



City of Santa Barbara
Planning Division

Memorandum

DATE: July 13, 2005

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Victoria Greene, Project Planner

SUBJECT: 1822 San Pascual Revised Tentative Subdivision Map and
Condominium Project

BACKGROUND:

On June 9, 2005, the Planning Commission held a public hearing to consider the applicant's request for approval of a 7 unit condominium project. At that time, the Commission continued the item with direction to the applicant for project revisions to address the following items:

- Improve neighborhood compatibility by reducing the apparent volume of the project, increasing the front yard setback and providing a true one-story element at the front of the site.
- Work with the adjacent neighbors to determine fence materials and screening landscape.
- Include wall maintenance, including graffiti clean up, as part of the project.

REVISED PROJECT DESCRIPTION:

On July 6, 2005, the applicant provided revised project plans intended to address the Commission's concerns. The revised project continues to include 7 units; however, the bedroom mix has been revised to include 5 two-bedroom units and 2 one-bedroom units (resulting in the same total number of bedrooms as the previous design). The total amount of habitable space has been reduced by 1,190 square feet.

The proposed front yard setback for Unit 1, has been increased from 10 to 15 feet from the front property line. The second story element of Unit 1 would be 35 feet from the front property line. This unit would include two bedrooms instead of three.

Unit 4, located at the back of the site, has been redesigned to include a single story element in an area previously provided as open space. The rear wall of the unit would act as a sound and retaining wall and the property/retaining wall has been eliminated. The landscape plan includes vines to cover the building wall. A gate has been added to provide access to this area for landscape and wall maintenance.

The footprint of Unit 7 has been revised to provide greater separation from 1824 San Pascual and an uncovered parking space has been provided between Unit 7 and the edge of the neighbor's landscape easement.

Additional project changes include the provision of an overflow storm drain to transport drainage to San Pascual in the event of a sump pump failure. Also, one additional parking space is provided as required because of the change in bedroom count.

The revised project statistics are as follows:

LOT AREA: 15,341 square feet

LOT COVERAGE:

-Structures: 6,303 square feet (41%)
 -Paving/Driveway: 3,760 square feet (24%)
 -Landscaping: 5,287 square feet (35%)
 15,341 square feet (100%)

OPEN YARDS:

-Required: 1,534 square feet
 -Provided: 2,030 square feet

UNIT TYPE:

	Type	Bedrooms	Sq. Ft.	Parking	Private Outdoor Living Area Sq. Ft.	
					Provided	Required
Unit 1	Detached	2	1,339	2-car garage	140	140
Unit 2	Attached	1	836	1-car garage	72	72
Unit 3	Attached	1	867	1-car garage	117	120
Unit 4	Attached	2	1,209	2-car garage	140	140
Unit 5	Attached	2	1,148	2-car garage	141	140
Unit 6	Attached	2	1,148	2-car garage	155	140
Unit 7	Attached	2	988	2-car garage	77	84

PARKING:

-Required: 15 spaces, 7 spaces must be covered
 -Provided: 15 spaces (12 covered, 3 uncovered)

DISCUSSION:

In response to concerns regarding compatibility of the project with the scale of surrounding development, the total size of the project has been reduced, the front yard setback has been increased, and a single story element has been provided adjacent to the street. These changes represent a substantial improvement over the previous project design.

Commissioners were also interested in minimizing second floor cantilevers at the center of the site and maintenance of a view corridor down the driveway to the mountains. The cantilevers have been eliminated and a single story building element has been added at the rear of the site.

With respect to useable open space, the project redesign results in a larger building footprint and an overall reduction in the amount of useable open space provided. The previous design included a 1,100 square foot area at the back of the site that included lawn and picnic facilities. The redesign provides about 810 square feet of open area comprised of landscaping, walkways and a 10x8 turf area. Staff recommends that this area be expanded to provide more useable outdoor play space. This could be accomplished by reducing the enclosed private yard area on the west side of Unit 4.

The revised project is in compliance with the provisions of the Municipal Code, with the exception of the amount of private open space provided for Units 3 and 7 and compliance with the 10 foot minimum dimension for the Unit 3 open space. The area provided is less than 10 square feet short in each case. In order to achieve compliance with Code requirements, staff recommends a condition of approval requiring that the project be revised to meet the private open space requirement for each unit.

The Commission was concerned that the amount of guest parking provided might be inadequate. The previous project had a requirement for 14.25 spaces, which rounded down to 14 spaces required and provided. The requirement for the revised project is 14.75 spaces, which rounds up to 15 spaces required and provided. These numbers include the 1.75 guest parking spaces required. The project plans now show 3 guest parking spaces, two covered spaces for each two bedroom unit and one covered space for each one bedroom unit. This is consistent with anticipated demand and conforms to Municipal Code requirements.

The conditions of approval have been revised to require conversion of private yard area adjacent to Unit 4 to common useable open space, for provision of private open yard consistent with Municipal Code requirements and to include a condition stating owners' obligation to clean up graffiti. Revised conditions are provided in Exhibit A.

The revised project is still categorically exempt pursuant to CEQA Guidelines §15332, infill development.

The project is consistent with applicable General Plan policies and zoning regulations, subject to compliance with the proposed conditions of approval. Staff believes that the proposed project as revised would be compatible with the surrounding area.

RECOMMENDATION:

The project revisions largely address the concerns identified by the Planning Commission. Therefore, Planning Staff recommends the Planning Commission make

the required findings provided below and approve the Tentative Subdivision Map, subject to the Revised Conditions of Approval contained in Exhibit A.

A. The Tentative Map (SBMC §27.07.100)

The tentative subdivision map is consistent with the General Plan of the City of Santa Barbara. The project is consistent with its General Plan Land Use Designation of 12 dwelling units per acre, with variable density, and the requirements of the R-3 Zone.

B. The New Condominium Development (SBMC §27.13.080)

1. *There is compliance with all provisions of the City's Condominium Ordinance.*

The project complies with density, parking, storage, laundry facilities, separate utility metering, adequate unit size and the required outdoor living space requirements.

2. *The proposed development is consistent with the General Plan of the City of Santa Barbara.*

The project can be found consistent with applicable policies of the City's General Plan.

3. *The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.*

The project is an infill residential project proposed in a primarily residential area. Reductions in the scale of development as shown on the revised project plans provide for compatibility with the surrounding neighborhood and thus sound community planning. The project is adequately served by a public street, will provide adequate parking to meet the demands of the project and will not result in measurable traffic impacts. The project would not adversely impact community resources, such as water, sewer, police, fire, schools and parks. Environmental review of the project determined that no significant environmental effects would result from the project.

EXHIBITS:

- A. Revised Conditions of Approval
- B. Site Plan
- C. Applicant letter dated July 8, 2005
- D. Original Staff Report dated May 31, 2005