



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 25, 2008  
**AGENDA DATE:** July 2, 2008  
**PROJECT ADDRESS:** 1420 Alameda Padre Serra (MST2006-00292)  
**TO:** Bettie Weiss, City Planner. Staff Hearing Officer  
 Susan Reardon, Senior Planner  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Roxanne Milazzo, Associate Planner *Rmil*

### I. PROJECT DESCRIPTION

Current development on site consists of a single-family residence and one car garage. The proposed project involves conversion of the existing garage to habitable space and the construction of an attached two-car garage for the residence. The discretionary application required for this project is a Modification to permit new construction within the required ten-foot (10') interior yard setback (SBMC§28.15.060).

Date Application Accepted: May 27, 2008      Date Action Required: August 27, 2008

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Kurt Magness	Property Owner:	Smith Family Trust
Parcel Number:	019-193-011	Lot Area:	21,814 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	21% 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	3,031 sf	303 sf addition = 3,304 sf
Garage	303 sf to be converted	460 sf
Accessory Space	None Existing	No change

**III. LOT AREA COVERAGE**

Lot Area:	21,815 sf
Building:	4,599 sf; 21%
Hardscape:	6,078 sf; 28%
Landscape:	11,137 sf; 51%

**IV. DISCUSSION**

The project was reviewed by the Architectural Board of Review (ABR) on June 19, 2006 and given favorable comments. This project will be required to return to the Single Family Design Board for final approval.

The Historic Landmarks Commission (HLC) reviewed the Historic Structures Report that found the house to be Structure of Merit worthy, and concluded that the garage addition is minor in nature and would not have a negative impact on the historic resource.

The existing undersized, one-car garage is not used for parking due to the difficulty of making the maneuvers required for accessing the parking space. This proposal will convert that garage and its adjacent storage area into additional floor area for the residence. Although the new garage is proposed to be located within the required interior setback, Staff supports these requests in that a garage tends to be a good neighbor with its solid wall construction, no window openings, and limited use for vehicle storage purposes. The proposed structure will not be visible to the immediate neighbors due to the existing hedge. It is Staff's position that having conforming size and number of parking spaces, with easy access from the existing driveway, provides an improvement over the existing situation.

**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 conforming parking for the site and that the parking area, not habitable space, meets the purpose and intent of the Zoning Ordinance setback requirements due to its solid wall construction with no window openings.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 20, 2008
- C. ABR Minutes

STAFF HEARING OFFICER STAFF REPORT  
1420 ALAMEDA PADRE SERRA (MST2006-00292)  
JUNE 25, 2008  
PAGE 3

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RECEIVED  
MAY 27 2008

CITY OF SANTA BARBARA  
PLANNING DIVISION

May 20, 2008

Modification Hearing Officer  
City of Santa Barbara  
P. O. Box 1990  
Santa Barbara, Ca 93102-1990

Re: Modification request for 1420 Alameda Padre Sierra, 019-193-011, E-1

There is an existing one story house (3,031 sq ft) with an attached one car garage (283 sq ft) on the property located at 1420 Alameda Padre Sierra, Santa Barbara, Ca. The proposal is to add an attached 2-car garage at the rear of the property on the easterly side of the existing house. There is no parking on the street at this location. Additionally, there are existing oleander hedges of approximately 15' height at the front and sides of the property. These hedges are over 50 years old and are except from the height restriction. We have 3 letters from certified arborists to attest to the age of the hedges.

~~The modification being requested is to allow the hedges to remain at their existing height and~~ A new garage to encroach +/- 5'6" into the required 10 ft side yard setback. The existing sub standard one car garage was built back in the 1930's when cars were not as big as they are today. It is very difficult to maneuver a car of today's size into. The encroachment will allow the property to have the required 2 covered parking spaces in a 20 x 20 ft clear interior dimension garage and make it accessible per today's city auto maneuvering standards. The area where the proposed garage is to be located is surrounded by existing 6 to 12 ft height stone retaining walls on 2 sides, such that it's floor height will be significantly lower than the neighbor's property. The garage's effective height is lower than the neighbor's property by having it in this location. The house is located in the Riviera part of the city. Because of the topography and the age of the development, there are many similar modifications that have been allowed on the street and in the neighborhood.

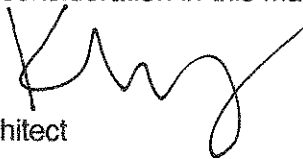
The major benefits of having the proposed garage encroach into the required side yard setback is:

1. Being able to easily access the garage in a car of today's size.
2. Comply with the city's ordinance requiring 2 covered parking spaces.
3. The location of the proposed garage is less visible to the adjacent neighbors.
4. The location utilizes the existing driveway.
5. Provides the most parking for guests and the residence on a street that has no parking on it.
6. Regarding the hedges they afford privacy to the owners of the house on a very busy street.
7. Most of the neighbors have similar height hedges so this is in keeping with the character of the neighborhood.

Thank you for you consideration in this matter.

Sincerely,

Kurt Magness, Architect



## ARCHITECTURAL BOARD OF REVIEW MINUTES – 1420 APS

June 19, 2006

Chair Bartlett member read a letter submitted from Ms. Collier, neighbor, which expressed concern regarding large size, aesthetics, incompatibility, privacy, encroachment, and design issues of the proposed project.

Public comment closed at 7:18 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, then return to Consent Calendar for Modification. 1) The proposed structure supportable as it will sit below natural grade and be tucked into the land occupying an area that is currently being used as parking. 2) Install high quality garage doors facing the street. 3) Add landscape pocket(s) to the area southeast edge of the garage and along the driveway edge to soften the hardscape area. 4) Restudy the roof plan so red tile roof is used as much as possible and integrated into existing roof.

Action: Manson-Hing/Romano, 7/0/0.