



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 8, 2009
AGENDA DATE: July 15, 2009
PROJECT ADDRESS: 1507 Alameda Padre Serra (MST2009-00255)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 20,035 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel, a 606 square foot addition to the residence, demolition of the existing garage, and construction of a new 2-car garage. The discretionary applications required for this project are Modifications to permit the additions and alterations within the required 30' front and 10' interior setbacks (SBMC § 28.15.060).

Date Application Accepted: May 19, 2009

Date Action Required: August 19, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, with a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Sophie Calvin	Property Owner:	Mr. & Mrs. Morry Fleming
Parcel Number:	029-060-030	Lot Area:	20,035 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	17%

Adjacent Land Uses:

North – Alameda Padre Serra
 South – One-Family Residence

East - One-Family Residence
 West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,305 sf	+ 602 sf = 2,907 sf
Garage	358 sf	574 sf
Accessory Space	118 sf to be removed	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,314 sf 11% Hardscape: 2,358 sf 12% Landscape: 15,363 sf 77%

IV. DISCUSSION

The proposed project involves a remodel and 602 square foot expansion to the existing residence, and demolition and replacement of the existing garage. A stairwell is being added to the residence that will connect the main floor living area to a new lower level game room. Although the stairway was designed to observe the required 10' interior setback, a recent survey revealed that the wall thickness (approximately 6") of the enclosed stairway will encroach into the interior setback. The stairwell is the minimal width allowed by the Uniform Building Code (UBC). Without the Modification, the applicant would be required to demolish portions of the residence to add the stairwell. It is Staff's position that the interior yard encroachment is minor in nature and would not result in additional net floor area within the setback, and can be supported. Although there is a window proposed in the stairwell, its purpose is solely to allow natural light into the stair landing.

A second Modification is being requested to allow an addition to a re-built garage in its existing location, with a pitched roof to match the residence. Because the existing garage is non-conforming to the required thirty-foot front setback, a Modification is required to allow the additional square footage within the front setback. The existing garage, which is substandard in dimensions and overhead clearance, is being replaced at the existing distance from the front lot line. The proposed addition would allow for an expansion of the garage to conforming dimensions and provide additional covered storage space on the site. Staff supports replacing the garage in the same location, since it allows for the continued use of the existing driveway and preservation of a large oak tree. However, Staff does not support additional encroachment into the front setback beyond the minimum necessary to meet current parking standards. Therefore, we recommend that the garage addition be limited to the amount necessary to obtain a 20' x 20' clear space inside. The increase in roof pitch of the garage will not result in any visual impacts due to existing vegetation and the grade difference between the building site and the public right-of-way. This project has been reviewed by the Single Family Design Board (SFDB) and will return to the Consent calendar if the Modifications are approved.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification to allow the encroachment of the stairway into the interior setback is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition of a stairway to internally connect two levels of the residence is appropriate and the encroachment is minimal and would not allow additional habitable floor area within the setback.

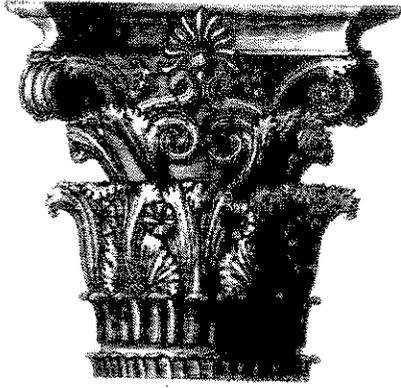
The Staff Hearing Officer finds that the Modification to allow the garage addition to encroach into the front setback is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed front yard encroachment maintains the existing setback while providing the benefit of conforming parking dimensions. Said approval is subject to the condition that the garage expansion be limited to the extent necessary to obtain a 20' x 20' clear space inside.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 18, 2009
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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May 18, 2009

Modification Hearing Staff
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: **1507 Alameda Padre Serra**

Dear Roxanne Milazzo,

The property we are requesting two modifications for a project located at **1507 Alameda Padre Serra**. The site is approximately 20,035 sq. ft. (0.46 acre). There is an existing 2,423 square foot two story residence and an undersize two-car detached garage (358 sq. ft. to be removed and rebuilt).

We are proposing to rebuild and enlarge the two-car garage structure, 24' x 24' inside dimensions. The existing garage is within the front yard setback, approximately 4 feet from the property line. We are requesting a modification to rebuild a slightly larger garage in the same location. The existing garage has a very low flat roof. The proposed structure will have a pitched roof to match the residence. This new garage will have very little to no visual impact from the street due to the existing topography and existing stone retaining wall.

The second modification is an encroachment into the side yard setback of 11 sq. ft. for a new staircase. The new staircase is to connect the main floor area with the new lower gameroom. The stairwell has been designed with the minimum staircase width. The encroachment is minimal. There is an existing large hedge to screen from the neighbor to the west.

If you have any questions about our proposal, please contact me.

Yours truly,

Sophie Calvin
Calvin Design

EXHIBIT B

1507 ALAMEDA PADRE SERRA – SINGLE FAMILY DESIGN BOARD MINUTES

June 1, 2009 –

Continued indefinitely to Consent Calendar with the following comments: 1) Provide more information on adjacent property and views. 2) The alterations to the garage in the setback is supportable. 3) Enhance the style of the roof at the side addition.

