



City of Santa Barbara California

II.A.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 2, 2013
AGENDA DATE: January 9, 2013
PROJECT ADDRESS: 920 Camino Viejo (MST2012-00)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner
Daniel Gullett, Associate Planner

I. PROJECT DESCRIPTION

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. The proposed project is for a new 820 square foot detached accessory building, including 320 square feet of storage area. The project also includes a new 3,010 square foot patio area with a pool and spa, new exterior stairs, uncovered guest parking, and fence and gate along Camino Viejo.

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory building to exceed 500 square feet (SBMC §28.87.160 & 28.92.110); and
2. A Modification to allow an accessory building in the front yard (SBMC §28.87.160 & 28.92.110).

Date Application Accepted: December 3, 2012 Date Action Required: March 1, 2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION

Applicant:	Susan Sherwin	Property Owner:	Mark Dworsky
Parcel Number:	015-060-047	Lot Area:	1.15 acres
General Plan:	Low Density Residential	Zoning:	A-2
Existing Use:	Single Family Residential	Topography:	20% Avg. Slope

Adjacent Land Uses:

North – Single Family Residential	East - Single Family Residential
South – Single Family Residential	West - Single Family Residential

IV. DISCUSSION

The proposed project involves a new 820 square foot detached accessory building with 500 square feet of accessory space with a half bath, art studio, and study and 320 square foot storage area with a new 3,010 square foot patio area with a pool and spa, uncovered guest parking, and front fence and gate.

The Zoning Ordinance limits the cumulative area of detached accessory buildings to 500 square feet per parcel. Additionally, in the A-2 Zone, garages and carports are limited to a cumulative maximum of 750 square feet and two parking spaces are required. The two required covered parking spaces are provided in the existing 463 square foot garage. The proposed detached accessory building includes 500 square feet of art studio, study and half bath, and 320 square feet of storage area. The Zoning Ordinance allows for a combined total of 1,250 square feet of accessory and garage area on a lot of this size. Staff often uses that as a factor in evaluating Modification requests to allow accessory buildings in excess of 500 square feet. In this case, the site's size, topography, and orientation of the house also provide a basis for staff's support of the requested Modification to exceed the 500 square foot limit on accessory buildings, so long as the combined area of storage and garage area is no more than 750 square feet and the area of the remaining accessory space does not exceed 500 square feet.

The Zoning Ordinance also limits the location of accessory buildings other than garages, to be outside of the front yard. Front yard is generally defined in the Municipal Code as the area between the street and the house. Because of the shape and orientation of the house, the proposed accessory building is almost entirely within the front yard. Staff supports this technical modification to allow the accessory building in the front yard due to the substantial distance of the accessory building from the street (~170 feet), orientation of the existing house, and the topography of the site, which constrains the developable area.

This project was reviewed by the Single Family Design Board (SFDB) on October 8 and November 5, 2012. On November 5th, the SFDB continued the project to the Staff Hearing Officer stating that the proposed modifications were aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines. The SFDB also stated that the screening for the uncovered parking in the front yard was acceptable.

V. **FINDINGS AND CONDITION**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed location of the accessory building in the front yard is appropriate due to the distance of the accessory building to the street and orientation of the house, and the topography of the site. As conditioned, the size of the accessory building is appropriate because the combined area of storage and garage space does not exceed the maximum area of garage space allowed in the zone and the remaining accessory building area does not exceed the maximum allowable accessory building area in the Zoning Ordinance.

The project is subject to the following condition: The combined area of the garage and detached storage area shall not exceed 750 square feet and the area of the remainder of the accessory building shall not exceed 500 square feet.

Exhibits:

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

Contact/Case Planner: Daniel Gullett, Associate Planner
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Bildsten + Sherwin Design Studio, Inc.
1311 Anacapa Street
Santa Barbara, CA. 93101
805 962-7885

11/29/2012

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA. 93102-1990

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CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Modification Request for 920 Camino Viejo, APN 015-060-047, Zoning A-2

Dear Staff Hearing Officer,

The existing single family residence is a two story, 3578 s.f. house with attached two car garage on a 1.15 acre sloping site. The existing house is set far back on the lot on the hillside, such that most of the remaining useable lot is within the 'front yard' as defined by the City of Santa Barbara zoning code. The proposal is to build a new pool, spa, and pool deck to the side of the existing structure, and to build new storage, art studio, and study in the area beneath the pool deck. This project has received favorable comments at the Modification pre-review and at SFDB.

There are two modifications being requested. The first is for accessory structure over 500 s.f. Because the new storage space is placed under the proposed pool deck, it will not be seen. The art studio and study, which are also under the new pool patio, would be partially above ground and visible, and the space of these areas is within the required 500 s.f. limit.

The second modification requested is for building in the front yard. Because the existing residence is set far back on its lot, a vast majority of the useable space is considered to be the front yard. The slope behind the house is quite steep and inaccessible, such that building there would be unadvisable. The proposed structures would not project further toward the street than the existing structure; in fact, due to the angle of the building footprint on the site, the addition will in fact be further from the street than the existing structure.

The benefits of the proposed project are that it provides outdoor living space for the owners, and provides additional living and storage spaces in a way that minimizes their size, bulk, and scale on the site. The placement of these spaces underneath the pool deck in an area that would typically be fill reduces their visual impact in terms of overall structures on the site.

Sincerely,

Susan Sherwin
Bildsten + Sherwin Design Studio, Inc.

Single Family Design Board Minutes

October 8, 2012 – Consent Review

920 CAMINO VIEJO RD

Assessor's Parcel Number: 015-060-047
Application Number: MST2012-00364
Owner: Marc and Mara Dworsky Living Trust
Architect: Bildsten & Sherwin Design Studio

(Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot study/art studio with a half bath, and a 320 square foot storage area. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

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

(4:52)

Present: Susan Sherwin, Architect; Stacy Isaac, Landscape Architect; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:59 p.m. As no one wished to speak, public comment was closed.

Assistant Planner Suzanne Riegle clarified the requested modifications:

- 1) The accessory building in the front yard;
- 2) The total accessory and storage building in excess of 500 square feet;
- 3) The garage and carport in excess of 750 square feet; parking in the front yard; and adequacy of screening from view of parking in the remaining front yard; and
- 4) The location and height of the requested gate.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board understands and considers the requirement for a fence along the frontage of the property along Camino Viejo, but would like further study on the gate element entrance for more compatibility with the general streetscape of the adjacent neighborhood.
- 2) The Board encourages the applicant to reconsider the location of the proposed 'guest' parking spaces (shown near the street).
- 3) The Board is not supportive of the carport for the additional proposed 'site' parking adjacent to the garage, and would prefer any additional proposed 'site' parking be uncovered.

- 4) Provide additional information with regards to a combination of both the landscape plan and a further detailed plan of the proposed patio to clearly demonstrate the relationship between the size and total area of the requested patio in relation to the size of the proposed accessory and storage area. (Concern was expressed regarding the large size and total area of the proposed patio.)
- 5) The Board understands the nature of the project and finds the size of the accessory building to be acceptable provided it is contained below the proposed new patio.
- 6) Study an alternative railing material, other than a glass railing material; study adding landscaping to the design solution.
- 7) Study refining the materials and front elevation of the accessory building to be more compatible and better reflect the design and architectural elements of the existing residence.
- 8) Provide a more detailed landscape plan to show how the front yard softens the general size, bulk, and scale of the existing house and the proposed outdoor patio, accessory, and storage building.

Action: Sweeney/James, 7/0/0. Motion carried.

November 5, 2012 – Consent Review

920 CAMINO VIEJO RD

Assessor's Parcel Number: 015-060-047
Application Number: MST2012-00364
Owner: Marc and Mara Dworsky, Living Trust
Architect: Bildsten & Sherwin Design Studio

(This is a revised project description: Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot study/art studio with a half bath, and a 320 square foot storage area. Also proposed are two uncovered, screened, guest parking spaces to be located next to the existing garage. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on October 8, 2012.)

Actual time: 5:07 p.m.

Present: Susan Sherwin, Architect; Stacy Isaac, Landscape Architect; Marc Dworsky, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 5:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) The guest parking located in the remaining front yard is to remain adequately screened so as not to be visible from the street.
- 3) Provide window details.
- 4) Provide a color and materials board.
- 5) The Board finds acceptable:
 - a. The vehicular screening for the uncovered guest parking area in the front yard;
 - b. The window wall in the accessory building below the pool deck;
 - c. The proposed front gate with the removal of the glass and replacement with a solid panel;
 - d. The landscape plan layout for the pool deck area addresses the Board's concern regarding the size; and
 - e. The tree screening directly in front of the house; the landscape treatment at the front of the property; and the suggested mulch trail areas and plantings to be included in the final landscape design.
- 6) The proposed landscape plan shall be reviewed by Ann Marx, Fire Inspector II, for High Fire Area compliance prior to returning for Final Approval.

Action: Sweeney/James, 5/1/0. Motion carried. (Bernstein opposed, Zimmerman absent).