



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 25, 2007
AGENDA DATE: August 1, 2007
PROJECT ADDRESS: 1131 Arbolado Road (MST2007-00146)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 17, 000 square foot property is triangular-shaped with frontage on both Arbolado Road and Alameda Padre Serra. Current development on site consists of a single-family residence and (2) detached garages. The proposed project involves a remodel and 411 square feet of new first floor area for the residence. The discretionary application required for this project are Modifications to permit alterations and additions within both front yard setbacks (SBMC §28.15.060).

Date Application Accepted: May 8, 2007 Date Action Required: August 8, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Hugh Twibell	Property Owner: Diana Lee
Parcel Number: 019 242 001	Lot Area: 16917 s.f.
General Plan: 3 units per acre	Zoning: E-1
Existing Use: One Family Residence	Topography: 28%
Adjacent Land Uses:	
North – One Family Residential	East – One Family Residential
South – One Family Residential	West – One Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,307 s.f.	411s.f. addition
Garage	316 s.f. and 459 s.f.	No Change
Accessory Space	None	No change

III. LOT AREA COVERAGE

Lot Area:	16,917 sf
Building:	3,551 sf; 21%
Hardscape:	6,368 sf ; 38%
Landscape:	6,998 sf ; 41 %

IV. DISCUSSION

- This project was reviewed by the Architectural Board of Review on April 30, 2007, and forwarded to the Consent Calendar and the Staff Hearing Officer with positive comments.
- Current development on site is non-conforming to its Arbolado front yard setback. The proposed project involves a first floor addition on the west side of the house, which will encroach into both front yard setbacks. The amount proposed within the front yard facing Alameda Padre Serra is very minor (2.5 feet wide, in line with the existing house). The kitchen expansion, which replaces an existing patio, is proposed entirely within the Arbolado Street front setback. Staff recognizes the constraints associated with this narrow, triangular-shaped lot, which requires 30 foot front yard setbacks off of both street frontages. Additionally, Staff recognizes that the proposed improvements maintain the single story design, allow for a uniform improvement, and is cohesive with the existing floor plan configuration. It is Staff's position that this project is supportable for those reasons.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the modifications are necessary to secure an appropriate improvement because the lot is a narrow triangle with a very small development envelope, due to the two front setbacks. They are also necessary to promote uniformity of improvements, as the proposed addition follow the lines of the existing building. Additionally, the proposal is consistent with the purposes and intent of the Zoning Ordinance in that it maintains adequate separate from the street via elevation differences.

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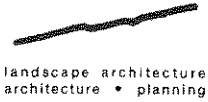
Exhibits:

- A. Site Plan
- B. Applicant's letter, dated April 30, 2007
- C. ABR Minutes

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

HUGH TWIBELL
ARCHITECT

April 30, 2007



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

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

Re: 1141 Arbolado Road, Santa Barbara, CA; A.P.N. 019-242-001; E-1

Dear Ms. Millazzo,

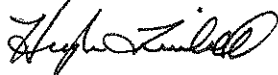
The property mentioned above currently includes a one story, three bedroom, single family residence (2,194 sq. ft.) with two detached two car garages (459 sq. ft. & 356 sq. ft.). The property slopes upward from Alameda Padre Serra to Arbolado Road and the residence is located on a flat pad at the middle of the slope. An access driveway, passes down the northwest side of the property from Arbolado Road.

The proposal is to add 638 sq. ft. to the house, enlarging the family room, kitchen and laundry room. The addition would extend from the west end of the existing house and attach to the upper two car garage.

A hardship exists due to the narrow shape of the lot and the fact that it is sandwiched between Alameda Padre Serra and Arbolado Road which results in two front yard setbacks. Two modifications are being requested to allow portions of the new addition to be located in the front setbacks of Alameda Padre Serra and Arbolado Road.

Granting the modifications allow for a modest addition; a uniform improvement matching the existing setbacks; keeps the house one story and maintains the views from both Alameda Padre Serra and Arbolado Road. A conforming improvement would eliminate out-door living space.

Sincerely,
HUGH TWIBELL, ARCHITECT



Hugh Twibell
Lic. No. C12069

EXHIBIT B

1141 Arbolado Road
Architectural Board of Review
April 30, 2007

Present: Hugh Twibell, Architect.

Motion: Preliminary Approval and continued to the Calendar Calendar with the following comment:

- 1) The requested modifications pose no negative aesthetic impact to the neighborhood.
- 2) Neighborhood Preservation Ordinance findings can be made at Consent Calendar.

Action: Mosel/Sherry, 7/0/0. Motion carried. (Blakeley absent.)