



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 19, 2007  
**AGENDA DATE:** September 26, 2007  
**PROJECT ADDRESS:** 3834 La Cumbre Hills Lane (MST2007-00226)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The 12,500 square foot project site is currently vacant. The proposed project involves the construction of a 2,500 square foot single family residence with an attached three-car garage. The discretionary applications required for this project are Modifications to allow garage space in excess of 500 square feet and wall heights in excess of 3½ feet when located within the first ten feet of a front lot line or the first 20 feet along the driveway.

Date Application Accepted: July 9, 2007 Date Action Required: October 9, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Matt Benwitt	Property Owner: Matt Benwitt
Parcel Number: 057-170-060	Lot Area: 12,454
General Plan: 5 units/acre	Zoning: E-3/SD-2
Existing Use: vacant land	Topography: steeply sloped
Adjacent Land Uses:	
North – Single Family Residence	East – Single Family Residence
South – Single Family Residence	West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	Vacant	2,495 sf
Garage	Vacant	642 sf
Accessory Space	Vacant	None

**III. LOT AREA COVERAGE**

Lot Area: 12,454 sf  
Building: 2,413 sf; 20 %  
Hardscape: 633 sf; 5%  
Landscape: 9,408 sf; 75 %

**IV. DISCUSSION**

This project was reviewed by the ABR and continued indefinitely to the Staff Hearing Officer with the comments that the proposed size, bulk, and scale are appropriate for the neighborhood. The project will return to the Single Family Design Board for preliminary and final approval.

This vacant site is being developed with a single family residence. The property owners are requesting a three-car garage to accommodate their parking needs. SBMC§28.87.160 limits the amount of covered parking to 500 square feet for lots with less than 20,000 square feet of area in the E-3 zone. Staff understands that requesting additional covered parking provides an enclosed and a screened area for parking which eliminates vehicles from being parked within required front and interior yards of the street.

The second Modification for wall heights in excess of 3½ feet is being requested due to the slope of the lot. The wall, which will retain the driveway, does not exceed the height limits established for visibility to the right-of-way.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the Modifications by making the findings that parking in excess of 500 square feet will secure an appropriate improvement by providing adequate parking for the demands of the family and meets the purpose and intent of the ordinance and that the wall height in excess of 3½ feet is necessary to secure an appropriate improvement by providing a level grade for the driveway without visibility obstructions to the right-of-way.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated July 9, 2007
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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**RECEIVED**  
JUL 09 2007  
CITY OF SANTA BARBARA  
PLANNING DIVISION

July 9, 2007

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 3834 La Cumbre Hills Lane  
APN: 057-170-060  
Land Use Zone: E-3/SD-2  
MST207-00226

Dear Staff Hearing Officer,

Please find enclosed my modification submittal package for the subject project as follows:

- Application letter
- Modification Request Submittal Cover Sheet
- Master Application Form
- Projects Statistics Form
- Photographs
- 4 plan sets dated 5/21/07
- Comments from June 25, 2007 ABR meeting

Existing Conditions:

A vacant 12,454 square foot lot. Proposal is for a new two story 2,495 square foot single family residence and an attached 642 square foot 3 car garage.

Modifications Requested:

1. Garage size modification to allow the size of the garage to exceed 500 square feet.
2. Modification to allow walls to exceed 3.5' within 10' of the property line.

**EXHIBIT B**

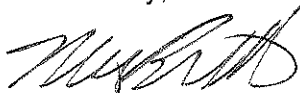
The project was reviewed at the June 25, 2007 ABR meeting and received positive support for the requested modifications. A copy of the minutes is attached.

Justification and Benefits of the Modifications:

1. The garage modification would allow a 3 car garage. It is typical for many households to have more than 2 cars and a 3 car garage would allow all 3 cars to be parked and hidden from public view. Additionally, La Cumbre Hills Lane is very narrow, and neither side of the street is indicated as a fire lane. There is a general agreement between residences on this street that people will not park cars across the street from each other. Despite this, there are numerous cars parked on the street, and at times directly across from each other. This results in a narrow space between these opposing cars, and not enough room for fire truck access. The ABR supports the design with the condition that all 3 garage doors are not in the same plane, and possibly add landscaping between the garage doors. By allowing a 3 car garage for this house it helps to eliminate the impact of street parking and can only be a benefit to the neighborhood.
2. Due to the slope of the site, a wall height in excess of 3.5' within 10' of the property line is unavoidable. This wall is on both sides of the driveway, extending to the garage, and is necessary as a protective barrier for cars. The ABR was in agreement with this design.

Please contact me if you have any questions.

Sincerely,



Matt Benwitt

## 3834 La Cumbre Hills Ln ABR Minutes

June 4, 2007

Motion: Continued indefinitely to the Full Board or the Single Family Design Board with the following comments:

- 1) At this time the Board is unable to comment on the architecture and its neighborhood compliance due to lack of photographic information. Provide photographs of surrounding homes. Architecture of the proposed project, therefore, cannot be reviewed, due to the lack of photographs of the surrounding neighborhood.
- 2) Show the proposed 1,250 square foot open space area.
- 3) Study a roof design that may integrate photovoltaic panels in the future, especially on south facing roofs.
- 4) Provide a landscape plan that is part of the riparian restoration plan that received Planning Commission approval.
- 5) Applicant to review the Good Neighborhood Guidelines in relation to the decks, particularly the deck at the north elevation which is six feet off the property line.
- 6) Provide confirmation that pedestrian access from the driveway is compatible with the neighborhood.
- 7) Return with a topographic survey prepared by a licensed land surveyor, documenting all significant trees on the site.

Action:Zink/Mudge, 7/0/0. Motion carried. (Manson-Hing absent.)

June 25, 2007

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Single Family Design Board with the following comments:

- 1) The Board is comfortable with the proposed size, bulk, and scale.
- 2) The Board is concerned that the aligned three garage doors are a significant impact to the neighborhood. Only mitigation such as stepping one of the 3 garages back, with possibly landscaping between the garage doors would suffice.
- 3) Provide break up of the front elevation. Suggestions include staggering the front elevation, and moving the entrance for more prominence over the garage doors.
- 4) One Board member would prefer a ranch style to be compatible with the surrounding neighbors, and less hip-roof Tuscan/Spanish style.
- 5) Integrate a different design for the driveway edges, not simply a bridge style with parapet driveway. It was suggested that additional landscape and retaining walls be integrated into the landscape.
- 6) Show on plans the potential for future use of integrated photo-voltaic panels, as per the SFDG.
- 7) Provide a landscape plan that is part of the riparian restoration plan.
- 8) The Board is comfortable with the distance of the deck from property line, screened with landscaping, but leaves the final decision regarding the appropriate distance to the SFDB.
- 9) The Board has confirmed through new submittal information that the driveway-only pedestrian access to the front door is compatible with the neighborhood.

Action:Mudge/Blakeley, 6/0/0. Motion carried. (Manson-Hing, Mosel absent.)