



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 26, 2015
AGENDA DATE: April 1, 2015
PROJECT ADDRESS: 240 Eucalyptus Hill Drive (MST2014-00548)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

The 2.9 acre site is currently developed with a 4,811 square foot single family dwelling, a detached 403 square foot two-car garage with 468 square feet of accessory space above and a swimming pool. The proposed project involves construction of 1,465 square feet of first and second floor additions, an interior remodel, a new 441 square foot garage, a new driveway and removal of one four inch in diameter Orange tree.

The discretionary applications required for this project are:

1. Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a portion of the garage to be located in the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: February 19, 2015 Date Action Required: May 20, 2015

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:	Thompson Naylor Architects	Property Owner:	Clay Tedeschi Trust
Parcel Number:	015-050-025	Lot Area:	2.9 acres
General Plan:	Low Density Residential	Zoning:	A-2
Existing Use:	Single Family Residence	Topography:	21% Slope

Adjacent Land Uses:

North – Residential

East - Residential

South – Residential

West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,811 sq. ft.	6,276 sq. ft.
Garage	403 sq. ft.	844 sq. ft.
Accessory Space	468 sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 4,607 sf 3.6% Hardscape: 4,308 sf 3.4% Landscape: 119,203 sf 93%

IV. DISCUSSION

The project was reviewed by Single Family Design Board (SFDB) on December 1, 2014 and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

The proposed project involves construction of 1,465 square feet of first and second floor additions, an interior remodel, a new 441 square foot garage, a new driveway and removal of one four inch diameter Orange tree. The proposed first and second story additions will meet current setback requirements.

Modification of Garage Size

The A-2 zone allows for a maximum of 750 square feet of covered parking (SBMC §28.87.160.D). The existing garage on site is 403 square feet, and the proposed garage is 441 square feet for a total of 844 square feet of covered parking, which exceeds the maximum allowed by 94 square feet. Because the current proposal is for greater than 750 square feet of covered parking, it requires modification approval. Staff is supportive of the modification request because the new garage will provide additional covered parking on the 2.9 acre site, and is not anticipated to adversely impact the adjacent neighbors.

Front Setback Modification

A small portion (approximately five square feet) of the new garage is proposed to be located 25 ½ feet from the front property line, instead of the required 30 feet, in order to avoid impacts to the adjacent Oak trees on site. Therefore, a modification is required to allow a corner of the garage to encroach into the required 30-foot front setback by approximately four feet-six inches. Staff is in support of the modification request because the encroachment is minor and will prevent the new garage from impacting the existing Oak trees on site, and the proposed garage does not appear to have a detrimental effect on the neighboring properties or the private street.

Transportation Review

Transportation staff has reviewed the proposal and found the new garage to be supportable as proposed and has commented that the driveway design and materials are acceptable as the access to the site is from a private road.

Arborist Letter

There are five existing Oak trees adjacent to the construction area for the proposed garage. The applicant has provided a letter dated March 6, 2015 from Bill Spiewak, Certified Arborist, which includes recommendations for tree protection measures for the Oak trees. Therefore, a condition has been added that the recommendations for tree protection as outlined in the Arborist letter dated March 6, 2015, shall be included as part of this project and shall be reproduced on the plans at building permit submittal.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed garage is appropriate because it will provide additional covered parking on the large 2.9 acre site and the garage is not anticipated to adversely impact the adjacent neighbors. The proposed encroachment into the front setback is appropriate because the encroachments is fairly minor (a corner of the proposed garage will be located 25½ feet from the front property line), will allow for construction of the new garage without adversely impacting the existing Oak trees on site, and it is not anticipated to adversely impact the adjacent neighbors or openness from the private road..

Said approval is subject to the following conditions:

1. The letter dated March 6, 2015 from Bill Spiewak, Certified Arborist, shall be added to the plans submitted for the building permit and the "Tree Protection Measures" shall be implemented.
2. The turnaround area by the new driveway shall be reduced to the minimum size necessary as determined by Transportation staff.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 19, 2015
- C. Letter from Bill Spiewak, Certified Arborist dated March 6, 2015
- D. Letter from Mary Foto dated February 12, 2015
- E. Letter from Susan Matsumoto & Mel Kennedy dated February 16, 2015
- F. Letter from Cyndee Howard dated February 16, 2015
- G. SFDB Minutes of December 1, 2014

STAFF HEARING OFFICER STAFF REPORT
240 EUCALYPTUS HILL DRIVE (MST2014-00548)
MARCH 26, 2015
PAGE 4

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

THOMPSON



NAYLOR architects

RECEIVED

FEB 19 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Date: February 19, 2015

To: Staff Hearing Officer

From: Dennis Thompson, AIA, LEED AP

Re: Modification Request for 240 Eucalyptus Hill Drive, AP # 015-050-025, A2 Zone

This property contains a 2-story, 3-bedroom single family house, a 2-car garage with a studio above, and a swimming pool. There are permits for all existing buildings and the pool. The current proposal is to remodel some of the existing space and to add additional living space and outdoor space on the second floor, to build a new 2-car garage, and to convert some interior "Storage" space to living space. The resulting 4-bedroom house will be 7,071 gross square feet. There will also be a voluntary structural upgrade to the existing mechanical basement.

Two modifications are being requested. The first is to allow garage space in excess of 750 square feet. The second is to allow the new garage to extend 4'-7" into the required front yard setback of the private road.

The new garage will bring the total garage space to four cars and 950 gross square feet. This is appropriate for car storage for a house of this size and a property of over three acres. Neighbors at 232, 256 and 260 Eucalyptus Hill Drive have considerably more permitted garage space than 750 square feet. The new garage and remodeled driveway are supported by the Transportation Department and received positive comments from the SFDB.

The requested front yard setback modification will prevent the new garage from impacting a grove of mature oak trees. While the garage will be only 25'-5" from the front property line instead of the required 30', it will be 45' from the edge of the roadway at the cul de sac of this private road.

BACKGROUND/ASSIGNMENT

The property owner at 240 Eucalyptus Hill Drive in Santa Barbara is proposing to construct a new garage by the northeast corner of his residence. There are five oak trees adjacent to the structure. I was retained to assess the condition of the trees, evaluate potential impacts from construction, and prepare a report with my findings and recommendations. I was on the site to assess the trees and project on February 24, 2015.

Scope of Project

In order to fulfill my assignment, I need to complete the following tasks:

- Inventory the trees on the site within the parameters of construction,
- Assess their condition and calculate their critical root zones,
- Determine the extent of encroachment and evaluate potential conflicts,
- Prepare the report.

OBSERVATIONS

The Trees

1. There are five young California Live Oaks (*Quercus agrifolia*) within the parameters of construction.
2. The trees are all in good condition.
3. The table below identifies their trunk diameters and critical root zones. See the site plan on page 5 for the location of the trees.

The Project

4. The project calls for construction of a new garage attached to the northeast corner of an existing garage.
5. The structure will required footings adjacent to the root zones of the five oaks.
6. Only one young tree will be encroached upon by the excavation of footings within less than 10% of its critical root zone.

Tree #	DBH	CRZ radius	Potential Project Impact
1	6/6	9'	No impact-outside of CRZ
2	16	16'	Less than 10% encroachment into east side of CRZ
3	9	9'	No impact-outside of CRZ
4	12	12'	No impact-outside of CRZ
5	13/15	20'	No impact-outside of CRZ

CONCLUSIONS

- Based on the size of the trees, their condition, and the parameters of the project, there will be no impact to these trees from construction.
- However, due to potential impacts of peripheral construction activities, tree protection measures should be followed as listed below.

TREE PROTECTION MEASURES

1. Prior to commencement of the project, the trees should be fenced at the outside edge of their critical root zones, and at the outside edge of the work zone by tree #2. See site diagram on last page of report.
2. This tree protection zone should be void of all activities and storage of materials and debris, even temporarily.
3. During excavation for footings, cleanly cut any encountered roots that are 1/2" and diameter.
4. If roots are cut, irrigate the soil profile to maintain some moisture that encourages growth of new adventitious roots behind the cut. This should be repeated every couple of weeks if the weather is warm although not necessary if being done in rainy season and if no roots are encountered.
5. The project arborist should monitor the installation of the protection fence and the excavation in the critical root zone of oak #2.

ARBORIST DISCLOSURE STATEMENT AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

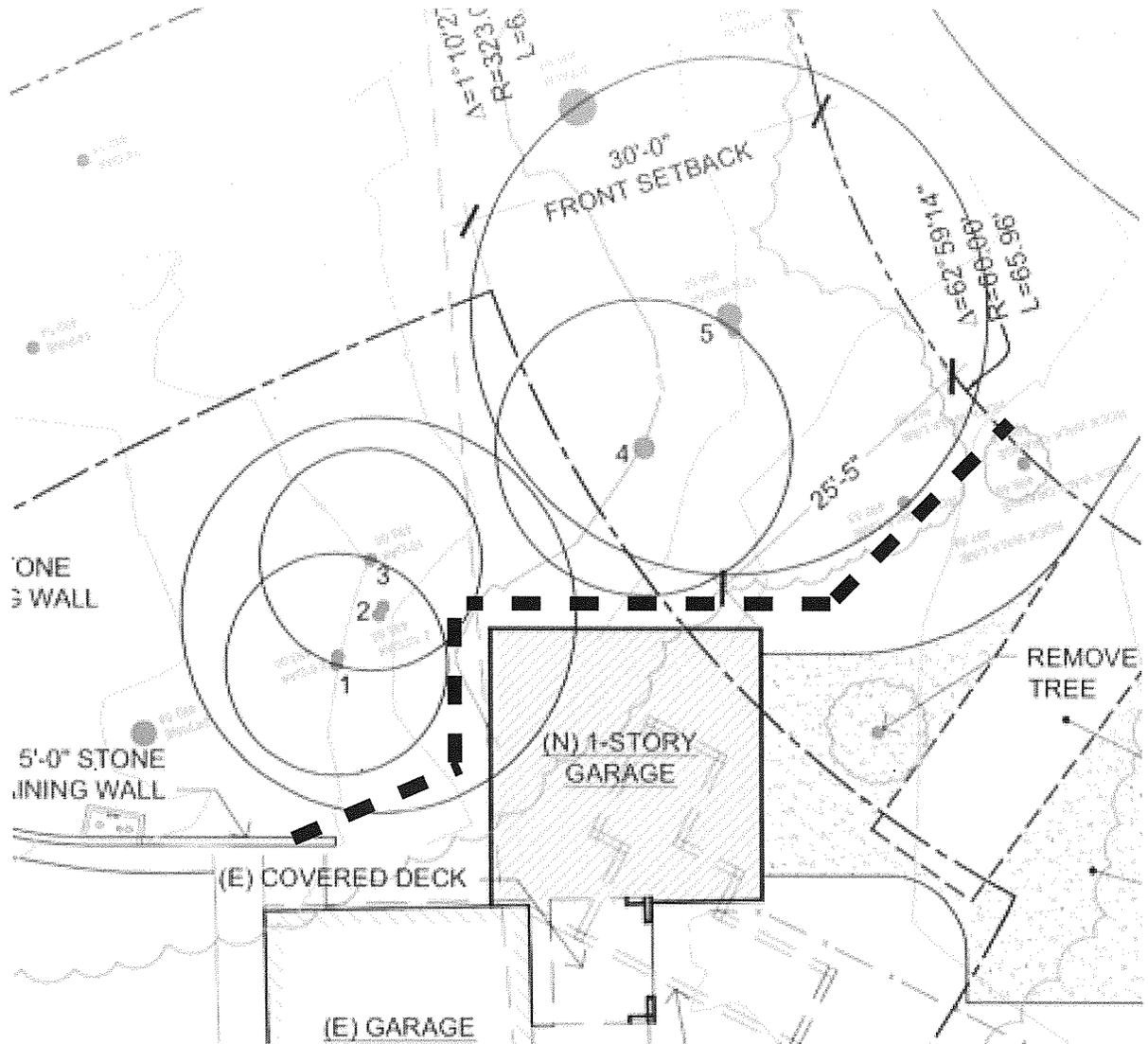
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Prepared by: Bill Spiewak
Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists

Board Certified Master Arborist #310B
International Society of Arboriculture



SITE PLAN



The diagram shows the location of the five oaks and their corresponding critical root zones (circles around trees) based on calculation. Note that only #2 will be slightly encroached upon. The dashed lines represents the location of the tree protection fence to be installed adjacent to the trees. Note the removed tree in the driveway: this is an old citrus.

MARY FOTO

RECEIVED

FEB 19 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

February 12, 2015

Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

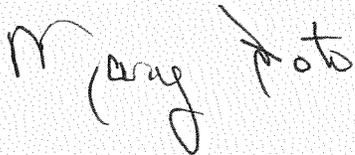
Re: 240 Eucalyptus Hill Drive, Santa Barbara

To Whom It May Concern:

I reside at and own 229 Eucalyptus Hill Drive. I know that my neighbor, Clay Tedeschi, is in the planning process for an addition and remodel to his property. He has reviewed the project with me and I understand that modifications may be required.

I am writing to let you know that I fully support his project.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Foto". The signature is written in dark ink and is positioned below the typed name "MARY FOTO" at the top of the page.

229 EUCALYPTUS HILL DRIVE SANTA BARBARA CA 93108

EXHIBIT D

MEL KENNEDY-SUSAN MATSUMOTO

February 16, 2015

City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
FEB 19 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Regarding the development and plans for remodeling the home of Clay Tedeschi
at 240 Eucalyptus Hill Dr., Santa Barbara, CA 93108

To Whom It May Concern:

Our neighbor Clay Tedeschi (directly across the street) has shown us his plans for the
upcoming remodel of his home. We find them to be extremely well-designed with special
consideration given to possible impacts on sight lines and building exposure for
neighbors. We approve of the plans and support this project.

Please feel free to contact us with any questions.

Sincerely yours,



Susan Matsumoto/Mel Kennedy

237 Eucalyptus Hill Dr., Santa Barbara, CA 93108

EXHIBIT E

CYNDEE HOWARD

February 16, 2015

RECEIVED

FEB 17 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

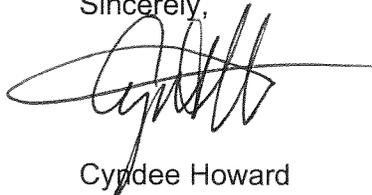
Re: Development at 240 Eucalyptus Hill Drive, Santa Barbara

Dear City Staff:

This letter is in support of the development by Clay Tedeschi of his property at the above referenced property. I live at 232 Eucalyptus Hill Drive, adjacent to the subject property and most likely the most impacted by the development. I feel that the design is appropriate and definitely fits in the neighborhood well.

Please feel free to contact me if you have any questions.

Sincerely,



Cyndee Howard

232 Eucalyptus Hill Drive, Santa Barbara, CA 93108
(805) 966-5225 (Office)

EXHIBIT F

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 240 EUCALYPTUS HILL DR****A-2 Zone****(7:40)**

Assessor's Parcel Number: 015-050-025
Application Number: MST2014-00548
Owner: Clay Tedeschi Trust
Architect: Jock Sewall
Engineer: Mitch Perkins
Contractor: J. Fenske Construction, Inc.

(Proposal for 1,391 square feet of first- and second-floor additions to an existing 4,790 square foot single-family residence with a detached 403 square foot two-car garage and 468 accessory building. The project includes an additional 433 square foot two-car garage. The proposed total of 5,974 square feet (of which 313 square feet is located below grade) on a 3 acre lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested modification to allow the total square footage of garages to exceed 750 square feet.)

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

Actual time: 7:29 p.m.

Present: Stan McAuliffe, Architect; and Clay Tedeschi, Owner.

Public comment opened at 7:40 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the size, bulk and scale acceptable.
- 2) Provide details of the window fenestrations.
- 3) The Board had positive comments regarding the project's consistency and appearance.
- 4) The Board supports modification to allow additional two-car garage.
- 5) The Board finds the FAR appropriate given the configuration of the structure as it relates to the site.

Action: Miller/James, 5/0/0. Motion carried. (Pierce/Zimmerman absent).