



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 077-07

226 AND 232 EUCALYPTUS HILL DRIVE

LOT LINE ADJUSTMENT, MODIFICATIONS, AND PERFORMANCE STANDARD PERMITS

SEPTEMBER 12, 2007

APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, 015-050-017 AND 015-050-018, A-2, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)

The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement through the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. A Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC § 27.40 and Government Code §66412);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC § 28.92.026.A.2); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC § 28.93.030.E).

The Staff Hearing Officer will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

WHEREAS, the Staff Hearing Officer has held a required public hearing on August 29, 2007 and September 12, 2007 for the above application, and the Applicant was present at both hearings.

WHEREAS, at the August 29, 2007 hearing, no one appeared to speak in favor of the application, and nine people appeared to speak in opposition thereto; and at the September 12, 2007 hearing, one person appeared to speak in favor of the application, and seven people appeared to speak in opposition thereto, and the following exhibits were presented for the record:


1. Staff Report with Attachments, August 22, 2007. (Item was continued two weeks using the same Staff Report for the September 12, 2007 hearing).
2. Additional information was submitted by the Applicant at the September 12, 2007 hearing.
3. Site Plans.
4. Correspondence received in opposition to the project:
 - a. Christopher and Collette Flynn, MD, 875 Woodland Drive, Santa Barbara, CA 93108
 - b. Caroline & Tony Vasullo, 850 Woodland Drive, Santa Barbara, CA 93108
 - c. June C. Sochel, 835 Woodland Drive, Santa Barbara, CA 93108
 - d. Ernest & Donna Solomon, 855 Woodland Drive, Santa Barbara, CA 93108
 - e. George Alexiades, 845 Woodland Drive, Santa Barbara, CA 93108
 - f. Robert & Elaine Heavner, 840 Woodland Drive, Santa Barbara, CA 93108
 - g. L.R. Greenwood, 865 Woodland Drive, Santa Barbara, CA 93108
 - h. Marcus and Caryl Crahan, 830 Woodland Drive, Santa Barbara, CA 93108
 - i. Cherie Lucy, 820 Woodland Drive, Santa Barbara, CA 93108
 - j. Susannah Rake, 840 Norman Lane, Santa Barbara, CA 93108
 - k. Everett Stevens (email), 845 Norman Lane, Santa Barbara, CA 93108
 - l. John Manning, 1716 Overlook Lane, Santa Barbara, CA 93103
 - m. Pierre M. Nizet, MD, 825 Woodland Drive, Santa Barbara, CA 93108

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

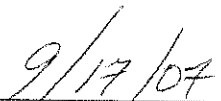
Denied the project, as findings could not be made, since unresolved issues of previous public concerns had not been adequately addressed, and that the Conservation Element and the General Plan were not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways.

This motion was passed and adopted on the 12th day of September, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.