



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 29, 2009
AGENDA DATE: November 4, 2009
PROJECT ADDRESS: 306 Sherman Road (MST2009-00414)
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 10,500 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,427 square foot residence and attached 471 square foot garage. The discretionary application required for this project is a Modification to permit new construction within the required 35' front setback (SBMC §28.15.060).

Date Application Accepted: October 6, 2009

Date Action Required: January 6, 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:	Hector Magnus	Property Owner:	Antar Dayal
Parcel Number:	019-050-003	Lot Area:	16,134
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	Vacant – Tea Fire	Topography:	41% Slope

Adjacent Land Uses:

North - Vacant

East - Vacant

South – Sherman Road

West - Vacant

B. PROJECT STATISTICS

	Previously Existing	Proposed
Living Area	2,233 sf	2,427 sf
Garage	406 sf	471 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,939 sf 18% Hardscape: 406 sf 4% Landscape: 8,155 sf 78%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.36 Proposed FAR: 0.28 = 76% of Max. Allowed FAR

IV. DISCUSSION

In October of 1976, Sherman Road became a public street. At that time the Board of Land Use Controls recognized the site constraints associated with developing these narrow lots with steep slopes and granted a blanket approval for reduced front and interior setbacks for future development. This lot for reasons unknown to Staff was omitted from the blanket approval even though the same constraints exist.

The proposed project involves the rebuild of a single family residence with attached garage to replace structures lost in the Tea Fire. The applicant is proposing to rebuild a 3-story residence in the same footprint that the previous 2-story residence occupied. In order to improve access into the garage, the project is requesting a Modification to locate the garage within the required 35' front setback. All other portions of the proposed design will comply with current setback requirements.

Staff recognizes the site constraints and supports the reduction of the front setback for the garage portion of the proposed development which will provide improved access into the garage. Transportation Staff has reviewed the reduced front setback and supports the reduction due to the properties location at the end of the cul-de-sac. Both the design of the residence and the garage's location were reviewed by the Single Family Design Board (SFDB), and given favorable comments.

V. 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. The proposed front setback encroachment allows the garage to be built within the front setback so that the residence can maintain the previously exiting footprint with a front yard that is compatible with what others on the street.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 6, 2009
- C. SFDB Minutes

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



architectsmagnus

MODIFICATION REQUEST

Property Owner
Antar Dayal
8613 Washington Blvd
Culver City, CA
(805) 895-8295

October 6, 2009

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

livable modern architecture

RE: Modification Request for 306 Sherman Road; APN 019-050-003; Zone A-1

Dear Staff Hearing Officer,

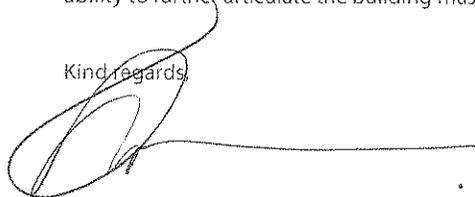
The previously existing two-story residence was completely lost in the Tea Fire. The site is vacant except for the remaining concrete foundation. The previously existing structure encroached 12" into the Front Yard setback.

The current proposal requests to remove the existing foundation and re-build a two-story residence with enclosed understory and attached garage.

The modification requested is to allow the proposed attached single-story Garage (28' wide x 20' deep) to encroach 20' into the 35' Front Yard setback. The encroachment will ease access to a steeply sloped, undersized lot. The encroachment is consistent with adjacent lots' Front Yard setbacks (please refer to Board of Land Use Controls resolution No. 440).

The main benefit of this encroachment is gained by minimizing the disturbance to the sensitive hillside by developing in an area of the site with prior disturbance and creating a more accessible entrance to the residence. Other benefits derived from this encroachment include the ability to further articulate the building mass.

Kind regards,



Hector A Magnus, AIA
Architect C23272

SINGLE FAMILY DESIGN BOARD MINUTES – OCTOBER 5, 2009

306 SHERMAN RD -

A-1 Zone

Assessor's Parcel Number: 019-050-003
Application Number: MST2009-00414
Owner: Antar Dayal
Architect: Hector Magnus
Owner: Antar Dayak

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single-family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a Modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Continued indefinitely to the Staff Hearing Officer with the following comments:
1) The modification for the garage is supportable; 2) Study the eave at the north for 30' foot height limit; 3) The style and massing are acceptable; 4) Materials, finishes, and colors are important because they are exposed; 5) Study the large amount of glazing.

