



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 16, 2008  
**AGENDA DATE:** April 23, 2008  
**PROJECT ADDRESS:** 943 Jimeno Rd. (MST2007-00398)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *R Milazzo*

### I. PROJECT DESCRIPTION

The project site is currently developed with a single-family residence and garage. The proposed project involves complete demolition of all structures on site and the construction of a new single-family residence with attached garage. The discretionary application required for this project is a Modification to permit the garage and an access stairwell to be located within the required front setback (SBMC §28.15.060).

Date Application Accepted: February 26, 2008      Date Action Required: May 26, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jeff Gorrell	Property Owner:	Irvin Carasso
Parcel Number:	029-051-027	Lot Area:	21,106 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One Family Residence	Topography:	17% Slope
Adjacent Land Uses:			
	North - One Family Residence		East - One Family Residence
	South - One Family Residence		West - One Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,088 sf to be demolished	New 3,500 sf Residence
Garage	306 sf to be demolished	474 sf new garage
Accessory Space	None Existing	No Change

**III. LOT AREA COVERAGE**

Lot Area: 21,106 sf  
Building: 2,137 sf; 19%  
Hardscape: 1,716 sf; 10%  
Landscape: 17,253 sf; 71%

**IV. DISCUSSION**

This project was subject to review by the Single Family Design Board (SFDB) due to the property's slope and location within the Hillside Design District. The original submittal which involved a two-story residence was met with opposition of both the neighbors and Board. A redesign, that eliminated the second story, received support of the neighbors and positive comments from the Board relating to the design and the Modifications being requested.

Existing development on site consists of a single family residence and garage on an irregular shaped and steeply sloped lot. The garage is currently non-conforming to size and location in the front setback. The proposed project is requesting that the garage be in the same location but that it be enlarged to the minimum required dimensions, and raised by 2¼' to improved access as well as to correct an existing drainage issue associated with the slope of the existing driveway. All other portions of the proposed construction will observe current development setbacks.

Typically when Staff reviews proposed development on vacant lots (once demolition occurs, this lot will be considered vacant), we ask that all new structures observe current development standards. This property, like many on the Riviera, has recognized site constraints associated with slope. Staff understands the necessity of this Modification request which will allow conforming, accessible, and required parking to be provided in its current location, and access stairs that will provide a way to use the yard area. The stairs which will be located below the level of the right-of-way, will not be visible from the street. The garage, which maintains its existing location, is compatible with the pattern of development throughout the neighborhood.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on site by allowing the garage to maintain its existing location and for the stairs to provide access on this slope constrained lot. The purpose and intent of the ordinance is being met by allowing new construction without impacts to adjacent neighbors or the streetscape. Said approval is subject to the condition that overheight hedges and fences be brought into compliance with current ordinance requirements.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 26, 2008
- C. Single Family Design Board Minutes Summary

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

26 February 2008

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

RE: 943 Jimeno Road – MST2007-00398

Dear Staff Hearing Officer:

On behalf of the applicant, Mr. & Mrs. Irwin Carasso, we are pleased to provide the following detailed project description for a residential remodel and addition, located at 943 Jimeno Road in the City of Santa Barbara.

#### **Existing Development**

The project site is currently developed with a single-story 2,394 square foot residence including the garage. The site is located in the Hillside Design District with an average slope of 17%. The garage and a portion of the residence currently encroach into the required 30' front yard setback. In fact, many of the residences in the project vicinity encroach into the front yard setback perhaps as a result of a change in development standards in the zone district creating a non-conforming configuration.

The property is approximately 21,106 square feet (0.48 acres) with the residence centrally located on the property among mature vegetation and slopes gently to the south.

#### **Proposed Development**

The proposed project consists of demolition of the existing residence and garage and construction of a new single-story residence and attached two car garage. The proposed residence will be constructed effectively in the same footprint as the existing. The new residence will be 3,947 net square feet, including the garage floor area. The project proposes decks off of both the family room and master bedroom. Other project components include a new exterior stair, landscaping, planters, and retaining walls.

#### **Single-Family Design Board**

At the most recent conceptual review by the SFDB held on February 19, 2008, where the project program had been substantially revised in order to respond to neighbor and Board concerns, the Board determined the project acceptable to proceed to the Staff Hearing Officer for consideration of the requested modifications. The Board indicated that the

program reductions had successfully responded to height and neighborhood compatibility issues.

### **Modification Requests**

The proposed project requests a modification of the 30' front yard setback for the garage and exterior stair. The modifications are justified for several reasons. The existing garage is located in the front yard, but is not in compliance with minimum interior dimensions for two-car garages. The garage could be reconstructed in place without the necessity of a zoning modification; however, Transportation Staff would prefer a garage that meets the current standards of a minimum 20' x 20' interior dimension. As a result of the garage reconstruction, the existing drainage can be improved by raising the finished floor elevation of the garage by 2.25'. The change in finished floor elevation improves the existing condition by preventing street runoff from entering and potentially damaging the property. Another benefit to raising the finished floor elevation is improved vehicular maneuvering.

The exterior stair also requires a zoning modification of the front yard setback requirement. The stair provides necessary circulation from the main level to access the backyard due to the natural site topography. Further, the stair encroachment would not negatively impact neighbors.

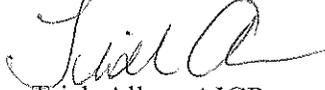
The garage and stair front yard modifications meet the intent of zoning ordinance in that the garage and stair are necessary to secure an appropriate improvement. The garage modification is technical in nature as the subtle increase to the interior dimensions and the raised finished floor height create a configuration that requires a modification. The exterior stair is an element that is necessary for adequate site circulation and technical in nature due to the definition of a structure (exceeding 10" from grade) and the necessity of a stair to access the backyard as the property slopes down from the main level of the residence.

On behalf of the applicant and project team, we thank you for your consideration of this request. Please feel free to call me at 966-2758 x 16 with any questions that you may have.

Sincerely,

**SUZANNE ELLEDGE**

***PLANNING & PERMITTING SERVICES***



Trish Allen, AICP  
Associate Planner

## 943 JIMENO RD – SINGLE FAMILY DESIGN BOARD MINUTES SUMMARY

**September 17, 2007**

The following individuals spoke in favor or opposition:

Reed Wilson: opposed due to mass, size, and scale.

Russ Jones: opposed.

Paula Westbury: opposed.

Clay Cole: concerned with height; submitted comment letter.

Public comment closed at 8:17 p.m.

Straw vote: How many Board members can support the modification for leaving the garage in the same location? 5/1/0. (Zink opposed.)

Motion: Continued indefinitely to Full Board with the following comments:

- 1) Redesign the proposal to be smaller and lower, perhaps lower plate heights.
- 2) The existing garage is supportable in its current approximate location.
- 3) Eliminate the glass handrails.

Action: Mosel/Woolery, 6/0/0. Motion carried. (Carroll absent.)

**February 19, 2008**

1. Reed Wilson, in favor. In support of the project with request that the height be lowered.
  2. Russ Jones, garage modification is okay, would prefer lower height.
  3. Jim Westby, in favor. In support of the project, solar, modification; would prefer lower height.
  4. Patrick Corrigan, in favor. In favor of the project.
  5. Two letters from Benita Wilson and Paula Westbury were read.
- Public comment closed at 3:57 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The design as presented is enjoyable. The Board appreciates the applicant responding to previous comments.
- 2) The Board finds the garage modification as requested supportable, including the 2 foot increase at the grade and the 9 foot plate height.
- 3) The Board finds the modifications for the stairs and the wall inside the front yard setback supportable.
- 4) Study window breakups and provide window, roof, and architecture details.
- 5) Provide a landscape plan, construction details, and a color board.

Action: Mosel/Woolery, 5/0/1. Motion carried. (Zink abstained. Mahan absent.)