



Design Review Subcommittee (DRSC)

Meeting Date: May 24, 2017

PLANNER: Liane Schuller, Contract Planner 

SUBJECT: Cultural Heritage Permit 17-0035 / Minor Exception Permit 17-096, Webber Residence 1, a request to consider the construction of a single-family residence at 163 Calle Redondel in the Residential Low Zone and Coastal Zone Overlay (RL-CZ).

BACKGROUND:

The project site is a vacant 5,190 square-foot lot. When viewed from the street, the project site abuts a vacant residential building site to the left, and an existing historic residence to the right. The surrounding neighborhood consists predominately of one- and two-story, low-density residential development.

Project Description

The applicant proposes to construct a new 2,298 square-foot single family residence. The design includes two levels of living area over an oversized two-car garage. The proposed architectural style is Spanish Colonial Revival.

Why DRSC Review is Required?

The project will require Planning Commission approval of a Cultural Heritage Permit (CHP) because the site abuts a property containing an historic resource. Municipal Code Section 17.12.025(B) authorizes the City Planner to refer such projects to the Design Review Sub-Committee (DRSC) prior to Planning Commission review, to evaluate the project for compliance with the City's Design Guidelines.

Approval of a Minor Exception Permit (MEP) is also requested to allow the garage to be sited closer than 20'-0" to the front property line. In addition to the standard findings of approval [SCMC Section 17.16.090(F)(1)], approval of a MEP for reduced garage setback requires that: (1) the slope of the front of the lot is significant enough in both length and width that requiring the standard front yard setback would result in significant grading and/or fill; and (2) that the proposed project reduces the need for mass grading and/or fill and allows the structure to follow the natural site topography.

The DRSC comments will be forwarded to the Planning Commission for its consideration.

Development Standards

Table 1 on the following page details the project's compliance with applicable development standards:

Table 1- Development Standards

<i>Standard</i>	<i>Zoning Ordinance</i>	<i>Proposed</i>	<i>Complies with the Code</i>
<u>Density</u> (Maximum)	1 unit	1 unit	Yes
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	20'	20'	Yes
Front to Street-facing Garage spaces	18'	10'	Minor Exception Permit requested
Sides	10% of Lot Width'	4'/10'	Yes
Rear	10'	100+'	Yes
<u>Lot Coverage</u> (Maximum)	50%	31%	Yes
<u>Building Height</u> (Maximum)	25'	24.87'	Yes
<u>Parking</u> (Minimum)	2 spaces	2 spaces	Yes
<u>Landscape</u>	45% of front yard setback	52%	Yes

ANALYSIS:

Design Guidelines

The project site is a steeply-sloped, gore-shaped lot abutting the property at 165 Calle Redondel, which contains a historically significant structure. The historic structure is sited significantly uphill from the front property line towards the back of the property. Because of this siting, and because the shape of the project site and curve of the street pushes the proposed structure forward on the project site, massing impacts to the historic structure are exacerbated. The goal of the CHP is to review and condition the proposed structure to reduce massing impacts to the historic resource to the greatest extent possible.

The exhibit below shows the location and orientation of the project site, relative to the adjacent lots and the historic resource.

Exhibit 1: Orientation of Adjacent Lots



Table 2 describes project consistency with relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline	Project Consistency
<p>1. Develop compatible relationships between the topography, building placement, and existing open spaces of neighboring properties. (Design Guidelines II.A.2)</p>	<p>Consistent. The project steps with the topography and has been positioned towards the front of the site to maintain existing grade/open space adjacent to the neighboring historic structure.</p>
<p>2. Respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and preservation of public views. (Design Guidelines II.B.2)</p>	<p>Consistent. The proposed structure has been located downhill from the neighboring historic home, and a greater-than-required side setback is proposed to help maintain public views of the historic structure and to provide light, air and circulation along the shared property line. The project is designed to observe a one-story height above grade adjacent to the neighboring historic structure.</p>
<p>3. Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood. (Design Guidelines II.B.3)</p>	<p>Consistent. The proposed structure includes two levels of living area above a garage, and is designed to comply with the maximum average height of 25'-0" as permitted within the RL zone. The context of the neighborhood consists primarily of one- to two-level residential buildings.</p>

Design Guideline	Project Consistency
<p>4. "Scale down" the street-facing façade of a building more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face, whichever stepback is greater. (Design Guidelines II.C.3.b)</p>	<p>Partially consistent. The second level of the proposed three-level structure has been stepped back from the lower garage level, however the third level is stacked in line with the second level at the front of the building. Staff recommends stepping the third level back an additional distance to further reduce perceived mass and height.</p>

General Plan Consistency

Table 3 outlines applicable General Plan policies that should be considered in reviewing the project, and describes staff's evaluation of project consistency with those policies:

Table 3 – General Plan Policies

Policy	Project Consistency
<p>1. <u>UD-3.03</u>. Buffers and Setbacks. We require that new uses and buildings, characterized by differing functions, activities, density, <u>scale and massing</u>, to provide conditions of approval, landscaped buffers and/or setbacks between uses to prevent or reduce adverse impacts.</p>	<p>Partially consistent. The proposed structure provides a greater-than-required setback adjacent to the neighboring historic home and has been positioned closer to the front property line to provide open space, light and air between the two sites. The proposed structure could be further stepped to provide additional massing relief.</p>
<p>2. <u>UD-5.10</u>. Scale and Massing. We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Partially consistent. The scale and massing of the project is discussed in the Design Guideline Table (Table 2), under Items 3 and 4. The proposed structure includes two levels of living area above a garage, and is designed to comply with the maximum average height of 25'-0" as permitted within the RL zone. The context of the neighborhood consists primarily of one- to two-level residential buildings.</p> <p>The second level of the proposed three-level structure has been stepped back from the lower garage level, however the third</p>

	<p>level is stacked in line with the second level at the front of the building. Staff recommends stepping the third level back an additional distance to further reduce perceived mass and height.</p>
<p>3. <u>HP-2.06</u>. We require that all new single-family residential development abutting historic resources be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.</p>	<p>Partially consistent. The project may have a negative visual or physical impact to the neighboring historic home. To reduce such impact, the proposed structure has been sited closer to the front property line and downhill from the historic home. A visual impact analysis and additional stepping of the structure may help to further reduce perceived massing and view impacts.</p>

RECOMMENDATIONS:

Recommendations to improve the project’s consistency with Design Guidelines are provided below.

1. Step the third level back from the front building face of the second level below by a minimum of five feet.
2. Review the location and height of tree proposed at the right side of the front yard area, with respect to view obstruction of the adjacent historic residence at 165 Calle Redondel.
3. As previously indicated, the applicant seeks approval of a MEP to construct the garage closer than 20’-0” to the front property line. If the required findings of approval cannot be made, the site design will be affected.

CONCLUSION:

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project’s design will help ensure the highest quality project. Staff recommends the project return to the DRSC after recommended modifications are incorporated and detail sheets are provided.

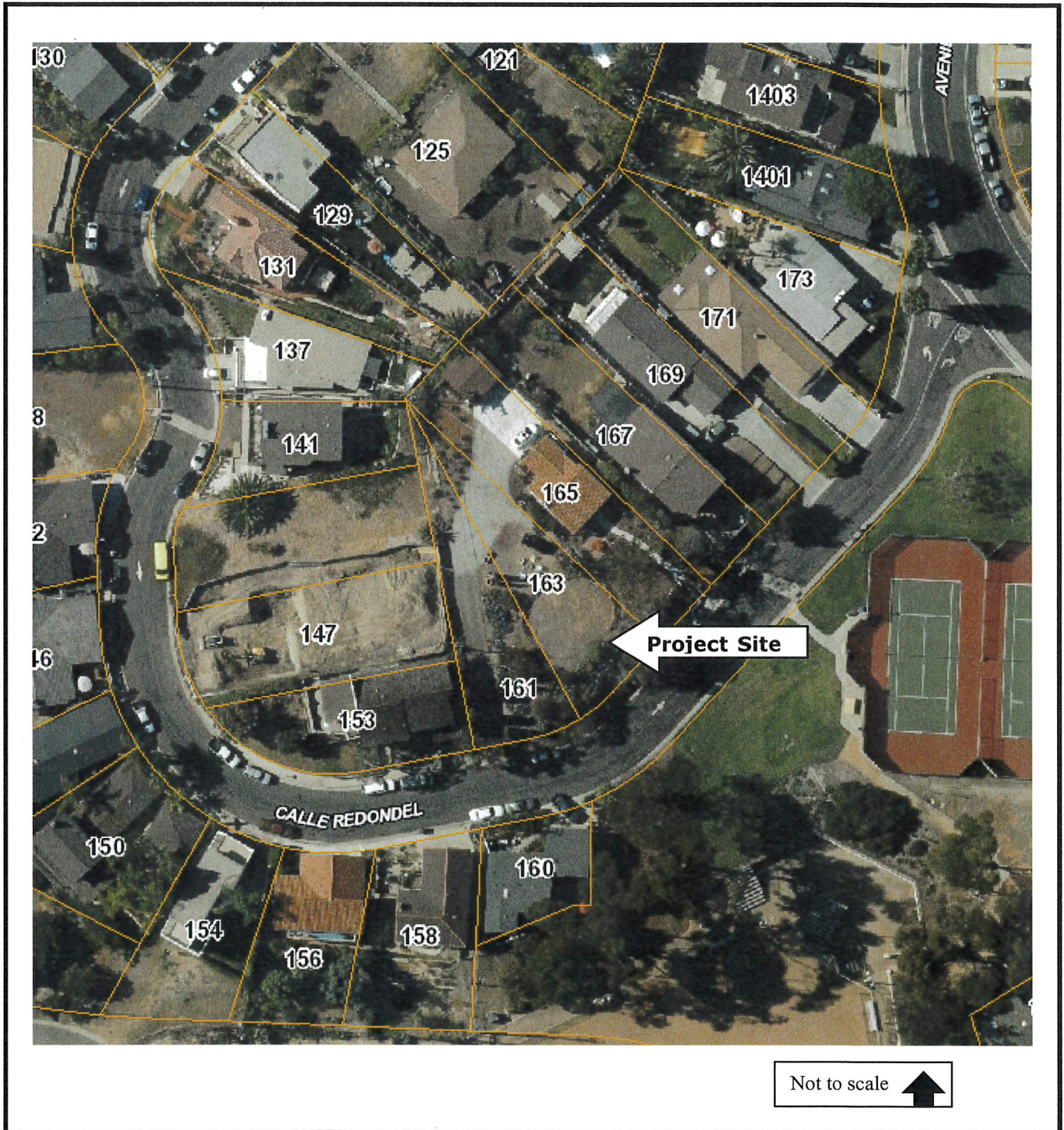
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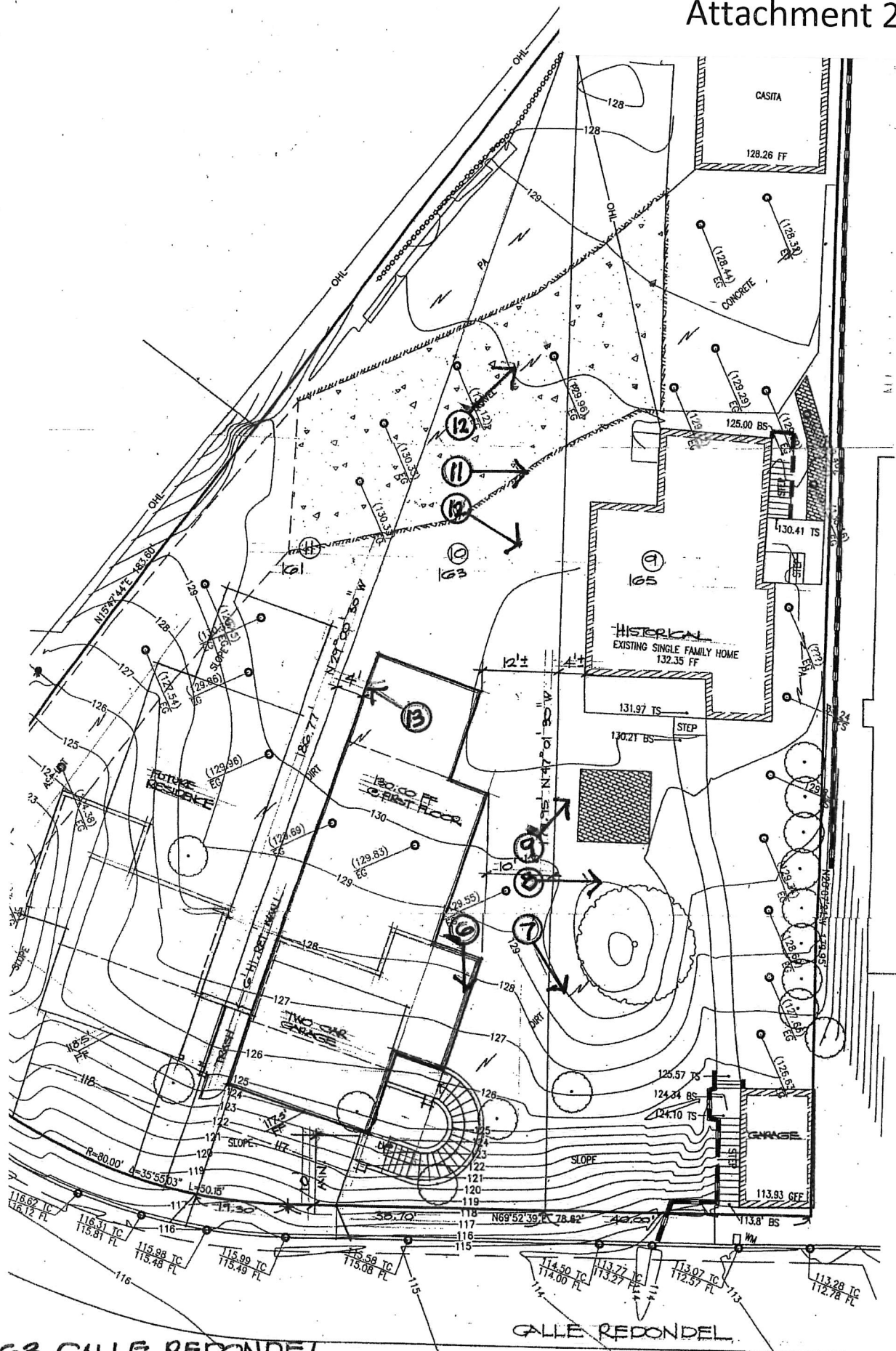
1. Vicinity Map
 2. Photographs
- Plans



LOCATION MAP

CHP 17-0035 and MEP 17-096, Webber Residence 1
163 Calle Redondel





163 CALLE REDONDEL

PHOTO LOG

12.19.16



