



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 22, 2007
AGENDA DATE: August 29, 2007
PROJECT ADDRESS: 904 Camino Viejo (MST2006-00652)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 6.6 acre site is currently developed with a 4,600 square foot single-family residence, detached two-car garage, a 266 square foot pool cabana, and a 917 square foot lath house. 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 the project is a Modification to permit accessory space in excess of 500 square feet (SBMC§28.87.160).

Date Application Accepted: June 11, 2007 Date Action Required: September 11, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Peter Becker	Property Owner: Christine Garvey & George Gelles
Parcel Number: 015-060-048	Lot Area: 6.64 acres
General Plan: 2 units/acre	Zoning: A-2
Existing Use: One-Family Residence	Topography: 26%
Adjacent Land Uses:	
North - Residential	East - Vacant, School, & Residential
South - School (Brooks Institute)	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4593 sf	No Change
Garage	529 sf detached garage will be converted to accessory	New attached 598 sf garage
Accessory Space	266 sf cabana plus 917 sf lath house	Plus 529 sf of converted garage will = 1,712 sf

III. LOT AREA COVERAGE

Lot Area: 6.64 acres
Building: 7,196 sf; 2%
Hardscape: 19,190 sf; 7%
Landscape: 261,553 sf; 91%

IV. DISCUSSION

This project was reviewed by the HLC on May 30, 2007. The item was continues indefinitely to the Staff Hearing Officer with favorable comments.

The project site is currently developed with a 4,600 square foot single family residence, detached garage, lath-house, and pool cabana. Plans for a remodel project, currently under way, included a new attached two-car garage, demolition of the existing garage, and removal of half of an existing lath-house. This was done in order to avoid going before the Planning Commission for development in excess of 6,500 square feet, and to comply with the Zoning Ordinance maximums of 500 square feet for accessory space and 750 square feet of garage. The Staff Hearing Officer (SHO) process, which went into effect in February 2006, allowed the SHO to review these larger projects. The owners have decided to maintain the existing garage building, but convert it to an accessory structure, and preserve the entire 917 square foot lath-house. This revised project will require a Modification for accessory over 500 square feet. Staff supports the request due to the size of the site (6½ acres) which can easily accommodate a larger amount of accessory space and because re-use of the building eliminates unnecessary waste for the landfill.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification to allow accessory in excess of 500 square feet is necessary to secure an appropriate improvement which is not out of scale with the size of the lot and that the purpose and intent of the ordinance to limit the amount of accessory space, does not apply on a lot of this size.

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Exhibits:

- A. Site Plan
- B. Applicant's letter, dated June 11, 2007
- C. HLC Minutes

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Peter Becker
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June 11, 2007

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

Re: Request for Modification, 904 Camino Viejo, 015-060-048, Zone A-2

Dear Staff Hearing Officer,

A two-story 4,593 square foot single-family residence and a pool house of 266 square feet currently exist on the above-referenced property, a 6.64 acre lot in the A-2 zone district. A permit has been issued for and work will begin shortly on an attached two-car garage of 598 sf. Also on the property are a 529 sf detached garage and a 917 sf lath garden structure; the garage and 500 sf of the lath house were approved to be demolished under MST2007-00077. All of the existing buildings have building permits according to the City building files.

The proposal is to convert the detached garage to a 500 sf accessory building rather than demolish it under MST2007-00077, and preserve the entire 917 sf lath house, rather than demolish 500 sf of it under MST 2007-00077. A modification is being requested to allow this additional accessory space, as it would result in a total of 1,683 sf of accessory space, which is above the 500 sf total normally allowed.

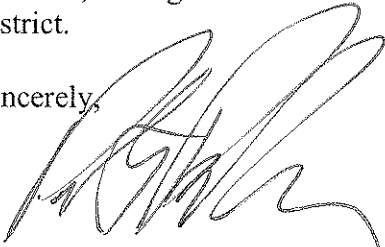
We feel this request is justified, as it would provide an appropriate amount of accessory space for an estate of this size. It would also allow the owners to preserve the existing garage building, which is of recent construction and in excellent condition.

The sole reason for our proposal to demolish the existing garage and a portion of the lath house in the first place was to allow the owners to construct an attached garage (approved under MST2007-00077) without pushing the total floor area over 6,500 square feet. Now that the City has modified its policy, the total floor area allowed on a lot of this size is 8,173 sf. Our proposal would result in a total floor area of 7,494 sf, 91% of the maximum allowed.

At their May 30 meeting, the Historic Landmarks Commission reviewed this proposal and gave their support to the modifications requested.

Given the unusually large size of the lot, the impacts of the proposed modification would be minimal, raising the Floor Area Ratio from 0.023 to 0.025, both extremely low numbers for this zone district.

Sincerely,



Peter Becker

EXHIBIT B

904 Camino Viejo
HLC-Minutes

May 30, 2007

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) All the modifications requested are supportable. 2) There should be a reduction in the amount of paving, particularly to provide a landscape buffer. 3) Requested a different style in the remodel of the accessory building (the former garage).
Action: Adams/Naylor, 8/0/0. Motion carried.