



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** July 7, 2005  
**AGENDA DATE:** July 14, 2005  
**PROJECT ADDRESS:** 2280 Santiago Road (MST2004-00225)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Mark Morando, Assistant Planner

### **I. PROJECT DESCRIPTION**

The project proposes to increase the size of the recently approved 882 square foot detached accessory building (which is beneath the 749 square foot garage) by an additional 393 net square feet. The detached building will be comprised of 1,275 square feet of accessory space and 749 square feet of garage space, for a total of 2,024 square feet, on a 2.79-acre lot located in the Hillside Design District. The proposal also includes an 840 square foot detached three-car carport, a swimming pool with a 189 square foot open pavilion, a 1,086 square foot trellis, and associated site walls. Construction of the project would increase total square footage of buildings on site from 7,807 square feet to 9,040 square feet. The proposal requires 1,324 cubic yards of grading.

### **II. REQUIRED APPLICATIONS**

The discretionary applications required for this project are:

1. Modification to allow an accessory structure in the remaining front yard (SBMC §28.87.160.2);
2. Modification for an accessory building to have a total aggregate floor area in excess of 500 square feet (SBMC §28.87.160.3);
3. Modification for covered parking to have a total aggregate floor area in excess of 750 square feet (SBMC §28.87.160.4);
4. Neighborhood Preservation Ordinance Compliance to allow the floor area of all existing and proposed structures to exceed a cumulative total of 6,500 square feet and to allow the amount of grading to exceed 500 cubic yards (cut and/or fill), excluding grading necessary for the building foundations for the main buildings on the subject property located in the Hillside Design District (SBMC §22.68.070.2 and SBMC §22.68.070.3).

### **III. RECOMMENDATION**

In general, the size and massing of the project are consistent with the surrounding neighborhood and, with the approval of the requested modifications, the proposed project conforms to the City's Zoning

and Building Ordinances and policies of the General Plan. However, Staff does not believe that the findings can be made to support the requested covered parking modification to more than double the allowed square footage of covered parking. Therefore, Staff recommends that the Planning Commission, with the exception of the Modification to provide covered parking in excess of the 750 square feet allowed by the Zoning Ordinance, approve the project by making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**DATE APPLICATION ACCEPTED:**  
**DATE ACTION REQUIRED:**

May 10, 2005  
August 08, 2005

**V. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION**

Applicant: Mr. James Mayo Macari	Property Owner: Joseph E. Johnston III
Parcel Number: 019-072-003	Lot Area: 2.74 acres or 121,900 square feet
General Plan: Residential, One Unit Per Acre	Zoning: A-1 (Single-Family Residential)
Existing Use: Single family dwelling	Topography: Rolling, average slope 15%
Adjacent Land Uses: North - Tremonto Road and Single Family Residential East - Single Family Residential and Common Recreation Area South - Single Family Residential West - Single Family Residential	

**PROJECT STATISTICS**

	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Living Area	6,176	0	6,176
Garage/Covered Parking	749	840	1,589
Accessory Space	882	393	1,275
Total	7,807	1,233	9,040

**VI. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35'	123'	102'
-Interior	15'	15'	15'
Building Height	30'	21'6"	17'
Parking Spaces	2 (covered)	3 (covered)	6 (covered)
Lot Coverage			
-Building Footprint	N/A	4.6%	6.46%
-Hardscape	N/A	9.2%	11.8 %
-Landscaping	N/A	86.2%	81.74 %

The proposed project would meet the requirements of the A-1 Zone, with the exception of the new carport and accessory addition. The applicant is requesting three modifications; two for

the addition to the accessory building and one for the new detached carport. The new 393 square foot addition to the 882 square foot accessory building requires modifications to allow it to be located within the remaining front yard, and to allow the aggregate square footage of accessory structures on the parcel to exceed the 500 square feet allowed by the Zoning Ordinance. Staff is supportive of the accessory building modifications, as outlined in the findings below.

The new 840 square foot detached carport requires a modification to allow the covered parking on-site to exceed the 750 square feet allowed by SBMC §28.87.160.4. Staff is not supportive of the modification to allow the 840 square foot detached carport as outlined in the findings below.

## **VII. ISSUES/DISCUSSION**

### **A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review on February 22, 2005 (minutes are attached as Exhibit D) and was continued to the Planning Commission with the following comments: 1) the site is isolated and the proposal would not be visible to the public; 2) the modification for the added accessory space and carport has no visual impact to the public; 3) the swimming pool design with the retaining walls is acceptable due to the lack of public visibility, but is possibly inconsistent with the topography, and the Planning Commission should study the matter further. The landscaping was deemed acceptable as proposed; however, the applicant is to provide an Oak tree protection plan. This requirement is included as a condition of Planning Commission approval.

### **B. ENVIRONMENTAL REVIEW**

The Guidelines of the California Environmental Quality Act (CEQA) include a number of types of projects that are generally exempt from environmental review. Staff and the Environmental Analyst have determined that the project qualifies for an exemption per Section 15301 (Existing Facilities) for the addition to an existing accessory structure, and Section 15303 (Construction of Small Structures) for the new three-car carport. The project would not result in significant impacts on traffic, noise, air quality, water quality, biological resources, or any other environmental resources or hazards.

## **VIII. FINDINGS**

Staff recommends that the Planning Commission make the following findings.

### **A. MODIFICATION TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD (SBMC §28.87.160.2)**

In order to approve the requested Modification, the Planning Commission must be able to find that it meets the intent and purpose of the Ordinance and is necessary to: 1) secure an appropriate improvement to the lot; 2) prevent unreasonable hardship, or; 3) promote uniformity of improvement on the site. Staff believes that the required

findings to allow an improvement to an accessory building in the remaining front yard can be made because, although the accessory building technically fronts on Tremonto Road, it is not accessed, nor can it be seen from Tremonto Road, as the building is 70 feet above and 102 feet from the road. Additionally, the Planning Commission previously approved a modification to allow the existing accessory building to be located within the remaining front yard.

**B. MODIFICATION TO ALLOW AN ACCESSORY BUILDING TO HAVE A TOTAL AGGREGATE FLOOR AREA IN EXCESS OF 500 SQUARE FEET (SBMC §28.87.160.3)**

In order to approve the requested modification, the Planning Commission must be able to find that it meets the intent and purpose of the Zoning Ordinance and is necessary to: 1) secure an appropriate improvement to the lot; 2) prevent unreasonable hardship, or; 3) promote uniformity of improvement on the site. Staff believes that the required finding can be made that the accessory building is an appropriate improvement and would meet the intent and purpose of the Zoning Ordinance, because the accessory building is not excessive or unreasonable for its intended purpose. The size of the lot can accommodate an over-sized accessory space and the design of the residence and existing landscaping are mitigating factors. It would also promote uniformity of improvement in the neighborhood, since the proposed architectural style is the predominant style of the neighborhood, and the overall mass, bulk and scale is also proportional to the neighborhood. Staff believes that the design of the accessory space is consistent with the Hillside Design techniques and the standards set forth in the Single Family Residential Guidelines.

**C. MODIFICATION FOR COVERED PARKING TO HAVE A TOTAL AGGREGATE FLOOR AREA IN EXCESS OF 750 SQUARE FEET (SBMC §28.87.160.4)**

In order to approve the requested modification, the Planning Commission must be able to find that it meets the intent and purpose of the Zoning Ordinance and is necessary to: 1) secure an appropriate improvement to the lot; 2) prevent unreasonable hardship, or; 3) promote uniformity of improvement on the site. Staff believes that it will be difficult for the required finding to be made by the Planning Commission.

The proposed improvements for this property include a request for an 840 square foot detached three-car carport. Currently, the property is developed with a three-car detached garage above the existing accessory building. SBMC §28.87.160.4 allows for 750 square feet of covered parking area on any property within the A-1 Zone. This provision already accounts for the typically larger sizes of properties in the A-1 Zone by allowing 250 square feet more than is allowed in other single-family residential zones for covered parking. Staff's position is that the request for additional parking is inconsistent with the Zoning Ordinance since there is already ample covered parking on the lot. However, the ABR did not have aesthetic concerns with the proposed carport, as it would not be visible to the public, and would be ten feet above the adjacent tennis court of the common recreation area of the private Santiago Hills Planned Unit Development.

**D. NEIGHBORHOOD PRESERVATION ORDINANCE (SBMC §22.68.060)**

The project's mass, bulk, and scale must be found compatible with the neighborhood, the

project's grading must be found to be appropriate, and the project must protect, to the extent possible, mature or native trees and public views.

Therefore, the project can be found consistent with the following NPO Findings:

1. The public health, safety and welfare will be protected. The project has been designed structurally and with appropriate drainage and erosion control measures as required by the Building and Safety Division;
2. The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. No further grading is proposed for the accessory addition, as the area has already been set into the hillside, and part of the existing patio will be used for the footprint of the addition. The areas of grading for the swimming pool and landscape structures are on the south side of the ridge behind the dwelling, and the dwelling is situated on a level area at approximately the mid-point of the property, straddling the ridgeline. From the building pad, the property slopes gradually to the south. The grading and development will be along this southern slope and will avoid visible scarring of the ridgeline and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside as viewed by the public.
3. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches measured four feet from the base of the trunk. No trees are proposed to be removed as part of the project and oak tree and tree protections measures will be implemented prior to commencement of construction.
4. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood. The architecture is of a high quality, detailed Mediterranean style and will be consistent with the City's scenic character and most of the surrounding homes.
5. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood. The project site development is representative of the type of homes in the neighborhood. The proposed accessory addition would not increase the existing visual mass, bulk, and scale, as the proposed mass is on the first story and would be set into the hillside. The proposed trellis, pavilion, and carport would not increase the visual mass, bulk, and scale, as the mass is not visible from any public view and the size of the lot diminishes the scale of the development.
6. The development will preserve significant public scenic views of, and from, the hillside. The property is only visible from certain angles further up in the foothills and, even then, only portions of the existing residence are visible. The project will not have an adverse impact on any public views due to the lack of visibility of the structures from any public area, and the high quality of

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landscaping that exists on-site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 7, 2005
- D. ABR Minutes