



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 5 2008
AGENDA DATE: March 12, 2008
PROJECT ADDRESS: 627 West Ortega (MST2007-00179)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *SK for DYK*
 Roxanne Milazzo, Associate Planner *RMP*

I. PROJECT DESCRIPTION

The 5,600 square foot project site is currently developed with a single family residence and garage. The proposed project involves complete demolition of all existing structures and the construction of a duplex and two 2-car garages. The discretionary application required for this project is a Modification to permit the garages to be located within the required six-foot (6') interior setback (SBMC §28.21.060).

Date Application Accepted: January 21, 2008 Date Action Required: April 21, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jose Luis Esparza	Property Owner:	Sergio Verduzco
Parcel Number:	037-101-003	Lot Area:	5,625 sf
General Plan:	12 Units Per Acre	Zoning:	R-3
Existing Use:	Residential	Topography:	2% slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

III. LOT AREA COVERAGE

Lot Area:	5,625 sf
Building:	2,230 sf; 40%
Hardscape:	1,470 sf; 26%
Landscape:	1,925 sf; 34%

IV. DISCUSSION

This project has been reviewed by the Architectural Board of Review (ABR) on several occasions. Comments related to the Modification were that the Board finds the Modification is technical and does not pose a negative aesthetic impact.

The proposed project eliminates the existing unit on site and provides two units for the property. All required yards are being observed for the construction of the units. Only the garage is requesting a reduction of the required setback to three-foot (3') setback in order to provide the required area for accessing the covered parking in one maneuver. This request is routinely seen by Staff on 45' wide lots. It is Staff's position that by allowing the garage the necessary relief for the required maneuvers secures an appropriate improvement on the lot in that it is a single story portion that will be barely visible to neighbors, and with its absence of window openings, will not impact the neighbors by being located within the required buffer zone.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the required findings that the Modification of the interior yard setback is necessary to secure an appropriate improvement of the required backup distance on this 45' wide lot, and meets the purpose and intent of the Ordinance by not providing additional habitable space within a required yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 10, 2007
- C. Neighbor's Letter dated September 18, 2007
- D. ABR Minutes

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

Jose Luis Esparza, AIA
Architect

To: Modification Hearing Officer
630 Garden Street
City of Santa Barbara, CA 93101

Tel: (805) 564-5470

Re: Mr. Sergio Verduzco
627 W. Ortega St.
Santa of Santa Barbara, CA 93101
APN: 037-101-003

Cc:

Date: December 10, 2007

Dear Officer,

The existing lot is a 5,625 s.f. lot that is 45'-0" wide by 125'-0" deep. There is an existing 705 s.f. single family residence with a detached one car garage 180 s.f. and a detached bedroom, 163 s.f. that we are proposing to demolish. The existing residence encroaches into the side yard setback 1'-8" and the existing garage encroaches 6'-0" into the opposite side yard setback. We are proposing to demolish both as part of this application. We are proposing a 2-story duplex with (2) 2-car garages. Unit-A is 1,192 s.f., 3-bedroom, 687 s.f. at first floor and 505 s.f. at second floor. Unit-B is 1,124 s.f., 3-bedroom, 430 s.f. at first floor and 694 s.f. at second floor. Unit-A has a 2-car garage, 474 s.f. Unit-B has a 2-car garage, 498 s.f. Unit -A has a 61 s.f. front porch and 190 s.f. of second floor decks. Unit-B has a 20 s.f. front porch and 154 s.f. of second floor deck. New 5' fence proposed at back property line & North-East property line. New 42" plaster garden wall proposed at front and back 20' from front property line.

We are proposing to raise the back of the site to provide positive drainage to the street. Grading required is as follows:

Grading outside main footprint:	Cut = 0 Yards Fill = 266.3 Yards
Grading under main footprint:	Cut = 0 Yards Fill = 199.0 Yards
Total import / export:	Import = 465.3 Yards Export = 0 Yards

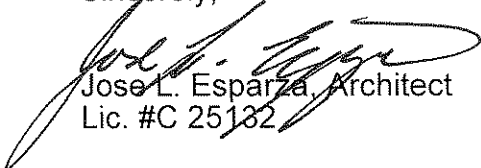
The modification being requested is to reduce the side yard setback requirement to 3'-0" for the garages only along the North-East property line. Modifications for

232 Anacapa Street, Ste 2D, Santa Barbara CA 93101, Phone 805 883-1600 FAX 805 883-1601
Members: American Institute of Architects

EXHIBIT B

side yard setbacks for garages have been granted to neighboring properties. The lot is narrower than normal at 45'-0" wide. The reduction of the side yard setback for the garages allows vehicle maneuvering room to enter the garages while maintaining the required width of the garage doors to 21'-6" wide. The ABR has reviewed the design proposal and on December 3, 2007 and supports the modification being requested. Application number MST2007-00179. The Modification allows proper improvement of the property

Sincerely,



Jose L. Esparza, Architect
Lic. #C 25132

627 W. Ortega

City Planning Division
P.O. Box 1990
Santa Barbara, CA 93102-1990

September 18, 2007

Re: MST2007-00179
Parcel #: 037-101-003
Address: 627 West Ortega Street

RECEIVED

SEP 19 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Planning Division,

We object to the modification requested to allow the garage to encroach into the side yard. Setbacks are designed to ensure quality of life. Please preserve all setback requirements and parking requirements.

The 600 block of West Ortega St. has had three developments in recent years that have been allowed modifications to setback and parking rules. This has made the already difficult parking on our block now impossible at certain times of the day, and always at night.

Quality of life is essential to ensure enjoyment of Santa Barbara. Thoughtful planning can ensure that setback and parking rules are followed when increasing the size of buildings on a lot. We object to what has ended up being cramming too many people into too small a space and overflowing into previously enforced setbacks.

Please do not allow Santa Barbara to continue on the path to becoming like the San Fernando Valley with residences built close to each other without sufficient space between.

Sincerely,



Teré Luciani, President
Pueblo Del Amanecer HOA
711 West Ortega St. #4
Santa Barbara, CA 93101
805-966-5133 (home) 805-403-3838 (cell)

627 WEST ORTEGA ST – ARCHITECTURAL BOARD OF REVIEW MINUTES

May 7, 2007

Chair Wienke read into the record a letter from Tere Luciani expressing concerns with setback modifications.

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

- 1) The Board finds that the setback encroachment of the addition to front bedroom is not required, as the addition can be shifted to the side eliminating the need for a modification.
- 2) The modification for garage encroachment into the side yard poses no adverse aesthetic impact.
- 3) The modification for increase of the roof in the interior yard setback has no adverse aesthetic impact.
- 4) Provide additional photographs of the surrounding neighborhood for compatibility.
- 5) Provide a landscape plan.
- 6) Study the following details: a. recessed and better proportioned doors and windows; b. elimination of the long roof ridge on the second level to break up the mass; c. the use of wood columns and beams at the front porch, as opposed to the plaster columns; d. the attic ventilation louvers are too close to window surrounds; e. study the west elevation balconies of the second story to look better and to not have the heavy plaster end conditions as shown on drawings. f. Provide high quality and well defined details for the eaves and rakes.
- 7) Study the location and size of the second floor windows on the east elevation, with regards to privacy considerations to in relation to the adjacent property.

Action: Sherry/Aurell, 7/0/0. Motion carried. (Mudge absent.)

September 24, 2007

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Provide a landscape plan.
- 2) Study the following details: a. recessed and better proportioned doors and windows; b. elimination of the long roof ridge on the second level to break up the mass; c. the attic ventilation louvers are too close to window surrounds; d. study the west elevation balconies of the second story to look better and to not have the heavy plaster end conditions as shown on drawings.
- 3) Provide photographs of the eastern and western neighboring properties from the proposed second story. Study the location and size of the second floor windows on the east and west elevations with regard to privacy considerations and avoid large looming windows over the adjacent properties.
- 4) The Board is still concerned with the large relentless second story roof ridge. Provide roof articulation.
- 5) The Board is concerned with the lack of street presence of the front façade. The proposal lacks the charm giving elements of the neighborhood. Provide greater charm

giving elements at the unit entries. Study window placement, and window light divisions.

6) There is concerned with the large private outdoor spaces that cantilever over the garage, as they appear too massive for the building size.

7) The applicant is to return with a design showing various sizes of modulation of plane and massing to the facades, especially on the east and west elevations.

8) There is concern with the east elevation three foot garage setback and the lack of architectural design on the garage elevation which could appear relentless to the neighboring property.

9) When returning with a landscape plan, pay particular attention to the property line on the western edge where the three foot setback modification is requested.

Action: Sherry/Blakeley, 7/0/0. Motion carried. (Zink absent.)

December 3, 2007

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

1) The Board finds the modification is technical and does not pose a negative aesthetic impact.

2) The Board does not approve of the grading design at this time. There is continued concern about raising the rear property area with grading in order to provide more positive drainage from the site. The Board appreciates the idea but continues to be concerned with having these types of sites raised on three sides with concrete retaining walls.

3) Provide sections through the garage showing the front elevation of the rear unit.

4) Move one Olive tree closer to the street on the driveway property line planter pockets. Add a canopy tree in the area adjacent to the front door of Unit B.

5) Provide more permeable paving of the driveway. Provide a solution other than as shown on the plans, study a stamped concrete strip and planting ribbon.

6) The new Monterey style is appreciated. The Board finds the detailing to be appropriately handled with the following exceptions: A) There is concern with the plaster over beams at the rear unit front porch and looks for more of a Monterey style design solution. B) A majority of the Board finds the east elevation one-story gabled roof at the middle section of the garage extensions is not required. Some Board members would like to see entire plate line reduced. C) Wood pickets are preferred in lieu of plaster at the second-floor north elevation, as was the south balcony condition. D) Revised the drawings to show the new chimney and front balcony on all elevations. Restudy the chimney for aesthetics; suggested was a more Monterey style plaster, with brick detail and an appropriate spark arrestor. Restudy due to proximity closer than 10 feet from the adjacent building. E) There is concern with the south elevation balcony and design planning with the wall below. The Board looks for wood corbels and other details to modify that condition. F) North elevation front porch: the Board would like to see porch continue across the front. The Monterey style shown is nice.

Action: Aurell/Mosel, 7/0/0. Motion carried. (Manson-Hing absent.)