

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 28, 2006
AGENDA DATE: July 5, 2006
PROJECT ADDRESS: 105 Ontare Hills (MST2006-00366)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *D.K.*
 Roxanne Milazzo, Associate Planner *R.M.*

I. PROJECT DESCRIPTION

The 5.6 acre project site is currently developed with a single family residence and detached garage with storage. The proposed project involves a 1,140 square foot detached accessory structure and a 323 square foot first floor addition to the residence.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit accessory space in excess of the 500 square foot maximum (SBMC §28.87.160).

Date Application Accepted: June 13, 2006 Date Action Required: September 13, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Sophie Calvin	Property Owner:	Theodore Smyth
Parcel Number:	055-160-028	Lot Area:	5.59 acre
General Plan:	1 Unit Per Acre	Zoning:	A-1/PRD
Existing Use:	One-Family Residence	Topography:	20% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,220 sf	4,496 sf
Garage	649 sf	No Change
Accessory Space	310 sf	1,354 sf

IV. LOT AREA COVERAGE

Lot Area: 5.8 Acres
Building: 9,762 sf; 4%
Hardscape: 17,500 sf; 7%
Landscape: 228,849 sf; 89%

V. DISCUSSION

This project was reviewed by the Historic Landmark Commission and received final approval prior to realizing that accessory space would require a Modification.

Existing development on site includes 310 square feet of accessory/storage attached to the detached garage. Proposed improvements planned for the site include a swimming pool and 1,044 square foot pool cabana which brings accessory space on site over the 500 square foot maximum.

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 5 acres, can easily accommodate more than the allowable without impacts to this property or to the neighborhood.

VI. 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. That approval is subject to the condition that a Zoning Compliance Declaration be recorded against the property's title. The document to be used for this purpose will be provided by Staff. Also be advised that no building permits will be issued until all conditions of the subdivision have been met.

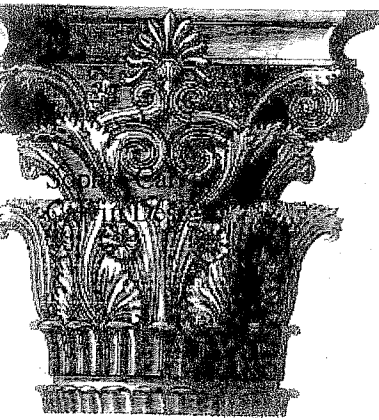
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Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 26, 2006
- C. HLC Minutes Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805)564-5470

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Calvin Design

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June 26, 2006

Modification Hearing officer

City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: 1156 N. Ontare Road (future 105 Ontare Hills Lane)

Dear Roxanne Milazzo,

My clients are requesting a modification for the property at **1156 N. Ontare Road**. This property has an existing single-story, single-family residence, covered verandas and a detached three-car garage / storage. The property is zoned A-1. The parcel size is approximately 5.88 acres (5.59 acres net). The existing residence is approximately 4,220sq. ft., (net) the covered verandas are approximately 1,027 sq. ft. existing garage 649 sq. ft. (net) with 310 sq. ft. storage (net) (attached to garage). Therefore, the existing parcel has 310 sq. ft. (net) of accessory square footage. The property has a building permit for a new pool and plans are in the building department for retaining walls and grading associated with new landscaping. Some of these new retaining walls are in association with the new swimming pool.

My clients are proposing a new cabana with storage of 1,044 sq. feet (net) with a 900 sq. feet covered porch and deck. We are requesting a modification for total accessory structure square footage over 500 sq. ft. The total accessory square footage proposed plus existing will be 1,354 sq. ft. (net). Part of this project is also an addition to the main residence of 276 sq. ft. (master bathroom) with 246 sq. ft. interior remodel.

Our justification of these modifications are as listed;

1. The size of the property, 5.88 acres, is large and can support a structure of this size without competing with the existing main residence or the garage. This project has been reviewed by HLC because the house was found to have historic merit. The committee approved the cabana as well as an addition we are proposing to the main house (not part of this Modification).
2. A historic report was prepared by Post / Hazeltine Associates. They found the architecture, of this proposed cabana, suitable for the site.
3. The existing vegetation on site and the landscape plan that has been approved by HLC, will screen the new structure from neighboring properties.

Please contact me if you have any concerns or questions.

Yours truly,

Sophie Calvin
Calvin Design

EXHIBIT B

HISTORIC LANDMARKS COMMISSION SUMMARY – 1156 N ONTARE ROAD

1-25-06

Continued two weeks for the Architecture with the following comments: 1) Provide an overall site plan on a single sheet of paper. 2) Addition to the main residence shall be board and batt. 3) The offset between the existing and the proposed addition at the main residence shall be four inches or more. 4) Genuine sandstone shall be used on the cabana. 5) Provide section and elevation relationships between the cabana and the main house. 6) Restudy the configuration for the design of the storage doors on the north elevation of the cabana. 7) At least two Commissioners felt the cabana should be more subordinate to the main house. 8) Add planting to the north elevation of the cabana. 9) The applicant shall confer with historian on the type of roof to be used at the main residence addition. 10) Preliminary approval of landscape granted.

Action: Hausz/Naylor, 6/0/0 (Rager stepped down).

2-8-06

ARCHITECTURE:

Motion: Preliminary approval and continued indefinitely to the Consent calendar with the following comments: 1) To restudy The proportion and relationship of window to wall space on all elevations of the cabana. 2) The architectural style of the cabana should reference the main house, not mimic, especially with respect to the lintels.

Action: Pujo/Boucher, 7/0/0. Rager stepped down.

LANDSCAPE PLAN:

Motion: Final approval as submitted.

Action: Naylor/Murray, 7/0/0. Rager stepped down.

3-22-06

Final approval as noted on the drawings