



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 20, 2008
AGENDA DATE: February 27, 2008
PROJECT ADDRESS: 1527 Dover (MST2007-00574)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

[Handwritten signatures: DK and RM]

I. PROJECT DESCRIPTION

The project consists of a 13,713 square foot project site is currently developed with a partially fire-destroyed single-family residence and garage. The proposed project involves a complete demolition of the existing structures and the construction of a new single-family residence with attached two-car garage. The discretionary application required for this project is a Modification to permit the garage to be located within the required interior yard setback (SBMC §28.15.060).

Date Application Accepted: December 31, 2007 Date Action Required: March 31, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Doug Reeves	Property Owner:	C. Morgan
Parcel Number:	019-194-001	Lot Area:	13,713 sf
General Plan:	3 units/acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	21% Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1954 sf	3097 sf
Garage	553 sf	449 sf
Accessory Space	291 sf	None

III. LOT AREA COVERAGE

Lot Area:	13,713 sf
Building:	2,896 sf; 21%
Hardscape:	2,332 sf; 17%
Landscape:	8,485 sf; 62%

IV. DISCUSSION

- This project was reviewed by the Single Family Design Board on December 18, 2007 and the minutes indicate that the Board felt that the Modification makes the driveway work.
- Although Staff typically discourages Modifications on vacant lots, (once demolition of all existing structures occurs, the lot will be vacant), this project is being supported by Staff. The original garage was located within both the front and interior yard setbacks. The new garage has been pulled completely out of the front yard setback and seven-feet from the interior property line. All other parts of the proposed development will comply with current zoning regulations. Staff supports the request to permit new construction within a required yard because it will allow for maneuvers into the required parking on a driveway that meets maximum slope requirements. The previous situation had double driveways with slopes in excess of 19%.

V. RECOMMENDATION/FINDING

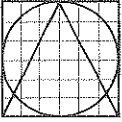
Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance by reducing the encroachments that currently exist and are necessary to secure an appropriate improvement that allows adequate space to maneuver and a shallower driveway slope.

Exhibits:

- A. Site Plan
- B. Applicant's letter, December 27, 2007
- C. SFDB Minutes

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



D.W. REEVES & ASSOC. A.I.A.
A R C H I T E C T S

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

December 27, 2007

Staff Hearing Officer
CITY OF SANTA BARBARA
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 1527 Dover
APN 091-194-001

To Whom It May Concern:

A modification is requested for a side yard encroachment of 3 feet for the new garage in order to allow turning into the garage from a new driveway. No other modifications are requested at this time.

Currently, there is an existing single family residence located in an E1 zone, on this site, with an existing 2 car carport, located into the front yard setback, by 8+ feet and into the side yard setback, by 5+ feet. The existing residence is also located within the side yard setback by 2 feet (West Side only).

The existing residence was partially destroyed by a fire. The existing residence was constructed in 1960's and does not comply with current setbacks, and building codes, to include the new Title 24 energy compliance requirements. A permit was obtained to rebuild the structure to its original design, with modifications in the destroyed areas to comply with current codes.

However, after further review of the amount of damage, and the existing condition of the structure, it has been determined by the owner, not to rebuild, but to replace the entire structure with a completely new residence within the setbacks and a new enclosed 2 car garage, with a 3 foot (modification) encroachment into the East Side setback.

The site is located on an average slope of around 21 percent slope. The new design was located in the approximate current residence location on site in order to reduce grading. The garage, however, will be moved out of the front yard setback, and the side yard setback reduced; but because of the site constraints, the garage needs to be located into the side yard setback by 3 feet.

EXHIBIT B

The project has been reviewed by the Single Family Design Board and was given favorable comments, to include the encroachment into the side yard to allow for turning into the garage, with the removable of the second driveway. Additional zoning issues were also removed from the existing project with the new design. In the original plan, there were dual driveways from Dover Road. One with a slope of approximately 25% slope, and the other with approximately 19% slope in order to park in the carport. The steeper of the two driveways was removed in the new design, and the other driveway was raised to (approximately) a 15% slope. This elevated the garage and the residence by 1.5 feet, approximately, which still allowed the site height requirements to be met.

In order to remove the garage from the front yard setback, the residence was moved approximately 7 feet away from the front yard, and out of any setbacks.

All other requirements, guidelines, were met with the new design, with a FAR of 84%. Enclosed are copies of the City Project Statistic Forms on areas and FAR's

If you have any additional questions, or concerns, please contact me.

Sincerely,
DW REEVES & ASSOCIATES, Architects

A handwritten signature in black ink, appearing to read 'Douglas W. Reeves', written over the printed name.

Douglas W Reeves AIA
Architect

CC: Owner-C Morgan

December 18, 2007
1527 Dover: SFDB Minutes

Present: Doug Reeves, Architect.

Public comment of the site plan was opened at 6:51 p.m. As no one wished to speak, public comment was closed.

Straw Vote: Is the site design acceptable? 6/0/0.

Public comment of the architecture opened at 7:04 p.m.

- Geoffery Rutkowski, concerned with the proposed height.
- Letters from Mary Collier, and Paula Westbury were read into the record.

Public comment closed at 7:11 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) Remove the deck at the east side.
- 2) Minimize the amount of paving, use stepping stones and landscaping.
- 3) Reduce the walkway width at the west elevation.
- 4) The architecture should be softened with more of a Spanish, romantic feel.
- 5) Show property lines on floor plan.
- 6) Provide a landscaping plan.
- 7) The requested modification makes the driveway work.

Action: Bernstein/Deisler, 6/0/0. Motion carried. (Mosel absent.)