



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 10, 2012  
**AGENDA DATE:** October 17, 2012  
**PROJECT ADDRESS:** 415 Alan Road (MST2012-00268)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RB*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The 59,657 square foot lot is currently developed with an existing 3,080 square foot, two-story, single-family residence with a 477 square foot attached garage and 221 square foot detached garage. The project includes the construction of a 496 square-foot addition of accessory space to the existing detached garage in the front yard. The discretionary application required for this project is a Modification to allow an accessory building to be located within the front yard. (SBMC § 28.87.160 and SBMC § 28.92.110)

Date Application Accepted: 9/4/12

Date Action Required: 12/3/12

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Christine Pierron, Architect	Property Owner:	Andrew & Linda Seybold
Parcel Number:	047-091-024	Lot Area:	59,657 sq. ft.
General Plan:	Low Density Residential	Zoning:	A-1
Existing Use:	Residential	Topography:	16% Slope

Adjacent Land Uses: Single-Family Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	3,080 sq. ft.	No Change
Garage	691 sq. ft.	+ 39 sq. ft. = 730 sq. ft.
Accessory Space	0 sq. ft.	+ 496 sq. ft.

**IV. DISCUSSION**

The proposed project involves a 535 square foot addition to the existing 221 square foot detached garage building resulting in a 260 square foot garage with 496 square feet of accessory space. Santa Barbara Municipal Code Section 28.87.160 prohibits accessory buildings (except garages) from being located in a front yard. A modification is requested to allow the proposed accessory space, detached from the residence, to be located in the front yard. The existing residence is located at the rear corner of the existing lot and therefore the majority of the lot is considered front yard. Conforming locations for accessory space on this lot are limited due to the location of the existing development and the site topography. Since a majority of the lot is considered front yard, Staff is supportive of a front yard accessory building and recommends deferring to the Single Family Design Board (SFDB) as to the appropriate location and aesthetic treatment of the accessory building within the front yard.

This project was reviewed by the SFDB on August 27, 2012, and the Board found that the proposed zoning modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines. The Board appreciated the general direction of the design as appropriate for the proposed project.

**V. FINDING**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed accessory building is appropriate because the location of the existing development causes a majority of the property to be considered front yard, restricting conforming options that other similarly sized lots may have.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 29, 2012
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegler, Assistant Planner  
(SRiegler@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687



CHRISTINE R. PIERRON  
ARCHITECT

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SEP 04 2012

CITY OF SANTA BARBARA  
PLANNING DIVISION

August 29, 2012

To: Staff Hearing Officer  
Planning & Development Department  
The City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: Modification Request  
415 ~~De La Vina~~ Road  
APN 047-091-024  
MST2012-00268

Dear Staff Hearing Officer:

We are requesting a modification to allow a one-story accessory structure in the front yard of this

A-1 zoned parcel. There is an existing 3,372 SF two-story residence with an attached two car garage and an existing 221 SF accessory structure on this 59,657 SF lot.

We are proposing to convert the existing 221 SF accessory structure (already located in the front yard) into a single car garage and build a one-story, 496 SF new accessory space as an addition to the existing structure. We are also proposing a small expansion of the existing accessory structure (proposed garage). The total garage space remains under the 750 SF allowance. The result would be a total 4,128 SF of existing and proposed square footage on site.

The property has been approved for a lot split and is currently under Coastal Commission review with an approval expected this fall. The parcel will become 45,056 SF as a result of this lot split. Even with the reduced lot size, the resulting FAR will be 82%. The statistics on the submitted drawings reflects this reduced lot size.

The project was reviewed by the Single Family Design Board on August, 27 2012 and received positive comments for the design and the proposed location. The review included a discussion of the proposed lot split so that the board would understand the reduced lot size.

We believe this is a justifiable modification request because of the following; the existing configuration of the parcel and single family residence creates a "front yard" that covers more than half of the site (with the remainder of the site built out with the existing residence or a steep slope) so almost any proposed location for an accessory structure

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**EXHIBIT B**



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would require a modification, the proposed added accessory structure is an addition to an existing structure so this is already an established front yard encroachment and the project is located on a street where the pattern is to have the home at the 20 foot setback (E-3), this proposed structure will feel more in keeping with this established pattern, unlike the existing residence which is set back significantly from the street.

Thank you for considering this request.

Regards,

Christine Pierron



## DESIGN REVIEW ACTIVITIES SUMMARY

**415 ALAN RD (MST2012-00268)**

**R-MINOR ADDITION**

*Proposal for a 39 square foot addition and conversion of an existing 221 square foot accessory building into a new 260 square foot one-car garage, and construction of a new attached 496 square foot accessory building, located on a proposed 45,056 square foot lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal also includes a new patio and a new 42-inch in height retaining wall. There is an existing 3,372 square foot, two-story, single-family residence with an attached two-car garage to remain. The project requires Staff Hearing Officer review for a requested zoning modification. A two-lot subdivision, resulting in a 45,056 square foot lot and a 14,601 square foot lot, has been approved for this site and is awaiting approval from the California Coastal Commission. The proposed total development of 4,128 square feet is 82% of the maximum guideline floor-to-lot area ratio (FAR).*

**Status: Pending**

**DISP**

**Date 3**

**SFDB-Concept Review (New) - PH**

**CONT**

**08/27/12**

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

(3:36)

Present: Christine Pierron, Architect; and Mr. Seybold, Property Owner.

Public comment opened at 3:42 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the general direction of the design as appropriate for the proposed project.
  - 2) The Board finds the proposed zoning modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
  - 3) Study and clearly document all existing and proposed new fence and wall heights, locations, and material details on the plans.
- Action: Sweeney/Pierce, 6/0/0. Motion carried. (Bernstein absent).

## EXHIBIT C