



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 11, 2007  
**AGENDA DATE:** June 18, 2007  
**PROJECT ADDRESS:** 116 E. Padre Street (MST2008-00162)  
**TO:** Bettie Weiss, City Planner. Staff Hearing Officer  
 Susan Reardon, Senior Planner  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 5,472 square foot project site has frontage onto both Padre Street and Green Lane. The project site is currently developed with a 1,364 square foot single-family residence and a detached one car garage. The proposed project involves the demolition and replacement of an existing 128 square foot second floor sitting room and elevator. The discretionary application required for this project are Modifications to permit alterations and additions within the front yard setbacks facing Padre Street and Green Lane (SBMC §28.15.060).

Date Application Accepted: May 19, 2008      Date Action Required: August 19, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Patrick Pouler	Property Owner:	Jerry & Virginia McFerran
Parcel Number:	025-321-002	Lot Area:	5,427 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	Flat

#### Adjacent Land Uses:

North - One-Family Residence/Church	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

## B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,364 sf	No Change
Garage	216 sf	No Change
Accessory Space	216 sf to be removed	None Proposed

## III. LOT AREA COVERAGE

Lot Area: 5,472 sf  
Building: 1,070 sf; 20%  
Hardscape: 150 sf; 3%  
Landscape: 4,252 sf; 77%

## IV. DISCUSSION

This project was subject to review by the Historic Landmark Commission (HLC) due to its worthiness of Structure of Merit status per a Historic Structures Report (HSR) that was prepared. Although the existing second story sunroom was built with permits in 1947, the HSR describes it as an "incompatible addition". It is the HLC's position that this application will replicate and restore the original character defining features of the original residence.

The proposed project involves the demolition of the existing sunroom and replacement with an architecturally compatible one. Staff supports this application which results in new construction within both front setbacks by taking into consideration the 4,400 square foot, E-1 zoned lot, with its two (2) front setbacks. Also acknowledged is that the new construction maintains the existing footprint, does not intensify existing encroachment, and secures an architecturally superior design for the site. Said support is subject to the elimination of existing zoning violations on site consisting of overheight hedges and fences, and development within the right-of-way on Green Lane.

## 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 of architectural compatibility to the existing residence, and meets the purpose and intent of the Ordinance by maintaining the existing footprint and encroachment.

### Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 19, 2008
- C. HLC Minutes dated April 30, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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PATRICK J. POULER  
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(805) 565-4113

19 May 2008

Modification Hearing Officer  
Planning Division- City of Santa Barbara

RECEIVED

MAY 19 2008

RE: **Modification Request:**  
**116 East Padre Street, Santa Barbara, CA 93105**  
**APN: 025-321-002**  
**ZONE: E-1**

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Existing situation and proposed project:**

The existing property is a 5472 SF(gross); 4425 SF (net) lot zoned E-1. There are presently a 1364 SF, two story single family residence and detached 1 car garage (210 SF) on the site. The property has two front yards as it fronts on both East Padre Street and Green Lane. The required front setback is 30 ft in both cases. The existing structure (built before such setbacks existed) encroaches in the East Padre setback approx 20'-8" and is entirely in the Green Lane setback. All but 664 SF of the entire property is within the required setbacks. The main feature of our proposed project is to replace an existing 2nd floor sitting room that is in the 2 front yard setbacks. HLC has given favorable comments ("conceptual" approval to return for "final on consent") to our design proposal and modification requests.

**Modification requests and justification:**

1. We propose to demolish an existing 2nd floor sitting room and elevator (128 SF) that is 14ft from the East Padre property line (thus 16ft in the front setback). This room is both structurally and aesthetically deficient and we propose to rebuild a new sitting room (with the same non-conforming setback) that is much more in keeping with the design quality of the original structure. We feel this is justified due to the severe setback constraints, the small lot size and the overall aesthetic improvement to the property. The two front yard setbacks together with side and rear yard setbacks result is an area of potential development of only 664 SF (where the open yard needs to be). Also, the small proposal encroaches merely 128 SF in the setbacks (2nd floor only). The ground floor is an open patio (the 2nd floor supported by piers only). Finally, there is certainly precedent in the neighborhood with many residences encroaching in the required setbacks (see context site plan on A-1).
2. Our project intends to reverse three existing zoning violations currently noted in the ZIR: reduce the hedge height to 42" on the East Padre side, remove the existing 6" high wood fence at Green lane and demolish a non-permitted storage room at the back of the garage.

**Benefits of the project:**

The proposed project design was presented to the HLC and was given favorable comments regarding our design and modification justifications. We feel this modest project, designed in a style and scale consistent with the original house is an appropriate and aesthetically sensitive addition to the structure and an obvious improvement to the existing condition. Thank you for your consideration and we look forward to your approval.

Sincerely,



Patrick J. Pouler  
Agent and Designer.

EXHIBIT B

116 E. PADRE STREET HISTORIC LANDMARK COMMISSION (HLC) MINUTES

April 30, 2008

Continued indefinitely to the Staff Hearing Officer with positive comments and then to return to the HLC Consent Calendar for final approval.