



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 23, 2010
AGENDA DATE: June 30, 2010
PROJECT ADDRESS: 2717 El Prado Road (MST2010-00113)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,557 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a 496 square foot accessory room above the garage, 822 square feet of subterranean storage, a new pool, and associated landscape terraces. The discretionary applications required for this project are Modifications to permit alterations to portions of the existing garage roof within the required six-foot interior setback and for accessory space to exceed the 500 square foot maximum (SBMC § 28.15.060 & 28.87.160).

Date Application Accepted: May 24, 2010

Date Action Required: August 24, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kent Mixon Architect	Property Owner:	Lisa Petraitis
Parcel Number:	051-281-009	Lot Area:	10,557 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	One-Family Residence	Topography:	15% Slope

Adjacent Land Uses:

North – One-Family Residence
 South – One-Family Residence

East - El Prado Road
 West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,563 sf	1,563 sf
Garage	356 sf	356 sf
Accessory Space	None existing	1,318 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,465 sf 23% Hardscape: 3,240 sf 31% Landscape: 4,852 sf 46%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.36 Proposed FAR: 0.23 = 66.5% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves a major remodel of the outdoor living area at the rear of the residence. The proposed alterations will include a series of tiered decks, an outdoor dining area, swimming pool, recreation room and two storage areas. The project requires Modification approvals to permit detached accessory space to exceed the 500 square foot maximum and to allow a deck railing above the garage to be located within the required six-foot interior setback.

Due to the slope of the lot, the majority of the existing garage is subterranean. The proposed project includes two storage areas totaling 822 square feet. One storage area of approximately 367 square feet will be located and directly accessible through the rear of the garage. This area will be used for miscellaneous storage, assuring that the garage will be left available for parking purposes. Because of the grade change, this area will be completely below grade. Above this storage room, a 496 square foot recreation room with ½ bath is being proposed. The second storage area is proposed between the garage and the proposed swimming pool. This 455 square foot area will provide an enclosure for pool equipment and "toys" in an area easily accessible from the pool. Because of the grade change, the roof of this storage area will provide an outdoor living deck adjacent to and at the same grade as recreation room, and about two feet above the level of the pool. Staff supports the accumulative total of 1,318 square feet of detached accessory space being proposed for this site, because most of it is underground. Only the above grade recreation room appears to provide accessory space on this property which is appropriate for this property and neighborhood.

The second Modification being requested is purely design related. It is for an upper level deck, located off the recreation room and above the front portion of the garage. Although the deck area has been designed to only allow use 12' from the interior property line, which is double the 6' required setback, the East elevation appears more balanced with the guardrail continuing to the edge of the garage, which is located within the setback. Staff supports this encroachment because it is for esthetic purposes only.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification of accessory space is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot because the majority of the accessory space has either been provided below grade or designed under decks and therefore does not appear to be excessive for the lot or the neighborhood.

The Staff Hearing Officer finds that the Modification to permit alterations to the existing garage roof is necessary secure an appropriate improvement of architectural balance and a uniform improvement for the design, without intensification of use or impacts to the adjacent residential neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 11, 1010
- C. SFDB Minutes

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





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Kent Mixon Architect
629 State Street, No. 245
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May 11, 2010

Roxanne Milazzo
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

Re: Modification Request for 2712 El Prado Road, Santa Barbara, CA
MST:2010-00113
APN: 051-281-009
Land Use: E-3/SD-2

Dear Modification Hearing Officer:

1. There is an existing 1,563 s.f. Single family residence and an existing 356 s.f. detached garage on the property. The southeast corner of the existing house encroaches 6 inches into the side yard setback. At the north side of the property the existing detached garage encroaches 1'-6" inches at the northwest corner and 2'-6" at the northeast corner into the side yard setback. There is also an existing freestanding pergola structure at the rear of the house that was not permitted and is being removed. The house and garage both have building permits according to the City building files. The proposal is to build a 496 s.f. accessory space partially above the existing garage at the rear of the property (Northeast corner) to be used as a recreation room and utilize the 822 s.f. of subterranean space below the new structure for storage and pool equipment. There will also be a new pool with reworked terraces and pool decks.
2. The first modification being requested is to allow the second story guardrail on the east elevation of the garage to extend 1'6" into the required 6'-0" setback. The deck and New Recreation space will be built outside of the required setbacks and the existing garage roof that is in the setback will remain as is with the exception of the small portion of the guardrail to be extended to the corner. By extending the guardrail we are able to achieve a proposed front elevation for the garage that is aesthetically pleasing and cohesive. It also allows us to blur the line between the existing and the proposed structures, as it would be very obvious where the addition occurred without the guardrail extension.
3. The second modification request is to allow the accessory space to exceed the maximum allowable 500 square feet. The Storage and Pool equipment rooms equal 822 s.f. of accessory space that is almost completely subterranean. There is a small portion of the perimeter wall on the north elevation where the ceiling would be above the grade by +/- 12 inches. The only portion of the space that is not surrounded by grade is at the front elevation where a door would be provided for access. The extra accessory space gives us a place for the pool equipment, which would otherwise be located in the

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Exhibit B



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rear yard somewhere becoming problematic by encroaching on the pool lounge space & setbacks. By allowing the modification, it also gives the family of five much needed storage space as there is very limited storage in the existing residence and would allow them to keep the existing garage dedicated to the two required parking spaces. Allowing the increase in the maximum allowable area improves the benefits of the project for the client tremendously and at the same time has zero additional affect on the project, as the visual impact of the structure does not change with or without the subterranean space.

4. The benefits of allowing the requested modifications are not only for the owners of the project but the neighborhood. By allowing the small side yard encroachment of approximately 8 square feet of railing we are able to create a more visually appealing and cohesive design for the structure. There is absolutely no impact on the neighbor at this property line as landscape completely covers it and there is not an intensification of use by this railing request. In regards to the subterranean storage and pool equipment storage, the benefits for all are tremendous. By allowing this modification request much needed storage can be added to this residence, which it greatly lacks, two cars will be able to easily access the garage and not be displaced to either the driveway or street. As for the pool equipment, the benefits are that the sound from the equipment is contained for the owner and the neighbors. It also removes the need for additional structures visible in the yard, which would impede on the pool, lounge space and garden area. Also, with a family of five there will be plenty of pool toys that will need to be stored out of sight and undercover in inclement weather.

The project and these requests have been reviewed and approved by the Single Family Design Board. It is our hope that you see the many benefits and agree.

We thank you for making the consideration for this case. I can be reached at 899-2528 Ext. 13, if you have any further questions.

Sincerely,

Ray Twyford

CC: Kevin Regan and Lisa Petraitas

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2717 El Prado Rd - Regan Pool House: 09.009

2 of 2

2717 EL PRADO – SINGLE FAMILY DESIGN BOARD MINUTES

May 10, 2010

Present: Kent Mixon, Architect; Ray Twyford, Associate.

Public comment was opened at 6:43 p.m.

An e-mail in support from Todd and Pattie Gutshall was acknowledged.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

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

- 1) Move the garage roof deck guardrail to be at least 15 feet away from the side yard property line.
- 2) The modification for the deck railing above the garage will have no negative impact on the neighborhood when the deck is moved back 15 feet from the property line.
- 3) The extra accessory space is acceptable. It is proposed to be partially below grade with limited access.
- 4) Return with a conceptual landscape plan for the rear yard addressing the hardscape surfaces.
- 5) Return with a roof plan addressing downspouts along the recreation room south elevation.
- 6) Provide cut and fill calculations and export truck routes.
- 7) Study storm water management.

Action: Mahan/Carroll, 7/0/0. Motion carried.

