



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 22, 2006
AGENDA DATE: March 29, 2006
PROJECT ADDRESS: 401 W. De La Guerra Street (MST2004-00537)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 5,000 square foot, located on the corner of W. De La Guerra and Castillo Streets, is currently vacant. The proposed project involves the construction of a two-story duplex. Both units will provide an attached two-car garage.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the entry porch to both units to be located within the required ten-foot (10') front yard setback facing Castillo Street (SBMC §28.21.060).

III. SITE INFORMATION

Parcel Number:	037-071-007	Zoning:	R-4 Multiple Family Residence
General Plan Designation:	12 Units Per Acre	Topography/Slope:	4% Average Slope
Existing Use:	Vacant Lot	Proposed Use:	One-Family Residence

Adjacent Land Uses

North: Multiple-Family Residence
South: One-Family Residence

East: One-Family Residential
West: One-Family Residence

Lot Coverage (Proposed):

- Building: 2,060 s.f. (17%)
- Paving/Driveway 2,960 s.f. (25%)
- Landscaping 6,919 s.f. (58%)
- Lot Area: 11,939 s.f.

Parking:

- Required 2 Covered & 2 Uncovered
- Provided 4 Covered

Date Application Accepted: February 28, 2006

Date Action Required: May 28, 2006

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on several occasions. The ABR requested usable front porches for the units and gave favorable comments to the encroachment being proposed.

The purpose and intent of the front yard is to provide a setback between the street and the development on site. This project was designed with the required front yards off of both street frontages. During review by the ABR the applicant was encouraged to provide a more usable front porch consistent with the craftsman style being proposed. The expansion of the porches resulted in the front yard encroachment.

V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project by making the required findings that although Staff generally does not support Modifications on vacant land, these porches provide architectural and neighborhood-friendly amenities, not floor area, and therefore secure an appropriate improvement without violating the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated February 21, 2006
- C. ABR Minute Summary

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

Steve Mori, Dave Karschner
1410 N. Salsipuedes
Santa Barbara, CA 93103
Ph. 455-9602 or 963-0944

Feb. 21, 2006

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

Re: Modification Request for- 401 W. De La Guerra. Parcel # 037-71-007 Zoned R-4

1. Proposed- Two Story Duplex on 5,000 sq. ft. R-4 lot with a total building footprint of 2208 sq. ft. The lot is currently vacant.
2. The requested modification is for the front entry porch columns facing Castillo St. to encroach approximately two feet into the front yard set back.
3. Justification- From the Jan. 30th meeting of the ABR – The board members expressed concern over the width and depth of the front porches on Castillo St. Their desire was for a larger presentation. Our solution (passed by the board on Feb. 21) was to substantially widen the porches and create depth by bringing the porch columns into the setback. Since this is a corner lot with two front yard setbacks it greatly reduces the availability for first floor square footage. Without the modification the project would have to be completely redesigned.
4. Benefits- Increased curb appeal as shown by the ABR's approval of Feb. 21st.

Sincerely,
David Karschner



401 W DE LA GUERRA STREET ABR REVIEW SUMMARY

2-21-06 Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments: 1) The project is ready for Preliminary Approval and may return to the Consent Calendar. 2) The Board supports the entry columns' encroachment into the front yard setback columns at the Castillo Street façade. 3) Changes implemented by the last three reviews have been definite improvements to the size, bulk, and scale of the project. 4) Restudy the gable forms on the south side of the elevations to clarify the roof elements and improve the proportions. 5) Restudy the window proportions and articulations of muntins. 6) Restudy the gable of Unit A and improvements to the roof elements, using a different high quality material such as shingle or timber-looking asphalt shakes (color sample board). 7) High quality detailing is expected to be commensurate with the style of the neighborhood. 8) Return with a revised landscape plan with material, sizes, and work on the alignment of the walkways.

1-30-06 Continued three weeks with the following comments: 1) The Board finds the general mass, bulk and scale to be in proportion to the neighborhood and well suited for the corner. 2) The pedestrian entries along Castillo Street are in compliance with the adjacent residences. 3) Study ways to simplify the architectural forms, as the layering is too much like the wedding cake design. 4) Study pushing the wall planes back in certain areas of the building. 5) The material palette is acceptable. 6) The overall form of the roof is awkward; study ways to reconfigure the rake eaves and hip design by removing some of the second story mass. 7) There is concern with the false eyebrow roof above the garage door of Unit A and the Board looks for simplification of the forms. 8) The entry porch expressions are reminiscent of the craftsman style; however, the Board looks for further refinement to create more useable front porch area. 9) The angled walls as depicted on the floor plans of the front entry of Unit B and the back of Unit B creating complex sloped rake roof conditions. 10) Refine the proportions of the window light divisions. 11) There is concern with the trellis above the deck not being in alignment with Unit B. 12) The Board looks for additional undulation along the front elevation facing Castillo Street to reduce the apparent linearity.

