



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 044-16
1686 LAS CANOAS ROAD
MODIFICATIONS
AUGUST 3, 2016

APPLICATION OF DAWN SHERRY, ARCHITECT FOR ROBERTS KEIFER FAMILY TRUST, 1686 LAS CANOAS ROAD, APN 021-072-007, A-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2015-00573)

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.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow an accessory building to be located in a front yard (SBMC §28.87.160.B and SBMC §28.92.110); and
2. 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).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 27, 2016.
2. Site Plans

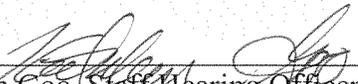
3. Correspondence received in support of the project:
 - a. David Hofstatter, Santa Barbara, CA.
4. Correspondence received in opposition to the project:
 - a. Julie Coburn, Santa Barbara, CA.
 - b. Susan West, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the Staff Hearing Officer:

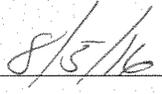
- I. Approved the subject application making the following findings and determinations:
 - A. The Front Setback Modification to allow accessory space to be located in the remaining front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate 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 given the accessory space is located behind the proposed garage and is greater than 80 feet from the edge of the public right-of-way.
 - B. The Modification to allow the proposed total of 1,465 square feet of accessory space to exceed the maximum of 500 square feet allowed by the Zoning Ordinance is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. Given the existing lot is approximately 2.3 acres, the lot has enough lot area to accommodate the additional accessory space. Additionally, 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.
- I. Said approval is subject to the following conditions:
 - A. 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.
 - B. 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.
 - C. The existing unpermitted parking and associated paving within the front yard shall be removed. The amount of paving accessible to vehicles within the front yard shall be the minimum necessary for vehicular access to the garage.
 - D. The keeping of horses shall comply with SBMC §28.15.030.3, including the prohibition of the use of the facility for commercial purposes and that no more than five horses shall be kept on the property.

This motion was passed and adopted on the 3rd day of August, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.