



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: July 6, 2011
AGENDA DATE: July 13, 2011
PROJECT ADDRESS: 520 Plaza Rubio (MST2011-00216)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Susan Gantz, Planning Technician II *SG*

I. PROJECT DESCRIPTION

The 11,876 square-foot site is currently developed with a 1,663 square foot, one-story single-family residence and an as-built 381 square foot, detached two-car garage. The proposed project involves permitting the as-built garage, which was constructed to replace an existing garage of the same size damaged by a tree fall. The residence and garage total 2,044 square feet, and the parcel is conforming with two covered parking spaces. The discretionary approval required for this project is a Modification to allow the new garage within the required 10-foot interior setback (SBMC §28.15.060).

Date Application Accepted: June 8, 2011

Date Action Required: September 8, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	DW Reeves Assoc. Arch.	Property Owner:	Tal Family Ltd. Partnership
Parcel Number:	025-281-003	Lot Area:	11,876 sq. ft./0.27 acre
General Plan:	3 Units per acre	Zoning:	E-1
Existing Use:	Residential	Topography:	20% slope

Adjacent Land Uses:

North – One-Family Residence (2-story)
 South – One-Family Residence (1-story)

East - One-Family Residence (1-story)
 West – Plaza Rubio

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,663 sq. ft.	1,663 sq. ft.
Garage	381 sq. ft.	381 sq. ft.
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,189 sf 18.4% Hardscape: 1,047 sf 8.8% Landscape: 8,639 sf 72.8%

IV. DISCUSSION

The proposed project involves permitting the construction of an as-built garage on a parcel originally developed in 1951 with a single-family residence and detached, two-car garage. The as-built garage was reconstructed 4'-10" from the northern property line to replace the original, which was damaged by a tree fall. The new garage was built on the original foundation and within the footprint of the original structure. The roof, however, has been changed from the original flat-roof design to a gable style, which has raised the height of the roof a maximum of 2'-8" within the ten foot interior setback. For this reason, a Modification is requested.

The project was reviewed by the Historic Landmarks Commission (HLC) on June 8, 2011, and received positive comments. The HLC believed that the zoning modification request is supportable because the garage is consistent with the traditional neighborhood development pattern. They also noted the importance of the new garage having been constructed within the existing building footprint. Their only request is that the terracotta roof tiles be replaced to match the roof tiles on the residence.

A letter was received expressing opposition to the project citing a substantially raised roof height of over 16 feet, but the project plans show the garage is 14'-2" in height at its apex. The letter also states that the new garage door at 16' x 8' is substantially higher and wider than the original. The original garage door was 16' x 7', a difference in height of one foot, which is needed to accommodate the height of the owner's sport utility vehicle. One last concern in the letter was that the current height is incompatible with other detached garages in the neighborhood. A survey of surrounding parcels within one block of the subject parcel shows a vast majority of detached two-car garages set back from the streets with pitched, gabled, or hipped roofs.

The City's Urban Historian was consulted prior to HLC review of the project and his finding was that the design was more in keeping with the architecture of the residence, that the roof of the garage is in harmony with that of the house because the roof pitch is the same, and the garage is compatible with the pattern of development in the neighborhood.

V. FINDINGS AND CONDITIONS

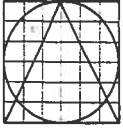
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed "as-built" garage was constructed in the same location as the previous garage and the higher, pitched roof is consistent with the pattern of development in the neighborhood and is more compatible with the architectural style of the house.

Said approval is subject to a condition that the terracotta roof tile on the garage shall match those of the existing residence in color and pattern.

Exhibits:

- A. Project plans (under separate cover)
- B. Applicant's letter, dated May 23, 2011
- C. HLC Minutes from June 8, 2011 hearing
- D. Letter from the public, dated June 20, 2011

Contact/Case Planner: Susan Gantz, Planning Technician II
(sgantz@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470, ext. 3311



D.W. REEVES & ASSOC. A.I.A.

A R C H I T E C T S

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

May 23, 2011

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

Re: Modification Request for 520 Plaza Rubio
APN: 025-281-003, E-1 Zone

RECEIVED
JUN 08 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Staff Hearing Officer:

Request is to replace existing 2 car garage with a flat roof, damaged by a falling tree on the roof, with a new 2 car garage on the existing site (garage) foundation system footprint. The roof to be replaced with a new sloping tile roof to match the existing residence. Color, details, to match existing. New construction to comply with high fire and new construction requirements.

Modification is needed to change roof from flat to 4:12 pitched tile roof. Existing garage is 4'-10" from property line, recessed into the hill. The existing retaining wall is about 5'-0" high with the framed garage wall on top on two sides. The garage is about 20'-0" x 21'-0", or 420 square feet in size. The ridge is about 14'-2" above top of garage slab at the garage door.

Allowing this Mod will allow the garage to match the residence and other garages in the neighborhood.

Sincerely,

DW Reeves & Associates, AIA
Architect

EXHIBIT B



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 8, 2011

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

CONSENT CALENDAR

NEW ITEM

A. 520 PLAZA RUBIO

E-1 Zone

Assessor's Parcel Number: 025-281-003
Application Number: MST2011-00216
Owner: Tal Family Limited Partnership
Architect: DW Reeves & Associates, AIA

(Proposal to permit an as-built 20' x 19' detached two-car garage that was constructed to replace an existing garage of the same size damaged by a tree fall. The existing single-family residence and garage total 2,100 square feet on an 11,876 square foot parcel. Staff Hearing Officer approval is requested for an increase in roof height due to a changed roof pitch within the interior yard setback. This project addresses violations called out in zoning information report ZIR2011-00080 and enforcement case ENF2011-00123.)

(Comments only; Staff Hearing Officer review is requested for zoning modification.)

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

1. The zoning modification request is supportable because it is consistent with the traditional neighborhood development pattern.
2. It is important for the structure to remain on the existing footprint.
3. Return for final approval on the Consent Calendar.
4. Roof tiles shall be terracotta to match the existing residence.

Toby & George Gleitman
524 Plaza Rubio
Santa Barbara, CA 93103

**Susie Reardon
Staff Hearing Officer
Planning Division, City of Santa Barbara
630 Garden St.
Santa Barbara, Ca. 93101**

RECEIVED
JUN 21 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

**Re: 520 Plaza Rubio
Santa Barbara, Ca.
Owner: Tal Family Limited Partnership**

6/20/2011

Dear Ms. Reardon,

We are owners of 524 Plaza Rubio, next door neighbors of 520 Plaza Rubio. We are writing to you to object to the proposal to permit an as-built 20x19' detached two car garage which was constructed to replace an existing garage of the same size, but much lower height on that site.

The increase in roof height which the owner claims is due to a change in roof pitch is actually due to factors other than the change in roof pitch.

The garage in question has a substantially raised height prior to addition of the roof. The exterior wall above the garage door rises 8 feet above those doors at its apex, yielding a total height to the garage of over 16 feet. The roof rises 2-3 feet above the garage door at the door's lowest point. The garage door itself is substantially higher and wider than its predecessor - 8 feet high and 16 plus feet wide.

The height and dimensions of this detached garage before the addition of the roof far exceed its original version and are not compatible with the neighborhood. The addition of the roof, above an 8 foot high wall on top of the 8' high garage door gives the apex of the roof a 16 plus foot height, higher than the house itself, and mansion like in its generous height. This height is not compatible with other detached garages in the neighborhood - either on Plaza Rubio, or in the entire upper East Side.

We hope that the facts, as enumerated, are persuasive in leading you to reject approval of this roof height, regardless of the pitch of the roof, and

require a roof height more in keeping with other garages in this neighborhood, and the surrounding neighborhoods.

Sincerely yours,



George and Toby Gleitman



Toby & George Gleitman
524 Plaza Rubio
Santa Barbara, CA 93103