



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 1, 2012
AGENDA DATE: February 8, 2012
PROJECT ADDRESS: 2010 Garden Street (MST2011-00456)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The 23,294 square-foot site is developed with a single family residence, detached accessory structure and swimming pool. The proposed project involves a new pool equipment enclosure within the required interior setback. The discretionary application required for this project is a Modification to allow the pool equipment enclosure to encroach into a required ten-foot interior setback (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: December 13, 2011 Date Action Required: March 11, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the project.

III. SITE INFORMATION

| | | | |
|----------------|----------------------------|-----------------|--------------------|
| Applicant: | Sam Maphis | Property Owner: | Girod Family Trust |
| Parcel Number: | 025-331-015 | Lot Area: | 23,294 sq.ft. |
| General Plan: | Residential (3 units/acre) | Zoning: | E-1 |
| Existing Use: | Single Family Residence | Topography: | 13% slope |

Adjacent Land Uses:

North – Single Family Residence
 South – Garden Street

East - Mission Street
 West – Single Family Residence

IV. DISCUSSION

The proposed project would provide a new pool equipment enclosure as close as five feet from the interior lot line where a ten foot setback is required. The house is on the City of Santa Barbara's Potential Historic Structures List as the Willits/Carrel House, which, along with the adjacent house at 2014 Garden Street, is part of Crocker Row. Historic Landmarks

Commission (HLC) staff determined that this project qualifies for administrative design review approval.

A Modification was granted in 2010 (MST2010-00216) to allow a remodel and roof change to the pool cabana that encroaches five feet into the same setback.

The pool equipment and related enclosure are an intensification of use within the interior setback adjacent to a neighboring residential parcel. Other locations for pool equipment that conform with zoning ordinance requirements are available, including below grade and areas outside of setbacks and the required open yard area. For that reason, Staff does not support the proposed location of the enclosure and pool equipment and recommends denial of the requested Modification.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification is neither consistent with the purposes and intent of the Zoning Ordinance nor necessary to secure an appropriate improvement on the lot. The property does not contain significant site constraints that would warrant the proposed encroachment into the interior setback and conforming locations that comply with the setback requirements should be explored.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 8, 2011

Contact/Case Planner: Daniel Gullett, Associate Planner
(dgullett@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4550

12/8/11

Staff Hearing officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990

RECEIVED
DEC 13 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 2010 Garden Street, SB.Ca. Assessor's Parcel # 025-331-015

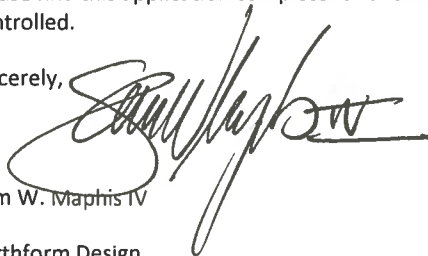
Dear Staff Hearing Officer;

The existing single family residence has a typical back yard that consists of patios, a pool, pool equipment, open lawn, landscaping, retaining planter walls, and property line walls that provide privacy and proper drainage finish grades. These existing walls are made of both Santa Barbara sandstone and stucco. The property has a newly permitted covered pool shade structure that is under construction currently. This new structure sits in the same footprint as a previously constructed building that was located in the Western side yard 10' setback. This new structure is permitted and received a modification to allow it to sit in the previous buildings footprint which encroached 5' into the side yard setback. The existing pool equipment was also in this side yard setback adjacent to the building. It should have been given the same approval at the time of this original modification but, unfortunately it was not. The reason we are submitting for this modification is to allow for the pool equipment to be moved away from the new Beautiful Cabana structure further to the North. Its proposed location will sit against an existing 42" sandstone terraced planter wall 6' from the property line. The Western property line also has an existing 7'-6" high block and stucco privacy sound wall. The pool equipment will sit well within the North property line setback but, we are requesting relief in the form of a modification from the Western side yard setback. The pool equipment will not encroach any further than it did previously into the Western setback. The pool equip. will be moved Northerly 17' from its original location to allow for it to be more hidden and, screened from the pool patio area. The pool has existed with its related equipment since the 1970's. The equipment enclosure will encroach 4' into the 10' side yard setback and the internal equipment will sit 8' from the property line. The pool equipment sound measurement is 53 db's at the Western Property line and that property line has an existing block and stucco wall built on the line which, drops the actual sound level down 10 additional db's to 43 db's, well within the required levels.

The condition we are proposing is substantially the same as what has existed on the property from the early 1970's when the pool was constructed.

Please find this application complete for this minor move of equipment that will be entirely screened and sound controlled.

Sincerely,



Sam W. Maphis IV

Earthform Design

Agent for; Bernard and Adrienne Girod, owners.

P.S. property has 2- front yard setbacks - so it is constrained & a hardship.

1227 DE LA VINA STREET
SANTABARBARA, CALIFORNIA 93101
805.963.2006 FX.963.8335
INFO@EARTHFORM.COM