

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

January 16, 2014

AGENDA DATE:

January 22, 2014

PROJECT ADDRESS: 1676 Franceschi Road (MST2013-00450)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Senior Planner

Suzanne Riegle, Associate Planner (

I. PROJECT DESCRIPTION

The 1.3-acre site located in the Hillside Design District is developed with 5,124 square foot, single-family residence that is to be demolished. An application (MST2012-00493) was previously approved to construct a new, 6,415 square foot, three-story, single-family residence with an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. The current proposal involves the construction of a new pool cabana, trellis, pool storage structure, and mechanical areas. The cabana, pool storage structure, and mechanical areas are considered detached accessory buildings that are located in a secondary front yard.

The discretionary applications required for this project are:

- 1. Front Setback Modification to allow a trellis to be located within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
- 2. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 and SBMC § 28.92.110).

Date Application Accepted: 11/25/2013

Date Action Required: 2/23/2014

II. **RECOMMENDATION**

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:

Banyan Architects

Property Owner: Bob Zorich

Parcel Number: 019-102-004

Lot Area:

1.3Acres

General Plan:

Low Density Residential

Zoning:

A-1

Existing Use:

Residential

Topography:

21%

STAFF HEARING OFFICER STAFF REPORT 1676 FRANCESCHI ROAD (MST2013-00450) JANUARY 16, 2013 PAGE 2

B. PROJECT STATISTICS

	Approved	Proposed
Living Area	6,496 s.f.	No Change
Garage	750 s.f.	No Change
Accessory Building (enclosed)	200 s.f.	+145+115 = 460 s.f.
Accessory Building (unenclosed)	None	+ 185 s.f

C. PROPOSED LOT AREA COVERAGE

Building: 5,230 s.f. 7% Hardscape: 9,665 s.f. 11% Landscape: 73,600 s.f. 82%

IV. <u>DISCUSSION</u>

The proposed project involves the construction of a new pool cabana, trellis, pool storage structure, and mechanical areas located in a secondary front yard. Modifications were previously reviewed and approved for the project under MST2012-00493 for a detached accessory building to be located in the primary front yard and a wall and guardrail to exceed 3.5 feet along the secondary frontage.

The <u>Front Setback Modification</u> is requested to allow a freestanding trellis to be located within a front setback. The proposed trellis is located approximately 30' from the secondary frontage of the property, and due to the topography the trellis is not visible from the public or private streets that surround the property. Staff supports the requested Modification because the structure is an unenclosed garden element and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the private or public street frontages.

The second requested <u>Modification</u> is to allow the proposed detached accessory buildings to be located in a front yard. The property has two front yards, and therefore the majority of the lot is front yard. Conforming locations for accessory space on this lot are limited, due to the location and design of the proposed residence, the two front yards, and the site topography. The proposed accessory buildings are located a minimum of 42' from the secondary frontage of the property, and are not visible from the public or private streets that surround the property. A condition has been added that the detached accessory buildings shall not be used as separate dwelling units.

This project was reviewed by the Single Family Design Board on November 18, 2013. The Board forwarded the project to the Staff Hearing Officer with the comments that the proposed modifications of the pool storage, cabana, and trellis are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines. The Board commented that the applicant should study lowering the heights of the trellis and pool cabana and that the access door to the pool equipment storage area should be smaller.

STAFF HEARING OFFICER STAFF REPORT 1676 FRANCESCHI ROAD (MST2013-00450) JANUARY 16, 2013 PAGE 3

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the <u>Front Setback Modification</u> is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed trellis is appropriate because it is an unenclosed garden element and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the private or public street frontages.

The Staff Hearing Officer finds that the Modification to allow accessory buildings to be located within a front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed accessory building is appropriate because the property has two front yards and therefore the majority of the 1.3-acre lot is front yard, restricting conforming locations that other similar sized lots may have. In addition, the accessory buildings are located 42 feet from the street and are not visible from the adjacent public or private streets.

Said approval is subject to a condition that the detached accessory buildings shall not be used as separate dwelling units.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 25, 2014
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner (SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470 x 2687



11/25/2013

City of Santa Barbara Staff Hearing Officer 630 Garden Street

Re: Modification Request for 1676 Franceschi Road

Parcel #: 019-102-004, A-1

Dear Staff Hearing Officer--

As you know, the project at 1676 Franceschi Road is a proposed new residence (6,415 s.f.) with three accessory structures (totaling 460 square feet), a pool and cabana. The lot size is 1.88 acres with two front yards. The project has already acquired modifications for the location of one of the accessory structures in the primary front yard and for locating a guardrail greater in height than 3.5' within 10' of the southerly frontage road. With this application we are submitting for two additional modifications: a) to locate two accessory structures and the cabana in the secondary front yard and b) to encroach 6' into the secondary front yard setback with a new trellis.

There are several notable, atypical features of this lot. First of all, as noted, this lot has two front yards. No matter on which side of the house the accessory structures were located, they would need a modification. Secondly, the lot is 2 acres in size, more than twice the size of 90% of the lots on the Riviera. The lot size is very significant because it means we can build more square footage without disturbing the neighbor's views or creating a scenario that is visually out of character with the neighborhood. Thirdly, the lot is heavily screened on the property borders with mature, 30 year-old canopy trees and other landscaping. It also slopes steeply in two directions. This creates a situation where very little of the new house and the accessory structures can be seen from the immediately adjacent properties or from the street on either side. Fourthly, two of the proposed accessory structures requiring a modification with this application are "below grade" structures adding little or no additional massing to the already approved residence and site development. Finally, it is important to note that because of an existing 10' high retaining wall at the lower south side of the lot, none of the proposed work needing a modification can be seen from street adjacent to this secondary front yard.

Why are these structures (the 2 accessory structures and the cabana) beneficial and necessary to have in the secondary front yard? All three are typical amenities provided near pool and spa areas on larger lots. The cabana provides shade and shelter for pool users as well as sink and under-counter refrigerator. The pool storage area provides storage for pool area accessories such as life-jackets, flotation devices and deck furniture, while the pool mechanical room will enclose and protect pumps and filters associated with the pool while also deadening the sound emitted by this equipment.

The trellis will also function primarily as a shade structure in an area of the lot where little shade occurs. It will shade a small sitting area at a location with tremendous views of the city, ocean and islands. We have pushed it back into the hillside as much as the steep grade in this area will allow as evidenced by the 8' retaining wall on its northerly side.

Per the direction of the SFDB, we have lowered the height of the cabana (from 16' to 15') and the trellis (from 9' to 8'). This was done to accomplish a more sympathetic proportional relationship with other built features of the project.

For all these reasons, I believe the proposed modifications constitute an appropriate improvement to the site.

Respectfully,

Kirk Gradin Principal

Banyan Architects



DESIGN REVIEW ACTIVITIES SUMMARY.

1676 FRANCESCHI RD (MST2013-00450)

R, ACCESSORY

Proposal to construct a new pool cabana, trellis, pool storage structure and mechanical areas located on a two acre parcel in the Hillside Design District. An application (MST2012-00493) was approved on October 21, 2013, to construct a new, 6,415 square foot, three-story, single-family residence. The proposal includes Staff Hearing Officer review for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

11/18/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:13 p.m.

Present: Kirk Gardin, Architect.

Public comment opened at 5:21 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was received.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

- 1) The proposed modification of the pool storage, cabana, and trellis are aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) Clarification of material above the pool equipment room.
- 3) Study lowering the heights of the trellis and pool cabana.
- 4) Study a smaller "access" door, and recessing the door to the pool storage.

Action: James/Miller, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).

EXHIBIT C