



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 23, 2008
AGENDA DATE: June 4, 2008
PROJECT ADDRESS: 724 Las Canoas Road (MST2008-00136)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 2.5 acre project site is currently developed with a 2,506 square-foot single-family residence and a 479 square-foot garage. The proposed project involves an addition of 59 square-feet to the existing garage, a 578 square-foot second floor addition to the garage, construction of a new 957 square foot accessory structure (barn), a lap pool and replacement of all exterior doors and windows. 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).

Date Application Accepted: April 15, 2008 Date Action Required: July 15, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Roderick Britton	Property Owner: Dennis & Susan Chiavelli
Parcel Number: 021-030-040	Lot Area: 91,581 sf
General Plan Designation: 1 Unit/ Acre	Zoning: A-1 One-Family Residence Zone
Existing Use: One-Family Residence	Topography/Slope: 28% Average Slope
<u>Adjacent Land Uses</u>	
North: One-Family Residence	East: One-Family Residence
South: One-Family Residence	West: One Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,506 sf	578 sf
Garage	479 sf	538 sf
Accessory Space	0 sf	957 sf

III. LOT AREA COVERAGE

Lot Coverage (Proposed):

Building:	4,579 s.f. (4.9%)
Paving/Driveway	2,750 s.f. (3.1%)
Landscaping	84,552 s.f. (92%)
Lot Area:	91,581 s.f

IV. DISCUSSION

On April 14, 2008, this project was reviewed by the Single Family Design Board (SFDB) and continued indefinitely to the Staff Hearing Officer with generally positive comments. The Board indicated support for the modification by stating that the increased accessory buildings are reasonable given the size of the lot. (See attachment C)

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 2.5 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 is necessary to secure an appropriate improvement on site and meets the purpose and intent of the ordinance by providing an amount of accessory space that is in proportion with the lot area. Approval is subject to the condition that a Zoning Compliance Declaration be recorded against the property's title.

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Exhibits:

- A. Project Plan
- B. Applicant's letter dated April 15, 2008
- C. SFDB Minutes, April 14, 2008

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

RODERICK BRITTON
ARCHITECT

Roderick Britton, for
Dennis and Susan Chiavelli
724 Las Canoas Place
Santa Barbara, CA 93105

April 15, 2008

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

Re: 724 Las Canoas Place
APN: 021-033-040

Dear Ms. Milazzo,

As per our meeting with yourself and the clients, this letter is to serve as a Zoning Modification Request.

We are requesting the Zoning Modification in order to construct a 957 square foot accessory structure, to be used as a barn for future horses. The property is zoned A-1, for up to five horses. At the present time the owner intends to have two horses only. The Barn will be a prefabricated structure supplied by 'Barn Pros' of Monroe, Washington. The proposed design includes a main floor area of 578 sq. ft., consisting of two horse stalls, a tack room, and covered porches on two sides. In addition, there is a useable loft space in the attic of 379 sq. ft. Because of the nature of the pre-fabricated building, this is the smallest structure available that will suit the owner's intentions.

We are requesting a Zoning Modification in order to exceed the allotted 500 sq. ft. accessory structure limit. As the property is more than two acres, this proposed structure, along with the existing residence and addition, will still be well under the allowable Floor to Lot Area Ratio.

Sincerely,



Roderick Britton Architect

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 724 LAS CANOAS PL

(6:45)

Assessor's Parcel Number: 021-030-040
Application Number: MST2008-00136
Owner: Dennis L. and Susan J. Chiavelli Trustees
Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence and the construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(6:34)

Present: Rodrick Britton, Architect; Susan and Dennis Chiavelli, Owners.

Public comment opened at 6:45 p.m.

Karen Telleen-Lawton: compatible to the neighborhood, poses no aesthetic impact.

Public comment closed at 6:46 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to the Full Board with the following comments:

- 1) Study lowering the study wing.
- 2) Study the window break up, including muntins and details.
- 3) Provide details of the pool fence and a conceptual landscape plan.
- 4) Provide balanced cut and fill.
- 5) The modification for increase of the accessory building does not increase the footprint and is reasonable.

Action: Zink/Woolery, 7/0/0. Motion carried.