



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 8, 2006
AGENDA DATE: February 15, 2006
PROJECT ADDRESS: 1810 Las Canoas Road (MST2005-00806)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6.5 acre project site is currently developed with a 1,775 square-foot single family residence, 500 square-foot accessory structure, a 1,195 square-foot barn, a 528 square-foot garage, and a 480 square-foot "as-built" accessory building. The proposed project involves legalization of the "as-built" structure.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit detached accessory floor area in excess of 500 square-feet (SBMC § 28.87.160).

III. SITE INFORMATION

Parcel Number:	021-040-003	Zoning:	A-1 One-Family Residence Zone
General Plan Designation:	1 Unit Per Acre	Topography/Slope:	31% Average Slope
Existing Use:	One-Family Residence	Proposed Use:	One-Family Residence

Adjacent Land Uses

North: One-Family Residence	East: One-Family Residence
South: One-Family Residence	West: Skofield Park

Lot Coverage (Proposed):

- Building: 4,478 s.f. (2%)
- Paving/Driveway 3,200 s.f. (1%)
- Landscaping 271,106 s.f. (97%)
- Lot Area: Approx. 6.5 acres

Parking:

- Required 2 Covered
- Provided 2 Covered

Date Application Accepted: January 17, 2006

Date Action Required: April 17, 2006

IV. DISCUSSION

- On January 17, 2006 this project was reviewed by the Architectural Board of Review (ABR) and received positive comments. The Board's position was that this Modification was technical in nature, had no aesthetic impact to the neighborhood or the site. (Exhibit C)
- Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 (new construction of small structure) of the California Environmental Quality Act (CEQA) Guidelines.
- The purpose and intent of limiting accessory size is to prevent a proliferation of detached structures on single family lots. Regardless of the lot size, the 500 square foot maximum attempts to provide adequate detached structures for auxiliary uses on all single family residential zoned lots. Although the 500 square foot maximum makes sense for the smaller lot sizes, Staff routinely supports larger amounts of accessory space for greater lot areas. This lot, with over 6.5 acres, can easily accommodate more than the allowable without impacts to this property or to the neighborhood.

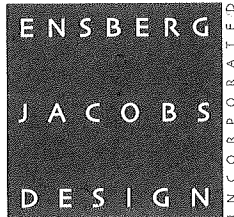
V. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification to permit more than 500 square feet of accessory space is both appropriate to this property and consistent with the purpose and intent of the ordinance.

Exhibits:

- A. Project Plan
- B. Applicant's letter dated December 12, 2005
- C. ABR Minutes dated January 17, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



12.12.2005

Modification Hearing Officer
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

**RE: Modification Request: Accessory Structure As-Built
 1810 Las Canoas Rd
 APN 012-040-003
 A-1 Zone**

ATTN: Roxanne Durbiano

Dear Roxanne:

EXISTING CONDITIONS, PROPOSED PROJECT

Existing structures on this lot include the following:

- 1.) 1,775 (net) s.f. Single Family Residence, and
- 2.) Detached Accessory Structures:
 - 2.1 500 (net) s.f. Artist Studio ("Bunk House")
 - 2.2 1,195 (net) s.f. Barn
 - 2.3 528 s.f. (net) Garage
 - 2.4 480 s.f. (net) Garden Storage Shed.

SPECIFIC MODIFICATION REQUEST

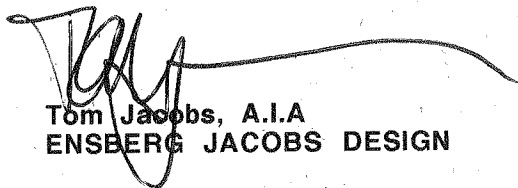
1.0 To permit an As-Built Accessory Structure (Garden Storage Shed).

PROJECT BENEFITS

- 1.) The Accessory Structure serves as a storage and workshop area for the existing small house. It is a fireproof, sustainably built structure that compliments the rural nature of the surrounding structures. It is a honest, modest functional accessory structure of enormous sentimental value to the Owner, who built the structure with his deceased son.
- 2.) The Accessory Structure is sited away from the other structures and the street. It complies with all required setback regulations and height regulations. It is built according to the High Fire requirements. It is not a habitable structure and does not add an additional living unit to the property. It has no impact on any surrounding structures on neighboring property.

Your consideration of these requests is greatly appreciated.

Sincerely,


**Tom Jacobs, A.I.A
ENSBERG JACOBS DESIGN**


**Patrick and Nancy Davis
HOMEOWNERS**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1810 LAS CANOAS RD

Assessor's Parcel Number: 021-040-003
Application Number: MST2005-00806
Owner: Patrick H. & Nancy D. Davis
Architect: Tom Jacobs

(Proposal to permit an "as-built" 480 square foot, one-story straw-bale accessory building on a 6.6 acre lot located in the Hillside Design District. The lot is currently developed with a non-conforming 1775 square foot one-story residence, a 528 square foot two-car garage, a 1,195 square foot barn, and a 500 square foot detached guest house to remain unaltered. A modification is required for the accessory square footage in excess of 500 square feet. The total proposed accessory square footage on site is 2,175.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)

(8:41)

Tom Jacobs, Architect; Patrick and Nancy Davis; Owners; present.

A letter was read into the record submitted from Gwen Phillips which stated that she "heartily" approves of the project.

Motion: Continued indefinitely to the Modification Hearing Officer with the comment that the modification request is supportable by the Board, as it is technical in nature with no aesthetic impact and the building is compatible with adjacent structures.

Action: LeCron/Bartlett, 8/0/0.

