



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 6, 2006
AGENDA DATE: September 13, 2006
PROJECT ADDRESS: 2544 Foothill Lane (MST2005-00124)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 2.8 acre site is currently developed with a 2,000 square foot residence and detached two-car garage. The proposed project involves a 644 square foot accessory structure for the site. The discretionary application required for this project is a Modification to permit accessory space in excess of the 500 square feet to be located within the front yard (SBMC §28.87.160). Note: This project was previously approved on May 18, 2005. Failure to obtain a building permit resulted in the expiration of the Modification approval.

Date Application Accepted: July 31, 2006

Date Action Required: October 31, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Adapt Design Studio	Property Owner:	Janoff/Rapley
Parcel Number:	021-110-026	Lot Area:	2.5 acre
General Plan:	5 Units Per Acre	Zoning:	A-1
Existing Use:	Residential	Topography:	23% slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,042 sf	No Change
Garage	550 sf	No Change
Accessory Space	None	644 sf

III. LOT AREA COVERAGE

Lot Area:	112,545 sf
Building:	2,042 sf; 3%
Landscape:	107,731 sf; 94%
Hardscape:	2,772 sf; 3%

IV. DISCUSSION

This project was reviewed by the ABR on August 7, 2006 and the board reinstated their previous comments that the project has no aesthetic issues.

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 its 2.5 acres, can easily accommodate more than the allowable without impacts to this property or to the neighborhood. The location of the proposed accessory structure is closer to the front lot line than the existing residence and requires an additional Modification for its location within the front yard. The proposed location is not visible to the right-of-way, and does not violation the purpose or intent of the ordinance language.

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 necessary to secure an appropriate improvement on the lot. Like the previous approval, this action is subject to the requirement that a Zoning Compliance Declaration be recorded against the property's title prior to the issuance of any building permit associated with this Modification approval.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 26, 2006
- C. ABR Minutes

STAFF HEARING OFFICER STAFF REPORT
2544 FOOTHILL LANE (MST2005-00124)
SEPTEMBER 6, 2006
PAGE 3

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

H:\Group Folders\PLAN\SHO\Staff Reports\2006 Staff Reports\2006-09-13_Item - _2544_Foothill_Lane_Report.doc

Roxanne Milazzo
Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
Fax: 650.624.1101

July 26, 2006

Re: Modification Letter
2544 Foothill Lane; APN # 021-110-026; Zone: A-1

Roxanne,

This request is due to the approved modification expiring while the project awaited plan check corrections that took an extended period of time. Specifically we needed additional engineering and soils reports. The project is ready for resubmittal and is awaiting modification approval followed by ABR approval. Any help to expedite this process would be greatly appreciated;

Existing structures on the site at 2544 Foothill Lane consist of a 2,042 square foot residence with a 550 square foot detached garage. The property encompasses 121,968 square ft. (2.8 acres) of a sloped hillside. The proposed project will add a new 644 square foot accessory structure (studio) with a powder room to the property. The additional room is needed for their family.

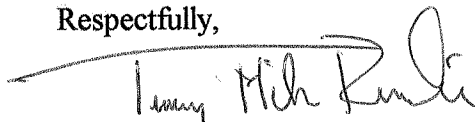
A modification was granted on August 10, 1995 to permit a proposed (2) story accessory building of 794 square feet, located approximately 100' -0" from the front lot line (28' -0" by 27' -6") facing Foothill Lane. The project unfortunately was never started due to funding and personal reasons.

At this time we are requesting a modification for a single (1) story accessory building of 644 square feet, located approximately 100' from the front lot line (25' -0" by 23' -0") facing Foothill Lane. Current standard state allowable square footage for accessory structures not exceed 55 square feet. We are asking for a modification to exceed the allowable square footage of an accessory structure in the city of Santa Barbara. The proposal puts the accessory structure well off the front property line but within 72' -0" feet of the west property line. The proposed site occupies an existing vegetable garden, is located on the most level area and will require the least amount of scarification to the site.

The benefit of the new accessory structure will allow the family to take in there elder mother for housing and care while reestablishing space required by the family unit at an alternate location.

Please call if you have any questions or need any other information.

Respectfully,



TRACEY MILES REINEKE • ADAPT DESIGN STUDIO

EXHIBIT B

ABR SUMMARY FOR 2544 FOOTHILL LANE

March 21, 2005

Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board finds there are no aesthetic issues. 2) Provide documentation showing that the skylights will not be visible from Foothill Lane. 3) Provide accurately scaled drawings and photo documentation of the as-built decks. 4) Provide documentation of any proposed grading on the plans.

August 7, 2006

Continued indefinitely to Staff Hearing Officer with comments from the March 21, 2005 meeting carried forward: 1) The Board finds there are no aesthetic issues. 2) Provide documentation showing that the skylights will not be visible from Foothill Lane. 3) Provide accurately scaled drawings and photo documentation of the as-built decks. 4) Provide documentation of any proposed grading on the plans.