



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 30, 2005
AGENDA DATE: July 7, 2005
PROJECT ADDRESS: 2530 Mesa School Lane (MST2004-00618; CDP2005-00005)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Allison De Busk, Associate Planner

I. PROJECT DESCRIPTION

The proposed project involves the subdivision of a 20,000 square foot parcel into two parcels. Proposed Parcel 1, which contains the existing residence, would be 11,250 net square feet (12,050 gross square feet) with an average slope of 13.5% and proposed Parcel 2 would be 7,950 net/gross square feet with an average slope of 0.9%. The project includes demolition and reconstruction of the existing garage on Parcel 1 to allow for a 10-foot access easement to Parcel 2 along the eastern property line. The existing driveway off of Mesa School Lane that currently serves proposed Parcel 1 would be extended to serve proposed Parcel 2. A carport is proposed on Parcel 2, and the existing utility room would be converted to a single-family residence.

II. REQUIRED APPLICATIONS

The discretionary applications under consideration are:

1. A Modification to allow a newly created parcel to have less than the required 60 feet of frontage on a public street (SBMC § 28.15.080);
2. A Tentative Subdivision Map (TSM) to divide one parcel into two residential parcels (SBMC Title 27); and
3. A Coastal Development Permit to subdivide and make improvements to a residential parcel located in the non-appealable jurisdiction of the Coastal Zone (SBMC § 28.45.009).

III. RECOMMENDATION

Upon the approval of the street frontage modification, the proposed project would conform 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.

DATE APPLICATION ACCEPTED: June 12, 2005
DATE ACTION REQUIRED PER MAP ACT: August 30, 2005



Vicinity Map – 2530 Mesa School Lane

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Bill Poehler	Property Owner: Harry Wright
Parcel Number: 041-292-039	Lot Area: 20,000 sq. ft.
General Plan: Residential, 5 units per acre	Zoning: E-3/SD-3, Single Family Residential/Coastal Overlay Zones
Existing Use: Single-family residential	Topography: 13.5% slope to the rear
Adjacent Land Uses: North - single-family residential East - single-family residential South - single-family residential West - single-family residential	

PROJECT STATISTICS

	Existing	Proposed Parcel 1	Proposed Parcel 2
Living Area	1,969 sq. ft.	1,969 sq. ft.	500 sq. ft.
Garage/Carport	440 sq. ft.	490 sq. ft.	360 sq. ft.
Accessory Space	500 sq. ft.	N/A	N/A

V. ISSUES

A. ZONING ORDINANCE CONSISTENCY

Standard (E-3 Zone)	Requirement/ Allowance	Proposed Parcel 1	Proposed Parcel 2
Lot Area	7,500 sq. ft. net + slope density (11,250 sq. ft. net for parcel with a slope of 10-20%)	11,250 sq. ft. net	7,950 sq. ft. net
Setbacks			
-Front	20'	54'	N/A
-Interior	6'	11'	6'
-Rear	6'	27'	26'
Building Height	30' plus solar access requirements	22' – meets solar requirements	20' – meets solar requirements
Parking	2 covered spaces per lot	2-car garage	2-car carport
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage			
-Building	No requirements for lot coverage breakdown	1,740 sq. ft. (15.5%)	860 sq. ft (11%)
-Paving/Driveway		2,540 sq. ft (22.5%)	1,140 sq. ft (14%)
-Landscaping		6,970 sq.ft. (62%)	5,950 sq. ft. (75%)
		11,250 sq.ft. (100%)	7,950 sq. ft (100%)

Proposed Parcel 1 would exceed 10% in slope; therefore, it is subject to slope density requirements and requires 1.5 times the minimum lot size, or 11,250 square feet. Minimum lot

size is based on net square footage, so any public right-of-way easements are not included. An eight-foot wide public right-of-way easement dedication along the frontage of Parcel 1 is included in the proposal, and this public easement is not included in Parcel 1's net lot area.

The proposed project is consistent with the zoning standards for the E-3 zone, with the exception of required lot frontage.

Modification

The required street frontage for an E-3 zoned lot is 60 feet. The existing parcel contains 100 feet of public street frontage. Proposed Parcel 2 is configured such that it would not have public street frontage. The applicant has requested a modification for Parcel 2 to provide less than the required 60 feet of lot frontage. The proposed configuration of Parcel 2 is consistent with surrounding development and previous subdivisions carried out in the vicinity. Under the proposal, access to Parcel 2 would be provided via a ten-foot wide access over Parcel 1. Staff finds that this proposal provide adequate access to Parcel 2.

B. GENERAL PLAN COMPLIANCE

Before a Tentative Subdivision Map can be approved, it must be found consistent with the City's General plan. Based on staff's analysis, the proposed subdivision can be found consistent with the plans and policies of the City of Santa Barbara.

The property is located in the West Mesa neighborhood as identified in the Land Use Element of the General Plan. The West Mesa neighborhood is primarily developed at a density of 6 to 7 dwelling units per acre and there is very little undeveloped land. The General Plan and Coastal Plan designation for the property is residential, 5 units per acre and the proposed development would have a density of approximately 4.5 dwelling units per acre, consistent with its land use designation.

Any future development on either parcel would be subject to the provisions of the E-3 single family residential zone.

C. TENTATIVE SUBDIVISION MAP

The proposed subdivision is in compliance with all applicable Zoning Ordinance requirements, with the exception of the street frontage modification request, and is consistent with applicable General Plan policies. Proposed Parcel 2 would be in compliance with all yard setback requirements, the required open yard area, and building height.

D. LOCAL COASTAL PLAN

The subdivision and proposed improvements require a Coastal Development Permit. The project is located in Component Two of the Local Coastal Land Use Plan (LCP), which is situated south of Cliff Drive between Arroyo Burro Creek and City College. Major coastal issues in this area include shoreline access, maintenance of existing public views of the coast and open space, water resources, and visitor-serving commercial possibilities. The proposed project creates no changes in the residential land use allowed for the site and, due to its location and minimal development proposed, the project raises no issues with respect to the Coastal Act or Local Coastal program policies.

E. ENVIRONMENTAL REVIEW

It has been determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315 [Minor Land Divisions] for the two-lot subdivision, Section 15303 [New Construction] for construction of the carport and conversion of the utility room to a single-family residence and Section 15301 [Existing Facilities] for the changes to the existing single-family residence.

VI. FINDINGS

A. STREET FRONTAGE MODIFICATION (SBMC §28.15.080)

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed lot configuration is consistent with the surrounding pattern of development. There are adjacent parcels on Mesa School Lane that provide access easements to lots without street frontage.

B. TENTATIVE MAP (SBMC §27.07.100)

With the approval of the street frontage modification, the Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara since the proposed lots would meet the minimum lot size specified in the E-3 zone and the density requirements of the General Land Use Designation of five units per acre. The site is physically suitable for the proposed development.

C. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009.6.H)

The project is consistent with the policies of the California Coastal Act, the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the subdivision and residential development would be compatible with the existing residence and the development pattern of the neighborhood, would not be visible from the beach, would be minimally visible from public viewing areas, would not impact public access, and would not contribute to safety or drainage hazards on the site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated March 31, 2005