

# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 24, 2007  
**AGENDA DATE:** January 31, 2007  
**PROJECT ADDRESS:** 231 South Alisos (MST2006-00415)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

*DK*

*RM*

### I. PROJECT DESCRIPTION

The 5,870 square foot project site is currently developed with a 1,115 square foot single-story single-family residence and an attached two car garage and an unpermitted one-car carport. The proposed project involves the construction of an attached two-story 667 square foot residence, a new carport and legalization of the existing carport. One-half of the existing garage will be converted to habitable space as part of the new unit. One of the existing garage spaces will be maintained. The discretionary application required for this project is a Modification to provide only three of the four required parking spaces required for this project (SBMC 28.90.100).

Date Application Accepted: September 11, 2006 Date Action Required: December 11, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Sherry and Associates	Property Owner:	Mitch Torina
Parcel Number:	017-252-025	Lot Area:	5,869 s.f.
General Plan:	12 units/acre	Zoning:	R-3
Existing Use:	Residential	Topography:	1%
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing Unit A</b>	<b>Proposed Unit B</b>
Living Area	1,115 s.f.- no change	667 s.f.
Garage	471 s.f. garage that's existing will be replaced with a 210 s.f. garage & 220 s.f. carport	230 s.f. carport
Accessory Space	0 s.f.	0 s.f.

**C. LOT AREA COVERAGE**

	<b>Amount</b>	<b>Percentage</b>
Building	2,254 s.f.	38%
Paving/Driveway	775 s.f.	13%
Landscaping	2,840 s.f.	49%
Total Lot Area	5,869 s.f.	100%

**III. DISCUSSION**

- This project was reviewed by the Architectural Board of Review (ABR) on two (2) occasions. On August 14, 2006, the ABR gave the project positive comments and stated that the on-site circulation is improved by the proposed parking layout.
- On July 27, 2006 the project was reviewed by Rob Dayton from City Transportation Planning, who supported the parking modification. The reasons for support include the small size of the proposed unit at less than 700 square feet, and its location within a block of public transit lines with frequent service to the Downtown area.
- The new unit is proposed as a 667 square foot one bedroom apartment which would likely accommodate a single individual with a need for only one parking space. The site is constrained by its location on the corner of South Alisos Street which creates two (2) front yard setback area where parking is not permitted. Benefits of the project include a rental unit opportunity for the community and safer exiting from the site.

**IV. 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 by providing adequate parking for the new unit and therefore will not cause an increase in the demand for parking space or loading space in the immediate area. Said approval is subject to the conditions that the overheight fencing, located along the entire front lot line, be removed or reduced to the maximum allowable height of 3 ½'.

STAFF HEARING OFFICER STAFF REPORT  
231 SOUTH ALISOS STREET (MST2006-00415)  
JANUARY 31, 2007  
PAGE 3

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 5, 2007
- C. ABR Minutes Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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SHERRY & ASSOCIATES

architects

phone (805) 963.0986

telefax (805) 963.0178

JAN. 5 '07

August 30, 2006

office 629 STATE STREET, # 216, SANTA BARBARA

mail to POST OFFICE # 23634, SANTA BARBARA, CA 93121

DATE:

TO:

City of Santa Barbara  
Roxanne Milazzo  
Modification Hearing Officer

FROM:

Dawn Sherry  
Sherry & Associates, Architects  
Telephone: (805) 963-0986  
Fax: (805) 963-0178

Re:

231 S. Alisos Street  
Request for Modification

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan, Floor Plans and Exterior Elevations for a Proposed addition of a new secondary dwelling unit for an existing parcel located at 231 South Alisos Street in Santa Barbara, CA. The proposal consists of The following:

1. Conversion of portion of existing two-car garage to habitable square footage.
2. Reduce / convert existing two-car garage into a one-car garage
3. Addition of one new attached carport to the south elevation of the existing residence (deck above)
4. Addition of new two-story secondary dwelling attached to the existing one-story SFD.
5. Eliminate one of two existing curb cuts along Indio Muerto Street and S. Alisos Streets.  
(one curb cut will serve the property and allow for all vehicles to head out into right of way rather than back out, as is currently the means to exit the property in a vehicle.

The addition of a secondary dwelling would technically require the total parking on the parcel to be:

- (1) covered and (1) uncovered parking spaces per unit for a total of 4 spaces.

The existing two-car garage currently serves the existing dwelling unit and those two spaces will be retained as: (2) one car garage and (1) one car carport directly to the south of the existing remaining garage. The secondary unit will utilize an existing one-car carport located off S. Alisos Street.

We are requesting a Modification for the following:

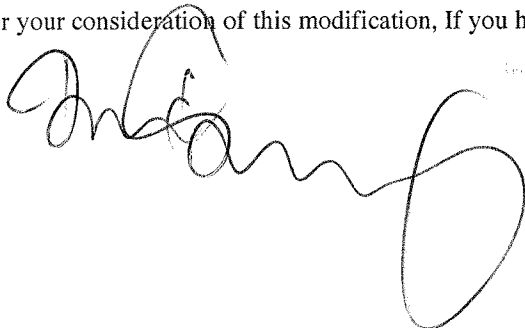
**1. Relief from the required four spaces: To provide three covered spaces.**

We feel that the request for relief is appropriate because the size of the new secondary dwelling unit is 667 sf and it is a studio unit in the sense that the sleeping and living areas are in the same room. The diminutive size would very likely accommodate a single individual and thereby would assume the need for one parking space. In addition, the parcel is located near a public bus stop.

Thank you for your consideration of this modification, If you have any questions, please don't hesitate to call.

Sincerely,

Dawn Sherry



**EXHIBIT B**

## **ARCHITECTURAL BOARD OF REVIEW MINUTES – 231 S. ALISOS STREET**

**August 14, 2006**

Continued indefinitely to the Staff Hearing Officer, and return to Consent Calendar, with the following comments: 1) Study the connection between the gable element on the west elevation to the gable with the hip connection. 2) Study the entry to the original living unit to make it a more prominent and traditional entry for guests. 3) Provide a half-height screen wall at the carport on the south elevation. 4) Study setting the wood fence on the south elevation away from the curb to provide a ribbon of planting area between the fence and sidewalk. 5) Consider strategically placing 1 or 2 canopy trees in the yard. 6) Any exterior lighting shall shine downward as much as possible. 7) Provide detailing of the upper deck guardrail. 8) The Board finds that the Modification is technical in nature and the on-site circulation is improved by the proposed parking layout.

**January 8, 2007**

Continued indefinitely to the Staff Hearing Officer with the comment that the revised deck location is appropriate and an aesthetic improvement.