



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 12, 2006
AGENDA DATE: January 19, 2006
PROJECT ADDRESS: 800 Miramonte Drive (MST2005-00352)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Assistant Planner

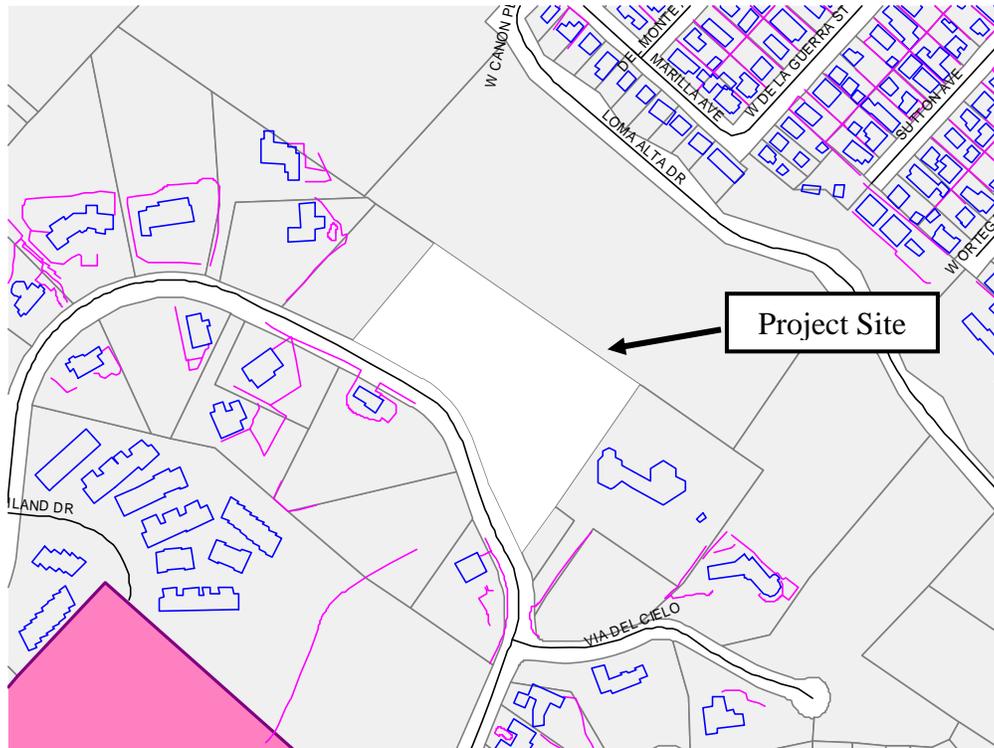
I. SUBJECT

The proposed project consists of a 1,476 square foot, detached five-car garage, two additions totaling 2,117 square feet to the existing 17,635 square foot office building, reconfiguration of two parking areas, enlargement of an as-built trash enclosure, as-built perimeter fencing, as-built steps and other site improvements on a 3.83 acre (gross) lot located in the Hillside Design District.

The discretionary applications required for this project are:

1. A Modification to allow an as-built trash enclosure to be enlarged in the front yard setback (SBMC§28.60.060);
2. A Modification to allow as-built parking spaces in the front yard setback (SBMC§28.60.060);
3. A Modification to allow less than the required number of parking spaces (SBMC§28.90.100);
4. A Development Plan to allow the construction of 2,117 square feet of nonresidential development (SBMC §28.87.300); and
5. A Development Plan for development on a parcel located in the C-X zone (SBMC §28.60.130).

DATE APPLICATION ACCEPTED: January 3, 2006
DATE ACTION REQUIRED: March 6, 2006



Vicinity Map for 800 Miramonte Drive

II. SITE DESCRIPTION

Applicant:	William Wolf, Pacific Architects Inc.
Property Owners:	Dreier Properties, LLC
Project Addresses:	800 Miramonte Drive
Parcel Number:	035-050-063
General Plan:	Residential, 3 units per acre/Administration and Research
Zoning:	A-1, E-1, C-X: Single Family Residence, Research and Development and Administrative Office
Environmental Assessment:	Categorically Exempt per CEQA Guidelines Section 15303 (New construction or conversion of small structures).
Existing Use:	Administrative Office/ Research and Development
Proposed Use:	Administrative Office/ Research and Development
Topography:	35% overall/ developed portion relatively flat
Access:	Miramonte Drive

Adjacent Land Uses:

North: Hillside, Residential
 South: Residential
 East: Television Station
 West: Vacant, Residential

III. SITE STATISTICS

EXISTING LOT AREA: 166,835 square feet (3.83 acres)

LOT COVERAGE:	<u>Existing</u>	<u>Proposed</u>
Building (gross)	18,419 sq. ft. (11 %)	22,119 sq. ft. (13.2 %)
Landscaping	51,435 sq. ft. (31 %)	52,924 sq. ft. (32 %)
Walkways	8,149 sq. ft. (5 %)	9,778 sq. ft. (5.8 %)
Paving/Driveway	28,551 sq. ft. (17 %)	23,893 sq. ft. (14 %)
<u>Restricted Open Space</u>	<u>58,392 sq. ft. (35 %)</u>	<u>58,392 sq. ft. (35 %)</u>
Total	166,835 sq. ft. (100%)	166,835 sq. ft. (100%)

PARKING:

Existing: 72 spaces
 Required: 78 spaces
 Proposed: 66 spaces (61 uncovered, 5 covered)

IV. PROJECT DESCRIPTION

The proposed project consists of a 1,476 square foot, detached five-car garage, two additions totaling 2,117 square feet to the existing 17,635 square foot office building, reconfiguration of two parking areas, enlargement of an as-built trash enclosure, as-built perimeter fencing, as-built steps and other site improvements on a 3.83 acre (gross) lot located in the Hillside Design District.

The existing building is currently being used as offices to manage, display and store the property owner's large private collection of sports memorabilia and other items. In order to accommodate additional acquisitions, two additions to the existing building are proposed. Both additions would infill existing entry/courtyard areas and would not extend the existing building footprint beyond the outermost walls.

A detached five-car garage, to contain the property owner's car collection, is proposed at the western end of parking lot #1. One of the parking spaces in the garage would be handicapped accessible. The proposal also includes the enlargement of an as-built trash enclosure to accommodate a new recycling dumpster. Both parking lots would be restriped to accommodate the new garage, enlarged trash enclosure and new landscaping. An as-built chain link fence surrounds a majority of the parcel. As-built on-grade steps are located at the northwestern end of parking lot #1 to gain access to the area behind the site wall and to the adjacent property, which is under the same ownership.

In parking lot #2, portions of the existing parking spaces and small sections of an iron fence, which are located within the right of way, would be removed. In addition, the owner has offered to install a five

foot wide sidewalk along the entire frontage of Miramonte Drive. In order to accomplish this, a retaining wall ranging from two to three and one half feet high, would be required along the front of parking lot #1.

Previous Planning Commission Resolution 011-93 required the property owner to submit an annual report to the City that included the number of employees, how they were distributed on the site and a list of businesses operating on the site. Staff does not believe that the annual report is necessary and this is addressed in the attached conditions of approval; however, the number of employees will continue to be restricted to a total of sixty-five.

V. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New construction or conversion of small structures).

VI. ARCHITECTURAL BOARD OF REVIEW (ABR)

The Architectural Board of Review (ABR) reviewed the proposed project on two occasions, and on January 3, 2006, the ABR continued the project indefinitely to the Planning Commission with favorable comments. The ABR was supportive of the new garage, building additions and modifications. The Board appreciated the stepping and layering of the retaining wall and would like a landscaping treatment such as cascading vines or darker colors to avoid a campus like feeling. The minutes from the ABR meetings are attached as Exhibit D. Preliminary and final approval by the ABR will be required following Planning Commission approval of the project.

VII. ISSUES

A. ZONING ORDINANCE CONSISTENCY

1. Front Yard Setback Modifications

The project site is located in the C-X (Research and Development and Administrative Office) Zone District, which has a thirty five (35') foot front yard setback requirement along Miramonte Drive. The large setback is intended to provide a substantial buffer between the commercial and residential uses in the C-X zone.

An as-built six foot high trash enclosure is located in the front yard setback within parking lot #1; therefore, a modification is required. An enlargement of the enclosure to accommodate a recycling dumpster is proposed. Additional landscaping is proposed that would further screen the enclosure from Miramonte Drive.

There are also 24 approved parking spaces located within the front yard setback. With the reconfiguration of the parking lots, 18 parking spaces would remain in the front yard setback, eight in parking lot #1 and 10 in parking lot #2. The parking spaces in parking lot #2, that currently encroach into the City right-of way along Miramonte Drive, would be relocated and a new 36" high iron fence and landscaping would be installed.

Additional landscaping along the perimeter of the site is proposed to buffer the views of the parking areas from Miramonte Drive. The topography at the site is such that views

onto the site are already restricted due to Miramonte Drive being situated at an elevation below the parking lots. The residential uses across Miramonte Drive do not have views of the parking lot as they are at an even lower elevation than Miramonte Drive. Thus, the intent of the large front yard setback is met.

2. **Parking Modification**

The currently approved plan for the site includes 72 parking spaces. The parking requirement is one parking space for each 250 square feet of office space, resulting in 70 required spaces for the 17,635 square foot building. The additional 2,117 square feet would require eight additional parking spaces for a total of 78 required parking spaces. Currently, the parking lots are not striped. The applicant is proposing to restripe the parking lots with 40 spaces proposed in parking lot #1 and 26 parking spaces in parking lot #2, for a total of 66 spaces. A parking modification is requested to allow 12 less parking spaces than the number of spaces required.

Transportation Staff performed a parking demand analysis using the General Office use category and the determined that the average peak parking demand for an office building of the proposed size would be approximately 57 parking spaces. Given the current and proposed use of the building, which is lower than a typical office use, the average peak parking demand is likely lower than 57 parking spaces. The project is proposing 66 spaces; therefore, the parking demand would be met onsite, both for the existing use and for possible future uses allowed in the C-X zone. Staff supports the parking modification request.

3. **Development Plan (Measure E)**

The proposal includes a total of 2,117 additional square feet of non-residential square footage; therefore, Development Plan approval is required to allocate 1,000 square feet of non-residential square footage from the Minor Addition category and 1,117 square feet from the Small Addition category.

4. **Development Plan (C-X Zone)**

Permitted uses in the C-X zone are required to be at an intensity of activity that is compatible with the surrounding residential area. The intensity of activity of a C-X facility may be considered to be directly related to the number of persons and vehicles traveling to and from the site. The Planning Commission shall make the determination as to whether or not the level of activity proposed for a C-X site is appropriate. In addition, any new structure in the C-X zone requires Planning Commission approval of a Development Plan.

The activity on the site is not expected to increase with the increase in proposed square footage and new garage. As required in the C-X zone, the use is not open to or visited by the general public for the purpose of receiving or disbursing goods, services, information, payments or other such routine or frequent activities. Currently, less than 25 employees work onsite and there is no increase proposed.

B. GENERAL PLAN CONSISTENCY

Land Use Element

The project site has a General Plan land use designation of Residential, 3 units per acre/Administration and Research and is located in the Alta Mesa neighborhood, which is bordered by Loma Alta Drive on the east; by the City limits (Las Positas Road) on the west; on the south by the existing development oriented to Cliff Drive; and on the north by the base of the steep hillside. The current low level intensity of use on the site is consistent with the intent of allowing administrative offices in this area and is compatible with the adjacent residential uses.

VIII. RECOMMENDATION/FINDINGS

The proposed development is consistent with the Zoning Ordinance and General Plan and complies with applicable standards governing new development in the C-X zone. Therefore, staff recommends that the Planning Commission make the following findings and approve the project subject to the attached Conditions of Approval (Exhibit A):

A. FRONT YARD SETBACK MODIFICATIONS (SBMC§28.60.060)

In order for the Planning Commission to approve a modification to allow an as-built trash enclosure to be enlarged in the front yard setback along Miramonte Drive, and a modification to allow as-built parking spaces in the front yard setback, it must be found that the modifications are consistent with the purposes and intent of the Zoning Ordinance and that they are necessary to secure an appropriate improvement on a lot, prevent unreasonable hardship, or promote uniformity of improvement.

The enlargement of the trash enclosure would enable the development to comply with the recently updated recycling guidelines. The enclosure would be approximately 16 feet from the front property line and located behind landscaping that would significantly screen it from public view. Staff finds that the modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

The existing parking spaces were previously approved within the front yard setback and partially within the right of way on Miramonte Drive. The proposed project would eliminate a total of six spaces from the front yard setback and would remove the spaces from the right of way. The removal of all parking spaces from the front yard setback would result in an unreasonable hardship for the property owner given the current development on the site. The remaining parking spaces within the front yard setback would be screened from public view by an iron fence and landscaping. Staff finds that the modification is necessary to prevent unreasonable hardship and to secure an appropriate improvement on the lot.

B. PARKING MODIFICATION (SBMC§28.90.100)

In order for the Planning Commission to approve a modification to allow less than the number of parking spaces required by the Zoning Ordinance, it must be found that the

modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking spaces in the immediate area. As stated previously, the parking demand of the proposed project would be met onsite by the provision of 57 parking spaces. With the provision of 66 spaces, it can be found that the modification is consistent with the purposes and intent of the Zoning Ordinance and will not increase the demand for parking spaces in the area.

C. DEVELOPMENT PLAN (SBMC§28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance. *With the approval of the requested Modifications, the proposal will be in compliance with the requirements of the C-X zone.*
2. The proposed development is consistent with the principles of sound community planning. *The proposed project is consistent with the principles of sound community planning by providing new sidewalks, removing the existing encroachments from the right of way, and providing recycling facilities.*
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. *The ABR has conceptually reviewed the project and has found the proposal to be compatible with the surrounding neighborhood.*
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock. *The project will not impact housing in the City or South Coast.*
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. *There is sufficient water supply to meet the demand and would not cause a significant unmitigated adverse impact.*
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. *The proposed project will not result in an increase in traffic.*
7. Resources will be available and traffic improvements will be in place at the time of project occupancy. *Adequate city services are available and the proposal includes sidewalk improvements.*

D. DEVELOPMENT PLAN FOR THE C-X ZONE (SBMC §28.60.130)

With the proposed project, the level of activity on the site remains appropriate and, with the approval of the modifications addressed above, the proposal is consistent with the requirements of the C-X zone including permitted uses, height, and site coverage.

Planning Commission Staff Report
800 Miramonte Drive (MST2005-00352)
January 12, 2005
Page 8

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated January 9, 2006
- D. Architectural Board of Review Minutes

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