



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 29, 2013
AGENDA DATE: September 4, 2011
PROJECT ADDRESS: 1528 Cliff Drive (MST2013-00063)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 14,684 square-foot site is located on a corner lot with three street frontages and is currently developed with a two-story 3,272 square foot residence. The proposed project involves the construction of a 480 square foot detached two-car garage and a 24 square foot second floor master bathroom addition. The primary facade of the garage would face La Vista Del Oceano Drive. The project also includes alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow a two-car garage to be constructed within the required front yard setback along the La Vista Del Oceano Drive frontage (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 7/11/2013

Date Action Required: 10/9/2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Lawrence Thompson
 Parcel Number: 035-170-005

Property Owner: Wallace Ronchieto

Lot Area: 14,684 sq. ft. (gross)
 12,655 sq. ft. (net)

General Plan: Low Density Residential 5 du/acre
 Existing Use: Residential

Zoning: E-3/SD-3
 Topography: 9% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,272 sq. ft.	+24 = 3,295 sq. ft.
Garage	0 sq. ft.	480 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,654 sf 29% Hardscape: 4,173 sf 33% Landscape: 4,828.5 sf 38%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.323 Proposed FAR: 0.298 = 93% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the construction of a new garage for the existing residence and a small addition to the master bathroom. The corner lot has frontage on La Vista Del Oceano Drive, Del Oceano Street, and Cliff Drive.

The adobe residence was originally constructed in 1922. On June 19, 2013, the Historic Landmarks Commission (HLC) reviewed and accepted a Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the residence is eligible for Structure of Merit status. The HLC made a motion to place the building located at 1528 Cliff Drive on the City's List of Potential Historic Resources. The HLC also reviewed the proposed project, and continued the item to the Staff Hearing Officer stating that the modification is aesthetically appropriate, promotes an appearance of uniformity of development, and does not pose consistency issues with the Neighborhood Preservation Ordinance Findings and Historic Resource Findings. The Commission gave further direction to simplify the garage architecture and to study shortening the pergola and adding a gate or pergola at the top of the Cliff Drive stairs.

The applicant has requested a Front Setback Modification to allow the proposed garage to encroach into the required 20-foot front setback along Del Oceano Street. The proposed garage is located approximately 14 feet from the front property line and 15'4 inches from the south wall of the existing residence. Planning Staff worked closely with the applicant, Transportation Division Staff and the City's Urban Historian to locate the garage in a way that was sensitive to the potential historic features of the residence, allowed for adequately visibility to and from the driveway of oncoming traffic and retention of the required outdoor living space.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Front Setback 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 garage is an appropriate improvement for a single family residence and the location is appropriate because the lot is constrained by the existing development having three street frontages.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 31, 2013
- C. HLC Minutes

Contact/Case Planner: Suzanne Riegler, Assistant Planner
(SRiegler@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x2687

To: City Planning Staff
From: Lawrence Thompson Architects, Inc.

1528 Cliff Drive Revised Plan:
The Ronchietto Residence
July 31, 2013 (revised)

RECEIVED

AUG 17 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

MODIFICATION REQUEST

Attached are four sets of plans and elevations, revised per HLC comments, as the basis for a request for a setback modification from La Vista del Oceano on the east side of the property noted above.

Project Description:

1. On site exists a residence of some 3,272 sf., as calculated by City project application procedures, a two and one story single family residence with no Garage, only open on site parking in front of the historically designated structure. The owner desires to add a 420 sf. two car Garage, housing autos currently parking in front of the House and compromising the public view of this attractive old residence.
2. The only location available for a new garage, which has the least impact on the front yard open space and view of the residence, lies to the southwest of the home, located as far from the house as possible without compromising the required driveway to lot corner distance of forty feet.
3. The owner wishes to honor the historical entry path to the residence from Cliff Drive, per the existing steps up from the sidewalk on the Cliff Drive frontage and aligned with the Lower Floor Entry, itself with access to the upper floor. Along this path a trellis is proposed which will add counterpoint to the several building fronts of plaster finish, and also lend texture and compliment the remaining front yard , itself large enough to satisfy the Zoning minimum yard requirement.
4. Between the proposed garage and the house is proposed a 16 x 22 foot Entry Court which lends definition to the main Entry Staircase to the (Main) Upper Floor and formal covered Entry off the Living Room on this level. The proposed Trellis frames the west side of this Entry Court and provides a tie between proposed and existing building to add a sense of intentionality and transition to the Front Yard open space along the historic entry path .
5. Due to the location of the historic entry path and the need to preserve the front yard (minimal site) open space, the proposed garage is shown fourteen feet from the east property line, six feet WITHIN the required twenty foot setback –therefore the need for the requested Modification to allow a THIRTEEN FOOT setback in lieu of the required twenty foot setback.
6. By allowing this modification, the City will:
 - a) Allow a garage location least detrimental to preserving the view of the existing historic residence while honoring City Public Works setback standards to curb corners,

- b) allow the historic entry path to be preserved to the lower Entry at the South Elevation, c) promote the development of the proposed Entry court to enhance the appearance of the Main Entry Stairs, and:
 - d) eliminate the parking of autos in front of the Cliff Drive elevation of this historic structure.
7. As the only off-site parking for this site is on Cliff Drive, at some distance to the Main Entry, the proposed Garage location will address the lack of off-site parking available on both sides of La Vista del Oceano and facilitate access to the house accordingly from this street. It should also be noted that this lot has THREE sides fronting on City streets, thereby exacerbating the availability of smaller side yard setbacks and available open space to otherwise satisfy City open space requirements .

The owner and I commend this plan for your consideration in the spirit of best interests of promoting better City streetscapes and historic preservation. Thank you for your consideration.

Respectfully,



Lawrence Thompson, Architect, CEO
Lawrence Thompson, Architects

Note: Attached is a PROJECT INFORMATION description of the project.



DESIGN REVIEW ACTIVITIES SUMMARY

1528 CLIFF DR (MST2013-00063)

R-ADDN/ALTS

Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Oceano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.

Status: Pending

DISP

Date 3

HLC-Historic Structures Report

APVD

06/19/13

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the residence is eligible for Structure of Merit status.)

Actual time: 4:18 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants; and Lawrence Thompson, Architect

Staff comment: Nicole Hernández, Urban Historian, stated that Staff reviewed the report and supports the report's conclusions that the project meets the State CEQA Guidelines of the MEA.

Commissioner Murray disclosed that she had been in communication with the property owner prior to a project being proposed for this site.

Motion: To accept the report as presented.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

(Comments only; requires Environmental Assessment and Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings.)

Actual time: 4:24 p.m.

Present: Lawrence Thompson, Architect

Public comment opened at 4:30 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff hearing Officer with comments:

1. The modification is aesthetically appropriate, promotes an appearance of uniformity of development, and does not pose consistency issues with the Neighborhood Preservation Ordinance Findings and Historic Resource Findings.
2. Simplify the garage and the pergola to be more referential to the house.
3. Study shortening the pergola so that it does not project beyond the proposed garage (outside of the setback).
4. Study adding a gate or small pergola to the top of the stairs off the Cliff Drive sidewalk.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

(Request by Staff to add the building at 1528 Cliff Drive to the City of Santa Barbara Potential Historic Resources List.)

Actual time: 4:22 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Public comment opened at 4:23 p.m. and, as no one wished to speak, it was closed.

A letter from Paula Westbury expressing opposition was acknowledged.

Motion: To accept Staff's recommendation to place the building located at 1528 Cliff Drive on the City's List of Potential Historic Resources.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

Phase 1-2 HSSR dated 5/30/13 prepared by Post/Hazeltine Associates was accepted as presented.