns. Finally, on July 17, 2006, the ABR stated that the design was ready for preliminary approval on consent. The minutes reflect that the ABR recognized that the corner lot provided site constraints for the open yard area.

This project has a long history of changes going back to 2001. Several property owners have attempted to develop this lot with two (2) residential units. The existing situation involves an occupied single family residence with subterranean garage and a separate at-grade slab with storage below. The proposed plan intends to use the majority of the existing accessory space as the garage for the new unit. Building the unit above that space will allow for interior access between the unit and the garage. Building in that location will require a Modification of the Open Yard Area, as required by SBMC §28.18.060.

The R-2 development standards require a 1,250 square foot open yard area for the lot. The open yard area must have minimum dimensions of twenty-feet (20'), and not include the front yard setback or areas used for vehicular access to required parking areas. The open yard area may be provided by individual small yards (of at least 400 square feet) or one large area. Staff understands that regardless of where or how it is provided, it should provide an area for private outdoor recreation purposes. The existing residence has provided its front door on the back side of the unit, away from both street frontages, which requires that the area between the two units be used for an access corridor to the residences and parking areas. It is Staff's position that the purpose of the Open Yard Area has not been met with the current design in that an area for outdoor enjoyment has not been defined nor are the minimum dimensions being met. Staff suggests that the applicant explore possible redesigns. A duplex configuration or relocation of the front door of Unit A to the Clifton Street frontage could both provide solutions to providing a "back yard" area as intended by the Ordinance.

**V. RECOMMENDATION/FINDING**

Although Staff is sympathetic and understands that the applicant inherited the existing development when he purchased the property, it is not possible to recommend approval of this

project as designed. Staff recommends that the Staff Hearing Officer deny the project, making the findings that the Modification approval is not necessary to secure an appropriate improvement and does not satisfy the purpose and intent of the Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 7-24-06
- C. ABR Minutes

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

Eric Swenumson  
SwenDesign  
5662 Calle Real, Suite 437  
Goleta, CA 93117  
Ph (805) 967-5507 FAX (805) 456-3954

24-Jul-06

TO: City of Santa Barbara  
ATTN: Roxanne Milazzo  
630 Garden Street.  
Santa Barbara, CA 93101

SUBJECT: 1340 Clifton Street APN: 017-154-018

Attached please find a Site Plan, Floor Plan, Elevations and photographs for the above-mentioned address. As agent for the owners of the property I have prepared a modification request to ask for relief from the required 1,250 square feet of open yard area. The project consists of a proposed 1,787 square foot, 3 story residence. The site is zoned R-2 and is 6,067 square feet in size. The site currently has a 1,004 s.f. residence with a 440 square foot 1<sup>st</sup> floor garage. The below grade 610 square foot garage and storage for this proposed residence is existing with a deck above as approved under a previous permit.

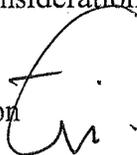
The City Zoning Ordinance requires 1,250 square feet of open yard area in this zone. This is a corner lot with (2) 15 foot front yard setbacks. This site received a Modification for a reduction in open yard area for an almost identical project on March 13, 2002. Final ABR approval was granted and a Building permit was issued in December, 2002. Due to some unusual circumstances the 2<sup>nd</sup> residence was not completed under the original Modification, ABR and Building Approvals. The property is under new ownership and this new owner wishes to "finish" the project by constructing an attractive residence over the existing garage/deck. The Architectural Board of Review has given us positive comments and continued the project to receive the modification and return to ABR on consent for final approval.

The current configuration allows 894 square feet of open yard area per Ordinance. The front yard areas within the 15 foot setbacks account for an additional 1,904 square feet of yard that is clearly usable outdoor living space.

### Conclusion

We believe that this project as designed will meet the intent of the open yard area Ordinance by providing ample outdoor living space for the occupants of the two residences.. The granting of this modification will not adversely affect the character of the existing neighborhood in any way. If you have any questions you may reach me at 967-5507. Thank you for your consideration of this request.

Sincerely,  
Eric Swenumson



CC: Richard Golden

**EXHIBIT B**



ARCHITECTURAL BOARD OF REVIEW  
CASE SUMMARY

1340 CLIFTON ST

MST2005-00500

R-NEW RESIDENCE

Page: 1

**Project Description:**

This is a revised project. Proposal to construct a 1,895 square foot three-story single-family residence to include a 610 square foot two-car garage and 94 square feet of covered deck area. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first floor 440 square foot garage. Modifications are required to allow less than 1,250 square feet of open yard space and for encroachments into the front yard setback.

**Activities:**

7/17/2006

*ABR-Concept Review (Continued)*

*(Third Concept Review.)*

*(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)*

*(6:33)*

*Present: Eric Swenumson; architect; Richard Golden, applicant.*

*Public comment opened at 6:54 p.m.*

*Maria Sate, opposed.*

*Ann Harkey, opposed.*

*Ron Harkey, opposed.*

*Monty Hudson, opposed.*

*Chair Bartlett read into the record a letter from Chris Tamura in opposition to the project.*

*Public comment closed at 7:03 p.m.*

*Motion: Continued indefinitely to Staff Hearing Officer, Ready for Preliminary approval and return to Consent Calendar with the following comments: 1) The Board acknowledges that the applicant has done a good job in reducing the project scale. 2) The architectural style is more compatible with the neighborhood, with the full width front porch facing Salinas Street. 3) There is concern with the discrepancy of the floor plans and exterior elevations with regard to the width of second floor. Study pulling back the second floor dormers a minimum of two feet from the east and west walls of the lower level. 4) The Dormers should intersect the main roof below the ridgeline.*

*5) Provide deep roof overhangs on the eaves as depicted on the plans. 6) Study authentic detailing such as brackets or beam extension to support the eaves. 7) Detail the front porch in a traditional fashion*

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**Activities:**

*with appropriate moldings. 8) The Board supports the modification of the yard area given that this is a small corner lot. 9) The Board supports the covered porch within the front yard set back as it provides open space and adds aesthetically to the neighborhood. 10) The Board is concerned with pedestrian circulation and recommends that a shared sidewalk from Salinas Street should be added to serve both serve structures. 11) The Board is concerned with privacy. Study ways to reduce the second floor window size on the south elevation. One suggestion is to flip the interior floor plan and allow small windows on the south and larger windows on the north elevation. 12) Study ways to relieve the apparent flatness on the north and south elevations. 13) Study ways to mitigate the previous loss of Yucca trees. 14) Provide foundation planting along the south elevation, possibly vines or Espaliers on the structure, and one or two small trees in the side yard. 15) The Board is not in support of raising the grade at the street elevation. 16) The topo survey should include elevation points at the adjacent property line retaining wall fence; show topography lines at 1 foot intervals. 17) The Board carried forward Comment #1 from the minutes of April 17, 2006: The Board is concerned with the accuracy of the presented documentation, especially the previously requested topographic map which should return with both vertical and horizontal accuracy and drawn to scale showing the relative heights of the proposed project and adjacent structures so that the Board can understand the relative roof and finished floor elevations of the immediately adjacent properties.*

*Action: Sherry/Mosel, 7/0/0.*

**6/30/2006**

***ABR-Resubmittal Received***

*Received 3 sets of plans (topographic survey) per request of Jaime Limon/Kelly Brodison to add to previous submittal.*

**6/27/2006**

***ABR-FYI/Research***

*Kelly*

*the 2001 case required a landscape plan be done by a landscape architect which addressed the as-built removal of the Yucca Trees. There is an open Enforcement case on this issue ENF2003-00406. Please advise me if an approval is granted.*

**6/16/2006**

***ABR-Correspondence/Contact***

*Applicant picked up new on-site posting sign. Project has changed significantly. Per J. Limon project has been revised but is a lesser scope therefore doesn't need to be renoticed.*

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**Activities:****6/9/2006*****ABR-Resubmittal Received***

*Three sets of plans received with changes to the roof pitch, lowered plate heights, revised porch, revised floor plan and revised site plan to comply with survey and new landscape plan.*

**4/17/2006*****ABR-Concept Review (Continued)***

*(Second Concept Review.)*

***(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)***

*(3:53)*

*Richard Golden, Owner; Ed St. George, friend & previous Property Owner; and Stacey Wilson, Assistant Transportation Planner, present.*

*Public comment opened at 4:17 p.m.*

*Ms. Sonja Ospina, neighbor, expressed concern regarding the overall large size of the proposed project, and that the height of the proposed building would "dwarf" other residences in the area.*

*Mrs. Ann Harkey, neighbor, expressed concern regarding the elevations of the current lot, significant changes in the existing foundation which is higher than originally approved by the ABR and the City's Building & Safety Department. She also hand-delivered written comments from her husband Ron Harkey addressed to City staff, regarding the modifications of the setback requirements, traffic, and parking design. She also appreciated the changes made by the applicant regarding the eliminated decking.*

*Mr. Rudolph Mangué, neighbor, expressed concern regarding height of the elevations, and the square footage of the proposed project.*

*Ms. Maria Zate, neighbor, expressed concern regarding the height of the elevations, the fencing between properties, driveway, and parking issues of the proposed project.*

*Mr. Ray George, adjacent neighbor, expressed concern regarding the proposed project's possible negative impact on his privacy and public view.*

*Public comment closed at 4:33 p.m.*

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**Activities:**

*Motion: Continued indefinitely to Full Board with the following comments: 1) The Board is concerned again with the accuracy of the presented documentation, especially the previously requested topographic map which should return with both vertical and horizontal accuracy and drawn to scale showing the relative heights of the proposed project and adjacent structures so that the Board can understand the relative roof and finished floor heights of the immediately adjacent properties. 2) Return with the as-built survey actually prepared by the surveyor. 3) The proposed yard configuration creates awkward circulation, hidden entries to each residence, and requires pedestrian to access the houses from the lower driveway. 4) At this time, the Board cannot support the proposed modification for the open yard space under the current configuration. 5) The applicant shall return with accurate tabulations of the amount of open yard created with the proposal so that a decision can be made regarding the modification. 6) A modification could be considered if the proposed residence were substantially smaller, especially in the upper-most floor level, to diminish the apparent size of the structure and the "looming" quality of the roof form of the upper level attic space. 7) Study reducing the artificially raised grade, especially along the south and on the frontage of Salinas Street where the grade has been raised higher than its natural condition. 8) Study ways to lower the existing floor structure, especially over the proposed storage space toward Salinas Street. 9) Reduce the plate heights as perceived from the west side and Salinas Street. 10) Eliminate the north and south pop-out conditions on the exterior elevations which intrude into the open space and loom over the adjacent neighbors. 11) The porch element addressing Salinas Street could be a charming element if done in an historic fashion similar to the sample photos presented, with the porch element sized at full width and lower than its current condition. 12) The roof pitch is exceedingly steep which adds to the mass, bulk, and scale of the structure; therefore, the Board requests the applicant erect minimal story poles to depict the proposed ridge and plate heights, and return with photo documentation. 13) The garage door should be pulled back more internally to the existing structure to provide adequate vehicular circulation space. 14) Study the option of creating internal circulation from the garage into the residential unit above to minimize the amount of sidewalk. 15) Include all accurate and complete project statistics.*

*Action: LeCron/Sherry, 8/0/0.*

4/17/2006

**ABR-Optional Notice Prepared**

2/22/2006

**ABR-Project HALTED**

2/16/2006

**ABR-FYI/Research**

*This project will need to be re-noticed due the revised project description which includes a larger addition than was previously noticed for.*

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**Activities:****1/12/2006                      ABR-Correspondence/Contact**

*Contacted applicant, Richard Golden, to advise him of issues regarding front yard encroachment and open yard area needed for each unit. Plans are "halted" and in the ABR file in the Design Review file room. Applicant will meet with Roxanne on Tuesday January 17th at 10:00 a.m.*

**1/11/2006                      ABR-Resubmittal Received**

*KELLY - PLEASE NOTE THAT THESE PLANS NEED TO BE ROUTED TO ROB DAYTON IN TRANSPORTATION FOR WRITTEN DOCUMENT ON GARAGES.*

*1/11/06 DHughey Received 3 sets of plans with changes per ABR action of June 15, 2005. Proposed changes include:*

- 1) dormer window expressions keeping in mind the neighbor's privacy in a different style from existing house.*
- 2) Submitting site survey and topography.*
- 3) Submitting Landscape Plan.*

**1/11/2006                      ABR-FYI/Research**

*Routed one set to Rox for review of the revised project.*

**1/11/2006                      ABR-FYI/Research**

*Routed one set to Rob Dayton for transportation comments.*

**8/15/2005                      ABR-Mailed Notice Prepared****8/15/2005                      ABR-Concept Review (New) - PH**

*(COMMENTS ONLY; PROJECT REQUIRES A MODIFICATION.)*

*3:21*

*Richard Golden, Owner; and Ed St. George, Agent; present.*

*Public comment opened at 3:36p.m.*

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**Activities:**

*Ray George, neighbor, stated that his primary concern is with the proposed building elevation, as it is not at street level. He is concerned that the size of the new home will interfere with his privacy. Mr. George opposes the project.*

*Ray George, neighbor, read a letter from Artermio Ortiz, neighbor, which stated that he is against the building of a two-story house. It will be too high and is not compatible with the neighborhood.*

*Ann Harkey, neighbor, stated that the plans do not reflect the accuracy of the elevation. Ms. Harkey is opposed to a three story project.*

*Ron Harkey, neighbor, stated that the project is too large and not compatible with the neighborhood.*

*Sonja Ospina, neighbor, declined to speak and deferred her comments to Maria Zate.*

*Maria Zate, neighbor, stated that when the project was presented two years ago, the neighbors did not oppose it. She and the neighbors wanted to see the charm of the 1920's home preserved. The project as presented today is too large and a three-story house is not compatible with the neighborhood.*

*Public comment closed at 3:49p.m.*

*Motion: Continued indefinitely with the following comments: 1) The Board understands this is a new project. Although the project received a prior ABR Approval, it was based on the preservation of two bungalows being relocated to this site, and the Board does not find the reconstruction of House B to match the now demolished bungalow acceptable as proposed. 2) The Board would be supportive of a larger house, yet is not comfortable with the three-story element as designed. 3) The Board would consider a third-story elements expressed as architectural features, such as dormer-window expressions and should be respectful to the neighbor's privacy. 4) The Board looks for a different style than House A, and should be more in keeping with the style of the Equestrian bungalow materials and detailing. 5) Before reconsideration of the project, the applicant is to return with accurate topography and footprints, with a complete survey of the existing conditions, including, relationship to adjacent properties. 6) Provide written documentation from the Transportation Division that the garage meets Code requirements for ingress and egress. 7) Provide landscape plans on future submittals.*

*Action: LeCron/Manson-Hing, 6/0/0.*