



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 11, 2014  
**AGENDA DATE:** September 17, 2014  
**PROJECT ADDRESS:** 2001 Alameda Padre Serra (MST2014-00069)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *Dyk*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 7,817 square-foot site is currently developed with a six-unit apartment complex, a two-story duplex, a carport and associated storage spaces and garages. The proposed project includes new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, the documentation of the conversion of the one-car garage to a recreation room with new doors, a new pergola/trellis structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, stairway and mailboxes. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145.

The discretionary applications required for this project are:

1. Front Setback Modification to allow improvements including the relocation of an entry pergola, stairway, mailboxes, a trash enclosure, and a new pergola/trellis structure, and a door on a recreation room within the required twenty-foot front setback facing Alameda Padre Serra (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow improvements including an "as-built" deck and doors on a recreation room to be located within the required twenty-foot front setback facing Serra Street (SBMC § 28.18.060 and SMBC §28.92.110).

Date Application Accepted: August 18, 2014

Date Action Required: October 17, 2014

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Peter Walker Hunt	Property Owner:	Gordon Family Trust
Parcel Number:	025-346-004	Lot Area:	7,817 sq. ft.
General Plan:	Medium Density Residential (12 du/acre)	Zoning:	R-2
Existing Use:	Multi-Family Residential	Topography:	27%

Adjacent Land Uses:

North - Residential	East - Residential
South - Residential	West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area –Duplex	678 sq. ft.	No Change.
Living Area -Apartments	3,740 sq. ft.	No Change
Three-Car Carport	865 sq. ft.	No Change
Two-Car Garage	317 sq. ft.	No Change
One-Car Garage	184 sq. ft.	Convert to Recreation Room
Accessory Space	None	184 sq. ft –Conversion of one-car garage to recreation room.

**C. PROPOSED LOT AREA COVERAGE**

Building: 4220 sf 54% Hardscape: 1,064 sf 14% Landscape: 2,532 sf 32%

**IV. BACKGROUND**

The property is non-conforming to density with eight legal dwelling units on site (six units in the apartment building and two units in the duplex), and is legally non-conforming to parking with six covered parking spaces (two in a carport next to a one-car garage, two in a two-car garage and one in the one-car garage facing Alameda Padre Serra). The one-car garage facing Alameda Padre Serra is legally non-conforming to both front setbacks along Alameda Padre Serra and Sierra Street. The proposal includes the as-built elimination of one covered parking space, resulting in five covered parking spaces for the units on site.

There is an active code enforcement case (ENF2012-00145) at the property for work without permits including exterior alterations to existing structures, the conversion of the one-car garage to a dwelling unit and the use of the laundry room as habitable space. The proposed project will address the violations outlined in the enforcement case. Due to the enforcement related issues, staff has included conditions that all garages, storage rooms, and laundry areas (outside of units) at the property must remain non-habitable (unconditioned) space, and that a

Zoning Compliance Declaration identifying the number of permitted units shall be recorded for the property.

The existing one-car garage at the front of the property fronts both Alameda Padre Serra and Sierra Street. Sometime around 1962, the City installed curbs and sidewalks in front of the Alameda Padre Serra frontage of the property, blocking access to the existing one-car garage. Therefore, the garage has not been accessible for the parking of a vehicle since that time. Because City action in 1962 resulted in the garage not being viable for its intended use, a parking modification, a lot area modification, and setback modifications are not being required for the proposed conversion of the one-car garage to a recreation room for the tenants on site, and the building permit associated with this proposal will document the conversion from garage to recreation room. However, two front setback modifications are being requested for the exterior alterations.

## V. DISCUSSION

The project was reviewed by the Architectural Board of Review (ABR) and was forwarded to the Staff Hearing Officer with comments. As part of its motion, the ABR recommended that the applicant create a unique trellis entry at the east side of the property in keeping with the style of the pergola on the west, but not necessarily identical. The ABR recommendation will result in a new pergola/trellis structure in the required front setback facing Alameda Padre Serra.

### Front Setback Encroachments along Alameda Padre Serra

The encroachments in the front setback facing Alameda Padre Serra include one new pergola/trellis that was recommended by the ABR, the relocation of an existing entry pergola, a stairway, mailboxes, and trash enclosure area and one new door on the "as-built" recreation room. The property has constraints associated with the current development on site. The proposed new entry pergola/trellis structure recommended by the ABR will help identify the two major access points for the apartment building. In addition, there is a significant grade change along the front property line. The relocation of the trash enclosure, pergola, and stairway will result in a better overall design and function of the existing conditions on site. These improvements are not anticipated to adversely affect neighbors or the visual openness of the Alameda Padre Serra.

### Front Setback Encroachments along Sierra Street

The encroachments in the front setback facing Sierra Street include three new doors at the rear of the as-built recreation room and an "as-built" deck. Although, the property technically fronts Sierra Street along the side, the right-of-way is not developed as a street in this area. It is a steeply sloped area that provides landscaping and a pathway between the dead end portion of Sierra Street below to Alameda Padre Serra above. The Sierra Street right-of-way is approximately 60 feet wide. In addition, the "as-built" deck and new exterior doors at the rear of the garage are located at least 60 feet from the rear property line to the South and are not anticipated to adversely impact the neighboring properties along Sierra Street.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification to allow improvements including the relocation of an existing pergola, trash enclosure, stairway, mailboxes, a new pergola/trellis structure, and a new door on the “as-built” recreation room in the required front setback facing Alameda Padre Serra is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are not anticipated to adversely impact the adjacent neighbors and the visual openness of the public street frontage.

The Staff Hearing Officer finds that the Modification to allow improvements including the new doors on the “as-built” recreation room and an “as-built deck” to encroach into the required front setback facing Sierra Street is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed changes will allow for a useable recreation room for the tenants on site on an existing lot that is site constrained due to two front yards, while maintaining the existing neighborhood character and the changes are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. All garages, storage rooms and laundry areas (outside of units and the new recreation room) at the property shall remain non-habitable (unconditioned) space.
2. A Zoning Compliance Declaration shall be recorded for the property.
3. The new pergola/trellis design is subject to review and approval by the ABR.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 14, 2014
- C. ABR Minutes dated March 10, 2014 and July 21, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(jlaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x**3320**

Architect Peter Hunt PO Box 92045 Santa Barbara CA 93190 805 965 5600

**RECEIVED**

August 14, 2014

AUG 18 2014

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

RE: Modification Request for 2001-2009 Alameda Padre Serra APN 025 346 004 R-2 Land Use Zone

Dear Staff Hearing Officer:

There are five legal buildings with eight legal dwelling units at 2001-2009 APS. None conform (in one degree or another) to the current zoning ordinance.

At the parcel's northeasterly corner, near the intersection of APS and Sierra Street right of ways, is a single car garage. It was built prior to the 1920's public works installation of stone walls at the intersection. The wall along APS was built higher than the garage door. It has rendered the garage inaccessible since then.

We request Modification of Section 28.18.060.A Front Setback for Alameda Padre Serra. We also request a Modification of Section 28.18.060.A Front Setback for Sierra Street.

Within the APS front setback we propose to maintain the existing single car garage as habitable space. In addition, we propose to reconstruct an existing entry platform with partially concealed trash enclosure, an existing stairway, and new pergola with mailboxes, all in a slightly different location.

Within the Sierra Street front setback we propose to maintain the existing single car garage as habitable space. In addition we propose to reconstruct an existing partially covered deck on the south side of the structure as well as an existing entry platform and stairway on the west side of the same structure. ABR proposes we construct a new pergola over this stairway.

These improvements are appropriate due to their historic setting. When the street car was installed on APS in the 1920's, emergency access orientation switched to that side of the building and other practical concerns such as trash and garbage pickup. The entry pergola(s) help identify two of the major access points for the apartment building. In short, public safety and welfare benefit.

1920's public works improvement made Since Sierra Street into a very high walled cul de sac. The upper portion of Sierra Street toward its intersection with APS has mature landscaping. As noted at the ABR hearings and on site photos, landscaping mostly obscures that side of the old garage and deck.

This is a good project. Things are reconstructed, but everything remains the same as it was.

**EXHIBIT B**

Peter W. Hunt

**ARCHITECTURAL BOARD OF REVIEW  
CONSENT MINUTES**

**Monday, March 10, 2014**

**David Gebhard Public Meeting Room: 630 Garden Street:**

**1:00 P.M.**

**BOARD MEMBERS:**

PAUL ZINK, *Chair*  
KIRK GRADIN, *Vice-Chair* (Consent Agenda Representative)  
THIEP CUNG  
SCOTT HOPKINS  
COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
STEPHANIE POOLE (Consent Agenda Representative)  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):** JOHN CAMPANELLA

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
SUSAN GANTZ, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

Representatives present: Stephanie Poole, and Courtney Jane Miller.

Staff present: Susan Gantz.

**ABR - NEW ITEM**

**A. 2001 ALAMEDA PADRE SERRA**

**R-2 Zone**

Assessor's Parcel Number: 025-346-004  
Application Number: MST2014-00069  
Owner: Gordon Family Survivor's Trust  
Architect: Peter Walk Hunt

(Proposal for alterations to an existing six unit apartment development. The alterations include the addition of a 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the single-car garage, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway at the apartment building. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. Staff Hearing Officer review is requested for a zoning modification.)

**(Comments only; project requires Staff Hearing Officer review.)**

Present: Peter Hunt, Architect.

**Continued indefinitely to Staff Hearing Officer with positive comments:**

- 1) The Board finds the proposed zoning modification is aesthetically appropriate and does not pose consistency issues with the Architectural Board of Review Guidelines.
- 2) The proposed project is an improvement over the existing condition of the site.
- 3) There were no visual impairments, and the proposal conforms to the City's fence height ordinance.
- 4) The Board finds the proposed project is compatible and appropriate for the neighborhood.

**EXHIBIT C**

**ABR - CONTINUED ITEM****D. 2001 ALAMEDA PADRE SERRA****R-2 Zone**

Assessor's Parcel Number: 025-346-004  
Application Number: MST2014-00069  
Owner: Gordon Family Survivor's Trust  
Architect: Peter Walk Hunt

(This is a revised project description: Proposal for alterations to an existing development consisting of a six unit apartment complex, a duplex, and associated garages. The alterations include new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, converting the one-car garage to a recreation room, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation and reconstruction of an existing non-conforming entry pergola, trash enclosure, and stairway. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145. Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only on revised project description; requires Staff Hearing Officer review.)**

Present: Peter Walk Hunt, Architect.

**Continued indefinitely to the Staff Hearing Officer with comments:**

- 1) The applicant is to create a unique trellis entry at the east side, in keeping with the style of the pergola on the west, but not necessarily identical.
- 2) The applicant is to study the recreation room design and entry arrangement, and provide details.
- 3) The proposed zoning modifications do not pose consistency issues with the Neighborhood Preservation Ordinance.