



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 9, 2006
AGENDA DATE: August 16, 2006
PROJECT ADDRESS: 1624 La Vista Del Oceano (MST2004-00744)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *Roxanne*

I. PROJECT DESCRIPTION

The 7,392 square foot site is currently vacant. The proposed project involves a 3,000 square foot single family residence with attached two-car garage. Note: This project was previously approved on October 22, 2003. Failure to obtain a building permit resulted in the expiration of the Modification approval.

The discretionary application required for this project is a Modification to permit the garage to be located within the required twenty-five foot (25') front yard setback (SBMC §28.15.060 & §28.15.065).

Date Application Accepted: July 18, 2006 Date Action Required: October 18, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Bruce Schmidt
Parcel Number:	035-180-083	Lot Area:	7,392 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Vacant	Topography:	35%
Adjacent Land Uses:			
	North - Residential		East - Vacant
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	None	2,548 sf
Garage	None	440 sf
Accessory Space	None	None

III. LOT AREA COVERAGE

Lot Area: 7,392 sf
Building: 2,285 sf; 31%
Hardscape: 700 sf; 9%
Landscape: 4,407 sf; 60%

IV. DISCUSSION

- This project was reviewed by the Architectural Board of Review (ABR) on three (3) separate occasions. The minutes reflect that the Board supports the front yard encroachment for purposes of reducing the downhill mass, although the overall design still needs work.
- This property with its E-1 Zoning requires a thirty-foot (30') front yard setback. However, due to a slope in excess of 20% over the first half of the lot, SBMC 28.15.065 allows for a five-foot reduction to twenty-five feet (25'). The proposed project is requesting a front yard of twenty-feet (20'). Typically Staff does not support Modification requests for development on vacant land. However it's Staff's position that when site constraints such as topography result in undesirable amounts of grading and retaining wall heights, moving the development towards the front of the lot may be justified. Staff also recognized that the rest of this project has been design to comply with required setbacks and other zoning regulations.

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 and is necessary to secure an appropriate improvement on this property by reducing the slope of the driveway without excessive grading or retaining wall heights.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 18, 2006
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)

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630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Eric Swenumson
SwenDesign
5662 Calle Real, Suite 437
Goleta, CA 93117
Ph (805) 967-5507 FAX (805) 456-3954

18-Jul-06

TO: City of Santa Barbara
ATTN: Roxanne Milazzo
630 Garden Street.
Santa Barbara, CA 93101

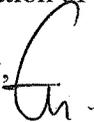
SUBJECT: 1624 La Vista Del Oceano APN: 035-180-083

Attached please find photographs for the above-mentioned address. On July 1st, 2005 we received a modification for a front yard setback encroachment for the garage of the new residence being proposed on this site. After working with the ABR for the year we finally got to the point of Conceptual and preliminary approvals at which point we moved on the having the structure engineered and prepared the final drawings for final ABR approval and submittal to Building and Safety. It was brought to our attention on July 13th that the modification approval has expired.

Per your requirements we are submitting this letter, photographs and a fee in the amount of \$450 so that we may re-apply for the same modification.

If you have any questions you may call me at (805) 967-5507. Thank you for your consideration of this request.

Sincerely,



Eric Swenumson



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

1624 LA VISTA DEL OCEANO DR MST2004-00744

R-NEW SFR

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Project Description:

Proposal to construct a 2,732 square foot two-story single family residence with an attached 440 square foot two car garage on an vacant 7,392 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the garage to encroach into the setback. Project also includes 300 cubic yards of grading.

Activities:

8/21/2006 *ABR-Consent (Final Review)*

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

7/24/2006 *ABR-Consent (Referred by FB)*

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

Continued indefinitely to Staff Hearing Officer, ready for Final Approval.

7/11/2006 *ABR-Resubmittal Received*

4/10/2006 *ABR-Preliminary Review Hearing*

(Modification approved on June 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:59)

Public comment opened at 6:14 p.m. and, as no one wished to speak, closed at 6:15 p.m.

Mr. David Geyer, neighbor, chose to leave his comments unread which expressed his general his support of the project, with the only comment that drainage should be carefully considered so as not to

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Activities:

concentrate the flow of water since the previously anticipated v-ditch at the rear of the property to protect the property below the project is not being proposed.

Eric Swenumson, Architect, Teri Green, Land-Use Planner from Green & Assoc., present.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar with the following comments: 1) The Board appreciates the numerous revisions to the proposed project, and finds the overall mass, bulk, and scale to be in keeping with neighborhood. 2) The Board look forward to site work refinements to include the proposed paving materials; and the location, height and materiality on east side and west side retaining walls. 3) With regard to the architecture, the Board would like to see enhancements on north entry elevation, including thickening of the entry porch wall masses, and a restudy of the entry arches. 4) Resolve the drop-off condition adjacent to driveway at the entry court, and integrate materials used elsewhere on the building 5) The east and west elevations are greatly improved. Restudy the awnings and their location. 6) Restudy the lower deck and related trellis and stair on the downhill south elevation to present thicker wall masses. 7) Utilize stone pilasters to simplify the materiality of the deck. 8) Study the spans of the trellis beams and integrate intermediate posts in the appropriate locations. 9) Consider relocation or reorientation of the lower deck stairs. 10) With regard to the fireplaces and chimneys, the outside upper south deck fireplace and chimney location should be integrated into the architecture and the part of the mass of the structure. 11) The second-floor deck fireplace should be integrated into the architecture, and pushed back and reduced in height as much as possible. 12) The living room fireplace should be articulated as part of the wall mass and not isolated on the roof. 13) Study more variety and refinement in the proposed chimney caps.

Action: Wienke/Mudge, 6/0/0.

** THE BOARD RECESSED BRIEFLY FROM 6:21 P.M. UNTIL 6:24 P.M. **

4/10/2006

ABR-Prelim Approval - Project

3/27/2006

ABR-Resubmittal Received

Received 3 sets of plans for resubmittal per ABR comments of 12/12/05:

- 1) Return with surveyed site plan and grading plan showing existing and proposed grading, site walls and site work.*
- 2) Return with elevations showing finished floor heights and plate heights. 3) Provide an accurate representation of existing grading with spot elevations at relevant points.*
- 4) Provide a site section through the slope showing how the building relates to the grading. 5) Board is*

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Activities:

concerned with the box-like quality of the structure and would like to see the level of design brought up to the high quality of the existing homes in the neighborhood. 6) The Board is concerned with the south elevation roof and the composition and height of the trellis on the second floor deck. 7) The Board is concerned with the proposed first floor patio and potential under-story it may create. 8) Study the fenestration to improve compositions. 9) There is concern with the thinness of exposed walls versus a traditional mass based on architecture with thickened walls.

12/12/2005***ABR-Preliminary Review Hearing***

(MODIFICATION APPROVED ON JUNE 29, 2005.)

(3:53)

Eric Swenumson, Architect; and Terri Green, present.

Public comment opened at 3:59p.m. With no one wishing to speak, it was closed.

Motion: Continued indefinitely with the following comments: 1) Return with surveyed site plan and grading plan showing existing and proposed grading, site walls and site work.

2) Return with elevations showing finished floor heights and plate heights. 3) Provide an accurate representation of existing grading with spot elevations at relevant points.

4) Provide a site section through the slope showing how the building relates to the grading. 5) Board is concerned with the box-like quality of the structure and would like to see the level of design brought up to the high quality of the existing homes in the neighborhood. 6) The Board is concerned with the south elevation roof and the composition and height of the trellis on the second floor deck. 7) The Board is concerned with the proposed first floor patio and potential under-story it may create. 8) Study the fenestration to improve compositions. 9) There is concern with the thinness of exposed walls versus a traditional mass based on architecture with thickened walls.

Action: Wienke/Bartlett, 7/0/0.

12/6/2005***ABR-Resubmittal Received***

Plan Substitution with changes to the landscape plan, grading and elevations.

11/28/2005***ABR-Preliminary Review Hearing***

(MODIFICATION APPROVED ON JUNE 29, 2005.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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Activities:

Continued one-week at the applicant's request.

11/11/2005

ABR-FYI/Research

7/18/05 DP Required to address storm water run-off; cannot impact downstream run-off totals for a 25-yr storm or impact downstream neighbors.

11/11/2005

ABR-NPO Findings Required

11/9/2005

ABR-Resubmittal Received

5/23/2005

ABR-Concept Review (Continued)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

5:09

Eric Swenumson, Architect; and Teri Green, Land Use Planner; present.

Public comment opened at 5:16p.m.

Vice-Chair Bartlett read a statement submitted by an Ilan Levi, which stated he is in support of the project and would like the Board to approve it.

Public comment closed at 5:17p.m.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments: 1) The size, bulk and scale is acceptable and the Board finds the project to be moving in the right direction. 2) The two story solution is a much preferable solution to the prior proposed three story structure. 3) The Board supports the garage modification in the front yard setback. 4) The Board would like the applicant to pursue habitable square footage within the front yard setback. 5) Relative to the front yard modification for the garage and the potential modification for the living space, the Board would like the Modification Hearing officer to consider allowing the front porch to encroach into the front yard setback.

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Activities:

6) Provide a landscape plan. 7) The Board understands this is a conceptual stage representation of the architecture, and is looking for refinements to the box like quality of the structure. 8) Provide more detail between the first and second floor on the South elevation. 9) Study how the building meets the grade at the south elevation.

Action: Christoff/Manson-Hing, 4/0/0.

4/20/2005

ABR-Resubmittal Received

concept continued

3/21/2005

ABR-Concept Review (Continued)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:07)

Eric Swenumson, Designer; and Bruce Schmidt, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the applicant's effort and finds the project is generally moving in the right direction. 2) Study integrating the main lower floors of the house into the enclosed space under the garage. 3) The Board would like to see the cascading effect of the house retreat and pulled uphill to reduce the apparent hillside massing. 4) The revision to the balconies are an improvement. 5) Restudy and continue the covered roof terraced elements. 6) The Board appreciates the relocation of the living space closer to the street. 7) Restudy the finished floor elevations relative to the natural grade. 8) Return with proposed site walls and all grading. 9) The Board appreciates the articulation of the overhangs.

Action: Pierron/LeCron, 5/0/0.

3/18/2005

ABR-Resubmittal Received

Plan substitution. 3 sets. Changes to exterior elevations and windows.

3/14/2005

ABR-Concept Review (Continued)

(Third Concept Review.)

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Activities:

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Motion: Postponed one week at the applicant's request.

Action: Bartlett/Wienke, 5/0/0.

3/14/2005 ***ABR-Correspondence/Contact***

Architect has requested to be postponed one week from the 3/14/05 ABR meeting. Dave Sullivan.

2/24/2005 ***ABR-Resubmittal Received***

12/27/2004 ***ABR-Concept Review (Continued)***

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

5:17

Eric Swenumson, Architect and Bruce Schmidt, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The reduction of the 800 square feet from the prior proposal is significant and has helped the design to move in the right direction. 2) A majority of the board is still not comfortable with the massing as presented, and sees opportunities to further push the top story of the house towards the street. By doing so, the forms at the bottom of the south side can shift uphill and not spill out as much down the hill. 3) The architecture should be developed in a realistic way, particularly pertaining to the tiered balconies as they progress down the hill. Suggestions included making the balconies fit with the architectural language. Making the mid-level master bedroom and balcony much smaller and set-in more from the sides. Set in other areas on the other balconies from the sides as well. 4) The Board would like to see an integrated design for coverings of some of the balcony areas at this time with the understanding that realistically some of these areas would be covered in the future. Suggestions for coverings included trellises, or column arcades to help shield the forms and which relate to the style of architecture.. 5) The Board would like to see de overhangs and eaves to help give depth and shading to the form. 6) The Board would like to see architectural integration of the roof forms and balcony forms. 7) Applicant to provide a complete topography plan with contours at 5' or 2' intervals shown and with any proposed grading or retaining

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Activities:

walls. 8) *The stepping of the architecture of the side yard was minimal but acceptable.*
Action: Christoff/Bartlett, 5/0/0.

12/7/2004 ***ABR-Resubmittal Received***

ABR Resubmittal received.

11/15/2004 ***ABR-Concept Review (New) - PH***

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

8:14

Eric Swenumson, Architect; and Bruce Schmidt, Owner, Present.

Public comment opened at 8:20 p.m.

A letter was received from Bob Goda, Penfield & Smith, requesting clarification from the City on whether or not the drainage system envisaged when the easement was recorded is required.

A statement from Eugene Bucciarelli, neighbor, was received stating that all of the drainage issues need to be properly resolved.

Ilan Levi expressed his support of the project.

Christine Pierron read a letter from Terri Perkins, neighbor, which stated that the house is very attractive and will fit in well with the neighborhood.

Public comment closed at 8:24 p.m.

Motion: Continued indefinitely with the following comments: 1) The project is too aggressive for the site. 2) The three story massing of elements as seen from the downhill slope is problematic. 3) The Board appreciates and supports the front yard encroachment and would support front yard encroachments of other portions of the building to further reduce the downhill mass. 4) The mass, bulk and scale of the project including the structured decks need significant stepping back.
Action: Christoff/LeCron, 8/0/0.

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Activities:*11/15/2004**ABR-Mailed Notice Prepared*