



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 10, 2009
AGENDA DATE: June 17, 2009
PROJECT ADDRESS: 2220 Mount Calvary Road (MST2009-00202)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 53,434 square foot project site has frontage on both Mount Calvary and Gibraltar Roads. The site was previously developed with a 3,012 square foot single-family residence with attached carport, which was destroyed in the Tea Fire. The project consists of construction of a 3,225 square foot two-story house with attached 450 square foot garage. The discretionary application required for this project is a Modification to permit the garage to be located within the required 35' front setback (SBMC §28.15.060).

Date Application Accepted: May 19, 2009

Date Action Required: August 19, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bob Easton	Property Owner:	Llad Phillips
Parcel Number:	021-040-013	Lot Area:	53,434 sf
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant	Topography:	35% Slope

Adjacent Land Uses:

North – One-Family Residence
 South - Vacant

East - Gibraltar Road
 West – Mount Calvary Road

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	3,012 sf	3,225 sf
Garage	400 sf carport	450 sf garage

C. PROPOSED LOT AREA COVERAGE

Building: 3,273 sf 6% Hardscape: 5,212 sf 84% Landscape: 44,949 sf 10%

IV. DISCUSSION

The proposed project involves a rebuild of a residence and garage lost during the recent Tea Fire. The rebuild, like the previous development, was designed around the steep slopes that cover most of the site. If the existing building pad was re-used, the new development would meet both required front and interior setbacks.

Due to the overall slope of the site and its location within the Hillside Design District, the proposed development is subject to review by the Single Family Design Board (SFDB). At a SFDB Hearing on May 18, 2009, the Board approved the proposed design with the added comment that "it is not a problem if the applicant chooses to move the building forward five feet." The SFDB's position was that the minor encroachment into the required 35' front setback facing Mount Calvary would allow for an expansion of the limited amount of area behind the residence for outdoor living space. Due to the site constraints associated with the slope behind the residence, Staff agrees that the additional space gained by pulling the residence forward provides a benefit for the development. Also considered was the SBMC §28.15.065 provision for a 5' reduction in front setback for properties with slopes in excess of 20% within the front half of the lot. Although the reduction does not apply in the A-1 Zone, this property has the recognized constraint which qualifies it for Staff's support for a Modification approval.

FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. By moving the garage into the front setback, the area behind the house is improved for the intended purposes. Utilizing the additional 5' of front yard for development still makes use of the existing building pad and eliminates the need for additional grading and retaining on-site.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 19, 2009
- C. SFDB Minutes

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BOB EASTON AIA ARCHITECT

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May 19, 2009

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

Re: Modification Request for 2220 Mt. Calvary Rd; APN 021-040-013; A-1

Dear Staff Hearing Officer,

This project is a Tea Fire rebuild of a destroyed 3,012 sf (total) residence with attached carport on a constrained lot with two front yard setbacks and steep slopes surrounding the building pad. The proposed rebuild is a 3,225 sf residence with attached 450 sf 2-car garage and new swimming pool. Proposed residence includes terrace, driveway, site walls, landscaping, and retaining walls as part of the project.

The modification being requested is to allow a portion of the garage to extend 5'-0" into the front yard setback from Mt. Calvary Rd. based upon the City's Reduction of Setback Requirements for other zones with the same physical hardship (natural slope is more than 20%; see 28.15.065). The proposed house will be the next to the last house on the street and the residences on the adjacent lots are sited quite far from the proposed house. It is very unlikely neighbors would object.

The major benefit is an increased level outdoor living area on the existing small pad. The site is sloping and moving the house back will minimize grading.

Sincerely,



Bob Easton

2220 MT CALVARY ROAD – SINGLE FAMILY DESIGN BOARD MINUTES

May 18, 2009

Preliminary Approval as submitted of the architecture 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 following conditions and comments: 1) provide landscape plan, irrigation plans, color board, and details; 2) the architecture is very appropriate and protects trees; it is not a problem if the applicant chooses to move the building forward 5 feet, the encroachment would be minor.