



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 7, 2010
AGENDA DATE: July 14, 2010
PROJECT ADDRESS: 960 West Mountain Drive (MST2009-00149)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jaime Limón, Senior Planner *JL*
 Tony Boughman, Planning Technician II *TB*

I. PROJECT DESCRIPTION

The 5.58 acre site is currently vacant. The proposed project involves the construction of a new two story 2,054 square foot single family residence with an attached 400 square foot garage. The project includes retaining walls, terraces, driveway, and 448 cubic yards of grading. The discretionary application required for this project is a Modification to permit construction of the residence and garage within the required 35 foot front setback (SBMC § 28.15.060).

Date Application Accepted: June 29, 2010 Date Action Required: September 29, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted, making the findings in Section V of this report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jeff Shelton, Architect	Property Owner: Pike and Jamie Riegert
Parcel Number: 021-050-057	Lot Area: 5.58 acres
General Plan: 1 Unit Per Acre	Zoning: A-1
Existing Use: Vacant site	Topography: 42% Slope

Adjacent Land Uses:

North – Vacant site	East - One-Family Residence
South – Vacant site	West – Mountain Drive

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	none	2,405 s.f.
Garage	none	400 s.f.
Accessory Space	none	0 s.f.

C. EXISTING LOT AREA COVERAGE

Building: 2,454 s.f. 1% Hardscape: 2,377 s.f. 1% Landscape: 224,258 s.f. 98%

IV. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303(e), New Construction or Conversion of Small Structures, and Section 15305(a) Minor Alterations in Land Use Limitations. The project will comply with the comprehensive list of conditions in Planning Commission Resolution 039-92 regarding grading, drainage, riparian areas, etc. The project will have a Project Environmental Coordinator to monitor mitigation measures.

V. DISCUSSION

The vacant project site was part of a 10 lot subdivision at 1000 W. Mountain Drive in 1992. Each of the 10 parcels in the subdivision was given development envelopes that have less than 30% slope. Three of these parcels have development envelopes that encroach into the front setback. The subject parcel is the first with an encroaching envelope proposed to be developed. This parcel has a development envelope in the southwest corner of the property that encroaches a maximum of approximately 13 feet into the required 35 foot front setback along Mountain Drive. The proposed house is setback 22.5 feet from the right-of-way and is situated within the development envelope where the site was graded sometime in the past for a driveway or road prior to the subdivision. An existing asphalt driveway accesses the site across an easement on the property to the west. (Exhibit A)

The project was reviewed by the Single Family Design Board (SFDB) with the assumption that the site could be developed within the development envelope regardless of the front setback. At the first meeting on April 13, 2009 the SFDB made the Neighborhood Preservation Ordinance findings and voted unanimously to grant preliminary approval with a comment that the "size, bulk, scale are acceptable; the project is compatible with the neighborhood, is sensitively tucked into the hillside." The project subsequently received final approval on April 12, 2010 with no substantive changes. (Exhibit B)

In building permit plan check it was discovered that during the subdivision process the Planning Commission established a building envelope located in the front setback, but a modification to allow a future structure to encroach into the setback was not part of that application.

Staff is in support of the requested zoning modification for the following reasons: The project is within the development envelope approved by the Planning Commission. The existing grade toward the front of the development envelope at the driveway and old roadbed has an area with less slope. The area within the envelope that conforms to the setback has a slope that drops off steeply. Designing and building a house that would not encroach into the setback would require a larger quantity of grading and greater retaining walls and would increase the steepness of the driveway and parking area. The proposed house is designed to blend into the landscape. Stone is used on the exterior along with stone-colored stucco and a green, planted flat roof. The house with attached garage is modest in size at 2,454 square feet which is 33% of the maximum guideline floor to lot area ratio, and less than 22 feet tall. The structure presents no building façade to the street. The second-story roof is proposed approximately seven feet below the level of the road and the first-floor roof is approximately 16 feet below the road, making the setback encroachment less apparent. There is no discernable pattern of development with regard to the front setback along this curvy portion of Mountain Drive because the lot sizes and distances between structures are large, and structures are above or below the level of the road.

VI. 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 encroachment into the front setback conforms to the building envelope given by the Planning Commission after their consideration of site constraints and environmental concerns. The project will comply with all conditions in Planning Commission Resolution 039-92.

Exhibits:

- A. Site Plan (under separate cover)
- B. SFDB Minutes
- C. Applicant's letter, dated June 29, 2010

Contact/Case Planner: Tony Boughman, Planning Technician II
(tboughman@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4539

Motion: Continued two weeks to Full Board with comments:

- 1) Remove paving to east of existing garage.
- 2) Fire Department to review driveway width.
- 3) Consider chipseal for driveway.
- 4) Restudy colors to be more compatible with the woodland using a natural earth tone color palette.
- 5) Restudy fenestration to be more traditional and study the amount of fenestration.
- 6) Provide photographs that address adjacent neighborhood privacy issues.
- 7) Provide elevation drawings that include trees showing the natural setting.
- 8) Provide exterior lighting details.
- 9) Study roof tiles and materials to reflect natural surroundings.
- 10) Provide a landscape plan.

Action: Zink/Carroll, 6/0/0. Motion carried. (Woolery absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 960 W MOUNTAIN DR****A-1 Zone**

(5:50) Assessor's Parcel Number: 021-050-057
 Application Number: MST2009-00149
 Owner: Pike Riegert
 Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single-family residence, with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

(Site Concept Review will precede a review of the architecture. Action may be taken if sufficient information is provided.)

Actual time: 6:16 p.m.

Present: Jeff Shelton, Architect; Jane and Pike Riegert, Owners.

Public comment opened at 6:31 p.m.

1. An opposition letter from Paula Westbury was acknowledged by the Board.
2. Henry Childs, Mountain Drive Neighborhood Association, supported; approved of proposed project in size and neighborhood compatibility.

Public comment was closed at 6:32 p.m.

Motion: The proposed location for the house is acceptable.

Action: Zink/Mosel, 6/0/0. Motion carried. (Woolery absent).

Motion: Preliminary Approval and continued two weeks to Full Board for in-progress review, 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 comments:

- 1) Study the parking situation to allow guests to turn around.
- 2) Study fenestration and the overhangs to improve the architecture.
- 3) Provide a landscape plan.
- 4) Size, bulk, scale are acceptable; the project is compatible with the neighborhood, is sensitively tucked into the hillside.

Action: Deisler/Carroll, 5/1/0. Motion carried. (Zink opposed, Woolery absent).

SFDB-CONCEPT REVIEW (CONT.)**3. 41 NORTHRIDGE RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 055-120-004
 Application Number: MST2007-00194
 Owner: Lance Anthony Gilbert
 Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck. The existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage are located on a 32,560 square foot lot in the Hillside Design District. No longer proposed are a second-story and retaining walls and grading to terrace the rear yard. The proposal includes exterior remodeling, re-roofing, and removal of the existing arbor and hedge called out in ZIR2002-00674. The proposed total of 3,646 square feet is 75% of the maximum guideline FAR.)

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

Postponed due to the applicant's absence.

SFDB-CONCEPT REVIEW (CONT.)**4. 960 W MOUNTAIN DR****A-1 Zone****(4:45)**

Assessor's Parcel Number: 021-050-057
 Application Number: MST2009-00149
 Owner: Pike B. Riegert
 Architect: Jeff Shelton

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

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

Actual time: 4:32

Present: Jeff Shelton, Architect; Pike Reigert, Owner.

Public comment was opened at 4:38 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) Study the colors to be natural and appropriate to the neighborhood and landscape.
- 2) Continue the natural-looking stone around the corner in a random pattern on the sides and front of the home.
- 3) Radius the corners of the roof overhangs.
- 4) Provide a final landscape plan.

Action: Bernstein/Deisler, 7/0/0. Motion carried.

PRELIMINARY REVIEW

Item was heard on Consent Calendar instead of Full Board

G. 960 W MOUNTAIN DR**A-1 Zone****(4:15)**

Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Second review.)

Final Approval with the condition that the stucco color is similar to "Luma Luma" CL2606A.

Items on Consent Calendar were reviewed by William Mahan, with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.



519 Fig Ave.
Santa Barbara
93101
965-8812

June 29, 2010

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

Re: Modification Request for
960 West Mountain Dr, Santa Barbara, CA 93108
APN 021-050-057
Land Use Zone: A-1

Dear Mr. Boughman:

The proposed project is for a new 2-story, 2054 SF, 3 bedroom single family dwelling and 400 SF attached garage on a 5.58 acre vacant lot.

The modification being requested is to allow the current design to remain, which encroaches 15 feet into in the 35 foot setback area. The project is within the approved Building Envelope and has been given final design approval by SFDRB.

The benefits of keeping the current design in the front setback include:

- Minimum disturbance to the site because less paving for driveway access will be needed.
- Preservation of the open landscape that is characteristic of this area.
- Less grading and smaller retaining walls will be needed if the house is kept in its proposed location near the road.
- Fire Department access is easier with a shorter driveway and house near Mountain Dr.
- Design is kept within the approved Building Envelope.

Please consider this modification. Feel free to contact me with any questions.

Sincerely,

Jeff Shelton, Architect

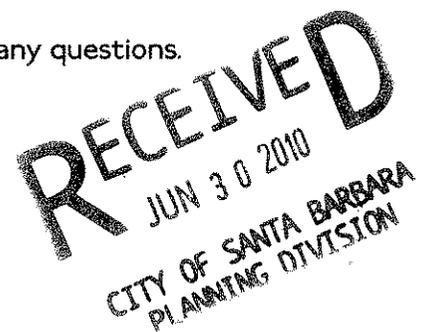


EXHIBIT C