



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 14, 2006  
**AGENDA DATE:** June 21, 2006  
**PROJECT ADDRESS:** 25 Via Alicia (MST2004-00158)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Zoning & Enforcement Supervisor  
Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The project consists of a major remodel and 600 square feet of additions to an existing 2,400 square foot single family residence. A Modification was approved for these improvements on August 11, 2004. Failure to obtain the required building permits resulted in expiration of the Modification approval. This is a request to reinstate that approval.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit additions and alterations to portions of the residence located within the required thirty-foot (30') front yard setback (SBMC §28.15.060).

Date Application Accepted: May 16, 2006      Date Action Required: August 16, 2006

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Sherry and Associates	Property Owner:	Scott Slater
Parcel Number:	015-311-006	Lot Area:	16,800 Square Feet
General Plan:	Residential 3 units/acre	Zoning:	E-1 Single-Family Residence
Existing Use:	Single-Family Residence	Topography:	40% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Proposed</b>
Living Area	2,965 Square Feet
Garage	420 Square Feet
Accessory Space	None

**C. LOT AREA COVERAGE**

<b>Standard</b>	<b>Proposed</b>
Lot Coverage	
-Building	1,895 sf; 11%
-	2,526 sf; 16%
Paving/Driveway	12,379 sf; 73%
-Landscaping	

**IV. DISCUSSION**

- This project was subject to review by the Architectural Board of Review (ABR). At its first review on March 22, 2004, the project received positive comments that the minor architectural changes in the front were supportable and that the item was to return to consent for final approval. Final approval was granted on December 19, 2005.
- Slope constraints, the existing building location, the floor plan configuration, and the prior approval were all considered in Staff's support for the project. The front entry is an aesthetic improvement and clearly defines where the entrance to the residence is located. The deck/walkway expansions are necessary to balance the architecture. The lower level expansion is below grade and therefore does not appear to be new construction within a required front yard.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project by making the findings 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.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 14, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470

SHERRY & ASSOCIATES  
architects

phone (805) 963.0986  
telefax (805) 963.0178

office 629 STATE STREET, #216, SANTA BARBARA  
mail to POST OFFICE #23634, SANTA BARBARA, CA 93121

**DATE:** May 14, 2006  
**TO:** City of Santa Barbara / Roxanne Milazzo  
Modification Hearing Officer  
**Re:** **25 Via Alicia**  
**Request for Modifications**

Dear Mrs. Milazzo,

Attached are plans for a Proposed addition to an existing residence located at 25 Via Alicia Street. The additions consist of the following:

- New 75 sf addition to the lower level at the south elevation
- New 217 sf addition to the lower level at the north elevation
- New 63 sf addition to the upper level at the south elevation
- New 57 sf addition to the upper level at the north elevation
- New 185 sf addition to the understory (basement) level on the south elevation

This existing residence is situated on a significantly sloping lot. The garage and entry are located adjacent to and accessed from Via Alicia Street. (The main level and the garage are on this "upper" level. Bedrooms are located on the lower level. A portion of the existing understory of the residences is proposed to be converted to habitable space.

We are requesting a Modification for relief from the required Front Yard Setback of 30 feet in order to add both an addition to the upper level (to create an entry vestibule area) as well as an addition to the lower level, both additions on the north / street elevation.

The Modifications will be the following:

1. Front Yard Setback Modification:  
Relief from the required front yard setback of 30'-0" in order to encroach 8'-0" into the required front yard along Via Alicia Street for the construction of a new entry vestibule on the upper level and a new master bathroom on the lower level.

We feel that these additions are a significant architectural improvement to the existing residence that do not adversely affect the streetscape for the following reasons:

The larger of the two additions (the lower level addition) is not significantly visible from Via Alicia because the slope of the property drops approximately 6 ft from the street to the front face of the new addition. The entire bathroom addition will be below street level.

The addition at the upper level provides a much needed entry vestibule. In addition, it provides relief from the long Straight line of the existing residence, which adds a three-dimensional element and thereby improves the roofline by providing relief.

Thank you for your consideration of these modifications.

Sincerely,

Dawn Sherry



