



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 27, 2016
AGENDA DATE: August 3, 2016
PROJECT ADDRESS: 3065 Samarkand Drive (MST2016-00238)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The 10,140 square-foot lot is currently developed with an existing 1,228 square foot, one-story, single-family residence with an attached 372 square foot, two-car garage. The proposed project involves construction of a new detached one-story 496 square foot accessory building to be located behind the existing house in what serves as the rear yard backing up to Las Positas Road. This lot has street frontages on Samarkand Drive and Las Positas Road, resulting in two front yards by Zoning Ordinance definition. Accessory buildings (except for garages) are not allowed to be placed in a front yard (SBMC §28.87.160.B). The discretionary application required for this project is: a Modification for the proposed accessory building to be placed in remaining front yard (SBMC § 28.92.110.A.2).

Date Application Accepted: June 9, 2016

Date Action Required: September 7, 2016

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Hale	Property Owner:	Natalie Gutierrez & Jim James
Parcel Number:	051-161-001	Lot Area:	10,140 sq. ft.
General Plan:	Low Density Residential (5 du/ac)	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	4% slope

Adjacent Land Uses:

North – Lawn Bowling Club	East - Single Family Residence (2-story)
South – Single Family Residence (2-story)	West – Golf Course

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,228 sq. ft.	No Change
Garage	372 sq. ft.	No Change
Accessory Space	36 sq. ft.	-36 sq. ft. (shed within setback to be removed) 496sq. ft. proposed shed

C. PROPOSED LOT AREA COVERAGE

Building: 2,288 sq. ft. 23% Hardscape: 1,505 sq. ft. 15% Landscape: 6,347 sq. ft. 62%

IV. DISCUSSION

The lot is a “through lot,” and has street frontages on both Samarkand Drive and Las Positas Road. The proposal includes a new 496 square foot detached accessory building that is located behind the existing dwelling, but in the front yard of Las Positas Road, the secondary property frontage. The Zoning Ordinance does not allow accessory buildings (except garages) in any portion of a front yard. Although the proposed building is located outside the required setbacks, placing the proposed accessory building in any portion of a front yard requires approval of a modification.

The yard facing Las Positas Road has a front property line only 21.51 feet in length and the property has no street presence on this frontage. Existing landscaping provides desirable visual screening between Las Positas Road and the existing house and would screen the proposed building from view of passing traffic. An additional purpose of the proposed building is to serve as a sound wall to reduce the noise of the traffic. The applicant submitted a Noise Reduction Evaluation prepared by an acoustics consultant which shows the building will reduce traffic noise from Las Positas to a reasonably quiet suburban ambient sound level at the rear yard east of the building and dramatically reduce the noise levels inside the house.

The current proposal plus additions completed in 2010 result in a greater than 50% cumulative increase in floor area, which calls for the parking to be brought up to current standards. The existing 361 square foot attached garage is slightly smaller than the current garage standards of 20 feet in width and depth, however Transportation Planning staff can approve a Design Waiver for the existing 19.25 foot by 19.33 foot garage.

A site inspection of the property by staff revealed a detached shed located in the required interior setback on the south side of the property. The Zoning Ordinance limits accessory buildings to a total aggregate floor area of 500 net square feet (SBMC §28.87.160.C). Because the proposed

accessory building is 496 square feet, the existing shed may not remain, and a condition of approval will be placed on this project to remove the existing shed from the property.

V. FINDINGS AND CONDITIONS

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 addition of an accessory building is an appropriate improvement to the property. The proposed accessory building is appropriate because of the location of the existing development on site, and as the property is site constrained due to the two front yards facing Samarkand Drive and Las Positas Road which limits the areas where a detached accessory building could be allowed.

Said approval is subject to the condition that the existing small shed shall be removed from the property.

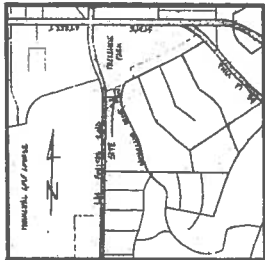
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 9, 2016

Contact/Case Planner: Tony Boughman, Assistant Planner
(TBoughman@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4539

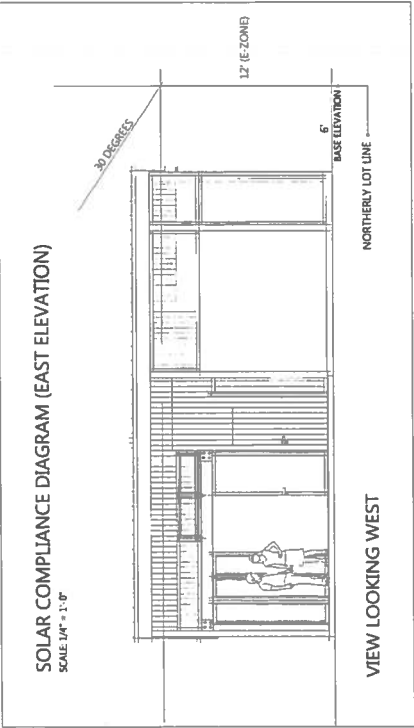
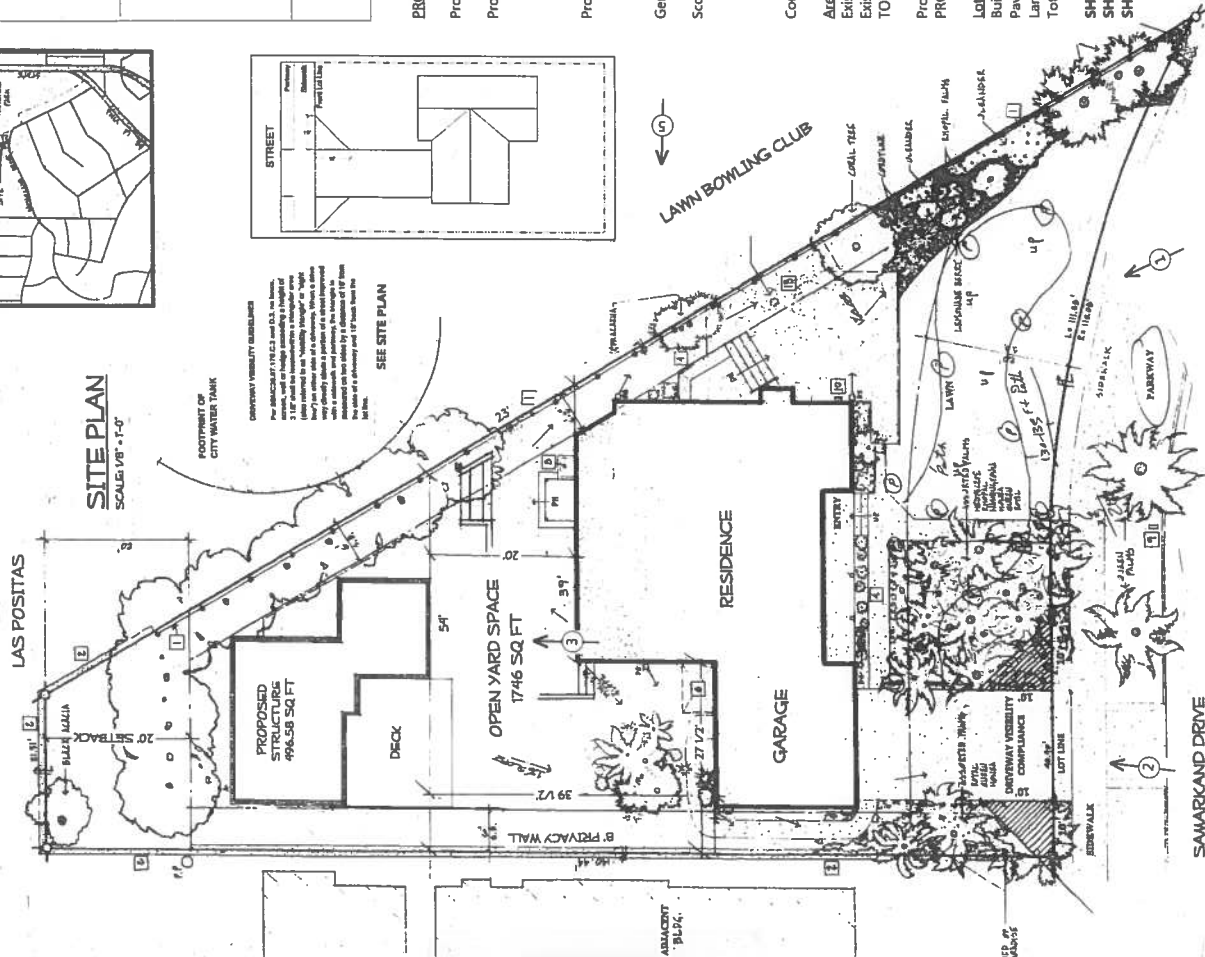
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VICINITY MAP
NOT TO SCALE



NORTH ↑

SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT STATISTICS:

Project Address: 3065 Samarkand Drive SBCA 93101
Property Owners: Natalie Gutierrez/Jim James
 3065 Samarkand Drive SBCA 93101
 (805) 618-8581
 jjames@renewablegroup.com
Property Description: APN 051161001 Land Use: E3/SD35FR
 Area 10,140 SF Slope: 1%
 No HighFire Parking: Exg 2-car garage
 5 units/Acre

General Plan Designation

V-N

Scope of Work
Construct a detached accessory structure of 496 SF with a 1/2 bath and deck, 4" above grade to be located in the remaining front yard facing Las Positas. Existing residence will remain unchanged.

Construction Type

Area Tabulation
 Existing Residence 1228 SF
 Existing Garage 361 SF
 TOTAL EXISTING 1589 SF
Proposed Addition
 PROPOSED TOTAL 496 SF
 2085 SF

Lot Coverage

Existing Building	1714 SF	17%	2288 SF	23%
Paving/Driveway	1505 SF	15%	1505 SF	15%
Landscaping	6347 SF	62%	6347 SF	62%
Total Lot Size	10140 SF	100%	10140 SF	100%

Site Plan, Vicinity Map, Solar Compliance, Statistics Elevations, Floor Plan, Perspective Photographs

Soils Engineer: Heathcote Geotechnical

Title 24 Certification: NRGCompliance, Inc.

Structural Engineer: TBD

General Contractor: TBD

Designer/Agent: Peter Hale - ONSITEdesign

2131 Stanwood Drive
 Santa Barbara CA 93103
 (805) 895-8961
 contactonsite@gmail.com

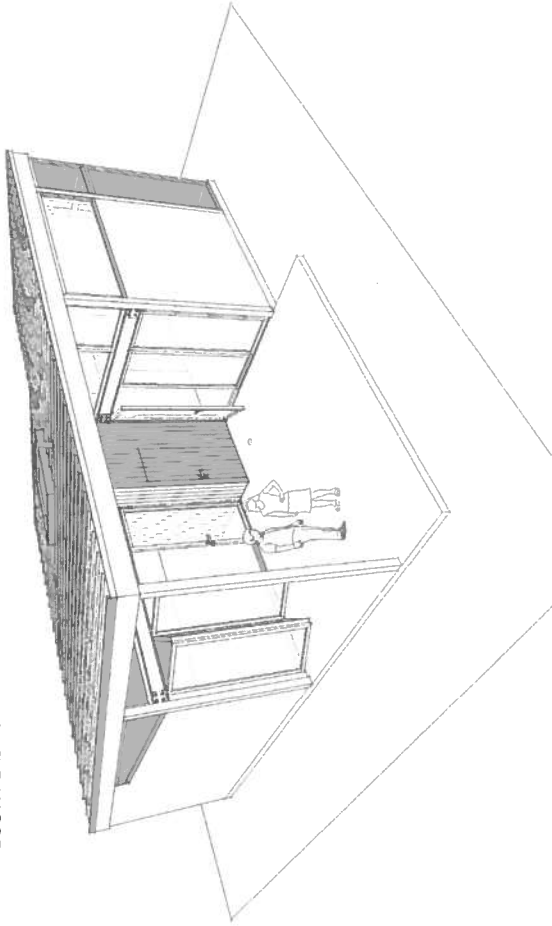
Owners: Natalie Gutierrez
 Jim James
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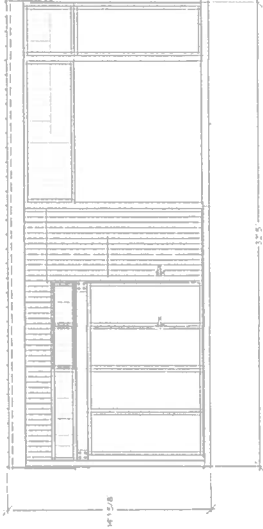
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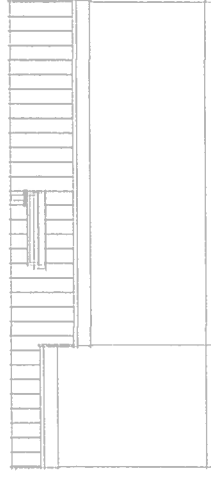
PERSPECTIVE (NOT TO SCALE)
SOUTH-EAST CORNER



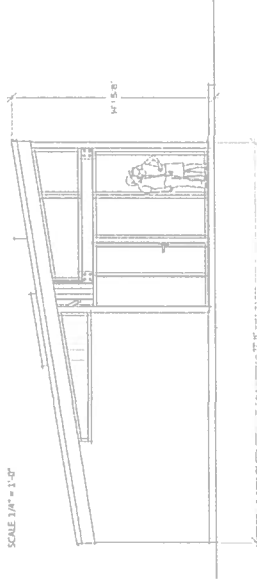
EAST ELEVATION
SCALE 1/4" = 1'-0"



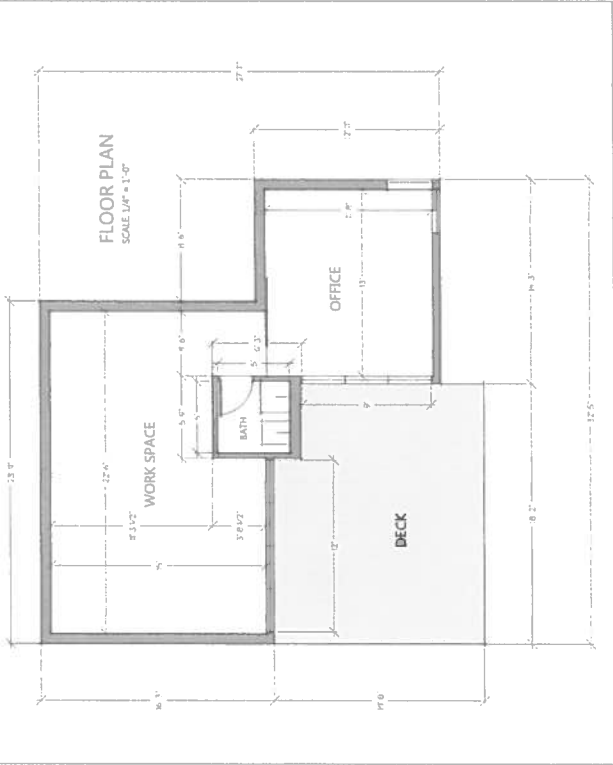
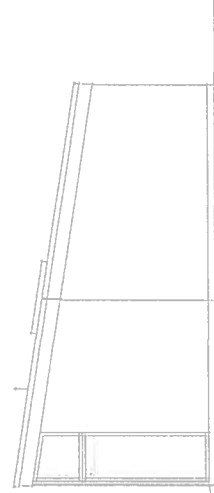
WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



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General Contractor:

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Designer/Agent:

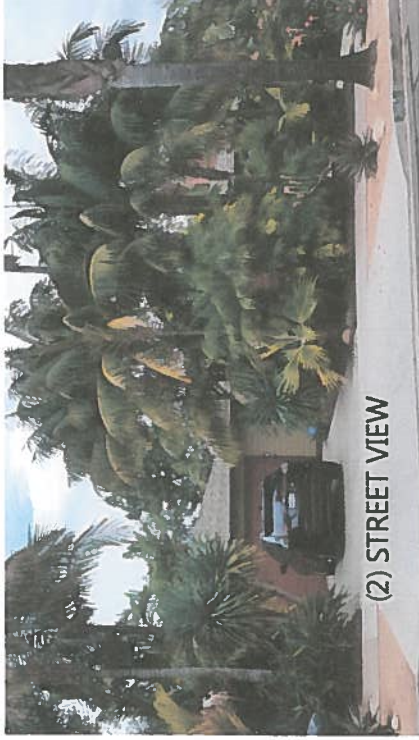
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(2) STREET VIEW



(1) STREET VIEW



(5) VIEW FROM THE NORTH

The accessory structure will not be visible from any angle.



(4) VIEW FROM LAS POSITAS



(3) BUILDING SITE

June 9, 2016

Staff Hearing Officer
City of Santa Barbara
Via email to: MSalinas@SantaBarbaraCA.gov

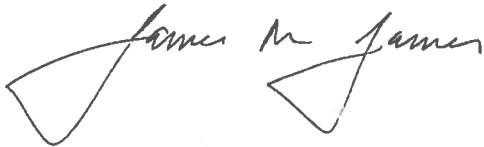
**Re: Modification Request for 3065 Samarkand Drive, SBCA 93105
Case # MST 2016-00238; APN: 051-161-001**

Dear Staff Hearing Officer,

This modification is being requested because the proposed detached accessory structure would be located in a front yard. This is necessary due to the parcel abutting both Samarkand Drive and Las Positas Road and, therefore, having two front yards rather than one front yard and one back yard. Additionally, the unusual pie-shape of the parcel limits the placement of the building.

The 496 SF detached accessory structure will be used as a home work space. Importantly, this detached accessory structure is intended to mitigate excessive road noise from Las Positas Road and has been specifically designed for that purpose. Please see the attached report from David Lord, PhD, of 45dB Acoustic Consulting.

Sincerely,

A handwritten signature in black ink that reads "James M. James". The signature is written in a cursive style with a large, sweeping initial "J" and "M".

Jim James and Natalie Gutierrez
3065 Samarkand Drive
Santa Barbara, CA 93105
805.618.8581

EXHIBIT B