



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 10, 2005
AGENDA DATE: November 17, 2005
PROJECT ADDRESS: 18 Solana Court (MST2005-00440)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of a 567 square foot addition to an existing 1,558 square foot single-family one-story residence located on a 16,380 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The applicant is also proposing to remove an existing non-permitted carport located within the interior yard setback and construct a new 400 square foot two-car carport attached to the side of the house and garage. This requires a modification to allow more than a total aggregate floor area of 500 square feet of covered parking. The existing two-car garage is approximately 337 square feet.

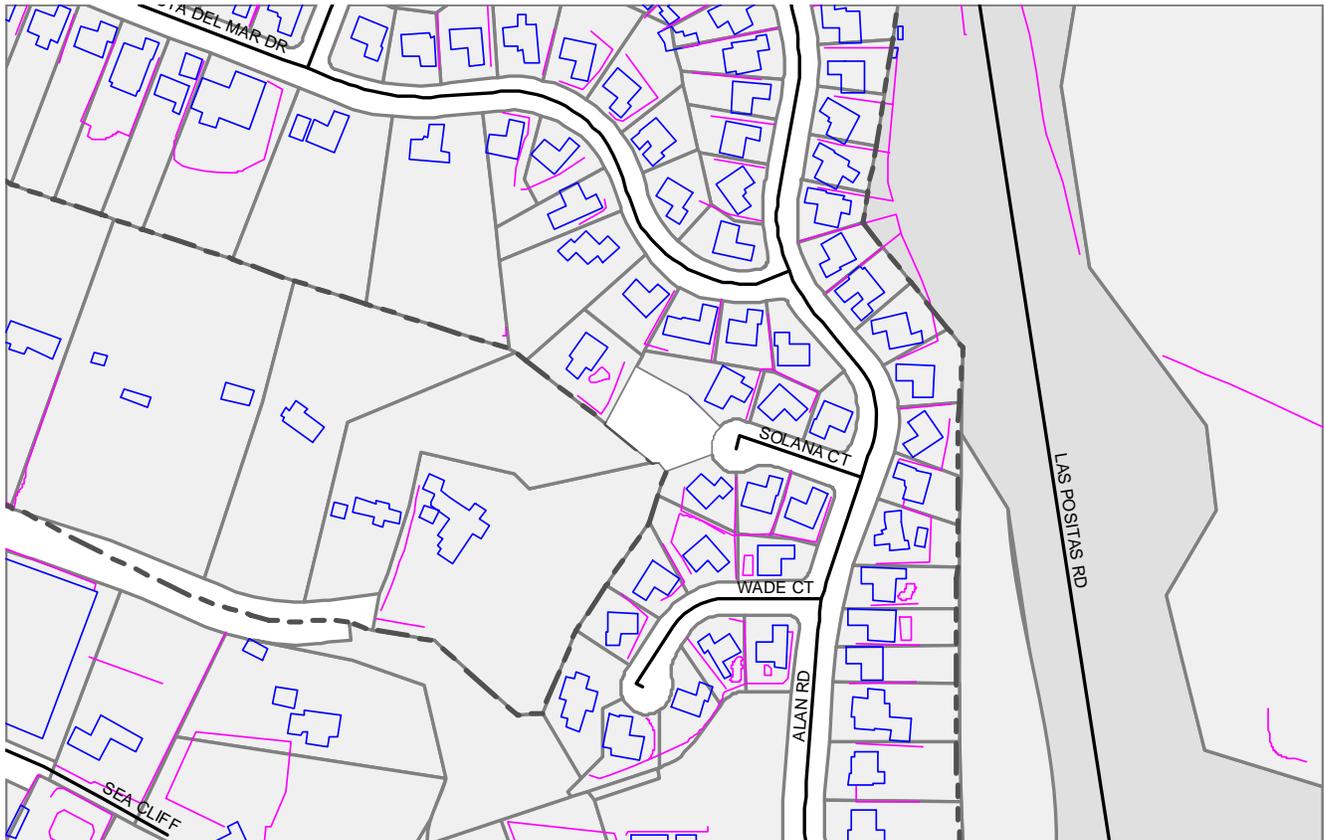
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow more than 500 square feet of covered parking in the E-3 Zone (SBMC §28.87.160);
2. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 18 Solana Court

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

October 14, 2005
December 13, 2005

a modification to allow more than 500 square feet of covered parking in the E-3 Zone, which is discussed in further detail below.

Modification

Parking in the E-3 Zone is limited to 500 square feet of covered parking and the requirement is two covered spaces. Parking is currently provided by a two-car garage (337 square feet), and an un-permitted two-car carport (approximately 400 square feet) located within the interior yard setback and within a U.S. Government water conduit easement. The existing two-car garage is considered undersized by the current standard of a minimum 400 square feet (net). Per SBMC §28.90, since more than fifty percent (50%) of the floor area that existed in 1980 would be added to the residence (includes a 288 square foot addition in 1992), the parking is required to be brought up to the current standard; 2 covered spaces with the minimum required dimensions (20' x 20' garage or 17' wide x 20' deep carport). The applicant proposes to remove the existing un-permitted carport located within the interior yard setback and easement and add a new two-car carport (400 square feet) located adjacent and attached to the existing garage.

Covered parking in the E-1, E-2, E-3, and R-1 Zones on lots in excess of 20,000 square feet is allowed to be a maximum total aggregate floor area of 750 square feet. Further, covered parking in the A-1 and A-2 Zones is also allowed to be up to 750 square feet of total aggregate floor area due to typically larger size of lots in these zones. The proposed project would result in 737 square feet of covered parking on a 16,380 square foot lot in the E-3 Zone. The project site is located on a relatively large lot in the E-3 Zone and is also within a cul-de-sac with limited off-street parking. The proposed carport would bring the required parking up to current standards, while the existing undersized garage would provide additional covered parking. Staff supports the modification to allow more than 500 square feet of covered parking and believes the findings can be made that the project is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

VI. ISSUES

A. DESIGN REVIEW

This project is exempt from design review per SBMC §22.68.040.B.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project requires a Coastal Development Permit because it would result in an increase of over 10% of the existing internal floor area of the residence.. The project is located in Component 1 of the Local Coastal Plan (LCP). This area is described as that portion of the coastal zone stretching from the City's westerly boundary, adjacent to Hope Ranch, east to Arroyo Burro Creek, and extending inland 1,000 yards. The region is a low density residential area, primarily zoned A-1 with a General Plan land use density of one unit per acre. The project site is located in a small section of Component 1 that is zoned E-3, which requires 7,500 square feet of minimum lot are and is also designated one unit per acre in the General Plan. This E-3 zoned area was originally developed under County jurisdiction, annexed in 1956, and

is noted in the City's General Plan as presenting improper subdivision techniques, because density is much higher compared to the rest of the neighborhood and is inappropriate given the steep slopes. The major coastal issues associated with this area relate to fire hazards, seacliff retreat and flooding; protection of the riparian habitat of Arroyo Burro Creek; maintaining and providing access to Arroyo Burro County Beach Park; protection of archaeological resources; and maintenance of existing coastal views and open space.

Due to the limited scope of the project, there are no significant coastal resource impact issues raised by the proposal. The proposed addition would be constructed in line with the existing structure at the rear of the house, would not be visible from the street, and would be consistent with the pattern of single-family residential development in the surrounding neighborhood. The proposed carport would be attached to the house and would be appropriately scaled to the site. The project site is not located adjacent to Arroyo Burro Creek, Arroyo Burro County Beach Park or Las Positas Road, nor is it on a coastal bluff, and it has been determined that it is not in an archaeologically sensitive area. The project would not block coastal views or have an impact on open space areas. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. ENVIRONMENTAL REVIEW

Archaeological Resources: The project parcel is located in an area identified by the City's Master Environmental Assessment as a Prehistoric Watercourse area. An Archaeological Letter Report was prepared by David Stone, Archaeological Consultant, in 1998 for a proposed 288 square foot addition on the subject property located at the rear of the house and adjacent to the proposed addition. The report stated that the addition proposed at that time would be located within an area that appeared to have been previously graded, that no prehistoric or historic cultural remains were observed during the intensive site inspection, and that no cultural resources were likely to be encountered. Staff suggested that the applicant contact Mr. Stone to evaluate the newly proposed project and provide a supplemental evaluation from his previous investigation. The Supplemental Archaeological Letter Report, dated September 1, 2005, concluded that considering the absence of prehistoric and historic cultural remains observed during the intensive inspection and the previous ground disturbance, there is no potential for intact, potentially significant cultural resources to be affected by the proposed project.

Conclusion: Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (existing facilities) of the California Environmental Quality Act (CEQA) Guidelines.

VII. FINDINGS

The Planning Commission finds the following:

A. MODIFICATION (SBMC §28.87.160)

A Modification to allow more than 500 square feet of total aggregate floor area of covered parking in the E-3 Zone is consistent with the purposes and intent of the Zoning

Ordinance and is necessary to secure an appropriate improvement on the lot because, although the existing garage will be maintained, it is undersized and can only accommodate one standard sized automobile.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated September 21, 2005