



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 20, 2006
AGENDA DATE: September 27, 2006
PROJECT ADDRESS: 832 Orange Avenue (MST2005-00657)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Brenda Beltz, Planning Technician *BCB*

I. PROJECT DESCRIPTION

The 5,600 square foot project site has frontage onto Orange Avenue and a public alley at the rear. Current development on site consists of two (2) single family residences. The proposed project involves demolition of the rear unit and construction of a 2,200 square foot attached two-story residence with 2-car garage and two (2) uncovered parking spaces. The discretionary application required for the project is a Modification to permit the new garage and uncovered parking to be located within the required interior yard setbacks (SBMC §28.21.060).

Date Application Accepted: August 15, 2006

Date Action Required: November 15, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Manuel Contreras	Property Owner: Lorenzo Martinez
Parcel Number: 037-024-002	Lot Area: 5,625 s.f.
General Plan: 12 Units Per Acre	Zoning: R-3
Existing Use: Residential	Topography: 1%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,496 s.f.	3,053 s.f.
Garage	250	406 s.f.
Accessory Space	0	0

C. LOT AREA COVERAGE

	Amount	Percentage
Building	2,594 s.f.	46%
Paving/Driveway	603 s.f.	11%
Landscaping	2,428 s.f.	43%
Total Lot Area	5,625 s.f.	100%

III. DISCUSSION

This application is a proposal to allow a new two car garage on the west property line to encroach in to the required six (6') foot interior yard setback by three (3') feet. The proposal also include a modification for one uncovered parking space along the east property line to encroach into the required six (6') foot interior yard setback by three (3') feet.

This project was reviewed by the Historic Landmarks Commission (HLC) on one occasion for review of a Historic Structures Report (meeting minutes are attached as Exhibit C). On May 3, 2006, the HLC accepted the report and made several design review comments related to the proposed scale of the new residence in the rear and concern about the entrance to the new rear residence.

This project was reviewed by the Architectural Board of Review (ABR) on one occasion (meeting minutes are attached as Exhibit C). On June 16, 2006, the ABR expressed concern about the scale of the proposed new two story unit in relationship to the existing one story residence. The Board did not like a previous proposed parking configuration which would have required a modification for a tandem configuration, but were in favor of a parking configuration that allowed for pedestrian access from the alley to the second unit. The Board had various concerns regarding the proposed architecture of the project and in particular the pedestrian circulation through the open yard space of the rear unit was an issue.

The proposed encroachments into the setbacks are consistent with future proposed ordinance amendments which would allow for both covered and uncovered parking areas to be located within three (3') of the interior property lines in the R-3 and R-4 Multi-Family Residential zones. In addition, this lot is constrained by a narrow width of forty-five (45') feet, which creates a challenge to provide the required parking and turn-around areas.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance; and the Modifications are necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter
- C. ABR/HLC comments

Contact/Case Planner: Brenda Beltz, Planning Technician
(bbeltz@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

REQUEST FOR PARKING MODIFICATION

PROJECT ADDRESS:
832 ORANGE AVE.
SANTA BARBARA, CA 93101

EXISTING REAR UNIT WITH GARAGE WILL BE DEMOLISHED. PROPOSED 2nd UNIT WILL BE ATTACHED TO EXISTING FRONT UNIT. PROPOSED UNIT CONSIST OF 2,205 sq. ft. 2 – STORY WITH A 427 sq. ft. 2 – CAR GARAGE AND 2- UNCOVERED PARKING SPACES. TO ACCOMMODATE FOUR PARKING SPACES (2-COVERED, 2-UNCOVERED) AT REAR OF 45' WIDE PROPERTY, THE 2-CAR GARAGE WILL ENCROACH THREE FEET INTO NORTH EAST SETBACK OF SIX FEET. ON NORTH WEST PROPERTY LINE ONE UNCOVERED PARKING SPACE WILL ALSO ENCROACH INTO THE SETBACK THREE FEET. WITH BOTH MODIFICATIONS THERE WILL STILL BE THREE FEET OF ACCESS TO ENTER PROPERTY ON EITHER SIDE OF THIS NARROW 45'-0" WIDE PROPERTY.

DESIGNER:
CESAR CRUZ
1621 IMPATIENS DR.
OXNARD CA 93030
805-217-6003

GENERAL CONTRACTOR
MANUAL CONTRERAS
1950 HAZEL TINE DR.
OXNARD CA 93030
805-844-3622

5/3/2006

Historic Landmarks Commission – Review of Historic Structures Report

(Review of Historic Structures/Sites Report prepared by Carole Denardo.)

(2:12)

Present: Carole Denardo and David Lemon, Architectural Historians; and Ceasar Cruz, Designer

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the amount of information and the layout of the report are impressive and greatly appreciated. Staff has reviewed the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report with the following design review comments: 1) It is important that the addition does not overwhelm the modest original house. 2) Pay attention to the detailing. 3) The back house has an awkward entrance. A compromise must be achieved to provide an entrance that is inviting. 4) The location of the water heaters on the exterior of the house is inappropriate. 5) The drawings of the existing house should be representative of the photograph of the house.

Action:La Voie/Naylor, 7/0/0.

6/19/2006

Architectural Board of Review – Concept Review

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(SCHEDULED BREAK 5:40 - 6:00)

(6:35)

Caesar Cruz, Designer; and Manuel Contreras, Contractor, present.

Kelly Brodison, Planning Technician, provided the Board with the Historic Landmark Commission's motion and comments regarding this project.

Ms. Brodison informed the Board that. as part of the Environmental Assessment in order to mitigate potential freeway noise, staff is requiring a fence or wall along the property line and along the front.

Public comment opened/closed at 6:43 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The program of the two-story second unit dwarfs the single-family residence. 2) The Board finds that the proposed parking modification for the uncovered parking is not supportable. The Board would be in favor of a modification for a side yard encroachment with the garage structure to provide pedestrian access from the alley to the second unit. 3) The Board is concerned with the long side elevations which are in plane with the existing residence. Offset the 6-foot side setback to distinguish the new constructed unit from the existing residence. Study more modulation, especially on the long facades. 4) The Board does not support the cantilever on the northwest side. 5) Restudy the modified garage configuration. 6) The Board finds that the second unit entry needs to be more apparent. 7) Provide accurate drawings to reflect existing conditions. 8) The new unit is to match in materials the exposure of the lap siding of the existing residence. 9) Roof treatment should be in keeping with the original style. 10) Board seeks resolution of pedestrian circulation especially through the open yard space of the rear unit. 11) Locate trash and recycling outside of interior setback.

Action: Mosel/Wienke 7/0/0.