



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 9, 2013
AGENDA DATE: May 15, 2013
PROJECT ADDRESS: 1676 Franceschi Rd (MST2012-00493)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegler, Assistant Planner

I. PROJECT DESCRIPTION

The two-acre site is located in the Hillside Design District and is currently developed with 5,124 square foot residence. The proposed project involves the demolition of the existing residence and construction of a new 6,496 square foot, three-story, single-family residence with an attached 750 square foot, three-car garage; two uncovered parking spaces; a 200 square foot detached accessory building; new site walls and gates; new site landscaping; and a new pool. A total of 407 cubic yards of site grading is proposed, including 241 cubic yards of grading within the proposed building footprint and 166 cubic yards of grading outside the building footprint.

The discretionary applications required for this project are:

1. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 and SBMC § 28.92.110); and
2. A Modification to allow fences and walls to exceed the maximum allowable height of 3' – 6" when located within ten feet of the front property line and eight-feet within the required front setback (SBMC § 28.87.170 and SBMC § 28.92.110).

Date Application Accepted: 4/11/13

Date Action Required: 7/11/13

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:	Banyan Architects	Property Owner:	Bob Zorich
Parcel Number:	019-102-004	Lot Area:	1.3 Acres
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Residential	Topography:	21%

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,356 s.f.	-4,356 + 6,496 = 6,496 s.f.
Garage	768 s.f.	-768 + 750 = 750 s.f.
Accessory Space	N/A	+200 = 200 s.f.

C. PROPOSED LOT AREA COVERAGE

Building: 5,230 s.f. 7% Hardscape: 9,665 s.f. 11% Landscape: 73,600 s.f. 82%

IV. DISCUSSION

The proposed project involves demolition and reconstruction of a single-family residence, construction of a detached accessory structure, construction of site walls, a swimming pool, landscape alterations, and installation of pool equipment on a property with two front yards. The applicant has requested zoning modifications for the combined height of the guardrails and retaining walls to exceed 8 feet in height within the required front setback along the secondary frontage and to allow a detached accessory building to be located within the primary front yard.

The first requested Modification is to allow the proposed detached accessory building to be located in a front yard. The property has two front yards, and therefore the majority of the lot is front yard. Conforming locations for accessory space on this lot are limited due to the location and design of the proposed residence, the two front yards, and the site topography. The proposed accessory building is located approximately 132' from the primary frontage of the property, and is not visible from the public or private streets that surround the property. A condition has been added that the detached accessory building shall not be used as a separate dwelling unit.

The second requested Modification is to allow the increased height of a 3'- 6" guardrail for safety purposes. The existing retaining wall is ten-feet tall and is located at the property line to the south along the property's secondary frontage. The existing wall already exceeds the maximum allowable height of walls within the front setback and at the property line but presents a safety concern. The addition of a guardrail for safety purposes is not anticipated to impact the adjacent neighbors adversely.

This project was reviewed by the Single Family Design Board on March 25, 2013, and the Board found that the location of the accessory building and terracing of walls at the southerly end of the property were acceptable. The Board also stated that the modifications requested

were aesthetically appropriate and did not pose consistency issues with the Single Family Residence Design Guidelines.

V. FINDINGS AND CONDITION

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 accessory building is appropriate because the property has two front yards and therefore the majority of the 1.3-acre lot is front yard, restricting conforming locations that other similar sized lots may have. In addition, the accessory building is located 132 feet from the street and is not visible from the adjacent public or private streets.

The Staff Hearing Officer finds that the Modification to allow the combined height of guard rails and retaining walls to exceed the allowable height when located at the property line and within the front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed increase in height of the guardrails is appropriate because it necessary to meet safety requirements outlined in the building code.

Said approval is subject to a condition that the detached accessory build shall not be used as a separate dwelling unit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 11, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
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RECEIVED

APR 11 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

4/11/2013

City of Santa Barbara
Susanne Riegler, Staff Hearing Officer
630 Garden Street

Re: 1676 Franceschi Road
Parcel #: 019-102-004

Dear Mrs. Riegler--

Please find four sets of the plans for 1676 Franceschi Road as part of the submittal for modifications.

The property at 1676 Franceschi Road is a two acre site with an existing 5,124 square foot residence on it. We are going to demolish the existing residence and build another one in almost exactly the same location as the current one. Neither residence can be seen from the public roads on either side of the property. Plans for the new house can be reviewed at the City Planning Department counter at 630 Garden Street during their normal working hours.

The new house will be 6,496 square feet with a three-car garage and a 200 square foot accessory structure. There is also new landscaping, fencing, a pool on the lower portion of the site with approximately 602 cubic yards of total grading. However, only 361 cubic yards of grading occurs outside the building footprint.

There are two modifications being requested for this project. The first concerns the location of the 200 sq. ft. accessory structure in the northerly front yard.

As you can see from the Site Plan, this lot has two front yards. Therefore, no matter on which side of the house we put the accessory structure, we would be in a front yard and therefore needing a modification. However, if we locate it in the southerly front yard the structure will be visible to our neighbors at 1550, 1540 and 1530 Franceschi Road. Instead, if we locate the structure in the northerly front yard, it will not be visible to any of the neighbors.

Most importantly, there are at least two existing examples of permitted accessory structures located in the front yard very close to this property. They are:

1666 Franceschi Road (019-102-003) (our neighbor directly to the west). Lot size: 1.3 acres, average slope: 21%. There is a detached, 909 sq. ft. "Guest Studio," with a kitchen and full bathroom in the front yard that was permitted in 1964.

EXHIBIT B

1689 Franceschi Road (BLD2009-02405). There are two detached, separate garages in the front yard and one of them has a 200 sq. ft. accessory “workshop” as a second floor. This permit was issued in 2009 and final inspection on the construction was just completed Feb. 14th, 2013.

The second modification for this project concerns a new guardrail being proposed on top of an existing retaining wall at the southerly end of the lot. Because this existing retaining wall is already 10’ high and immediately adjacent to the road, the total height of wall plus guardrail exceeds the maximum height of 3’6” allowed by ordinance. The guardrail is a safety feature and will not in any way impair visibility for drivers or pedestrians interfacing at the road edge. Thus the modification does not violate the intent of the ordinance requirement.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Gradin". The signature is fluid and cursive, with a large initial "K" and a stylized "G".

Kirk Gradin, LEED AP
Banyan Architects
805-448-5213
www.banyan-architects.com



DESIGN REVIEW ACTIVITIES SUMMARY

1676 FRANCESCHI RD (MST2012-00493)

R, DEMO & NEW SFR

Proposal to demolish an existing 5,124 square foot single-family residence and construct a new 6,496 square foot three-story single-family residence located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 407 cubic yards of site grading is proposed, including 241 cubic yards of grading within the proposed building footprint and 166 cubic yards of grading outside the building footprint. The project is 114% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing Officer review of requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CON

01/14/13

(Concept Review. Comments only; project requires compliance with the Tier 3 Storm Water Management Program.)

These are DRAFT Minutes ONLY, pending approval 1/28/13:

Actual time: 7:11 p.m.

Present: Kirk Gradin, Architect.

Public comment opened at 7:35 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Robert P. Miles was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the design, proposed material, color pallet and architectural style.
- 2) Provide complete story poles, including the ridges, eave lines, and the horizontal mass, for consideration of the overall massing and scale, not just the height. Review the story poles requirements.
- 3) Provide a conceptual site landscape plan.
- 4) The Board would like to see further definition on the proposed railing details for the decks.
- 5) Study reducing the FAR to closer to 100%.
- 6) Further definition of view considerations from the lower private road and the proposed cabana.

Action: Sweeney/Bernstein, 4/2/0. Motion carried. (Woolery and Miller opposed/ James absent).

HLC-Historic Structures Report

APVD

02/27/13

(Review of Historic Structures/Sites Report prepared by Post Hazeltine Associates. The report determined the house is not eligible for listing as a significant historic resource at the City, State, or National level.)

Actual time: 2:27 p.m.

Present: Dr. Pamela Post and Tim Hazeltine, Historical Consultants; and Kirk Gradin, Architect

Public comment opened at 2:29 p.m.

Kellam de Forest, local resident, inquired as to the structure's architect and site's landscape architect.

EXHIBIT C

Public comment closed at 2:30 p.m.

Motion: To accept the report with the following revision and recommendations:

1. Coordinate the project description so that it is consistent throughout the document.
2. The Commission recommends to subsequent review bodies that the applicant incorporate a substantial portion of the Oswald "Ozzie" Da Ros stonework into the plan.
3. The applicant is encouraged to retain significant and large plant materials in their current locations to the extent possible; and to incorporate other existing plant material into the landscape design of the site, perhaps relocation to more favorable locations as necessary for plant viability.

Action: La Voie/Boucher, 8/0/0. Motion carried. (Sharpe absent.)

HSSR dated 3/31/13, prepared by Post/Hazeltine Associates, was accepted with recommendations to the next review body re: the Ozzie De Ros orchid stonework and plant material.

SFDB-Concept Review (Cont.)

CONT

03/25/13

(Second concept review. Comments only; project requires Staff Hearing Officer for requested zoning modifications. The project was last reviewed on January 14, 2013.)

Actual time: 3:08 p.m.

Present: Kirk Gradin, Architect; Guillermo Gonzalez, Landscape Architect.

Public comment opened at 3:33 p.m.

Letters of expressed concerns from Wally Finger and Paula Westbury were acknowledged.

Public comment closed at 3:35 p.m.

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

- 1) The Board finds the FAR acceptable based on the large lot size.
 - 2) Study incorporating more trees on the west side of the house to provide privacy screening to the neighbor's swimming pool area.
 - 3) The Board finds the new location of the accessory building acceptable. The modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
 - 4) The Board finds the removal and replacement of trees in the orchard acceptable.
 - 5) Provide further details, sections, locations, heights, and elevations of the terraced retaining walls on the south side. If a modification is required, the Board finds terracing the walls to be an acceptable approach.
- Action: Pierce/Miller, 5/0/0. Motion carried. (Woolery and Bernstein absent.)