



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 19, 2007
AGENDA DATE: September 26, 2007
PROJECT ADDRESS: 814 Orange Avenue (MST2006-00437)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *RSM*

I. PROJECT DESCRIPTION

The 5,625 square foot project site has frontage onto Orange and Wentworth Avenues. Current development on site consists of a single family residence and two-car garage. All existing development on site will be demolished. The proposed project involves the construction of a two-story duplex with a two-car garage and two uncovered spaces. The discretionary applications required for this project is a Modification to allow the uncovered parking spaces to be located within the required interior yard setbacks.

Date Application Accepted: July 9, 2007 Date Action Required: October 9, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	AM Design & Drafting	Property Owner:	Francisco Espinosa
Parcel Number:	307-024-007	Lot Area:	5,625 sf
General Plan:	Residential 12 units/acre	Zoning:	R-3
Existing Use:	One Family Residence	Topography:	2 % slope
Adjacent Land Uses:			
	North – Multiple Family		East - Railroad
	South – Single Family		West – Single

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,255 sf	3,536 sf
Garage	482 sf	557 sf
Accessory Space	Non-existing	No Change

III. LOT AREA COVERAGE

Lot Area: 5,625 sf
Building: 2,292 sf; 41 %
Hardscape: 947 sf; 17 %
Landscape: 2,386 sf; 42 %

IV. DISCUSSION

- This project was reviewed by the ABR on June 4, 2007 and continues to the Staff Hearing Officer with favorable comments. It was the Board's position that the Modification poses no negative aesthetic impact.
- The new development on site will provide all four parking spaces off of Wentworth Avenue. This pattern of development is established throughout this block of through lots. The proposed encroachments in the setbacks are consistent with the current ordinance, which allows for both covered and uncovered parking in the setbacks when the lot is developed with three connected units. Staff also considered the fact that the uncovered spaces will abut either covered or driveway access areas.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance in that open parking, not new floor area, is being located within the required interior yards and is necessary to secure an appropriate improvement on a 45 foot wide lot. Said approval is subject to the condition that the applicant salvage and reuse the stone blocks from the wall located along the front lot line.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 9, 2007
- C. ABR Minutes

STAFF HEARING OFFICER STAFF REPORT
814 ORANGE AVENUE (MST2006-00437)
SEPTEMBER 19, 2007
PAGE 3

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AM Design & Drafting

AM Design & Drafting
PO Box 23516
Santa Barbara, CA 93121
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July 9, 2007

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

Re: Modification Request for 814 Orange Ave.; A.P.N. 039-424-011; Zone R-3

Dear Staff Hearing Officer:

1. The scope of work is a proposed 3,536 square foot duplex unit with 3 bedrooms, 2-1/2 bathrooms, & 2 parking spaces per unit on a 5,625 square foot lot zoned R-3. Work will also include the demolition of an existing 1,255 square foot single family residence and a detached 482 square foot 2 car garage which currently encroaches into the Worthington Avenue setback.
2. The modification being requested is to allow for 2 uncovered parking spaces (1 per unit) into the north & south sideyard setbacks. The encroachment will allow the client to meet the parking requirement for (2) units.
3. Currently all of the Orange Avenue existing residences park or access their homes via Worthington Avenue. There are no driveways via Orange Avenue. The benefits of supporting the 2 uncovered parking spaces into the sideyard setbacks off of Worthington Avenue is that it will allow the same neighborhood scene of no garages or driveways off of Orange Avenue. Many of the existing residences are built right up to the property lines off of Worthington, the new project is proposing the duplex unit to be built out of the front yard setback. A modification for a parking space into the interior sideyard setback has also just been approved for 832 Orange Avenue (mst2005-00657) for a new 3,344 square foot duplex unit.

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EXHIBIT B

814 Orange ABR Minutes

June 4, 2007

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The modification poses no negative aesthetic impact, and its location off Wentworth Avenue is supportable.
- 2) Study the use and number of cupolas in size, bulk, scale and appropriateness. Most Board members prefer a reduction in the number of cupolas. A majority believe the middle cupola is appropriate.
- 3) Study the use of siding and stucco materials to relate to the volume and mass. The Board prefers not changing from one material to another at corners as indicated on the plans.
- 4) Study using natural materials, such as bricks or stone for chimneys. One Board member is concerned with the added height of the galvanized chimney flues. Examine for possible alternative solutions.
- 5) Study the rear entry gates from the uncovered parking, as it appears too close to the parking stall. One suggestion is to move the gates toward front of the houses.
- 6) Study the second story decks and their proximity to the neighboring outdoor spaces for privacy implications. Provide trees in the interior lot-line areas to mitigate privacy loss.
- 7) Most of the Board prefers using 4 inch wide window trim as opposed the 2 inch wide as shown on the plans.
- 8) Some Board members are concerned with the front porch, study for more neighborhood friendliness.
- 9) Some Board members feel that the amount of interior circulation space and complexity are increasing the overall mass of the project. Restudy the floor plan efficiency and how translates into the overall massing of the structure. Study ways to make the massing appear smaller.

Action:Blakeley/Aurell, 6/0/0. Motion carried. (Zink stepped down. Manson-Hing absent.)