



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 20, 2011  
**AGENDA DATE:** July 27, 2011  
**PROJECT ADDRESS:** 30 Camino Alto (MST2011-00215)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Daniel Gullett, Associate Planner *DAG*

### I. PROJECT DESCRIPTION

The proposed project involves a new three-level, 3,379 square foot (gross) residence and a 518 square foot two-car garage on the 23,091 square foot lot located in the Hillside Design District. The previous residence was destroyed in the Tea Fire.

The discretionary application required for this project is a Modification to allow the new residence to encroach into the 35 foot front setback. (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: June 28, 2011      Date Action Required: September 26, 2011

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Gary Jensen	Property Owner: Darren Long
Parcel Number: 019-130-028	Lot Area: 23,091 sf
General Plan: Residential, 1 unit/ac.	Zoning: A-1
Existing Use: Vacant	Topography: 41% average slope

#### Adjacent Land Uses:

North - Residential (one-story)	East - Residential (two-story)
South - Residential (two-story)	West - Residential (two-story)

**B. PROJECT STATISTICS**

	<b>Previous</b>	<b>Proposed (Net)</b>
Living Area	~3,351 sf	3,093 sf
Garage	~400 sf	518 sf
Total	3,751 sf	3,611 sf

**C. PROPOSED LOT COVERAGE**

Building: 2,342 sf 10.1%    Hardscape: 1,305 sf 5.7%    Landscape: 19,444 sf 84.2%

**D. FLOOR-AREA TO LOT-AREA RATIO (FAR)**

Max. Recommended FAR: 0.205    Proposed FAR: 0.156 (77% of Max. Recommended FAR)

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Previous</b>	<b>Proposed</b>
Setbacks			
- Front	35 ft	23 ft	25 ft*
- Interior	15 ft	10 ft	15 ft
Building Height	30 ft	25 ft	29'-5"
Parking	2 covered spaces	2 covered spaces	2 covered spaces
Open Yard	1,250 sf	1,250+ sf	1,250+ sf

\*Requires Modification

**V. DISCUSSION**

This project was reviewed by the Single Family Design Board (SFDB) on consent on June 6, 2011 and by the SFDB full board on June 20, 2011. At the June 20 hearing, the SFDB found no aesthetic impacts from the proposed first and second level encroachments into the front setback, but did not support a third level front setback encroachment. SFDB continued the project to the Staff Hearing Officer for consideration of the front setback modification and requested design details and a landscape plan when the project returns to SFDB. The proposed third level does not encroach into the front setback in the current proposal.

The previous residence was destroyed in the Tea Fire. It was approximately 3,751 square feet and encroached 12 feet into the front setback and five feet into the interior setback. The previous residence was constructed to replace a house destroyed in the Sycamore Canyon Fire.

The proposed residence would encroach 10 feet into the 35 foot front setback and no part of the building would encroach into the interior setback. Staff supports the requested front setback modification due to the topography and steepness of the lot. The location of the proposed residence is similar to the location of the previous residence on the least-steep portion of the lot.

The subject property was created in 1959 by a lot split. Approval of the lot split required a ten foot right-of-way dedication for the future widening of Camino Alto. At the time, the City identified the 30 foot Camino Alto right-of-way as inadequate and sought an ultimate right-of-way width of 50 feet. To date, the City has not acquired a full 50 foot right-of-way along Camino Alto and there are no immediate plans to widen Camino Alto at this location.

**VI. FINDINGS AND CONDITIONS**

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 single-family residence is appropriate because it allows for reasonable use of a property constrained by steep topography.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 27, 2011
- C. SFDB Minutes of June 6 & June 20, 2011
- D. Letter of Support dated July 17, 2011

Contact/Case Planner: Daniel Gullett, Associate Planner  
dgullett@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4550

ARCH art inc

ARCHITECTURE

LANDSCAPE ARCHITECTURE

June 27, 2011

City of Santa Barbara  
Planning Department  
Attn: Staff Hearing Officer  
630 Garden St.  
Santa Barbara, CA 93101

RECEIVED  
JUN 28 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

RE: Modifications for 30 Camino Alto, Santa Barbara, APN 019-130-028

Dear Staff Hearing Officer,

**1. Existing property description and project proposal:**

This 24,787 sq.ft. lot, located in the Hillside Design District, was involved in the Tea Fire that occurred November 13, 2008. The residence that existed at that time was a total loss. The remaining vacant lot has been cleared of all debris and foundations. A small wood deck and a retaining wall at the street remain. From the entrance at the street the lot slopes down to the east at about 16% to 18% across half the lot to the top of slope. The second half of the lot slopes into the canyon at about 28% to 60%.

There is no vegetation on the buildable portion of the lot. The southern portion of the lot includes some shrubs, yuccas and palm trees. Down the slope in the northeasterly portion of the lot there are palms, a citrus and an oak tree. To the north along the property line is a hedge that screens the adjacent residence.

The Camino Alto street right-of-way is 30 feet wide. There is an additional 10 foot wide easement encroaching into this lot. The 10 foot wide easement does not exist on the lots adjacent to the north and south of the subject lot.

Setbacks for this A-1 lot are a 35 foot front yard setback and 15 foot interior yard setbacks. It is in a High Fire Hazard Zone.

We are proposing to build a 3611 sq.ft. net residence that includes a 518 sq.ft. net garage and a 3093 sq.ft. net living space. The house is two stories in the front and two stories in the back. Our FAR is 77 %. Up to 4730 sq.ft. net of building (100%) could be built on the site. The house will include an entry, half bath, living room, kitchen, dining areas, outside deck and garage on the main level; a small home office/library retreat on the upper level; and a family room, master bedroom suite, bedroom, bath room, utility room and laundry on the lower level. The style is European modern with flat cement plaster walls, flat roof, solar panels and shading devices over some of the windows and doors.

PO Box 30844 Santa Barbara, California 93130 (805) 969-4974

EXHIBIT B

## **2. The modification request:**

Because of the extra 10 foot road easement in the front (that neighbors are not subject to) and the location of the top of slope at mid-lot, the buildable area of the lot is severely limited. We are requesting a modification to the front yard setback to allow the new residence to encroach a maximum of 10 feet (See sheet A-1). The actual encroachment will vary across the front façade. The main or entry level northwest corner of the garage will encroach 10 feet. The southwest corner of the pantry will encroach five feet. On the lower floor the laundry wall will encroach one foot to three feet. Note that the lower floor encroachment is below grade. The upper level office/library meets the setback, so does not require a modification. We will meet all other setback requirements.

## **3. The modification justification:**

This property has a unique situation in that there is an extra 10 foot wide roadway easement along Camino Alto that the adjacent neighbors are not burdened with. In effect the neighbors can and are located 10 feet closer to the street than the front setback for our property. Further more, the previous house that was destroyed in the Tea Fire was built encroaching ten feet and more into the front yard setback, as well as into the side yard setback (See sheet A-2). In the Zoning Ordinance Section 28.87.038 **Reconstruction of Damaged Nonconforming Structures**, a residential structure that is damaged or destroyed by fire may be restored or rebuilt in the same location as the destroyed building as long as certain conditions are met. Our proposal meets these conditions. Note that our proposed replacement structure will actually encroach less than the previous residence (See sheet A-2: the proposed residence footprint is shown with a dotted line).

## **4. The benefits:**

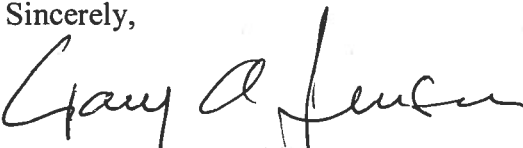
If approved the proposed project design is a compact and low solution. Without the approval of the modification the design will have to be taller and/or wider than the current proposal in order to meet the owners design requirements. The proposed design also is approximately the same mass, bulk and scale as the destroyed home. The proposed design will allow more green space and open space than a less compact, but conforming design would provide. From the street the design will appear to be a one story façade in keeping with the neighborhood with a modest (small) second story retreat. With an FAR of only 77% this proposal does not push the limit of what could be proposed.

## **5. Conclusion:**

This proposal is a very reasonable solution that respects the size and location of the previous fire destroyed residence. The current proposal requests an encroachment that is less than the previous residence enjoyed. Please approve this reasonable request and let this fire destroyed home be rebuilt.

Thank you for your reasonable consideration to this matter.

Sincerely,



Gary A Jensen, Architect

**NEW ITEM****E. 30 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-130-028  
Application Number: MST2011-00215  
Owner: David Darren Long  
Architect: Archart, Inc.

(Proposal to construct a new three-level 3,656 square foot residence, including a 493 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a zoning modification to encroach into the required front yard setback. The proposed total of 3,656 square feet on a 23,091 square foot lot is 78% of the guideline floor-to-lot-area ratio.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

**Referred two weeks to Full Board with the following comments:**

- 1) The Board appreciates the overall reduced footprint from the original house.
- 2) The Board refers this project to the Full Board regarding the additional height in the setback.
- 3) Applicant to provide resolution of the starkness of the elevations regarding colors and shapes.

**SFDB-CONCEPT REVIEW (CONT.)****2. 30 CAMINO ALTO****A-1 Zone**

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**(Item was referred from Consent on June 6, 2011. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

(4:01)

Present: Derrick Jensen, Architect; and David Darren Long, Owner.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many of the Board can support the proposed project and give positive comments of the project as currently presented? 1/5.

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

- 1) Relocate the third level out of the required front setback.
- 2) The Board finds no negative aesthetic impacts to the proposed first and second level encroachments, but does not support the third level encroachment.
- 3) Study the connection between the glass and the wrought iron metal railings of the spiral staircase.
- 4) Return with roof, window, garage door, and further architectural and material details; provide a color board.
- 5) Provide a conceptual landscape plan and planting details.

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

**PUBLIC COMMENT CORRESPONDENCE:**

DISTRIBUTED ON: 7/20/11

SHO (4):

- STAFF HEARING SUPERVISOR (D. KATO) <sup>RB</sup>  
 STAFF HEARING OFFICER (SUZIE REARDON)  
 ORIGINAL TO PLANNING TECH FOR FILE  
 APPLICANT ( AT MTNG)

July 17, 2011

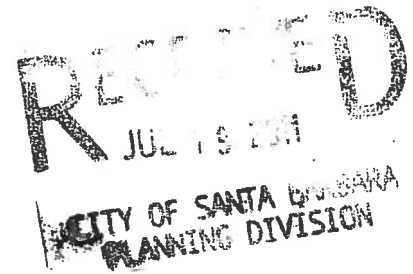
From:

Barbara & Wayne Smith  
40 Camino Alto  
Santa Barbara, CA 93103

To:

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

RE: APN 019-130-021, A=1  
Property owned by Darren Long



We, the residents of 40 Camino Alto, directly adjacent to the property at 30 Camino Alto owned by Darren Long, wish to acknowledge our support for the plans submitted for the property by Gary Jensen, architect. Darren and his wife have shared the plans with us and we are in favor of a Modification to allow a 35 foot front setback for the proposed home.

We look forward to having Darren Long and his lovely wife as next-door neighbors.

Barbara Smith

Wayne H. Smith

**EXHIBIT D**