



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 24, 2008
AGENDA DATE: January 30, 2008
PROJECT ADDRESS: 817 Arbolado Road (MST2006-00194)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Jim Rumbley, Planning Technician I *JRC*

I. PROJECT DESCRIPTION

The ½ acre project site is currently developed with a single-family residence and a detached accessory building above a two-car garage. The proposed project involves a remodel currently underway on site. A balcony, located on the front of the residence is being reduced in size and covered. In addition, a paved area to the side of the garage will be used for parking.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow alterations within the front setback (SBMC §28.15.060);
2. A Modification to allow parking within a interior setback (SBMC §28.90.001).

Date Application Accepted: December 10, 2007 Date Action Required: June 10, 2008

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Becker	Property Owner:	Peter & Elaine Licata
Parcel Number:	019-231-021 and -009	Lot Area:	0.44 acres
General Plan:	1 unit per acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	23% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East - One-Family Residence
	South – Public Road		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,719 s.f.	3,719 s.f.
Garage	500 s.f.	500 s.f.
Accessory Space	500 s.f.	500 s.f.

IV. DISCUSSION

The portion of this project involving the balcony was reviewed by the ABR on November 12, 2007 (meeting minutes are attached as Exhibit C). On November 12, 2007 the ABR referred the Modifications to the Staff Hearing Officer and commented that the covered balcony is more appropriate than the existing (balcony).

On October 29, 2007 the SFDB approved a proposal to replace and move the existing retaining walls with new retaining walls (max. 8' high) to create additional driveway area for parking and turnaround space (meeting minutes are attached as Exhibit C). This approval creates the space required for the Modification request involving the uncovered parking space to be possible.

The 1st Modification requested involves covering and reducing the size of the existing balcony, which is almost entirely within the 30 foot required front yard. Total balcony square footage would be reduced from 60 square feet to 48 square feet and the 5'2" encroachment into the front yard setback would be reduced by one foot. The balcony is visible from the street and the SFDB found that the remodel will result in a balcony that is more appropriate for the home's original 1920's Spanish style.

The 2nd Modification requested would allow a single uncovered parking space to encroach into the required 10 foot interior setback by 2 feet. No street parking is available on Arbolado Road and the driveway is steep and narrow. With this additional parking space, a total of three parking spaces would exist (two covered and one uncovered). Impact on neighbors would be minimal considering that the driveway area is approximately 13 feet below the adjacent property, and an eight foot hedge provides additional screening.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the balcony resizing/covering by making the findings that the Modification is necessary to secure an appropriate improvement to the property (reduced balcony encroachment and architecturally appropriate balcony cover) while meeting the purpose and intent of the ordinance, which is provide adequate separation between the public way and private development.

Staff also recommends that the Staff Hearing Officer approve the two foot encroachment into the required interior yard setback for an additional uncovered parking space by making the findings that the Modification is necessary to secure an appropriate improvement on a lot

limited by slope and lack of street parking. This Modification is consistent with the purposes and intent of the Zoning Ordinance since the driveway area is considerably lower than the adjacent lot to the North and the proposed parking space is obscured from view by vegetation on the North side.

Exhibits:

- A. Site Plan
- B. Applicant's letter, December 10, 2007
- C. ABR and SFDB Minutes

Contact/Case Planner: Jim Rumbley, Planning Technician I
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Peter Becker
Architect

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December 10, 2007

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

Re: Modification Request for 817 Arbolado Road, APN: 019-231-021, -009; E-1

Dear Staff Hearing Officer:

The subject property is a 3,719 two-story single-family residence on a 0.44 acre lot. Also on the property is a two-story accessory building with 500 sf of habitable space above and a 500 sf two-car garage below. The southwest corner of the two-story residence encroaches into the front yard setback 8 feet. A 70 sf uncovered balcony on the front elevation encroaches a further 5'-2". All of the buildings on the site have building permits according to the City building files. Remodeling work to the residence and accessory building, permitted under MST2006-00194 and BLD2007-000674, is currently underway. This proposal is to remodel the existing 60 sf uncovered balcony at the front of the residence into a 48 sf covered balcony, and to adjust various site and retaining walls to improve garage access and provide an additional uncovered parking space. Two modifications will be required for the proposed work.

Modification Request #1

The first modification requested would allow the existing uncovered balcony, which lies almost entirely within the front-yard setback, to be remodeled into a smaller covered balcony. The modification would allow for the construction of a more attractive, appropriately-scaled balcony at the front of the house, whose appearance is more in keeping with the home's original 1920's Spanish style.

The remodeling work already underway has included an extensive, voluntary reduction in square footage, including the removal of a large, unattractive two-story porch building and a two-story carport/accessory building structure, both quite visible from the street. The current remodel also significantly simplifies exterior detailing to make it more in keeping with the house's original 1920's Spanish style.

The proposed balcony remodel, which would reduce the scale of the balcony and change its appearance, is in the same spirit. The existing balcony is over 5 feet deep, has a thin metal railing, and is uncovered. None of these elements would be found on a Spanish-style house built in the 1920's. The proposed balcony, with its wood rails and posts and shed-style roof extension, is more attractive and much more in keeping with the house's original style. The proposed balcony would also reduce the extent of the encroachment into the front yard setback by one foot.

Modification Request #2

The second modification requested would allow for a single uncovered parking space to be created in the rear yard setback. Parking is severely limited for this property. No street parking is available on

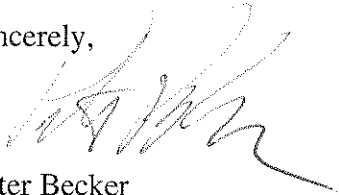
Peter Becker
Architect

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Arbolado Road, a narrow, curving street with no space for parked cars. The steep and narrow driveway provides no space for guest parking, and is barely adequate for access into and out of the existing two-car garage. The proposed site wall changes would create greater backup and turnaround space at the garage end of the driveway, while also creating a single parking space immediately adjacent to the existing garage, for a total of two covered and one uncovered parking spaces. A modification is required because the proposed parking space lies two feet within the ten-foot rear yard setback.

The proposed single parking space would have minimal impact on the adjacent neighbor. Currently, the garage/driveway area is approximately 13 feet below the property immediately adjacent, and there is an 8-foot eugenia hedge between the properties. While the proposed site wall changes would move the retaining walls closer to the rear property line, it would also add an additional layer of landscaping to provide further screening between the properties. The resulting parking space would allow for 8 feet of separation between a parked car and the property line, and with the vertical separation and landscape screening taken into account, the perceived separation is even greater.

Sincerely,



Peter Becker

NEW ITEM

D. 817 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-231-021

Application Number: MST2007-00516

Owner: Frederick M. and Jane Paulson Trustees

(Proposal to remove existing site stairs and retaining walls and build new retaining walls [maximum 8 feet high], and reconfigure the driveway to create an additional driveway area for parking and turnaround space.)

(Action may be taken if sufficient information is provided.)

Final Approval 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 with the condition that retaining wall match color of house.

Consent Calendar ended at 11:55 p.m. Consent Calendar was reviewed by Glen Deisler.

REVIEW AFTER FINAL**C. 817 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-231-021

Application Number: MST2006-00194

Owner: Frederick M. and Jane Paulson Trustees

Architect: Peter Becker

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-floor additions, demolition of 635 square feet at the first-floor family room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926)

(Review After Final for remodel of an existing 60 square foot uncovered balcony to a 48 square foot covered balcony on the south elevation.)

Continued indefinitely to the Staff Hearing Officer with the comment that the covered balcony is more appropriate than the existing.