



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 15, 2013
AGENDA DATE: August 21, 2013
PROJECT ADDRESS: 1030 Arbolado Road (MST2013-00319)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *MSB*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

Proposal for alterations to a site plan approved under MST2006-00644, consisting of the relocation of approved retaining walls to create a turnaround area at the top of the shared driveway. The previously approved project is actively under construction under building permit BLD2008-02819, and includes the construction of a major addition to the existing two-story residence and related site improvements. The discretionary application required for this project is an Open Yard Modification to allow the required open yard to be located within the remaining front yard.

Date Application Accepted: 7/15/13

Date Action Required: 10/13/13

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:	James Kyle, Blackbird Architects	Property Owner:	Steve Buchannan
Parcel Number:	019-220-031	Lot Area:	21,205 square feet
General Plan:	Low Density Residential 3 du/acre	Zoning:	E-1
Existing Use:	Residnetial	Topography:	41% avg. slope

B. PROPOSED LOT AREA COVERAGE

Building: 4,807 sf 23% Hardscape: 4,035 sf 19% Landscape: 12,363 sf 58%

IV. DISCUSSION

The purpose of this project is to provide a turnaround area for the adjoining property, at 1036 Arbolado Road. The two properties share a driveway, and the owner of 1030 Arbolado are allowing the occupants of 1036 Arbolado to use a part of their property as a turnaround area. So they can exit the site in a forward motion, instead of backing down the steep driveway.

This project was reviewed and approved by the Single Family Design Board on March 12, 2012. Due to the location of the approved development, a small corner at rear of the lot adjacent to the shared driveway was the only location that met all the open yard requirements identified in SBMC §28.15.060, including the minimum requirement of 1,250 square feet of open yard having a minimum dimension of not less than 20 feet in each horizontal direction and that is not located within a front yard as defined in 28.04.710. The design of the approved development locates many of the site's recreational and outdoor living spaces amenities in the remaining front yard. Due to the steep slope at the front of the lot along Arbolado Road, the proposed open yard area is at a raised elevation and would not be publicly visible.

Staff generally would not support the relocation of a conforming open yard to a location that does not conform to the location requirements specified in the code; however, after visiting the site, and backing the entire length of the shared driveway, staff feels that the minimal expansion of pavement will provide a safe area to turnaround and exit the driveway in a forward motion, and that adequate recreational space is provided by the approved project's design, although it does not meet the locational requirements for open yards. Staff has recommended a condition that the area shall not be used as additional parking within the required setback and that the area shall be labeled on the plan set and in the field as a no parking area.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Open Yard 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 turnaround area provides a safe and reasonable turnaround area (allowing the property owners of both the subject property and the adjacent property as well as guests to safely turn their cars around at the end of the long steep driveway and exit the shared driveway in a safe manner), and adequate recreational space is provided on the site, as described in Section IV of the Staff Report.

Said approval is subject to a condition that the area be identified as a turnaround labeled on the revised site plan as a "no parking" area, and the area will be signed as a no parking area in the field.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 12, 2013
- C. Single Family Design Board Minutes

STAFF HEARING OFFICER STAFF REPORT
1030 ARBOLADO RD (MST2013-00319)
AUGUST 15, 2013
PAGE 3

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **2687**

B l a c k b i r d

Architects, Inc.

RECEIVED
JUL 15 2013
CITY OF SANTA BARBARA
PLANNING DIVISION

July 12, 2013

Staff Hearing Officer
City of Santa Barbara Planning and Development
630 Garden Street
Santa Barbara, CA 93101

RE: Modification Request for 1030 Arbolado Road, APN 019-220-031, E-1

Dear Staff Hearing Officer,

On behalf of Steve Buchanan, we are requesting a modification to the required open yard location to accommodate the proposed vehicle turnaround at 1030 Arbolado Road.

There is an existing 2-story house (2,790 nsf.) and a two car garage (526 nsf.) on the lot. The permitted scope of work, BLD 2008-02819, is a remodel / 2,602 nsf addition of the residence and garage with associated hardscape and landscaping, and is in progress.

The modification requested relocates the required open yard from the west portion of the property into the "front yard," northeast portion, as indicated in the plans. This relocation allows for the construction of a vehicle turnaround / fire fighting staging area with associated site walls. The current condition requires motorists to drive in reverse 100 feet down the sloped driveway and into oncoming traffic on Arbolado Road. This is an inherently dangerous operation that occurs multiple times daily. Further, the turnaround design and site walls have been reviewed and approved at SFDB.

Relocating the open yard into the "front yard", and allowing for the turnaround, benefits the overall safety on Arbolado Road for the owner, neighbor and community at large. The turnaround provides motorists the ability drive forward with greater visibility and inherent safety. We hope that you agree and grant this modification. If you need any further information, please don't hesitate to contact me.

Sincerely,

James Kyle
Blackbird Architects, Inc.

Founder:
Ken Radtkey AIA

235 Palm Ave.
Santa Barbara, CA
93101 USA
805.957.1315
fax 957.1317

www.bbird.com

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

1030 ARBOLADO RD (MST2006-00644)

R-ADDITION

Proposal for a 2,854 square foot two-story addition to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,798 square feet of living space, a 154 square foot addition to the garage, an 830 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.

Status: Building Permit Issued

DISP

Date 3

ABR-Concept Review (New) - PH

CONT

11/20/06

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:25)

Present: Ken Radtkey, Architect, Blackbird Architects; Matt Eastwood, Associate.

Public comment opened at 5:44 p.m.

Chair Bartlet read written comments provided by Marilyn McCarty, opposed, into the record.

Robert Davis, resident, expressed concerned with the size of the addition.

Public comment closed at 5:47 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

1) The project is ready for Preliminary Approval. 2) Neighborhood Preservation Ordinance findings can be made on the Consent Calendar. 3) The proposed addition is in keeping with the existing architecture in its mass, bulk, and scale; it is well integrated into the site and hidden from public view by the existing approved building. 4) Provide high-quality materials and a landscape plan when returning on Consent Calendar. 5) Provide a plan that includes pool fencing. 6) Provide roof material samples.

Action: Mudge/LeCron, 7/0/0. Motion carried. (Sherry absent.)

SFDB-Concept Review (Cont.)

CONT

07/16/07

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

(4:22)

Present: Ken Radtkey, Architect; Matt Eastwood, Associate; Heather Baker, Project Planner.

Staff Comment: Ms. Baker provided a briefing of the SFDB Guidelines for the Board's consideration.

Public comment opened at 4:46 p.m.

Marilyn McCarty: concerned with 45 degree slope, potential massive retaining walls, deck noise factor.

Public comment closed at 4:50 p.m.

Straw vote: How many Board members feel notification was adequate? 3/7/0. A majority does not feel notification was adequate.

Motion: Continued to the August 6, 2007 Full Board with the following comments:

- 1) The Board finds the project as presented blends with the neighborhood as it sinks into ground and does not have a lot of visual mass.
- 2) Applicant to install public hearing notification sign prior to the next hearing.
- 3) Applicant is to contact the 20 nearest neighbors in accordance with Good Neighbor Guidelines.

Action: Bernstein/Zink, 6/1/0. Motion carried. (Mosel opposed.)

SFDB-Preliminary Review Hrg

APVD

08/06/07

(4:36)

Present: Ken Radtkey, Blackbird Architects; Matt Eastwood, Architect.

Mr. Radtkey read into the record a letter written by the owner, Steven Buchanan, and submitted letters in support of the project from Patrick Hall and Don and Marge Graves.

Public comment opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as a basis for working drawings with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and return on Consent Calendar with the following comments:

- 1) NPO findings: a. trees; b. health, safety, and welfare; c. good neighbor guidelines.
- 2) The project is ready for Final Approval when returning on Consent Calendar.

Action: Zink/Mosel, 7/0/0. Motion carried.

SFDB-Consent (Final Review)

APVD

09/02/08

Final Approval as submitted of the landscaping and architecture.

SFDB-Consent (After Final)

APVD

03/12/12

(Review After Final for new site walls and a new turn-around.)

Approval as submitted of the Review After Final.

The ten-day appeal period was announced.