



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 1, 2006
AGENDA DATE: November 8, 2006
PROJECT ADDRESS: 1674 Las Canoas Road (MST2006-00581)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *got*

I. PROJECT DESCRIPTION

The 77,000 square-foot lot is currently developed with 4,000 square foot residence and an attached 3-car garage. The proposed project involves the conversion of a portion of the garage to accessory space, the construction of a new detached 1-car garage and 500 square foot accessory room. The discretionary application required for the project are Modifications to permit the new accessory room within the remaining front yard (SBMC §28.87.160) and for existing fences and entry gates to exceed 3 ½' in height when located along or within the first 20' of the front lot line (SBMC §28.87.170).

Date Application Accepted: September 25, 2006 Date Action Required: December 25, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kent Mixon	Property Owner:	Rick Erickson
Parcel Number:	021-072-006	Lot Area:	82,231 sf
General Plan:	1 Unit Per Acre	Zoning:	A-1
Existing Use:	Residence	Topography:	14% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,052 sf	No Change
Garage	724 sf	746 sf
Accessory Space	None	500

III. LOT AREA COVERAGE

Lot Area:	82,231 sf
Building:	5,557 sf; 7%
Hardscape:	8,617 sf; 10%
Landscape:	68,057 sf; 83%

IV. DISCUSSION

Two Modifications are being requested for this property. The first one involves the location of accessory space. 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. The proposed project involves the construction of a new one-car garage with accessory space. The location will provide accessory/storage use for the ground attendants servicing the yard, without disruption to the household. The project is designed so that the new garage bay will be on the street side of the accessory room, which along with the existing vegetation on site, screens the accessory use from the street.

The second Modification request relates to a pair of existing entry gates and a fence along the front lot line. These improvements were shown on an approved 2001 site plan on file with the City. Measurements taken from the edge of the paving, not the unimproved right-of-way, resulted in the fence being built along the front lot line and the entry gates being located within the first twenty feet of the driveway. Due to the additional ten-feet (10') of unimproved right-of-way, the fence appears to observe the required setback. That extra ten-foot (10') area also provides adequate space for vehicles to pull completely off the traveled roadway while activating the gates.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications for location of the accessory structure, which is not visible from the street, and the fence and gates, which do not create visibility or public safety issues, are necessary to secure appropriate improvements and do not violate the purpose or intent of the ordinance.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 23, 2006

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

OCT 25 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

KENT MIXON

architect

October 23, 2006

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 1674 Las Canoas; 021-072-006; Land Use Zone A-1

Dear Staff Hearing Officer:

On site there is an existing house of 4052.5sf, and an attached 3-car garage (724.5sf) on the property. All the buildings have Building Permits according to the City Building files. Our proposal is to decommission the existing single car garage (257.25sf) that is attached to the existing residence and build a detached single car garage (279sf) with attached Storage Room and Gardener's Bathroom (500sf) in the front yard on the opposing side of the parcel from the existing garage.

The modification being requested is to allow the proposed Garage with attached Accessory Structure in the front yard. The proposed Garage will be on the street side of the structure and will help to screen the accessory portion of the structure. The neighborhood is heavily vegetated and siting the structure was carefully considered in regards to visibility from the street through the vegetation, from the existing driveway and from the neighbors. In addition the structure is located below the street level and only small portions of the roof should be visible from the street. The project is sited as proposed due to ease of access (person and vehicular) from the existing driveway and residence, as any other location would require more grading and driveway, and go against the intent of keeping the site natural. The structure is purposely designed with a low-slung eave in keeping with the ranch style that is typical with the existing residence on site. The proposed project will allow for storage of garden equipment that will be accessible for the garden caretaker and allow the client to minimize the amount of cars directly attached to the residence.

The major benefit for the proposed structure is that it will allow for the removal of gas fumes from near the residence, an opportunity for a gym space (in the decommissioned Garage) and easy access for the garden caretakers equipment and a bathroom.

After discussions with Roxanne Milazzo and Danny Kato, it was brought to our attention that the existing 5' fence and entry gates are not far enough from the right of way line. All of these improvements were part of a remodel that was permitted in 2001 and delineated in those plans. The existing conditions do not pose any safety and visibility issues for traffic and as an additional modification request; we ask that the two existing conditions be approved as part of this request.

To clarify, the existing fence replaced a previously existing fence and helps to secure/enclose the per pool requirements. The fence line is located on the residence side of the Right of Way line. As for the entry gates and columns, there are two, an entry and exit.

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EXHIBIT B

The entry gate is located about 19' from the right of way line and approximately 31' from the edge of roadway. At the entry drive, the right-hand column is 7'10" due to slope of the site and the left-hand column is 7'0". The wall section where the pedestrian gate is located is 5'9". At the exit gate which opens in, as well, is located about 15'-7" from the right of way line and approximately 27' from the edge of roadway. The left-hand column is 6'8" tall and the right-hand column is 7'0". The existing permitted set of drawings called for 8' tall gates and columns. In addition the entry and exit gates are setback 39'3" and 38'-0" from the front property line respectively.

Thank you for considering the modification requests. Please call if you have any questions or concerns at 899.2528.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Mixon', written over the word 'Sincerely,'.

Kent Mixon
Kent Mixon Architect