



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 27, 2015  
**AGENDA DATE:** August 3, 2015  
**PROJECT ADDRESS:** 1686 Las Canoas Road (MST2015-00573)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 David Eng, Planning Technician *DE*

### I. PROJECT DESCRIPTION

The 100,348 square-foot site is currently developed with a one-story 2,960 square foot single-family residence and a 538 square foot attached two-car garage in the Hillside Design District. The proposed project involves 419 square feet of first-floor additions, conversion of the existing 538 square foot garage and storage area to habitable space, and construction of a new detached building comprising a 567 square foot two-car garage, 211 square foot gym, and 214 square foot storage room. Also proposed are equine-related facilities that include a 1,040 square foot detached barn, an unenclosed horse arena, a round horse pen, and three covered pasture shelters. The proposal includes a new trellis, deck, and two new uncovered parking spaces. The proposal includes permitting an approximately 6-foot, 8-inch tall "as-built" electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the "as-built" over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599, and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development on a 2.4 acre lot is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Modification to allow an accessory building to be located in a front yard (SBMC §28.87.160.B and SBMC §28.92.110); and
- B. An Accessory Space Modification to allow accessory buildings, excluding garages, to exceed an aggregate floor area of 500 square feet (SBMC §28.87.160.C and SBMC §28.92.110).

Date Application Accepted: June 7, 2016

Date Action Required: October 6, 2016

### III. RECOMMENDATION

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

### IV. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Dawn Sherry	Property Owner:	Roberts Keifer Family Trust
Parcel Number:	021-072-007	Lot Area:	100,348 sq. ft.
General Plan:	Low Density Residential (Max 1 du/acre)	Zoning:	A-1
Existing Use:	Single Family Residential	Topography:	Hillside (12% slope)

#### Adjacent Land Uses:

North – Street (Las Canoas Road)

East - Residential (1-story)

South - Residential (1 and 2-story)

West - Residential (1-story)

#### B. PROJECT STATISTICS

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,960 sq. ft.	+ 957 = 3,917 sq. ft.
Garage	538 sq. ft.	567 sq. ft.
Accessory Space	0 sq. ft.	1,465 sq. ft.

#### C. PROPOSED LOT AREA COVERAGE

Building: 17,059 sf 17%    Hardscape: 11,038 sf 11%    Landscape: 72,251 sf 72%

### V. DISCUSSION

The Zoning Ordinance allows for a maximum of 500 square feet of accessory buildings (SBMC §28.87.160.C), other than garages on the lot. However, the Zoning Ordinance does not allow accessory buildings, except garages, in a front yard and does not allow the total amount of detached accessory space to exceed 500 square feet (SBMC §28.87.160.B)

Two accessory buildings are proposed for this property. Although the accessory space at the detached garage is located outside of the required 35' front setback facing Las Canoas Road, it is located in the remaining front yard, and therefore requires approval of a Modification. The 1,040 square foot accessory "equipment barn" proposed near the easterly property line includes storage and laundry facilities that will support the equine related activities proposed for the property. Together with the 425 square feet of accessory space at the garage, the 1,040 square foot equipment barn will result in a total of 1,465 square feet of accessory space. This exceeds

the 500 square feet of accessory space allowed by 965 square feet, and therefore also requires approval of a Modification.

Staff supports the proposal to allow the accessory space in the remaining front yard because it is located more than 80 feet from the front lot line, well beyond the required 35' front setback. Although there is ample space in the rear yard, staff recognizes that the more steeply sloped and uneven conditions of this area makes a conforming location more difficult to develop. The accessory space will also have limited visual impact as it is substantially located behind the proposed garage and will also be publically obscured by landscaping planted on the gradual upslope toward Las Canoas Road. The proposed accessory space in the remaining front yard will be consistent in design and scale with the existing residence. The Single Family Design Board supports the proposed location and design.

Staff also supports the proposal to allow the proposed total of 1,465 square feet of accessory space to exceed the 500 square feet allowed. The existing parcel size is 2.40 acres which is large for the A-1 Zone, as the lot size requirement for this parcel is 1.5 acres (1 acre multiplied by a slope density factor of 1.5 for properties with slopes between 10% and 20%). Staff supports the requested modification as the additional accessory square footage in the equipment barn will support the equine related activities proposed for the property. The proposal for the equipment barn will comply with the required 15' interior setback and is not anticipated to adversely impact the adjacent neighbors. The Single Family Design Board also supports the additional accessory square footage, location, and design, with the condition that the metal surfaces of the equipment barn have a matte finish.

## **VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification to allow accessory space to be located in the remaining 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 space will allow for a gym and additional storage room located in close proximity to the residence and is not anticipated to adversely impact adjacent neighbors or the visual character of the street frontage.

The Staff Hearing Officer finds that the Modification to allow the proposed total of accessory space to exceed 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The accessory square footage in the proposed equipment barn will allow for storage and laundry facilities to serve and be located in close proximity to equine related activities proposed for the property. The equipment barn meets all other zoning requirements and is not anticipated to adversely impact the adjacent neighbor.

Said approval is subject to the following condition that:

1. The Scope of Work shall include the permitting or removal of the “as-built” covered entry porch, breakfast room, and bar sink approved under expired building permit BLD91-00599, and the “as-built” water heater approved under expired building permit BLD2002-00019.
2. The “as-built” gate and wall at the driveway entry will require an Administrative Exception to the fence and screen height standards per SBMC §28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 7, 2016
- C. SFDB Minutes dated March 21, 2016

Contact/Case Planner: David Eng, Planning Technician II  
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**Sherry and Associates, Architects**

535 Santa Barbara Street  
Santa Barbara, CA 93101  
(805) 963-0986

**DATE:** July 20, 2016

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

**FROM:** Dawn Sherry  
Sherry and Associates, Architects  
535 Santa Barbara St.,  
Santa Barbara, CA 93101  
(805) 963-0986  
[dawn@dawnsherry.com](mailto:dawn@dawnsherry.com)

**RE:** Modification Request for 1686 Las Canoas Road;  
APN 021-072-007; A-1 Zone

Dear Staff Hearing Officer,

We are requesting two Modifications for this project. The current structure on site is a 2960 SF (net) single family residence with a 538 SF (net) attached two-car garage and a 587 SF pool. The existing development meets all of the required setbacks per the Zoning Ordinance. The residence, attached garage and pool have permits according to the City building files. The proposal is the following:

**Additions to existing residence:**

Master bedroom closet:	129 SF NET	
Kitchen at rear patio:	111 SF NET	
Kitchen at east side:	17 SF NET	
Hallway:	162 SF NET	
<b>TOTAL RESIDENCE ADDITIONS:</b>		<b>419 SF NET</b>

**Conversion of existing garage to new habitable space** 538 SF NET

**New Accessory Structures:**

1. **New detached two-car garage/gym/storage structure:**
  - Two-car garage: 567 sf
  - Storage area: 214 sf
  - Gym: 211 sf
  - TOTAL GARAGE STRUCTURE: 993 SF (net)**
  
2. **New detached barn: 1040 SF (net)**

**Additional New Development:**

- New trellis at kitchen/garage: 354 SF (gross)
- New deck at NW elev at bedrooms: 231 SF (gross)
- New Arena: 5979 SF (gross)
- New round pen: 2890 SF (gross)

The modifications requested are as follows:

1. A modification for the accessory uses attached to the proposed garage to be located in the front yard.
  
2. A modification to allow an excess of the maximum 500 sf of accessory SF to be constructed on the property.

The following accessory structures are proposed:

- Storage attached to garage: 214 SF
- Gym attached to garage: 211 SF
- Garage SF in excess of 500 SF: 67 SF
- Equipment Barn: 1040 SF
- TOTAL ACCESSORY: 1532 SF**

**Background of this property and current Owners:**

The Property Owners, Jerry and Linda Kiefer, had key criteria when they began looking for a one-story, single family residence into which we could move as they aged in retirement, from their current multi-floor, multi-level Upper East home: a place that would accommodate a) Jerry's medical issues and; b) Linda's passion for horses.

Jerry was treated in 2012 for lymphoma of the Central Nervous System. He is now in remission but the cancer seriously damaged the nerves in his legs. He came home in a wheelchair, but after many hours of physical rehab, at Cottage Rehabilitation Hospital and their home gym, he has regained limited ability to walk, with ongoing difficulty using stairs.

Linda owns a horse, and also volunteers many hours every week to train and rehabilitate rescued horses preparing them for adoption.

This single story property, zoned for 5 horses, with some modifications, was an ideal fit for them.

Below is a description of each of the proposed accessory structures and their requirements:

### **Garage, Gym and Storage:**

The house lacked two rooms the Kiefers needed – a gym and an office/work space; it also does not have an attic or storage room. In our original plans, a garage/gym/storage area attached to the house at an angle, at the site of the current garage.

Because the new plans accommodate design changes that move the arena 15' from the property line, as directed by the Single Family Design Board (as a response to satisfy a neighbor's concerns regarding proximity of horse-related activities adjacent to her property), the proposed layout of that area also has been redone.

### **Storage:**

This area will be used for storage of camping equipment, bicycles and other sport-related equipment, tables and chairs for outdoor entertaining, holiday boxes, etc. The existing house has no area for the storage of these items and the Owner's large family requires storage for folding tables and chairs and supplies used for entertaining, such as beach chairs and umbrellas and toys and games for their six grandchildren, who visit often with their three daughters and their husbands. This area needs to be accessible from the main living area of the house and at the same level. It is proposed adjacent to and as a part of the gym and garage in order to minimize the number of structures on site. It is undesirable to locate this storage remotely on the far (north) side of the house because it will obstruct the efforts we are making to open the north part of the house up to the yard and views to the west.

### **Gym attached to garage:**

This is a rehabilitation gym for the Owner and needs to be ADA accessible from the main living area of the house.

A gym for some families might be considered a luxury, it is a necessity for the Kiefers, however, because Jerry must do ongoing rehab and strength exercises in order to maintain the function of his legs and work on continuing balance issues. Their current house has a gym similar in size to the one planned, and has been crucial to Jerry's physical recovery. Because of his condition they have more than the average amount of equipment in a home gym, including balance bars, a cable strength machine and cardio devices to maintain his heart and lungs.

**Garage location and size:**

The Garage is required to be accessible to the main finished floor level of the residence. In addition, a loading area for wheelchair access is required to the right of the second covered parking space, including doors and a ramp from the garage to the house. The current garage at the lower portion of the property is inaccessible due to the slope of the property from east to west.

**Horse Facilities:**

In addition to caring for, riding, exercising and training Linda's own horse, Rocky, the facilities will be used for making rescued horses more adoptable.

To do this requires a round pen, arena, equipment barn and small covered paddock area. The layout of these areas was dictated by addressing a series of conditions, including setback requirements, sloping terrain, trees, rocks, use requirements and safety.

Rescued horses often have been abandoned, abused, neglected or all three. They must be assessed, and their physical, mental and emotional issues addressed; this involves not only determining what the horse's skill level is and what job and type of riding it is best suited for but also conditioning and training the horse to raise his skills and abilities to attract the widest universe of potential adopters.

Once determined the training begins with groundwork and conditioning mostly in the round pen and riding mostly in the arena.

This process, which Linda has studied intensively begins with groundwork in the round pen, a contained space large enough to ride in; it is especially important, both for

horses that have been abused or never ridden, who may buck, rear, charge or race around, and for horses that have injuries or are older, who need to turn in larger circles to reduce stress on joints and muscles.

The arena is used first to further evaluate the riding skills of a horse that has been determined safe in the round pen. What do they know, what can they do, what refresher work and further training do they need? For example, do they know dressage movements and at what level? Can they jump? Have they barrel raced, roped or worked with cattle?

### **Round Pen**

The plan for the round pen is the recommended size, 60' diameter, for lunging, groundwork *and* riding. A larger round pen is necessary if using it for riding. At this size, the round pen is safer to start training a horse under saddle that has never been ridden, and also for riding a horse in any condition to walk, trot and canter comfortably to avoid strain and injury. (An arena is too big and open for starting. A round pen is too small for advanced training in any discipline. A large round pen is excellent for exercising older and injured horses.) For the horses that Linda has had, a good portion of work takes place in the round pen, especially in the first months.

### **Arena**

There are many disciplines of riding horses. The ideal arena size for each is larger or smaller, wider or narrower, depending on the activity and what has to be in the arena. The size of the planned arena is 60'x100'. Ideally, Linda would love to have a larger arena.

To put the arena size in perspective, a small dressage arena is 20X40 meters (or about 66X132' feet); a large dressage arena is 20X60 meters (66X167'). A standard size competition arena is about 100'X200'meters and is large enough for full jump courses and other uses.

While the proposed arena is smaller, especially on the long side, dressage patterns and movements, can still be ridden without injury or strain to rider or horse. Small circles and tight turns are hard work on a horse's legs and can lead to unsoundness. The arena will allow for some jumps, but not a full course, to be set up with approaches from different angles and practiced safely.

The arena is designed with an oval corner where it is located close to the existing residence, thereby maintaining vehicular circulation, if required and in order to keep the arena as far from the front yard as possible. The gate entry is located at the

equipment barn side set towards the middle of that side for maximum stability of the fencing. There are no other gates since one long side borders the driveway, the opposite long side has a retaining wall and the opposite short side is a retaining wall.

The space between arena and equipment barn allows a person to lead or ride a horse safely into or out of the arena and leaves a couple feet for some landscaping and planting against the side of the barn. We have to be careful that there is enough room between the arena and the building that a horse backing up or rearing does not cause injury to itself or the rider or person leading it.

### **Equipment Barn:**

The equipment barn is multi-functional, housing a tack room, feed room, laundry (for saddle blankets), toilet and sink (so that dirt is not tracked into the house) and large area equipment. Horses require a lot of space for the amount and range of equipment to train and care for them properly.

To make it fit within the space needed at the sides for entry into the arena and allow turnaround in the yard, between second grooming area and round pen and the 15' setback, we had to change the outer dimensions to 28'x40'. It is located so that trailers and small trucks like those used by farriers and veterinarians can pull in, turn around and drive out to the main gate. The round pen side accommodates a second, uncovered grooming area from the wash rack and enough room to safely maneuver around.

### **Tack Room (10'x12')**

This is to be used for saddles, blankets, reins, bridles, bits and grooming boxes. Horses often have more than one saddle. There are different saddles for different types of riding – trail, dressage, jumping, roping, etc. Correct saddle fit is the single most important factor in long-term health and avoiding injury to a horse; therefore horses are fitted individually.

The tack room was sized to accommodate 10 saddles. Linda has collected free saddles to try to use on the rescued horses, and those not being actively used will be stored in the equipment area of this barn. There also will be a refrigerator for medications, cooling gel pads, ice, etc., and a microwave for heating pads and water for tea.

### **Laundry**

This accommodates a washer and dryer sized to handle large horse blankets. It keeps hairy and muddy girths, saddle pads, blankets, leg wraps, and towels, etc. separate from regular washing. There is a large utility sink for soaking and cleaning gear.

### **Feed Room (10'x12')**

Grains and supplements are stored in containers like garbage cans to keep out critters and air, dust and other contaminants. Rescued horses that have been starved, have an illness or are young or old all may need different feed and supplements in addition to basic hay. They can come in 50 lb bags or 5 lb buckets.

The room will also have containers, cabinets and shelving for homeopathic bottles, essential oils, lotions, medications, fly spray, first aid supplies, etc. and therapeutic equipment like soaking boots, leg wraps, etc. The roof of the feed room continues to the front of the building for a covered 10'x12' wash stall open on 2 sides.

### **Equipment Area (20'x28')**

There are 4 general sections:

- Trailer (6'8"W x 7'6"H x 16'L), utility vehicle (5'W x 6'2"H x 10'2"L) that will go out the back door)
- Tool bench/work area for repair;
- Wheelbarrow, shovels, rakes, brooms, etc.
- Storage with shelving for blankets, saddles and equipment not in use and extra quantities of materials and supplies.

### **Garage in excess of 500 sf:**

It should be noted that the garage is proposed in excess of 500 sf for vehicular access for two cars and an ADA loading area within the garage, a program requirement for this project. A ramp at grade will transition the Owner from the garage to the kitchen area.

Regarding the portion of the garage located within the front "yard", originally we located the arena next to the south property line which allowed us to locate the garage attached to the house and farther away from the front yard area. In an effort to satisfy the neighbor's concern for the horse-related activities next to the south property line, we have redesigned the arena to meet the 15'-0" interior yard setback. This forces the garage north. Access is still required to the rear of the property for ATV transport of hay to the pasture structures on the lower (west) portion of the property. We have been able to incorporate the new garage in the front area of the house and avoid removal of all three of the mature olive trees.

The garage is proposed on the main level of the existing house in lieu of its existing location due to the Owner's need for ADA accessibility for vehicular transport from

garage to house. Currently, the grade difference from garage to house is via an exterior access approximately 5 feet from the finished floor of the residence.

Originally, the barn was proposed on the lower lot. After careful evaluation of the existing oak trees, the slope, the existing natural drainage to the west and the large boulders scattered throughout the west lot, it was determined that a barn for the horses was prohibitive in this area. The barn was reduced in size and we are proposing diminutive "pasture shelters" instead of enclosures. Level grade is not required for this covered area however a roof and protection from the wind is required. The flexibility of the layout of these spaces allows us to work with the existing terrain and around the driplines of the oaks, as well as the large boulders.

As mentioned previously, the layout of horse related facilities now considers the neighbor's concerns regarding to proximity to south property line. The horse-related areas all need to be together and the south portion of the property is the only location suitable for this purpose. Grading and terracing of the specific uses will still be a requirement, but this will further contribute to the privacy to the southern neighbor. Retaining walls can be limited to approximately 5 feet in height. That maximum height will only occur at one point due to the existing slope that cuts through these areas at an angle of approximately 45 degrees.

At first glance, the north portion of the property might be thought useable for the garage. Upon further evaluation however, it is undesirable for several reasons:

1. The views from the living room to the mountains
2. The structures would require an even larger encroachment into the "front yard".
3. The garage would be far from the kitchen access which is unacceptable from a programming standpoint
4. The need for covered access from garage to kitchen area

In summary, the locations of the proposed development are driven by the following major conditions:

1. Program requirements for ADA access of the garage and house.
2. Site conditions such as slope, oak trees, drainage, boulders
3. Horse-related requirements (which have been reduced to the furthest extent possible)
4. Vehicular access to lower portion of horse-related activities.

The site slopes from street to west portion of property making the only area for potential development on the south and east (front) of the parcel. Because the property is virtually hidden from view from the street, we feel the proposal to located the garage and portion of in the front yard is an appropriate improvement. We have made attempts to locate the development as far to the west as is possible considering the slope of the property. Some areas between the uses is required so that they are not crowded and sufficient area for accessibility is considered as well as adequate room for landscaping which will screen the areas from view.

This is a very unique property and the lower portion of the parcel, while unusable for an arena, round pen or barn, will be the perfect setting for the small pasture shelter and grazing areas. The arena and round pen are constructed with a unique base that incorporates internal filtration and irrigation preventing dirt from rising. For the most part, these areas will not be used very frequently; the horses will be in the pasture area for most of the time and at night.

The Owners purchased this property because the Zoning Ordinance allows for horses and the property is perfect for this use. The existing house being single story is also appropriate for this particular Owner's needs. The house with a significant front yard is private and the front courtyard will be further enhanced and private with the proposed garage as the neighbor to the north and across the street will not be visible from the Kitchen, Living Room, Dining Room or front courtyard outdoor living spaces. There are many structures in this neighborhood that are closer to Las Canoas Road and visible from the street, while this entire property, because of the slope and landscaping, is almost entirely hidden from public view. We have spend countless hours developing the best Site Plan for the proposed project, respecting views, the occupants of the structures, and all of the site constraints including Zoning setbacks, slope, vegetation, drainage, existing development and privacy.

Thank you for your consideration of this modification request and please feel free to call if you have any questions.

Sincerely,

Dawn Sherry

A handwritten signature in black ink, appearing to read "Dawn Sherry", is written over the printed name. The signature is fluid and cursive, with a large loop at the end.

**SFDB-CONCEPT REVIEW (CONT.)****4. 1686 LAS CANOAS RD****A-1 Zone**

**(4:20)** Assessor's Parcel Number: 021-072-007  
 Application Number: MST2015-00573  
 Owner: Linda Kiefer  
 Architect: Sherry Associates

(This is a revised project description. Proposal to add 448 square feet of first-story additions to an existing 2,960 square foot, one-story, single-family residence with an attached 443 square foot, two-car garage. The alterations include converting the existing garage into habitable space and the construction of a new 572 square foot, two-car garage and 421 square feet accessory space in a detached building in the remaining front yard. The proposal also includes an additional 1,203 square foot accessory building, a new trellis, a new raised deck with railing and stairs, a new equestrian arena, round pen, and pasture shelters, and permitting "as-built" changes to the driveway and an as-built gate and fence that will require an Administrative Exception to fence height limitations. The proposed total of 6,047 square feet on a 2.4 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio [FAR]. The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for zoning modifications to allow the total amount of accessory space to exceed 500 square feet, to allow accessory space to be located in the front yard. The revised project will result in an additional 122 square feet and an increase of 2% of the FAR from the last reviewed proposal. Front and interior setback modifications are no longer requested for equestrian structures that have been relocated outside of these setbacks.)

**(Second concept review. Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested modifications.)**

Actual time: 4:24 p.m.

Present: Dawn Sherry, Architect; and Linda Kiefer, Owner.

Public comment opened at 4:33 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping
- 2) The Board supports the modifications for accessory square footage in excess of 500 square feet and for accessory buildings to be located in the front yard.
- 3) Show all metal finishes for tack room and hay storage structures to have a matte finish.
- 4) Return with lighting and landscape plans.
- 5) Provide screening for covered hay storage area.

Action: Pierce/Miller, 6/1/0. Motion carried. (Sweeney opposed).