



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 29, 2006
AGENDA DATE: December 6, 2006
PROJECT ADDRESS: 404 Alameda Padre Serra (MST2006-00502)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 12,676 square foot lot is currently developed with a single family residence and attached garage. The proposed project involves 84 square feet of first floor addition to the residence, three new patio areas, and a spa. The discretionary application required for this project is a Modification to allow the improvements to be located within the required open yard area (SBMC §28.15.060).

Date Application Accepted: October 17, 2006 Date Action Required: January 17, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Hugh Twibell	Property Owner:	Moxley
Parcel Number:	019-340-014	Lot Area:	12,676 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	23% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,556 sf	84 sf addition
Garage	410 sf	No Change
Accessory Space	None	No Change

III. LOT COVERAGE

Lot Area:	12,676 sf
Building:	2,242 sf; 18%
Hardscape:	2,905 sf; 22%
Landscape:	7,529 sf; 60%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on September 11, 2006, continued indefinitely to the Staff Hearing Officer with the comment that the Modification will have no negative aesthetic impacts and was ready for Preliminary Approval on Consent.

The proposed project involves a remodel, 84 square feet of first floor expansion, and outdoor amenities. In order to take advantage of its ocean views, this property was developed at the rear and highest point of the property, with the main entrance to the residence being located at the rear of the house. This resulted in a very small outdoor living area being provided behind the residence. Under today's standards we recognize the outdoor living area for this property as non-conforming, as the site does not provide an open yard that meets the size, location, or dimensional requirements. Twenty (20) square feet of the proposed addition will be located within that non-conforming yard area and therefore requires a Modification. It is Staff's position that this lot, and the proposed improvements, will still provide adequate outdoor living space as intended by the ordinance.

V. RECOMMENDATION/FINDING

Staff recommends that the staff hearing officer approve the project, 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 August 15, 2006
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101

HUGH TWIBELL
ARCHITECT

landscape architecture
architecture • planning

1159 Tunnel Road
Santa Barbara, Calif.
93105 (805)687-9671
AIA ASLA

August 15, 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
Attn.: Roxanne Millazzo

Re: 404 Alameda Padre Serra, Santa Barbara, CA; A.P.N. 019-340-014; E-1

Dear Ms. Millazzo,

The above mentioned property currently includes a two story, three bedroom, single family residence (1,620 sq.ft.) with a two car garage (430 sq.ft). The property slopes upward from Alameda Padre Serra and the residence is located on a flat pad at the top of the slope and to the rear of the lot. An access driveway, which passes up the eastern side of the property and behind the residence, also serves the neighbor to the west.

The proposal is to expand the dining room 2'-0" to the north under the existing roof overhang, and the living into the existing covered porch to the south. We will also be replacing the existing deck off the living room with a concrete patio and adding a concrete patio off the side of the dining room. We are adding low site walls south and east of the house pad and a portable spa south of the bedrooms. Finally we are adding trellises off of the bedrooms and the dining room.

Due to the existing location of the residence, the rear yard does not currently meet the 1,250 square foot requirement in the zoning ordinance and is therefore non-conforming. A modification is being requested to allow the dining room to expand into the required rear yard open space.

The modification will allow us to enlarge the dining room.

Sincerely,
HUGH TWIBELL, ARCHITECT

Hugh Twibell, A.I.A.
Lic. No. C12069

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 404 ALAMEDA PADRE SERRA**

E-1 Zone

(6:20) Assessor's Parcel Number: 019-340-014
Application Number: MST2006-00502
Owner: Rhodney J. and Cynthia L. Moxley Trustees
(Proposal for a front porch enclosure and a small addition to an existing 1,556 square foot single family residence with an attached 410 square foot two-car garage on a 12,676 square foot parcel in the Hillside Design District. The project will result in a 2,050 square foot residence, including garage. Also proposed is construction of two trellises. A modification is requested to allow the addition at the rear of the residence to encroach into the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:13)

Present: Hugh Twibell, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:
1) The project is ready for Preliminary Approval and may return to the Consent Calendar.
2) The modification request is technical in nature. 3) The project will have no negative aesthetic impacts. 4) Neighborhood Preservation Findings can be made at Consent Calendar.

Action: LeCron/Blakely, 6/0/0. Manson-Hing and Wienke absent.

