



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 22, 2008  
**AGENDA DATE:** June 4, 2008  
**PROJECT ADDRESS:** 1732 Santa Barbara Street (MST2008-00122)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Betsy Teeter, Planning Technician II

### I. PROJECT DESCRIPTION

The 19,884 square foot project site is located on the corner of Santa Barbara and Islay Streets. Current development on site consists of a 4,603 square foot single-family residence and a concrete slab used as uncovered parking for two vehicles. The proposed project involves construction of a new 500 square foot two-car garage with an attached 160 square foot accessory building. The discretionary application required for this project are Modifications to permit the garage and accessory building to be located within the required interior setback and open yard area (SBMC §28.15.060).

Date Application Accepted: April 7, 2008 Date Action Required: July 7, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Christopher De Rose	Property Owner:	Brian Gregory
Parcel Number:	027-112-001	Lot Area:	19,884 sf
General Plan:	3 Units Per Acre/12 Units Per Acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	7%
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	4,603 sf	No Change
Garage	None	500 sf
Accessory Space	None	160 sf

**III. LOT AREA COVERAGE**

Lot Area:	19,152 sf	
Building:	4,140 sf;	22%
Landscape:	3,160 sf;	16%
Hardscape:	11,852 sf;	62%

**IV. DISCUSSION**

The occupants of the residence currently park in an open area, adjacent to the house, which is accessed off of Islay Street. The applicant is proposing to replace this uncovered parking area with a new two-car garage which will be located within the interior setback and the open yard areas.

This project was reviewed by the Historic Landmarks Commission (HLC) on April 2, 2008. The Commission continued the item indefinitely to the Staff Hearing Officer with the following comments: **1)** The proposed design is supportable. **2)** The Commission would like to see the design of the gate similarly inspired by the house. **3)** The requested modification for open yard space is supportable because sufficient open yard space would remain on the site, if not in the prescribed location. **4)** The requested modification for the encroachment into the interior setback is supportable in that it is consistent with the existing pattern of development in the neighborhood, it provides a necessary improvement to the lot, it is consistent with the style of the architecture, and it is an enhancement to the property. **5)** The Commission's landscape architect would like to see the palm tree placed at a different location on the site. **6)** The preparer of the drawings was commended for the level of detail and aesthetic quality. The owner was commended for being sensitive to a wonderful home and for saving two oak trees on the site. Further, an Archaeological Letter Report prepared for the property determined an absence of any potentially significant prehistoric or historic cultural resources on the site.

The existing house was built circa 1905 in the Mission Revival style and was landmarked in 2007 by resolution of the Santa Barbara City Council. The property at one time included a carriage house which is presumed to have been sold separately in the 1920s. Consequently, there is no garage or accessory structure on the property. The new garage being proposed will create two covered parking spaces which will bring the property into conformance with the City's current parking requirements.

The site is constricted because it is a corner lot with two front yards along Santa Barbara and Islay Streets. This significantly reduces the land available to meet the open yard area requirement. The remaining back yard area will still provide 713 square feet of legal open yard

area. Further, the front lawn area provides a large, semi private area for outdoor living space with a terraced patio and covered porch (although because it is located within the front yard it does not legally qualify as open yard).

The HLC supported the proposed location of the garage within the rear setback and open yard area in order to allow the garage to be subservient to the house. This location will preserve the architectural integrity of the house in relation to the garage and it will also protect two large oak trees located north of the proposed garage. It is Staff's position that the new garage is a beneficial improvement to the property as it will provide conforming parking. Granting the Modification will bring the house into compliance with current zoning requirements and allow the garage to be placed in a suitable location consistent with the architectural style of the residence. There is an alternative site closer to the house that would increase open yard and eliminate the proposed accessory space, however, it could change the appearance of the building substantially.

#### 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 the property and meets the purpose and intent of the ordinance because there are no feasible alternatives to the proposed location which would preserve the architectural integrity of the house and protect the two large oak trees on the site.

#### Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 15, 2008
- C. HLC Minutes
- D. Letters of support from neighbors dated May 8, 2008 (11)

Contact/Case Planner: Betsy Teeter, Planning Technician II (bteeter@SantaBarbaraCA.gov)  
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Brian Gregory  
1732 Santa Barbara Street  
Santa Barbara, CA

15 April 2008

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

Re: Modification Request for 1732 Santa Barbara Street  
Assessor's parcel number 027-112-001  
Zoned: 1 E1

1. A detailed statement describing the existing situation and the proposed project:  
The property is on the NE corner of Santa Barbara and Islay streets. The lot is 19,884 square feet. The existing house in the Mission Revival style was built circa 1905 and was landmarked in 2007 by resolution of the Santa Barbara Council. The property was formerly larger and included a carriage house which, it is believed, in the 1920s was sold off. Consequently, there is no garage or accessory structure on the property. The proposed project encompasses a 500-square foot garage and 160-foot accessory structure combined.

On 4/2/08, the HLC approved, at the conceptual level, the proposed project. As a result two modifications are requested.


2. A statement of the first modification requested and the justification for the request:  
The first modification requested is a waiver of the open yard area requirement. The house sits on a lot with two front yard setbacks, Santa Barbara Street and Islay. This materially reduces the land available to meet the open yard area requirement. The applicant believes that this modification is necessary to "secure an appropriate improvement on a lot and prevent an unreasonable hardship."
3. A statement of the second modification requested and the justification for the request:  
The second modification requested is to allow the proposed structure to encroach five (5) feet into the required 10-foot interior yard setback. The encroachment will preserve two oak trees by ensuring that the structure is out of the drip line. Secondly, the applicant, as well as the HLC, believes that the proposed structure should be subservient

to the house, which is historic. This encroachment of 5 feet will enable the proposed structure to be recessive, thereby not in line with the house.

4. Provide a detailed statement describing the benefits of the project:

This proposed structure will provide the applicant with the ability to park two cars off street, together with minimal storage for lawn implements, bikes, and the like. Current zoning mandates new houses provide for covered parking on site. This will enhance the neighborhood by reducing street parking. As to its enhancement of and siting on the property, the HLC was highly supportive. As evidence of that support, Mr. LaVoie, the chairman, proposed that the project receive final approval at the above referenced meeting rather than go through the varied steps normally required.

Respectfully yours,

  
Brian Gregory

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

8. 1732 SANTA BARBARA ST

**(5:22)**

Assessor's Parcel Number: 027-112-001  
Application Number: MST2008-00122  
Owner: Brian P. Gregory  
Designer: Christopher DeRose

(This structure is a City Landmark: "Huning Mansion." Proposal for a new 660 square foot detached one-story garage comprised of two parking spaces of 500 square feet and 160 square feet of accessory workshop area. Two Zoning Modifications will be required for encroaching into the interior yard setback and the required open yard area on this 19,884 square foot parcel developed with an existing 4,603 square foot single-family residence.)

**(Comments only; one concept review only.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND TWO ZONING MODIFICATIONS.)**

Present: Brian Gregory, Owner  
Christopher DeRose, Designer

Public comment opened at 5:44 p.m. and, as no one wished to speak, it was closed.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Straw vote: How many Commissioners could support the design as proposed? 5/2. (Murray/Naylor opposed. Murray disagreed only with the proposed doors.)

**Motion:** **Continued indefinitely with the following comments:** 1) The proposed design is supportable. 2) The Commission would like to see the design of the gate similarly inspired by the house. 3) The requested modification for open yard space is supportable because sufficient open yard space would remain on the site, if not in the prescribed location. 4) The requested modification for the encroachment into the interior setback is supportable in that it is consistent with the existing pattern of development in the neighborhood, it provides a necessary improvement to the lot, it is consistent with the style of the architecture, and it is an enhancement to the property. 5) The Commission's landscape architect would like to see the palm tree placed at a different location on the site. 6) The preparer of the drawings was commended for the level of detail and aesthetic quality. The

owner was commended for being sensitive to a wonderful home and for saving two oak trees on the site.

Action: Hausz/Boucher, 5/2/0. (Murray/Naylor opposed. Curtis/Pujo absent.) Motion carried.