



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 9, 2006
AGENDA DATE: February 16, 2006
PROJECT ADDRESS: 260 Eucalyptus Hill Drive (MST2005-00707)

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 converting an existing 1,026 square foot accessory structure and attached 2,093 seven-car garage to into a 2,878 square foot single-family residence with an attached 761 square foot four-car garage. The project site is a 152,895 square foot (3.5 acre) lot located in the A-2, Single-Family Residential Zone, and is currently developed with the accessory structure and attached garage described above; a 4,888 square foot single-family residence; pool; tennis court; gazebo; and chicken coop. The four-car garage attached to the proposed additional dwelling unit would also provide parking for the existing residence. Minor exterior alterations to doors and windows on the additional dwelling unit are proposed. The project also includes incorporating and permitting three as-built doors for the existing residence and incorporating the following as-built features of the proposed additional dwelling unit: addition or alteration of doors and windows, the extension of a deck, enclosure of a patio with a new deck, conversion of lower floor from storage and half-bathroom to an exercise room and full bathroom, and addition of a media room with a bar sink on the upper floor.

II. REQUIRED APPLICATIONS

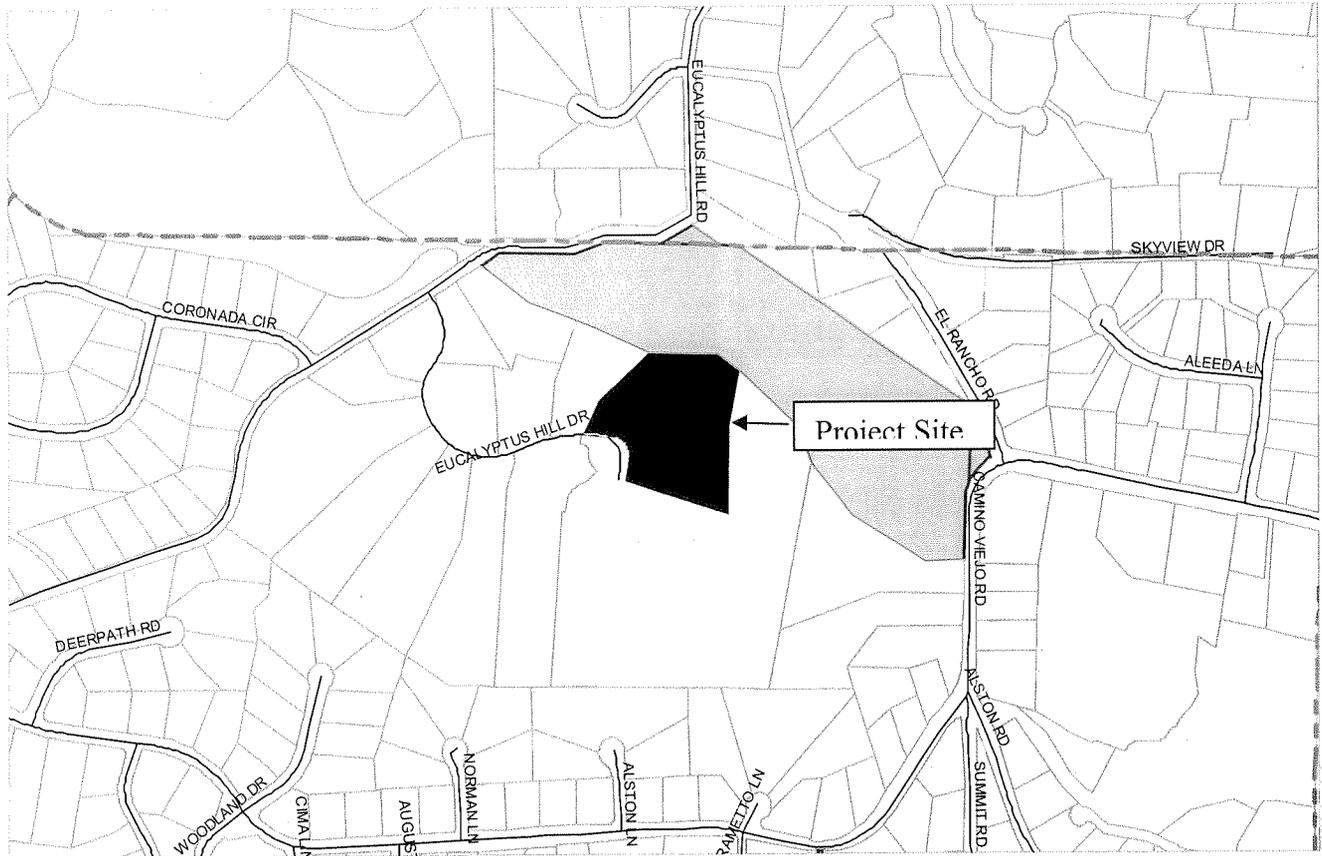
The discretionary applications required for this project are:

1. A Performance Standard Permit for an Additional Dwelling Unit within a Single-Family Residential Zone (SBMC §28.93); and
2. Neighborhood Preservation Ordinance Findings for the total floor area of all structures to exceed more than 6,500 square feet in the Hillside Design District (SBMC §22.68.070).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the structures are not proposed to change with the project and will remain 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 – 260 Eucalyptus Hills Drive

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

January 18, 2006
April 18, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jessica Grant, Penfield & Smith	Property Owner: Mr. and Mrs. David Wenner
Parcel Number: 015-050-012	Lot Area: 152,895 sq. ft. (3.5 acres)
General Plan: Residential, 2 units/ acre	Zoning: A-2
Existing Use: Residential	Topography: 15% average slope
Adjacent Land Uses: North – Single-Family Residential East - Single-Family Residential South - Single-Family Residential West - Single-Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,888 sq. ft. (existing house)	7,766 sq. ft. (total for both houses)
Basement	1,382 sq. ft.	1,382 sq. ft.
Garage	2,093 sq. ft.	761 sq. ft.
Accessory Space	1,026 sq. ft.	0 sq. ft.
Total	9,389 sq. ft. (does not include as-built sq. ft.)	9,909 sq. ft. (includes as-built sq. ft.)

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	30' 10'	>30' >10'	No Change
Building Height	30'	Existing house: 21' ADU: 30'	No Change
Parking	4 covered	7 covered	4 covered
Lot Area Required for Each Unit	37,500 sq. ft.	152,895 sq. ft.	No change
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	No Change
Lot Coverage -Building -Paving/Driveway -Tennis Court -Landscaping	N/A N/A N/A N/A	7,320 sq. ft. 4.8% 10,900 sq. ft. 7.1% 7,200 sq. ft. 4.7% 125,139 sq. ft. 83.4%	No Change

The proposed project would meet the requirements of the A-2, Single-Family Residence Zone. An additional dwelling unit is allowed in a single-family zone when the minimum site area for each unit is equal to or larger than the minimum lot area required for that zone, including slope density. The average slope of the subject lot is approximately 15 percent (%) and, therefore, the minimum lot size required is 37,500 square feet (25,000 square feet x 1.5). Therefore, the minimum site per unit is also 37,500 square feet, for a total lot area requirement of 75,000 square feet. The existing lot size of 152,895 square feet (3.5 acres) meets this requirement.

VI. BACKGROUND

On June 9, 1993, the Modification Hearing Officer approved two modifications to allow the total garage size to exceed 750 square feet and to allow more than 500 square feet of accessory space. The total area of the approved accessory structure and attached garage was 3,119 square feet. In August of 1993, Planning Staff had notified the applicant that the project required Neighborhood Preservation Ordinance (NPO) findings by the Planning Commission. The applicant received an extension on the modifications and proceeded to Planning Commission where they received an approval for exceeding 6,500 square feet of development in the Hillside Design District on September 15, 1994. The project also received preliminary and final Architectural Board of Review (ABR) approval following Planning Commission approval.

VII. ISSUES

A. AS-BUILT FEATURES

The as-built features for the existing residence include three doors off the basement in the rear of the building. Staff is supportive of permitting these doors as part of this project as they do not raise aesthetic concerns and do not affect floor plan configuration with regard to exterior access. The as-built features for the proposed additional dwelling unit include the following: addition or alteration of doors and windows, the extension of a deck, enclosure of a patio with new deck, conversion of lower floor from storage and half-bathroom to an exercise room and full bathroom, and addition of a media room with a bar sink on the upper floor. The exterior as-built alterations are relatively minor and have been reviewed by the ABR and no aesthetic concerns were raised. Both the exterior and interior as-built features would be in compliance with zoning regulations and required to meet building code standards as part of the permitting process, and, therefore, can be supported by staff as part of this project.

B. DESIGN REVIEW

This project was reviewed by the ABR on one occasion for conceptual review (meeting minutes are attached as Exhibit D.). On December 19, 2005, the ABR stated that there are no aesthetic concerns with the conversion of the accessory structure and garage to an additional dwelling unit and no aesthetic concerns about the as-built features of the project (e.g., decks, windows, doors). The Board suggested reducing hardscaping at the entrance to the new residence to the extent feasible, and to introduce landscaping and a more friendly front entry to further distinguish it from the main house. The applicant has not yet proposed these changes to the plans.

C. COMPLIANCE WITH THE GENERAL PLAN

The project site is located in an area recognized by the Land Use Element of the General Plan as the Eucalyptus Hill neighborhood. This neighborhood is bounded on the north and east by the City limits; by Sycamore Canyon on the west; and the bottom of the hill and Old Coast Highway on the south. It is described as an area with considerable steep topography, and that appropriate techniques must be used in order to avoid excessive grading. Most of the lots are large in size and the General Plan recommends that the pattern of low density continue. The majority of the neighborhood has a land use designation of two units per acre, with a portion in the west designated as three units per acre, and the south portion, occupied by the Montecito Country Club, designated as open space.

No new development is proposed on the site. The conversion of the accessory structure to an additional dwelling unit, resulting in two single-family residences on the lot, would comply with the General Land Use designation of two units per acre as the project site is approximately 3.5 acres.

D. 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.

VIII. FINDINGS

The Planning Commission finds the following:

A. PERFORMANCE STANDARD PERMIT (SBMC §28.93)

The Performance Standard Permit is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The subject lot has an area of more than the required lot area for the A-2 Zone and adequate provisions for ingress and egress. The minimum site area per dwelling unit meets the required minimum lot area required for the A-2 zone, including slope density. The location of the additional dwelling unit complies with the provisions of all applicable ordinances.

B. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS (SBMC §22.68.070)

1. The public health, safety and welfare will be protected.
The conversion of the accessory structure and portion of the garage to a single-family residence would be in compliance with California Building Code requirements and would not affect the public health, safety, or welfare.
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 ridgetline or hillside.

The scope of the project is limited to interior alterations and minor exterior alterations to the building. The removal of some hardscaping and addition of new landscaping would be minimal.

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 (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.

No vegetation removal is proposed.

4. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

The conversion of the accessory structure and a portion of the garage would be compatible with the scenic character of the neighborhood as they are one existing building and only minor exterior changes to doors and windows are proposed.

5. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.

The conversion of the accessory structure and a portion of the garage would be compatible with the neighborhood, and its size, bulk, and scale, as they are one existing building and only minor exterior changes to doors and windows are proposed.

6. The development will preserve significant public scenic views of and from the hillside.

No new development is proposed.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated January 18, 2006
- D. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

260 EUCALYPTUS HILL DRIVE
PERFORMANCE STANDARD PERMIT
FEBRUARY 16, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be memorialized in a written instrument executed by Owner, reviewed and approved as to form and content by the City Attorney, Community Development Director and/or Public Works Director and recorded by the City in the Office of the County Recorder:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the ABR. Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Approved Development.** The development of the Real Property approved by the Planning Commission on February 16, 2006 is limited to two dwelling units, one with 761 square feet of garage and 2,878 square feet of living area, and a second with 4,888 square feet of living area, and the improvements on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Landscaping.** Landscaping shall be provided at the front entrance of the additional dwelling unit as recommended by the ABR.

- C. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Soils Report.** Submit to the Building and Safety Division a soils report.
 2. **Geology Report and Slope Stability Analysis.** Submit to the Building and Safety Division a geology report and slope stability analysis prepared by a licensed engineer or geologist for change of use from accessory and garage to a dwelling unit.
 3. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal and attach documents as appropriate.
- D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review (ABR), outlined in Section B. above.
 2. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
 3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions, which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____	_____	_____
Property Owner		Date
_____	_____	_____
Contractor	Date	License No.
_____	_____	_____
Architect	Date	License No.
_____	_____	_____
Engineer	Date	License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work at outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

2. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

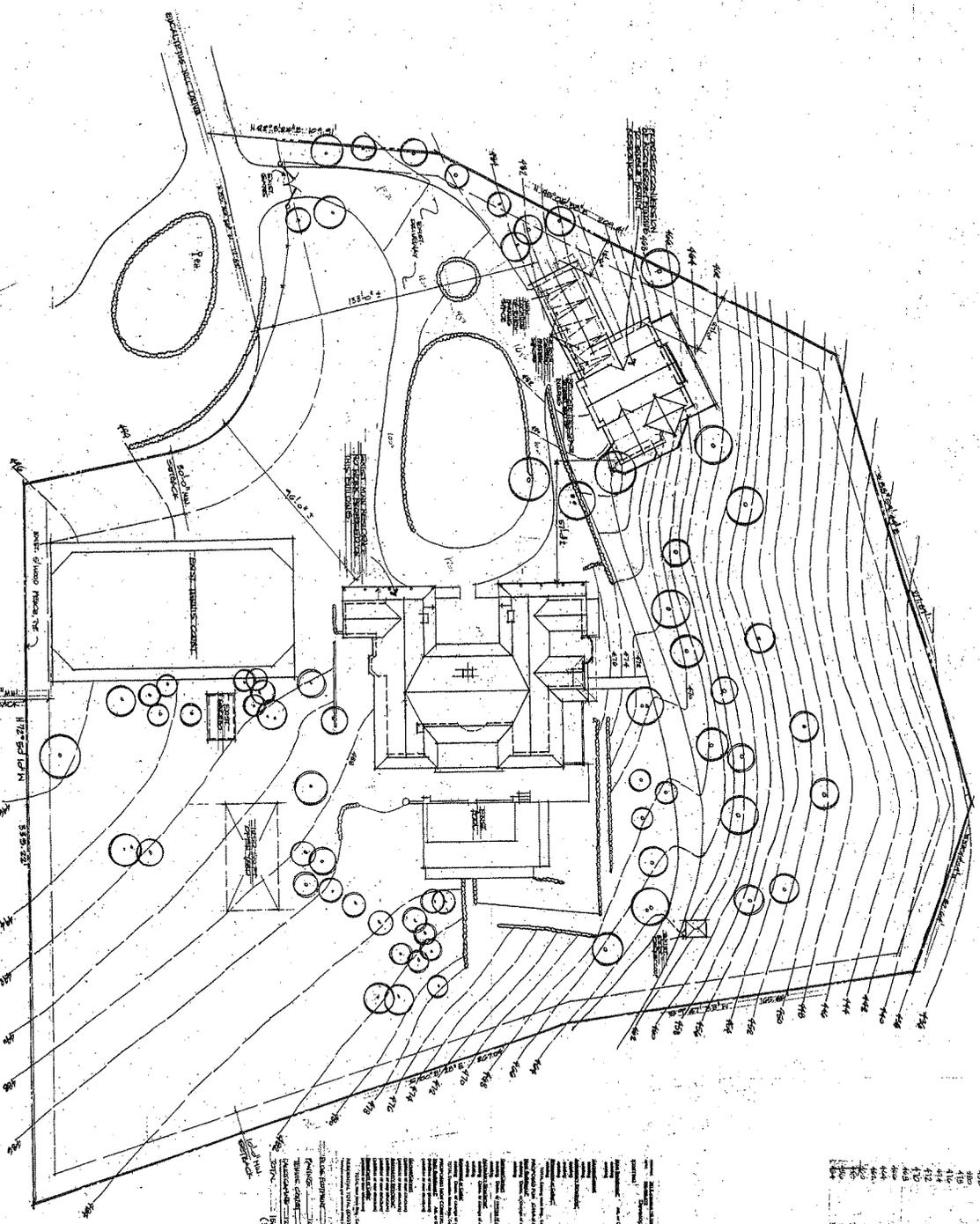
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Public Utility Connection.** Both houses shall be connected to the City's sewer system.
3. **Check Valve / Anti-Backflow Device.** (For the irrigation meter) Provide an approved check valve or anti-backflow device placed on the private property side of consumer's service pursuant to Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.

G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS: The Planning Commission's action approving the Performance Standard Permit shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A Building permit for the use authorized by the approval is sought within twelve months of the approval. An extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) one (1) year from granting the approval.



Slope Analysis

Zone	Area	Volume	Weight	Weighted Volume
1	100	100	1.0	100
2	200	200	2.0	400
3	300	300	3.0	900
4	400	400	4.0	1600
5	500	500	5.0	2500
6	600	600	6.0	3600
7	700	700	7.0	4900
8	800	800	8.0	6400
9	900	900	9.0	8100
10	1000	1000	10.0	10000
11	1100	1100	11.0	12100
12	1200	1200	12.0	14400
13	1300	1300	13.0	16900
14	1400	1400	14.0	19600
15	1500	1500	15.0	22500
16	1600	1600	16.0	25600
17	1700	1700	17.0	28900
18	1800	1800	18.0	32400
19	1900	1900	19.0	36100
20	2000	2000	20.0	40000
21	2100	2100	21.0	44100
22	2200	2200	22.0	48400
23	2300	2300	23.0	52900
24	2400	2400	24.0	57600
25	2500	2500	25.0	62500
26	2600	2600	26.0	67600
27	2700	2700	27.0	72900
28	2800	2800	28.0	78400
29	2900	2900	29.0	84100
30	3000	3000	30.0	90000
31	3100	3100	31.0	96100
32	3200	3200	32.0	102400
33	3300	3300	33.0	108900
34	3400	3400	34.0	115600
35	3500	3500	35.0	122500
36	3600	3600	36.0	129600
37	3700	3700	37.0	136900
38	3800	3800	38.0	144400
39	3900	3900	39.0	152100
40	4000	4000	40.0	160000
41	4100	4100	41.0	168100
42	4200	4200	42.0	176400
43	4300	4300	43.0	184900
44	4400	4400	44.0	193600
45	4500	4500	45.0	202500
46	4600	4600	46.0	211600
47	4700	4700	47.0	220900
48	4800	4800	48.0	230400
49	4900	4900	49.0	240100
50	5000	5000	50.0	250000
51	5100	5100	51.0	260100
52	5200	5200	52.0	270400
53	5300	5300	53.0	280900
54	5400	5400	54.0	291600
55	5500	5500	55.0	302500
56	5600	5600	56.0	313600
57	5700	5700	57.0	324900
58	5800	5800	58.0	336400
59	5900	5900	59.0	348100
60	6000	6000	60.0	360000
61	6100	6100	61.0	372100
62	6200	6200	62.0	384400
63	6300	6300	63.0	396900
64	6400	6400	64.0	409600
65	6500	6500	65.0	422500
66	6600	6600	66.0	435600
67	6700	6700	67.0	448900
68	6800	6800	68.0	462400
69	6900	6900	69.0	476100
70	7000	7000	70.0	490000
71	7100	7100	71.0	504100
72	7200	7200	72.0	518400
73	7300	7300	73.0	532900
74	7400	7400	74.0	547600
75	7500	7500	75.0	562500
76	7600	7600	76.0	577600
77	7700	7700	77.0	592900
78	7800	7800	78.0	608400
79	7900	7900	79.0	624100
80	8000	8000	80.0	640000
81	8100	8100	81.0	656100
82	8200	8200	82.0	672400
83	8300	8300	83.0	688900
84	8400	8400	84.0	705600
85	8500	8500	85.0	722500
86	8600	8600	86.0	739600
87	8700	8700	87.0	756900
88	8800	8800	88.0	774400
89	8900	8900	89.0	792100
90	9000	9000	90.0	810000
91	9100	9100	91.0	828100
92	9200	9200	92.0	846400
93	9300	9300	93.0	864900
94	9400	9400	94.0	883600
95	9500	9500	95.0	902500
96	9600	9600	96.0	921600
97	9700	9700	97.0	940900
98	9800	9800	98.0	960400
99	9900	9900	99.0	980100
100	10000	10000	100.0	1000000

Developmental Applications Summary Form

Item	Area	Volume	Weight	Weighted Volume
1	100	100	1.0	100
2	200	200	2.0	400
3	300	300	3.0	900
4	400	400	4.0	1600
5	500	500	5.0	2500
6	600	600	6.0	3600
7	700	700	7.0	4900
8	800	800	8.0	6400
9	900	900	9.0	8100
10	1000	1000	10.0	10000
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17	1700	1700	17.0	28900
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19	1900	1900	19.0	36100
20	2000	2000	20.0	40000
21	2100	2100	21.0	44100
22	2200	2200	22.0	48400
23	2300	2300	23.0	52900
24	2400	2400	24.0	57600
25	2500	2500	25.0	62500
26	2600	2600	26.0	67600
27	2700	2700	27.0	72900
28	2800	2800	28.0	78400
29	2900	2900	29.0	84100
30	3000	3000	30.0	90000
31	3100	3100	31.0	96100
32	3200	3200	32.0	102400
33	3300	3300	33.0	108900
34	3400	3400	34.0	115600
35	3500	3500	35.0	122500
36	3600	3600	36.0	129600
37	3700	3700	37.0	136900
38	3800	3800	38.0	144400
39	3900	3900	39.0	152100
40	4000	4000	40.0	160000
41	4100	4100	41.0	168100
42	4200	4200	42.0	176400
43	4300	4300	43.0	184900
44	4400	4400	44.0	193600
45	4500	4500	45.0	202500
46	4600	4600	46.0	211600
47	4700	4700	47.0	220900
48	4800	4800	48.0	230400
49	4900	4900	49.0	240100
50	5000	5000	50.0	250000
51	5100	5100	51.0	260100
52	5200	5200	52.0	270400
53	5300	5300	53.0	280900
54	5400	5400	54.0	291600
55	5500	5500	55.0	302500
56	5600	5600	56.0	313600
57	5700	5700	57.0	324900
58	5800	5800	58.0	336400
59	5900	5900	59.0	348100
60	6000	6000	60.0	360000
61	6100	6100	61.0	372100
62	6200	6200	62.0	384400
63	6300	6300	63.0	396900
64	6400	6400	64.0	409600
65	6500	6500	65.0	422500
66	6600	6600	66.0	435600
67	6700	6700	67.0	448900
68	6800	6800	68.0	462400
69	6900	6900	69.0	476100
70	7000	7000	70.0	490000
71	7100	7100	71.0	504100
72	7200	7200	72.0	518400
73	7300	7300	73.0	532900
74	7400	7400	74.0	547600
75	7500	7500	75.0	562500
76	7600	7600	76.0	577600
77	7700	7700	77.0	592900
78	7800	7800	78.0	608400
79	7900	7900	79.0	624100
80	8000	8000	80.0	640000
81	8100	8100	81.0	656100
82	8200	8200	82.0	672400
83	8300	8300	83.0	688900
84	8400	8400	84.0	705600
85	8500	8500	85.0	722500
86	8600	8600	86.0	739600
87	8700	8700	87.0	756900
88	8800	8800	88.0	774400
89	8900	8900	89.0	792100
90	9000	9000	90.0	810000
91	9100	9100	91.0	828100
92	9200	9200	92.0	846400
93	9300	9300	93.0	864900
94	9400	9400	94.0	883600
95	9500	9500	95.0	902500
96	9600	9600	96.0	921600
97	9700	9700	97.0	940900
98	9800	9800	98.0	960400
99	9900	9900	99.0	980100
100	10000	10000	100.0	1000000

Developmental Applications Summary Form

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5	500	500	5.0	2500
6	600	600	6.0	3600
7	700	700	7.0	4900
8	800	800	8.0	6400
9	900	900	9.0	8100
10	1000	1000	10.0	10000
11	1100	1100	11.0	12100
12	1200	1200	12.0	14400
13	1300	1300	13.0	16900
14	1400	1400	14.0	19600
15	1500	1500	15.0	22500
16	1600	1600	16.0	25600
17	1700	1700	17.0	28900
18	1800	1800	18.0	32400
19	1900	1900	19.0	36100
20	2000	2000	20.0	40000
21	2100	2100	21.0	44100
22	2200	2200	22.0	48400
23	2300	2300	23.0	52900
24	2400	2400	24.0	57600
25	2500	2500	25.0	62500
26	2600	2600	26.0	67600
27	2700	2700	27.0	72900
28	2800	2800	28.0	78400
29	2900	2900	29.0	84100
30	3000	3000	30.0	90000
31	3100	3100	31.0	96100
32	3200	3200	32.0	102400
33	3300	3300	33.0	108900
34	3400	3400	34.0	115600
35	3500	3500	35.0	122500
36	3600	3600	36.0	129600
37	3700	3700	37.0	136900

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

January 18, 2006

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

**Subject: CUP Application for Wenner Property
260 Eucalyptus Hill Drive - MST#2005-00707
APN 015-050-012**

W.O. 16696.01
RECEIVED
JAN 18 2006
CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Commissioners:

David and Marilyn Wenner, property owners of 260 Eucalyptus Hill Drive, are seeking your approval of a Conditional Use Permit to have a second residence permitted on their property.

Project Description

The project is located at 260 Eucalyptus Hill Drive (APN 015-050-012) and is zoned A-2. The property is currently developed with the following: a 5,166 sq. ft. single-family residence; a detached 2,465 sq.ft. seven-car garage with attached 1,370 sq.ft. accessory structure; pool; tennis court; gazebo; and chicken coop. The proposed project involves converting the existing accessory structure and a portion of the existing seven car garage into a 3,010 sq. ft. single family residence with an attached 825 sq.ft., four car garage.

Per the Zoning Information Report (dated 03/07/05 and as amended), the lower floor of the detached garage includes an exercise room and full bath. Additionally, the media room and bar sink on the upper floor requires a permit. The proposed project would abate these building code violations by incorporating these unpermitted improvements into the project plans.

The discretionary permits required for the proposed project include: 1.) Planning Commission approval of a Conditional Use Permit to have a second single family residence on a A-2 zoned lot (SBMC Section 28.94.030.X) and 2. Neighborhood Preservation Ordinance Findings, since the total combined square footage of all structures on site exceeds 6,500 square feet in size (SBMC Section 22.68.060). 3.) Design review and approval from the Architectural Board of Review (ABR) for minor exterior alterations to doors and windows. Review by the ABR is also required for the as-built additions to the accessory structure's rear and side decks, as-built patio enclosure and as-built windows.

Zoning Analysis

Per Santa Barbara Municipal (SBMC) Section 28.94.030.X, additional dwelling units located in single family zones shall meet the minimum lot area requirements, including slope density. The slope study analysis from a past permit on the subject property concluded the average slope is approximately 15%. Since the average slope falls between 10 and 20 percent, the minimum lot size per residential unit in the A-2 zone is 37,500 square feet, for a total lot area requirement of 75,000 square feet. The existing lot size of 3.51-acres (152,895 sq.ft.) meets the minimum lot size requirement. The conversion of the accessory structure to a single family residence and the existing single family residence would meet setback, height and parking requirements set forth in the A-2 Zone.

Conditional Use Permit Findings

Below are the Conditional Use Permit findings outlined in SBMC Section 28.94.020, followed by a brief discussion how the proposed project meets the required findings.

- a. *Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan.*

The subject site is located in the Eucalyptus Hills neighborhood and has a General Plan Land Use Designation of Residential, 2 units per acre. The conversion of the accessory structure and portion of the garage to a single family residence is an allowed use in the A-2 zone, and would be consistent the various elements of the General Plan.

The additional residence on this property would not affect the existing ambiance of the neighborhood as the structure already exists and only minor exterior alterations are proposed.

- b. *Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved;*

Only minor exterior changes to doors and windows are proposed for the conversion of the accessory structure and a portion of the garage to a single family residence. The residence is in scale with other development in the surrounding neighborhood, and provides parking and amenities on-site so as not to adversely affect the surrounding neighborhood.

- c. *The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.*

The conversion of the accessory structure and a portion of the garage to a single family residence would not affect the visual character of the land nor the surrounding properties since the structure exists already.

- d. *Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.*

Four parking spaces are being provided on-site, meeting zoning requirements and the parking demand.

- e. *The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development.*

The conversion of the accessory structure and a portion of the garage to a single family residence and the existing single family residence would be compatible with character of the neighborhood as they are existing permitted structures.

Neighborhood Preservation Ordinance Findings

Below are the Neighborhood Compliance Ordinance findings as outlined in SBMC Section 22.68.060, followed by a brief discussion how the proposed project meets the required findings.

- a. *The public health, safety and welfare will be protected.*

The conversion of the accessory structure and a portion of the garage to a single family residence would be in accordance with the UBC Requirements and would not affect the public health, safety or welfare.

- b. *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.*

Only minor exterior alterations to the doors and windows are proposed.

- c. *The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.*

No vegetation removal is proposed.

- d. *The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.*

The conversion of the accessory structure and a portion of the garage to a single family residence and the existing single family residence would be compatible with the character of the neighborhood as they are existing permitted structures.

- e. *The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.*

The conversion of the accessory structure and a portion of the garage to a single family residence and the existing single family residence would be compatible with the site and character of the neighborhood as they are existing permitted structures.

- f. *The development will preserve significant public scenic views of and from the hillside*

No new development is proposed.

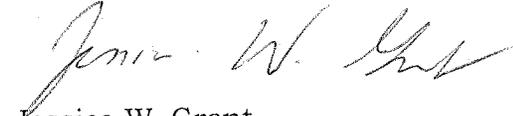
Conclusion

The conversion of the accessory structure and a portion of the garage to a single family residence would only require minimal exterior alterations and would comply with the City's Zoning Ordinance and General Plan. We hope that you can make the required project findings and recommend for project approval.

City of Santa Barbara
January 18, 2006
Page 5

Please do not hesitate to call if you have any questions. I may be reached at (805) 963-9538 ext. 106 [e-mail: jwg@penfieldsmith.com].

Very truly yours,
Penfield & Smith



Jessica W. Grant
Senior Planner

Enc.

Cc: David and Marilyn Wenner, 260 Eucalyptus Hill Drive. Santa Barbara, CA 93108

Jock Sewall. Jock McAllister Sewall and Associates, 213 W. Canon Perdido St., Santa Barbara, CA 93101

CONCEPT REVIEW - NEW ITEM**2. 260 EUCALYPTUS HILL DR**

Assessor's Parcel Number: 015-050-012
 Application Number: MST2005-00707
 Owner: David and Marilyn Wenner
 Applicant: Jessica Grant
 Architect: Jock Sewall

(Proposal for minor alterations to doors and windows, as-built additions to the decks on the accessory structure, an as-built patio enclosure and as-built windows. The project also includes the conversion of an existing 1,370 square foot accessory structure and attached 2,465 square foot seven-car garage into a 3,010 square foot single-family residence with an attached 825 square foot four-car garage. There is an existing 5,166 square foot single family residence located on a 3.5 acre lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A CONDITIONAL USE PERMIT OF AN ADDITIONAL DWELLING UNIT ON AN A-2 ZONED LOT, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:16)

Jessica Grant, Applicant; Jock Sewall, Architect; and Ginger Anderson, Penfield & Smith; present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) There are no aesthetic concerns with the conversion of the accessory structure and garage to a single family residence. 2) Reduce the hardscaping to the extent feasible and introduce a landscape plan at the front entry of the new unit to help distinguish between the two buildings. 3) There are no concerns with the as-built condition.

Action: Manson-Hing/Wienke, 6/0/0.

