



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 13, 2007
AGENDA DATE: June 20, 2007
PROJECT ADDRESS: 119 Skyline Circle (MST2006-00522)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 4,776 square foot lot is currently developed with a 2,100 square foot single-family residence. The proposal project involves complete demolition of all structures on site and the construction of a 3-story structure consisting of a 2-story residence with a two-car garage and basement/storage area below. The discretionary applications required for the project are Modifications to permit:

1. Construction within the front yard setback (SBMC §28.15.060); and,
2. To include portions of the yard less than 20 feet in horizontal dimension and areas within the front yard for the required open yard area (SBMC §28.15.060); and,
3. Wall heights in excess of 3½' when located within the first 20' along the driveway (SBMC §28.87.170).

Date Application Accepted: June 7, 2007 Date Action Required: December 7, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Shubin & Donaldson	Property Owner:	Mark Tappeiner
Parcel Number:	041-171-008	Lot Area:	4,776 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	10% Slope
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2104 sf to be demolished	1,823 sf
Garage	214 sf to be demolished	400 sf
Accessory Space	38 sf to be demolished	724 sf basement

III. LOT AREA COVERAGE

Lot Area:	4,776 sf
Building:	1,291 sf; 27%
Hardscape:	1,052 sf; 22%
Landscape:	2,433 sf; 51%

IV. DISCUSSION

- This revised project was reviewed by the Architectural Board of Review (ABR) on April 16, 2007 and given favorable comments.
- A project for this property was previously reviewed and approved by the Staff Hearing Officer (SHO) on November 22, 2006. Since then the property owners have requested changes to the project that require a second review by the SHO. Like the original project, the redesign requires front and open yard Modifications. An additional request for wall heights is necessary due to the relocation of access stairs.

Although Staff discourages Modifications for development on vacant lots (once demolition occurs, this lot will be considered vacant), we recognized the site constraints associated with a 4,776 square foot E-1 lot. Staff feels this property would be more appropriately zoned as E-3 which would require a twenty-foot front yard setback. Staff supports the front yard Modification being requested in that the project, as currently designed, provides twenty-five feet.

The open yard Modification also has Staff's support considering that providing an area for outdoor recreation purposes at the rear of the lot does not make sense on an ocean view property. The project as designed is providing areas for enjoyment of the yard plus the views in several areas (including the front yard) that secure privacy by their elevations off the street. Although the minimum twenty-foot (20') dimensions are not being provided for the entire 1,250 square foot required area, it is Staff's position that adequate space is being provided.

The redesign has also resulted in retaining and site walls in excess of 3 ½' within the first twenty-feet (20') near driveways. Transportation Staff has reviewed the proposed walls and has determined that the heights as designed still provide visibility to the public right-of-way and therefore do not create public safety issues.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer evaluate the revised project using the same criteria use for the previous review and approve the project, making the findings that the requested Modifications are necessary to secure appropriate improvements on a size-constrained lot, and that the purpose and intent of the Zoning Ordinance is being met because the open yard area, even though portions are located within the front yard and in areas without the minimum twenty-foot dimensions, is being provided in private, usable areas as intended by the ordinance, the proposed wall heights do not create visual obstructions and safety concerns in their proposed locations, and the front setback is appropriate for a lot this size.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 16, 2007
- C. ABR Minutes

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



April 16, 2007

Applicant: Kim Maciorowski and Robin Donaldson
Shubin + Donaldson Architects, Inc.
1 N. Calle Cesar Chavez, Suite 200
Santa Barbara, CA 93103

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

Re: Modification Request for 119 Skyline Circle; APN: 041-171-008; MST2006-00522

Dear Staff Hearing Officer,

The proposed project has been revised since the two Modifications were approved on November 22, 2006 (Resolution No. 081-06) The new scheme maintains a similar site strategy and building footprint which may be in substantial conformance with the original modifications, however we wanted to bring it to your attention prior to moving forward.

Design changes:

Garage shifted back, away from the street to be set about 28 to 30 feet from the front lot line and the deck over the garage portion is omitted. The first floor North-West corner pushes forward (towards the front lot line by about 5 feet where it remains 25 feet back from the front lot line. The second floor cantilever previously set 25 feet from the front lot line, pushes back 3 feet from the previous design responding to some of the ABR comments.

The design has changed due to the shift of programmatic elements. Our client would like to have their main living, kitchen, and dining area on the second floor in order to enjoy the panoramic views offered only on the second floor – an outdoor patio is provided at this level. The bedrooms and a sitting area then shifted to the first floor. The patio at the first floor level would be an extension of the sitting area on the South side of the house. The second floor overhang would protect the interior and outdoor seating areas from direct sun in the summer, while allowing the winter sun to enter into the house. In keeping with the approved design, the habitable space extends up to 25 feet from the front property line, rather than 30 feet. The area of the previously approved open yard and patio area has shifted, however it has not substantially changed.

The following modifications are requested:

1. The same request as approved previously: To include portions of yard less than 20 feet in horizontal dimension in the required open yard area.
2. Allowing the development of building and patio within the required front yard setback.
Discussion: As previously reviewed and granted, our building, and patio encroaches into the front yard setback. As our original modification request had recognized, the lot would be more appropriately zoned and developed to an E-3 standard which would have required a twenty-foot front yard setback.

Furthermore, our original field dimensions and slope calculations indicated the that the slope for the front half of the lot was greater than 20% (1 to 5) thus allowing a reduction in the front setback of up to five feet. Since receiving the slope analysis provided by the surveyor, it was determined that the slope according to the calculation is 19%. Taking the average from spot elevations however led us to believe that it is 20%. We have provided this calculation information for your review.

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SHUBIN + DONALDSON ARCHITECTS INC.

3. To allow walls higher than three and one-half feet (3-1/2) to be located within ²⁰10 feet of the front lot line and within 10 feet of either side of the driveway. This was reviewed by Stacey Wilson of Public Works on April 2nd, 2007. Ms. Wilson indicated that visibility is good and that she does not see a problem with the proposal.

I have included our original request and letter for your information.

Sincerely,
Kim Maciorowski, Project Captain
Shubin + Donaldson Architects, Inc.

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119 SKYLINE CIRCLE – ARCHITECTURAL BOARD OF REVIEW

September 25, 2006

Peter Susi, resident, opposed, the proposal is too large for the already dense neighborhood.

Robert Potter, neighbor, opposed to the project in its present form, the style is out of character with the neighborhood.

Alex Pujo, resident, expressed concern that the architecture is not compatible with the neighborhood and poses privacy issues.

Motion: Continued indefinitely to the Full Board with the following
comments:

- 1) The majority of the Board finds the architecture to be very appealing; however, the presentation needs to knit the architecture into the context of the neighborhood.
- 2) Provide contextual drawings showing the relationship of the proposed residence to the neighbors on the three surrounding sides, including site sections.
- 3) Carefully consider privacy impacts to neighbors, especially from the second level and multi-deck orientations.
- 4) The Board finds that the contemporary nature of architecture is well articulated and that the natural materials enhance and help soften the contemporary form.
- 5) The Board is supportive of moving the front site wall closer to the street in an effort to help layer the wall and architecture of the house as viewed from street. Study the possibility of leaving the garage door recessed from that wall, as viewed from the street.
- 6) Some Board members are concerned that the second story double cantilever is excessive and looms over the neighborhood.
- 7) The Board is concerned that the rear most second level deck creates privacy issues for neighbors.
- 8) The proposed open yard space is located in the most appropriate location given the constrained site due to the geometry of the property lines, the 20 foot minimum can not be met.
- 9) Some Board members are concerned with the lack of street friendliness of the proposed pedestrian entrance. Restudy the entry gate and wall combination.
- 10) As to the future landscaping:
 - a) depict privacy hedges or walls on the plans, especially adjacent to the neighbors;
 - b) Provide significant canopy trees in the elevated front patio area to mitigate the second story cantilever.
- 11) Consider an alternate open style deck rail as opposed to the glazed railing due to glare considerations.

Action: Wienke/LeCron, 6/1/0. Mudge opposed. Sherry absent.

April 16, 2007

Robert Potter: proposal is too large for the constrained lot.

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

- 1) The modification is technical in nature and has no negative aesthetic impact.
- 2) The proposed design for an operable wood-slatted sunscreen to mitigate the large expanse of glass on the upper level is appreciated.
- 3) Provide significant canopy trees in the front area to mitigate the second story cantilever.
- 4) The volume of the proposed structure, being smaller than the existing, is appreciated.

Action: Sherry/Blakeley, 6/0/0. Motion carried. (Manson-Hing, Mudge absent.)