



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 24, 2006
AGENDA DATE: August 30, 2006
PROJECT ADDRESS: 1120 Arbolado Road (MST2006-00276)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,400 square foot project site is currently developed with a 1,500 square foot residence and swimming pool. The proposed project involves the demolition of the existing pool, site improvements including landscaping, hardscaping, and deck, a new swimming pool, two-car garage, and 225 square foot detached accessory structure with covered roof deck. The discretionary application required for this project is a Modification to permit the accessory structure to be located within the front yard (SBMC §28.87.160).

Date Application Accepted: July 24, 2006 Date Action Required: October 24, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|---------------------|---------------------|-----------------|--------------------|
| Applicant: | AB Design Studio | Property Owner: | Sean Hecht |
| Parcel Number: | 019-220-010 | Lot Area: | 10,400sf |
| General Plan: | 3 Units Per Acre | Zoning: | E-1 |
| Existing Use: | Residential | Topography: | 16% Slope |
| Adjacent Land Uses: | | | |
| | North - Residential | | East - Residential |
| | South - Residential | | West - Residential |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-----------------|-----------------|-----------------|
| Living Area | 2,406 sf | No Change |
| Garage | None | 410 sf |
| Accessory Space | 90 sf | 315 sf |

III. LOT AREA COVERAGE

Lot Area: 10,389 sf
Building: 2,401 sf; 23%
Hardscape: 2,682 sf; 26%
Landscape: 5,306 sf; 51%

IV. DISCUSSION

SBMC §28.87.160 prohibits accessory structures from being located within front yards. The purpose and intent of that language is esthetic in nature and intended to locate detached storage rooms and the like, in the rear areas of private property, out of the public view.

This lot has been developed with the residence at the rear of the lot, which has resulted in the front yard being developed as open yard area. Tiered outdoor decks, landscaping, a swimming pool, and the accessory building have been situated for enjoyment of the property and its ocean views. Because this site is heavily screened and elevated from Arbolado Road, the accessory structure will not be visible from the public right of way. It is therefore Staff's position that the location of the accessory structure is appropriate for this site in that it provides an amenity for enjoyment of the outdoor living space.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 4-28-06
- C. ABR Minutes

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



MEMO

DATE: 04|28|06
MEMO TO: CITY OF SANTA BARBARA | ZONING
ATTENTION: ROXANNE MILAZZO, ASSOCIATE PLANNER [805]564-5470
FROM: JOSH BLUMER | AB DESIGN STUDIO, INC.
PROJECT: #0516, 1120 ARBOLADO, RESIDENTIAL ADDITION & SITE WORK
TOPIC: ZONING MODIFICATION, DESCRIPTION OF

To Roxanne,

We are requesting a zoning modification for our proposed project at 1120 Arbolado in Santa Barbara city limits. We are requesting that the scope of work for an addition to the front yard of the property located at 1120 Arbolado in Santa Barbara be considered to include a new Pool Cabana Accessory Structure. The scope of work is as follows:

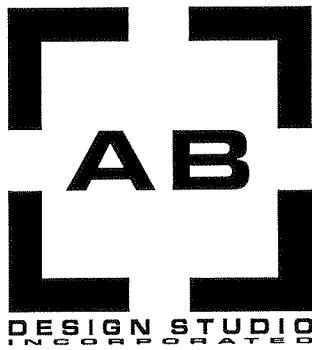
- DEMOLITION OF AN EXISTING FRONT YARD SWIMMING POOL AND FRONT YARD WALKWAY/ PATIO AREA.
- PROPOSAL FOR A NEW 410 SF DETACHED (2)CAR COVERED GARAGE TO BE LOCATED IN THE FRONT YARD.
- PROPOSAL FOR A NEW 225.5 SF DETACHED ACCESSORY POOL CABANA TO BE LOCATED IN THE FRONT YARD. (PENDING MODIFICATION APPROVAL)
- PROPOSAL FOR A NEW SWIMMING POOL AND TERRACED HARDSCAPE & LANDSCAPE
- PROPOSAL FOR A NEW TRASH ENCLOSURE.

The proposed Accessory Pool Cabana Structure would require the city planning department to grant a Zoning Modification. We have included an architectural site plan, survey, elevations and site sections. We have also included statistical data, area calculations and photographs. The location of this structure has been sited so that it is inside of the front and side-yard setbacks per Santa Barbara's E-1 zoning code: Please consider the following factors while reviewing and considering our request:

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EXHIBIT B



MEMO

1. The original attached garage was converted to habitable space in 1952. This property currently does not comply with current zoning that would provide for two off street covered parking spaces. Our proposal will provide a new 2 car covered garage with an area for off street guest parking.
2. The proposed design for the accessory pool cabana has been designed so that it is not visible from the public way, Arbolado Road. The site topography includes a distinct separation between the southern border of the property and Arbolado road. Arbolado road is 16 to 17 feet below the proposed finish floor of the Accessory Pool Cabana. Additionally, the bottom of the property and Arbolado Road are separated by a very tall mature hedge and existing retaining wall. Moreover, the property is accessed by adjacent property easements to the west that include a private & separate driveway which branches off of Arbolado Road.
3. The new accessory pool cabana is being proposed to be located adjacent to the existing and new pool location in the front yard. This is the best location for this structure for the following reasons:
 - a. Since the accessory pool cabana's use is subordinate to the pool, this structure should be located next to the pool.
 - b. The rear yard is insufficient in size to accommodate a (n) pool or a (n) accessory structure.
4. The existing site design is consistent with the pattern of development for the lots in this neighborhood. This lot is rectangular with its southern border abutting Arbolado Road. The existing single family dwelling on this property is located at the top rear portion of the site while the existing pool, driveway and terraced hardscape/ landscape are located downhill in the southern front yard half of the property. The proposed design maintains and enhances this existing site design. The down hill portion of this property will remain as the functional "yard" for the property.

Thank you for your consideration.

I CAN BE REACHED ON MY MOBILE PH (805) 637-6495 OR AT THE NUMBERS BELOW ANY TIME DURING THE WEEK.
JOSH BLUMER, AB Design Studio

2 of 2

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ABR REVIEW SUMMARY – 1120 ARBOLADO ROAD - 8-30-06

Mr. Jim Sterne, neighbor, expressed his support for the proposed project. Mr. Sterne requested story-poles to help determine the effect of the second-story terrace addition and trellis from his property, and expressed appreciation of Mr. Hecht's extraordinary open communication efforts with his neighbors.

Motion: The project is ready for Preliminary Approval, continued indefinitely to the SHO and returning to the Consent Calendar for final approval with the following comments: 1) The proposed front yard additions of the swimming pool, new garage, and cabana structure, with associated trellis, are benefits to the public view on the down-slope side of the proposed project and mask the mass of the house as currently expressed. 2) The modification request for the cabaña structure is supportable as it is technical in nature and clearly out of the front yard setbacks, while in front of the main house. 3) Suggest applicant work with neighbor and put up story poles prior to their Modification Hearing date, although this is not a requirement of the ABR. 4) Restudy the proposed hardscape improvements that indicate a significant amount of fill under the easterly edge of the existing oak tree drip line. 5) Provide an arborist report to ensure that the proposed improvements will not be a detriment to the existing mature tree. 6) Provide high quality garage doors.

Action: Manson-Hing/Sherry, 7/0/0.