



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 26, 2008  
**AGENDA DATE:** December 3, 2008  
**PROJECT ADDRESS:** 1151 Alameda Padre Serra (MST2008-00417)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 7,986 square foot project site is currently developed with a single family residence and detached two-car garage. The proposed project involves the demolition of the existing garage and the construction of a larger two-car garage with elevator. The discretionary application required for this project is a Modification to permit new construction within the required thirty-foot front and ten-foot interior setbacks (SBMC §28.15.060).

Date Application Accepted: November 10, 2008    Date Action Required: February 10, 2009

### 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: Gary Mosel	Property Owner: Johannes & Ursula Bauer
Parcel Number: 029-282-003	Lot Area: 7,986 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 28% Slope

#### Adjacent Land Uses:

North - One-Family Residence  
 South - One-Family Residence

East - One-Family Residence  
 West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,101 sf	2,101 sf
Garage	289 sf	475 sf
Accessory Space	N/A	N/A

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,558 sf 44%      Landscape: 4,431 sf 56%      Hardscape: N/A

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

Max. Allowed FAR: 0.40      Proposed FAR: 0.32      = 81% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front	30'	0'	0'
- Interior	10'	10'	7' - 12'

**V. DISCUSSION**

Due to the overall slope of this property and its location within the Hillside Design District, review by the Single Family Design Board (SFDB) was required. On September 29, 2008 the SFDB reviewed the proposed project and made the following comments: 1) Relocate the elevator vents to face away from the neighbors to reduce noise; 2) Study the relationship between the existing house and the new porch columns for compatibility; 3) Provide an accurate property survey; 4) It is understood that the new garage will be taller than the existing garage but height is mitigated by the softer form of the hipped roof. The new garage will be out of the right of way and two-car parking is provided where street parking is limited.

The existing development on site is situated with a 2-car garage at street level and a detached 2-story residence which sits approximately 10' lower due to the grade of the lot. The garage, which was built in 1935, is represented in the City records as providing a 6' front setback off of Alameda Padre Serra (APS). In actuality, the garage is located two-feet into the City's right-of-way. The proposed project will demolish the undersized (18' X 18') two-garage and replace it with a new slightly oversized 2-car garage entirely on the private property. In order to improve access to the lower level living space, the project is being designed with Americans with Disability Act (ADA) access and an elevator.

In order to preserve a set of tiled stairs that provide access from the street to the residence below, the applicant is also requesting to expand the garage into the interior setback by three-feet. This will allow for a wider garage which is deemed necessary for both parking and

accessing the elevator. It is Staff's position that the new garage, which will provide regulation sized parking for two vehicles in a parking constrained neighborhood, will secure an appropriate improvement on this site and that the elevator shaft located at the rear of the garage will not be visible from the right-of-way. Staff supports the project as designed.

**VI. FINDINGS AND CONDITIONS**

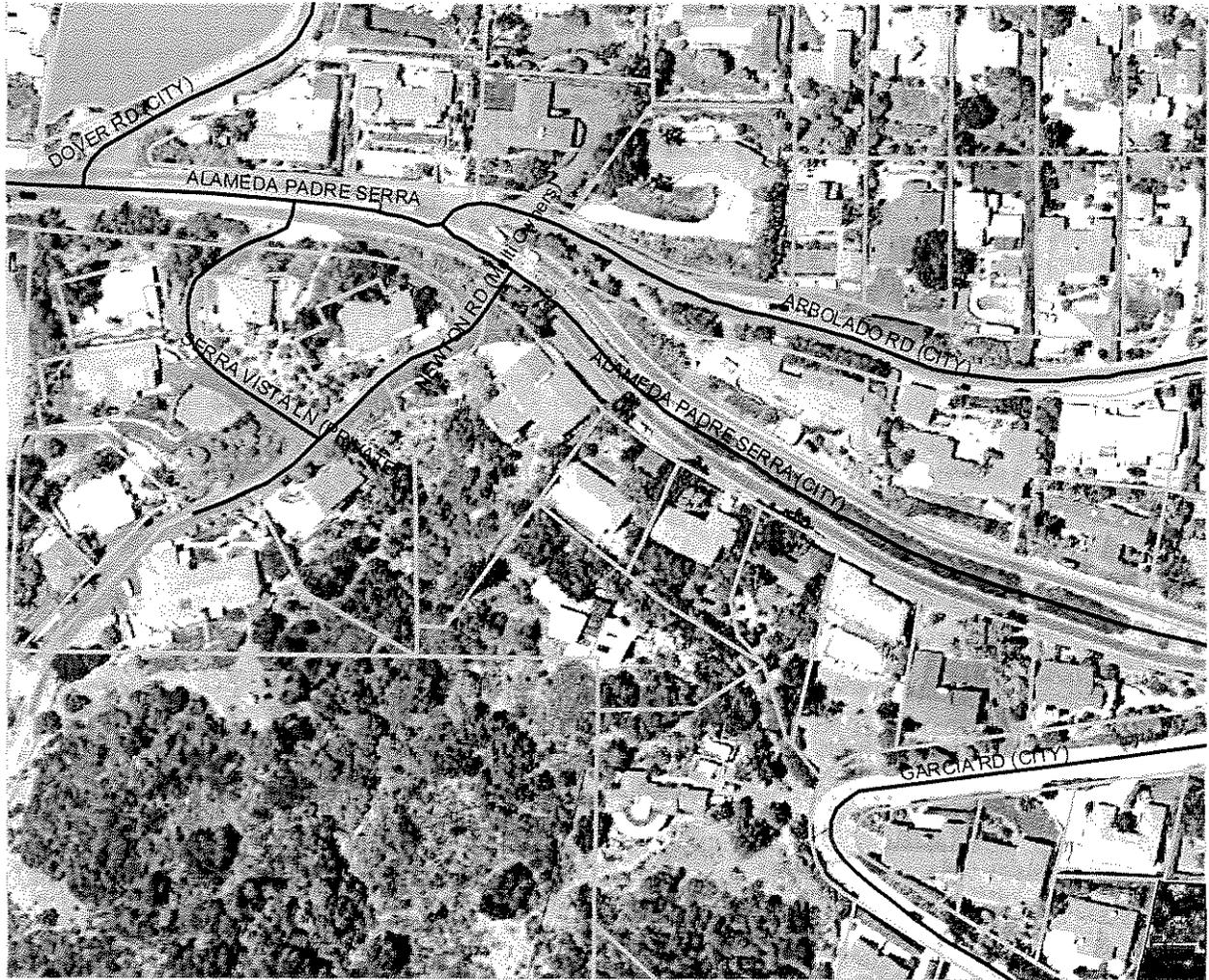
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed encroachment into both the front and interior setbacks will allow the new structure to provide adequate dimensions for two vehicles, ADA access, preservation of the tiled stairs, removal of the structure from the public right-of-way, and an aesthetic improvement for the neighborhood.

Said approval is subject to a condition that removal of the existing Jacaranda Tree receives the necessary Park & Recreation Commission approval, and that a Zoning Compliance Declaration be recorded against the property's title.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 7, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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Phone: (805) 564-5470



1151 APS

EXHIBIT A

Hans & Ursula Bauer  
1151 Alameda Padre Serra  
Santa Barbara, Ca 93103

October 7, 2008

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

**Re: Modification Request for 1151 Alameda Padre Serra Santa Barbara CA 93103  
Asses. Parcel # 029-282-003 Land use zone E-1**

Dear Staff Hearing Officer:

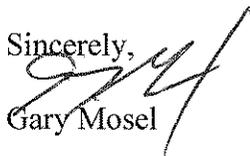
There is an existing single family home 2580 square feet and a detached one car 324 garage on a 7986 square foot lot in the hillside design district on Alameda Padre Serra (APS). The garage in the right of way by two feet, is in the front yard setback and is of a non-conforming size. The proposal is to demolish the existing garage framing, relocate out of the right of way, increase garage square feet to conforming size and add an elevator to give the owners ADA access.

The modification being requested is to allow the garage to be in the front yard setback. We may also be in the interior yard setback that is 10' however we feel that is not a modification because we are already in the front yard setback. The proposed garage will start at the Northwest corner at 7' from the property line and tapers out to 12' from the property line. On the east side of the garage is an existing stair case that is quite exceptional and it is an architectural feature that should remain. Garages on the property line in the front yard setback are very common in most of the houses on APS. We are proposing to move the garage back to the right of way line and change the roof lines to a hip style roof rather than the gabled end roof, reducing the overall impact of the roof line.

The benefits of having the proposed modification are:

- Relocation of existing garage out of the right of way.
- A non-conforming garage to a conforming garage.
- Removal of one car off the narrow street of APS
- Hipped roof to increase views
- Upgrade esthetics of garage to complement the neighborhood.

Sincerely,

  
Gary Mosel