



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 2, 2015
AGENDA DATE: July 8, 2015
PROJECT ADDRESS: 1110 Alameda Padre Serra (MST2011-00282)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Michelle Bedard, Assistant Planner *MB*

I. PROJECT DESCRIPTION

The 9,413 square foot parcel is currently developed with an existing 1,971 square foot single family residence and an attached 450 square foot two-car garage. The proposed project involves a new uncovered parking space, a series of site work and alterations including replacement of the existing concrete driveway with a new permeable driveway, demolition of the "as-built" site retaining walls and the construction of a series of new engineered site retaining walls, a new driveway gate, a new wood fence along the north and east property line, alterations to the existing front entry porch with new steps and pathway, the "as-built" conversion of the carport to a garage, a 375 square foot interior remodel, and a 50 square foot addition at the rear of the residence. A total of 132 cubic yards of site grading will be balanced on site. The project will abate violations identified in enforcement case ENF2009-00392 and Zoning Information Report (ZIR2009-00129).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new uncovered parking space within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a new uncovered parking space within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: May 18, 2015

Date Action Required: August, 16, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Traci Kelemen	Property Owner:	Traci Kelemen
Parcel Number:	019-242-022	Lot Area:	9,413
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residential	Topography:	33%

Adjacent Land Uses:

North – Residential	East – Residential
South – Residential	West – Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,971 sq. ft.	1,971 sq. ft.
Garage	450 sq. ft.	450 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,971 sf 21% Hardscape: 1,769 sf 18.8% Landscape: 5,673 sf 60.2%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) and was granted Project Design Approval on July 1, 2013, and Final Approval on December 2, 2013.

The front setback is 30 feet for parcels in the E-1 Single Family Residential Zone. This application is requesting the 5-foot reduction of setback requirements, per SBMC 28.15.065, to require a 25-foot front setback. The project appears to qualify for the setback reduction however a slope calculation survey will be submitted for documentation prior to issuance of a building permit. The proposed improvements encroach into the 25-foot front setback and therefore a Modification is required.

The original project proceeded with a request for the proposed uncovered parking space to be an accessible parking space, which would have been allowed to encroach into setbacks per SBMC §28.87.062.5. However, the provision for an accessible parking space is not applicable to single family residential developments. The project requires a front and interior setback modification as the proposed uncovered parking space encroaches into both the required front and interior setbacks. Staff is supportive of the modifications because they allow for an additional onsite parking space on a parcel with an average 33% slope, on a street that does not provide parking, and because the space is not publicly visible, and the proposal is not anticipated to adversely impact the adjacent neighbors.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed uncovered parking space is appropriate because it allows for an additional onsite parking space on a street that does not provide parking, the space is not publicly visible, and it is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 14, 2015
- C. SFDB Minutes

Contact/Case Planner: Michelle Bedard, Assistant Planner
(MBedard@SantaBarbaraCA.gov)
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Phone: (805) 564-5470 x4551

Pat and Traci Kelemen
1110 Alameda Padre Serra
Santa Barbara, CA 93103
(805) 697-6108

RECEIVED
MAY 18 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

May 14, 2015

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

Re: Modification Request for residence at 1110 Alameda Padre Serra; APN 019-242-022; E-1

Dear Staff Hearing Officer:

We are nearly through the Building Permitting phase MST2011-00282 and have found we are in need of a modification. Our home is situated in the Hillside District on a parcel with 33% uphill grade. The proposal would allow an accessible uncovered parking space, access aisle and accessibility ramp necessary to make our existing home accessible to persons with disabilities. The area will encroach into the setback as this is the only flat space which will reasonably allow 9x18' space, with a 5' adjacent aisle leading to a ramp and lift towards the rear of the house. Visibility of a vehicle would be minimal behind a retaining wall and with west bound traffic 13' below.

Allowing the parking area will give us and our guests the necessary ability to exit a vehicle and enter our home from a safe level grade. Currently the only way to enter our home is by walking up a steep grade then up a flight of stairs.

Having an accessible space will allow our guests the benefits to enter and exit our home safely and independently.

Thank you for your consideration,

Pat and Traci Kelemen

EXHIBIT B

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 24, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: James/Pierce, 5/0/0. Motion carried. (Bernstein and Sweeney absent.)

Motion: Ratify the Consent Calendar of **July 1, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: Zimmerman/Miller, 5/0/0. Motion carried. (Bernstein and Sweeney absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

a. Mr. Boughman made the following announcements:

a) Board member Sweeney will be absent from today's meeting.

b) Board member Bernstein will be late to today's meeting.

b. Board member James reported on the Council Ordinance Committee meeting regarding fences, screens, walls and hedges.

E. Subcommittee Reports.

None.

PROJECT DESIGN REVIEW**1. 1110 ALAMEDA PADRE SERRA****E-1 Zone****(3:10)**

Assessor's Parcel Number: 019-242-022

Application Number: MST2011-00282

Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing, 1,791 square foot, single-family residence, located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the 'as-built' conversion of the carport to a 420 square foot, two-car, garage, provide a new uncovered on-site guest parking space, replace the existing concrete driveway with a new permeable driveway, revise the existing front entry with new porch, steps, and pathway, demolish the existing 'as-built' site retaining walls and construct a series of new engineered site retaining walls, a new driveway gate, and a new wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading. A Public Works encroachment permit is being pursued for the replacement of an 'as-built' retaining wall located within the public right-of-way.)

(Project Design Approval requested. The project was last reviewed on September 24, 2012.)

Actual time: 3:12 p.m.

Present: Patrick and Traci Kelemen, Owners.

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Consent with comments:

- 1) Provide an alternative proposal for front stone at the street level. Clarify how that will tie in with the existing stone wall and new material to the third wall adjacent to the house.

- 2) The Board had positive comments regarding consistency and appearance, neighborhood compatibility and quality of architecture and materials.
- 3) Consider replacing the yucca located at the edge of the CMU wall with a different type of specimen that does not have such invasive roots.
- 4) The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Bernstein/James, 6/0/0. Motion carried. (Sweeney absent).

PROJECT DESIGN REVIEW

2. 3425 SEA LEDGE LN

A-1/SD-3 Zone

(3:40)

Assessor's Parcel Number: 047-082-012

Application Number: MST2012-00135

Owner: Jacques Habra

Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing, detached, 393 square foot, two-car garage, located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,566 square feet of one- and two-story additions, a new 449 square foot basement addition, demolition of the existing 393 square foot garage to be replaced with the construction of a new, 451 square foot, two-car garage. A new, 264 square foot, one-car carport, and an 'as-built' approximately 1,072 square foot deck is also proposed. The project includes 240 cubic yards of cut, 180 cubic yards of fill, and 160 cubic yards of export. The proposed total of 3,826 square feet, includes a 100% basement floor area reduction, is 87% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a requested Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 008-13. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed by SFDB on August 21, 2012.)

Actual time: 3:53 p.m.

Present: Russell Banko, Designer; and Jacques Habra, Owner.

Ms. Brodison announced that the project has received Planning Commission approval.

Public comment opened at 4:07 p.m.

- 1) Chris Hahn, attorney, speaking for Chris Bastial, opposition; expressed concerns regarding size, bulk and scale, safety of unstable hill, privacy, street width and encroachment of private easement.

Public comment closed at 4:12 p.m.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Consent with conditions:

CONSENT CALENDAR (11:00 A.M.)**REVIEW AFTER FINAL****A. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021
Application Number: MST2010-00123
Owner: Kevin G. Cravens
Architect: Sherry and Associates
Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot, three-story, single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet, located on a 1.1 acre lot in the Hillside Design District, is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final for minor site landscaping alterations and the addition of a new secondary pedestrian access bridge from the residence to the driveway.)

Approval of the Review After Final with the following comments:

- 1) Approval of the new pedestrian access bridge (above the driveway).
- 2) The Board understands that there will be a light fixture installed at the step of the bridge, and it will comply with the City Lighting Ordinance.
- 3) Landscaping items to be continued to the December 16, 2013, Consent review.

REFERRED BY FULL BOARD**B. 1110 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-022
Application Number: MST2011-00282
Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing, 1,971 square foot, single-family residence, located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the 'as-built' conversion of the carport to a 420 square foot, two-car, garage, provide a new uncovered on-site guest parking space, replace the existing concrete driveway with a new permeable driveway, revise the existing front entry with new porch, steps, and pathway, demolish the existing 'as-built' site retaining walls and construct a series of new engineered site retaining walls, a new driveway gate, and a new wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading. A Public Works encroachment permit is being pursued for the replacement of an 'as-built' retaining wall located within the public right-of-way.)

(Final Approval requested.)

Final Approval with the condition to revise the SWMP plan to indicate the drains to outlet into the planter above the driveway.

