



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 1, 2012
AGENDA DATE: February 8, 2012
PROJECT ADDRESS: 652 Ricardo Avenue (MST2011-00368)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DG*

I. PROJECT DESCRIPTION

The proposed project includes construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence with attached garage. The discretionary applications required for this project are a Modification to allow for alterations to the garage door and other minor improvements to the façade of the residence within the 30-foot front setback on Ricardo Avenue (SBMC §28.15.060 and §28.92.110); and a Modification to allow a door to replace a window on the rear portion of the house within the 30-foot front setback on La Vista del Oceano Drive (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: January 27, 2012 Date Action Required: April 26, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Thomas Ochsner	Property Owner:	Roy Peterson
Parcel Number:	035-170-025	Lot Area:	21,960 sq.ft.
General Plan:	Hillside (3units/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	34% slope

Adjacent Land Uses:

- North - Ricardo Avenue
- East - La Vista del Oceano
- West – Single Family Residence (one-story)
- South – Single Family Residence (two-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1611 sq. ft.	+ 1,017 = 2,628 sq. ft.
Garage	416 sq. ft.	416 sq. ft.
Accessory Space	250 sq. ft.	0 sq. ft.

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement	Existing	Proposed
Setbacks			
- Front (Ricardo)	30 ft.	25.5 ft.	No change
- Front (LVDO)	30 ft.	20.5 ft.	No change
- Interior (West)	10 ft.	22 ft.	16 ft.
- Interior (South)	10 ft.	111 ft.	99 ft.

V. DISCUSSION

The proposed project is for a two-story 402 square foot second story addition and a 615 square foot ground floor addition to an existing 2,027 square foot single story house with attached garage.

The subject parcel is located at the corner of Ricardo Avenue and La Vista del Oceano Drive. The E-1 Zone requires a 30 foot front setback from both streets. The existing building is located within both front setbacks. The Zoning Ordinance allows for conforming additions to non-conforming buildings provided that the basic exterior characteristics or appearance of the house do not change. While the architectural style is changing in this instance, due to the relative size of the second story to the existing house and the limited extent of demolition, staff determined that the proposed first and second-story additions conform with zoning regulations and are allowed by the non-conforming building ordinance.

No changes are proposed to the building footprint within the two front setback areas, however, a change from a door to a window within the La Vista del Oceano Drive front setback and changes to the garage door and roof support columns within with Ricardo Avenue front setback require Modifications.

An addition including a second-story element was conceptually reviewed by the Single Family Design Board (SFDB) on November 7 and November 11, 2011. At the November 11th hearing, the SFDB found the proposed Modifications to be appropriate and not inconsistent with the Single Family Design Board Guidelines. At previous hearings for a, then proposed, single-story

design, the SFDB was supportive of the change in architectural style and suggested changes to the front façade, which were incorporated into the subject project.

Staff supports the proposed changes to the existing building within the front setbacks. The changes to the garage door and roof support posts within the Ricardo Avenue front setback are minor, primarily aesthetic in nature, are compatible with the neighborhood, and not detrimental to neighboring properties. The change from window to door within the La Vista del Oceano Drive front setback faces the rear of the property and is located approximately 110 feet from the rear (south) property line and above the adjacent house to the south, and is therefore not expected to detrimentally affect the neighbor property to the south.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed changes within the front setbacks are appropriate because they are minor in nature, associated with overall improvement of the property, and not detrimental to the use of neighboring properties.

Said approval is subject to a condition that any portion of chainlink fence exceeding 42 inches in height within ten feet of the front lot line along La Vista del Oceano Drive be removed.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 22, 2011
- C. Single Family Design Board Minutes

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

November 22, 2011

To: Modification Hearing Officer / Project Planner

From: Tom Ochsner, AIA

Subject: Modification Letter for 652 Ricardo Avenue,
Santa Barbara, CA

To whom it may concern,

The above listed project requires the proposed modification application for the existing two front yard setbacks. The existing residence exists on the property in its original, permitted placement, which shows a northern front yard placement of 25 feet from the property line and an eastern side placement of 20 feet from the property line.

At the time of construction, the project lot was not considered a corner lot, therefore showing only the 20 foot "setback" of the east structure side. As for the northern side, it is assumed that 25 feet was an allowed setback at the time of the original permit. The current two front setback requirements are 30 feet from the property line

This modification request is based on the owner's intent of a continued, residential use of the property and a current proposal for a remodel and 2nd story addition to the existing residence within current setback limits. Integral to this modification application was a "Pre-application consultation on October 26th, 2011 and a current application to the City of Santa Barbara's Single Family Design Board (SFDB). As of the last SFBD meeting, November 21, 2011, positive comments from the board are documented.

As discussed with staff previously, justification for a supported modification to the setback ordinance would be based on the fact that it would be equitable to the owner to allow for continued utilization of the residence as originally built and permitted. Here, too, the original placement of the residence involved setbacks that since then have been revised by City Ordinances and inadvertently leave the project outside the current setbacks.

The benefits of this project involve a creative 2nd story addition and remodel designed to enhance the architectural features and function of the home. Here, too, distinct landscape designs are proposed to further upgrade and beautify the project. Once complete, such improvements will be a benefit to the neighborhood as well.

We appreciate your support and direction to date. With questions or comments, please feel free to call my office anytime.

Sincerely,

Tom Ochsner, AIA
(805) 564-3354

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**CITY OF SANTA BARBARA
PLANNING DIVISION**

EXHIBIT B

Single Family Design Board Minutes

November 21, 2011

652 RICARDO AVE

Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,044 square feet is 65% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Second concept review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on November 7, 2011.)

(3:23)

Present: Tom Ochsner, Architects; and Josh Monroy, Landscape Architect for Earthform Design.

Public comment opened at 3:47 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board made the findings that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.
- 2) Provide additional perspectives of the proposed project.
- 3)
he applicant may provide either a computer generated three dimensional (3D) model or a physical model to show the proposed project in context with the site.
- 4)
rovide compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Review.

Action: Woolery/Zimmerman, 4/0/0. Motion carried. (Bernstein/Deisler absent).

November 7, 2011

652 RICARDO AVE

Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 427 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,069 square feet is 66% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Revised project. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to Final Approval.)

(3:36)

Present: Tom Ochsner, Architect.

Public comment opened at 3:47 p.m.

- 1) Gotthilf Weniger, opposition; expressed concerns regarding privacy, and the existing neighborhood parking, and density issues; mentioned concerns with observed changes to another active project.
- 2) Onkar Singh, opposition; expressed concerns regarding site placement and height of project and potential effect on private views.
- 3) John Petote, opposition; expressed concerns regarding the proposed project height and the potential effect on private views.
- 4) Edward Tebo, opposition; expressed concerns regarding the existing neighborhood parking and density issues; made request for a site landscape plan and landscape improvements.

Public comment closed at 3:55 p.m.

Staff clarified that the applicant has satisfied the parking requirements per the Zoning Ordinance and that there is no nexus to require onsite guest parking for this project.

Straw vote: Is the mass, bulk, and scale acceptable as currently presented? 4/2.

Straw vote: Is a partial second story addition acceptable? 6/0.

- Motion:** **Continued two weeks to Full Board with comments:**
- 1) Provide sections through the project.
 - 2) Provide larger scaled elevations on the plans.
 - 3) Provide a conceptual site landscape plan that will provide some height mitigation, and privacy screening to adjacent down-slope neighboring properties.
 - 4) Provide either a computer generated three dimensional (3D) model or a physical model to show the proposed project in context with the site.
 - 5) Study reducing the square footage, and bulk, mass, and scale of the project, where appropriate.
 - 6) Provide more detailed information on second-story decks; delineate the square footage.
 - 7) Provide more detailed information on the retaining walls.
 - 8) Provide compliance with Tier 3 Storm Water Management Program (SWMP) prior to returning for Final Review.
- Action:** Woolery/Zimmerman, 6/0/0. Motion carried.

October 24, 2011

652 RICARDO AVE

Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Proposal to construct a 931 square foot one-story addition to an existing 2,027 square foot one-story single-family residence, including an attached two-car garage, located on a 20,831square foot lot in the Hillside Design District. A portion of the existing residence will be demolished and reconstructed. The proposal includes a new courtyard area and a new covered porch. The total proposed development is 2,958 square feet and is 63% of the maximum floor-to-lot area ratio (FAR) guideline. This project addresses violations listed in ZIR2011-00176 to include the demolition of the accessory structure.)

(Second concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on October 10, 2011.)

(5:07)

Present: Tom Ochsner, Architect.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment

was closed.

Straw vote: How many Board members could be supportive of a zoning modification for the one-story solution as presented? 3/2 (passed).

- Motion:** **Continued indefinitely to Full Board with comments:**
- 1) The Board finds the project's bulk, mass, and scale, FAR, and square footage are acceptable and compatible with the surrounding neighborhood.
 - 2) Return with a solution to resolve the setback issues along La Vista Del Oceano.
 - 3) Return with more definition and details for the existing railroad tie and proposed soldier pile system on the site plan.
 - 4) Provide a preliminary landscape plan, and specify a solution in regards to the existing ice plant.
 - 5) Specify any proposed fencing details around the property, especially on the La Vista Del Oceano side of the property.
 - 6) Reduce the size of the courtyard facing Ricardo Avenue.
 - 7) The Board could generally support the direction of the proposed 'Spanish hacienda' architectural style.
 - 8) Consider a reconfiguration of the front porch given the location of the front door and windows at the kitchen. Consider utilizing a post and beam style in lieu of the proposed arch style.
 - 9) Simplify the garage door element to reflect the language of a posted beam rancho style.
 - 10) Consider redesigning the gable end of the mechanical room and gate area on the north elevation facing Ricardo Avenue.
 - 11) A majority of the Board generally found the south elevation overhangs acceptable.
 - 12) Provide more consistency of the door and window heights along the south elevation.
 - 13) Eliminate or show the elimination of the outbuilding on the plans.
 - 14) Provide compliance with Tier 3 Stormwater Management Program (SWMP) requirements prior to receiving Final Approval.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Miller absent).

October 10, 2011

652 RICARDO AVE

Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Proposal to construct a 931 square foot one-story addition to an existing 1,611 square foot one-story residence with attached two-car garage located on a 20,831 square foot lot in the Hillside Design District. A portion of the existing residence will be demolished and reconstructed. Proposal includes a new courtyard area with a new fountain and a new covered porch. The total development proposed is 2,958 square feet and is 63% of the maximum floor-to-lot area ratio (FAR) guideline. This project addresses violations listed in ZIR2011-00176 to include the demolition of the accessory structure.)

(Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to Final Approval.)

(4:29)

Present: Ray Ames for Architect, Tom Ochsner.

Public comment opened at 4:38 p.m.

- 1) Al Carson (adjacent neighbor), support project; with expressed concerns regarding height of structure or any proposed second-story height that might affect his property values or private views. The Board confirmed with the applicant that there is no second-story proposed.

Public comment closed at 4:40 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide the following additional information for further review:
 - a. Two horizontal building sections, and one longitudinal building section;
 - b. A depiction of the street elevation, including the westerly neighbor on Ricardo Avenue to compare plate and roof ridge heights; include photo simulations;
 - c. Provide neighborhood photographs;
 - d. Provide a roof plan.
 - e. A preliminary landscape plan; delineate all required open space on the plans.
 - f. Clearly delineate locations and heights of all existing and any new site walls and/or fences;

- g. A complete site section details from Ricardo Avenue dropping to the south (including north-south), in relation to the southerly residential neighbor;
 - h. Provide quarter-inch section studies of the porch areas relating to the change in slope;
 - i. Further studies of the proportions for the window, door, and garage door fenestrations on the elevations;
 - j. Provide details and show all existing and proposed structures on site-plan, including the out-building and
 - k. Relocate fountain feature outside of the required front setback, as directed by staff,
- 2) Provide compliance with Tier 3 Storm Water Management Program (SWMP) prior to submitting for Final Review.

Action: Sweeney/Bernstein, 6/0/0. Motion carried.