



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 25, 2008
AGENDA DATE: July 2, 2008
PROJECT ADDRESS: 100 Barranca Avenue (MST2008-00153)
TO: Bettie Weiss, City Planner. Staff Hearing Officer
 Susan Reardon, Senior Planner
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *R Milazzo*

I. PROJECT DESCRIPTION

The project site has frontage on to both Barranca Avenue and Shoreline Drive. Current development on site consists of a 56 unit condominium complex and its associated amenities. The proposed project involves a major remodel and upgrade to the existing buildings and grounds, and legalization and expansion of an "as-built" trash enclosure. The discretionary application required for this project is a Modification to permit the trash enclosure to be located within the required interior setback (SBMC §28.18.060).

Date Application Accepted: June 3, 2008 Date Action Required: September 3, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	CSA Architects	Property Owner:	Shoreline HOA
Parcel Number:	045-270-018	Lot Area:	72,491 sf
General Plan:	5 Units Per Acre	Zoning:	R-2/SD-3
Existing Use:	56-Unit Condo Complex	Topography:	N/A

Adjacent Land Uses:

North – Multi-Family Residential	East – Multi-Family Residential
South – Shoreline Drive	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	67,358 sf	No Change
Garage	34,451 sf	No Change
Accessory Space	639 sf	60 sf addition = 669 sf

III. LOT AREA COVERAGE

Lot Area:	72,491 sf
Building:	26,202 sf; 36%
Hardscape:	24,632 sf; 34%
Landscape:	21,657 sf; 30%

IV. DISCUSSION

This project was reviewed by the Architectural Board of review (ABR) on May 5, 2008. The ABR stated that there were no negative aesthetic impacts associated with the proposal due to the screening provided by the existing landscaping.

The existing development on site was constructed in 1973. Review of the original construction plan revealed no designated location for trash containers. A recently submitted plan included a request to expand the existing trash enclosure which is located within the six-foot interior setback, by 60 square feet to accommodate recycling containers. Staff's initial consultations with the applicant revealed that the location was inconsistent with the required findings that would need to be made. However, a site visit revealed that the existing location, which may in fact be original, is the only place on site that the enclosure works. Its location allows removal by the disposal company in an area that is out of public view. Although there is opposition by the immediate neighbor, it is Staff's position that the elevation of his property and proximity to the nearest habitable space, really does provide adequate separation to mitigate impacts of trash storage in a setback.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification to permit the expansion of the existing trash enclosure within the required setback is necessary to secure an appropriate improvement in that it provide for a needed amenity in the most practical location on site, and that it meets the purpose and intent of the Ordinance because of the elevation difference and development separation of the adjacent property.

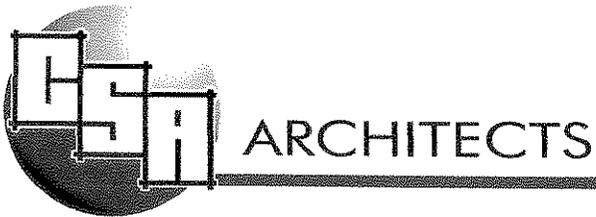
Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 30, 2008

STAFF HEARING OFFICER STAFF REPORT
100 BARRANCA (MST2008-00153)
JUNE 25, 2008
PAGE 3

- C. ABR Minutes
- D. Neighbor's e-mail dated June 3, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



May 30, 2008

Staff Hearing Officer
City of Santa Barbara
Modification Hearing Staff
630 Garden Street
Santa Barbara, CA 93101

Re: 100 Barranca Avenue, MST2008-00154

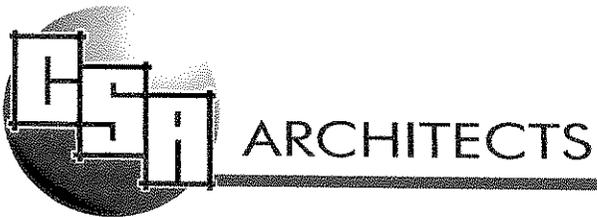
Dear Staff Hearing Officer,

Description of existing situation and proposed project:

The project as a whole consists of correcting some deferred maintenance issues and providing some simple renovations to reduce long term maintenance costs to an existing Condominium complex. The complex was originally built in 1973. The project has frontage on Shoreline Drive, although it is accessed via Barranca. The project consists of 56 condominium units along with a two level semi buried parking garage, a small clubhouse, pool, spa, and paddle tennis court. The property is currently zoned R-2 / S-D-3.

The issue of the Trash location was raised by staff in its preliminary review. The existing trash enclosure location sets right on the western property line, completely within the 6'-0" side yard setback. It is roofed and appears to have been there since the project was built. No one in the entire Association remembers it ever being anywhere else. Original plans do not address the trash location in any form or any location. It appears not to have been addressed in any drawing form, at least that is documented or that we are aware of.

While we understand that the ordinance does not allow for trash enclosures to be within the setback, we believe in this case there are extenuating circumstances. First the



site is highly constrained due to the slope of the property. Most buildings are accessed via stairs and the common walkways between buildings also have stairs. There is limited vehicular access into the 2-level parking garage via a private drive. This private drive is actually partly on City property. This singular drive also provides SCE access to their on site transformer. It is this same drive that trash trucks have their only site access. This drive is set along the western part of the site.

If forced to move the current trash location, we would obviously be required to maintain access to the parking garage for the owners, access for SCE to their transformer and provide access for the trash trucks to make the necessary pickups. This would require a solution that places the trash enclosure adjacent to the existing driveway either against to the open parking garages, closing off part of the outside openings and affecting the net ventilation area required by code or up against one of the existing buildings adjacent to bedroom windows. We find neither of these options desirable.

The adjacent property to the west contains a single family house set approximately 80 feet away from the enclosure. The area immediately surrounding the trash enclosure is heavily landscaped with bushes / hedges. Over the years there have been no complaints from the neighbors. The proposed project is not increasing density or intensifying the properties use in any fashion. We are only correcting long term maintenance issues.

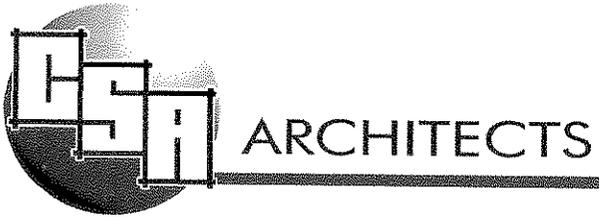
In all aspects it appears that the current location is the original and only location that the trash has existed and while not specifically shown on any of the approved plans, was likely built at the same time and as part of the original construction and likely inspected by the building inspectors at the time. Of course we have no proof of this and neither does the City in its records.

Statement of specific modification requested and justification

It is requested that the existing trash enclosure be allowed to remain in its existing location and that the addition of a enclosure to house existing recycling containers which are currently exposed be allowed in the sideyard.

Benefits of the project:

We received positive comments from ABR at their 5-5 meeting with specific comments supporting the trash enclosure in its existing location. For all the above reasons we feel it is appropriate and somewhat imperative to keep the current trash location where



it is at. We thus respectfully request a modification be granted to allow the trash enclosure to remain in its current location in the side yard.

Thank you for your consideration and I look forward to hearing from you.

Sincerely,
CSA ARCHITECTS

Carl Schneider, A.I.A., NCARB

ARCHITECTURAL BOARD OF REVIEW MINUTES – MAY 5, 2008

Continued indefinitely to the Staff Hearing Officer: 1) Regarding the trash enclosure: a) No negative aesthetic impacts of existing location as the surrounding area is buffered from neighbor and it is heavily landscaped. b) The home owners' association should look for ways to minimize odors. 2) Landscaping: a) It is moving in the right direction. b) Correct the tree elevations as indicated on the plans. 3) At Shoreline Drive provide: a) A new entry gate design. b) Colored concrete and stone face at stair and pathway. c) Landscaping screening.

Milazzo, Roxanne

From: Daryl Bernstein [daryl.bernstein@gmail.com]
Sent: Tuesday, June 03, 2008 10:14 AM
To: Milazzo, Roxanne
Subject: Fwd: Barranca Trash Can Mod. Proposal

Here is a copy of the email.

----- Forwarded message -----

From: **Daryl Bernstein** <daryl.bernstein@gmail.com>
Date: Mon, Jun 2, 2008 at 11:46 AM
Subject: Re: Barranca Trash Can Mod. Proposal
To: "Milazzo, Roxanne" <RMilazzo@santabarbaraca.gov>
Cc: HBaker@santabarbaraca.gov

Roxanne,

Per my conversation with Heather Baker last week, please accept this email as my comment letter regarding the 66 Barranca Ave. #1 project.

I am the owner of the house at 1101 Luneta Plaza, which is next door to the 66 Barranca condo. The condo trash containers are currently located against the property line between the condo buildings and my house. Several times per week, large trash collection trucks rumble down the condo driveway and make a very loud ruckus for several minutes as they lift and lower the condo trash containers. This noise reverberates against the condos and makes it so loud in our backyard that we have to go inside our house.

Given that the condo trash containers are currently located inside the setback, I request that they be moved to a location closer to the street. Ideally, they would be located in an enclosure facing Barranca Ave., so the trash collection trucks do not have to drive onto the condo property. The reduction in noise would benefit me and also the residents of the condos located above the current trash can location.

Please feel free to contact me with any questions, and please keep me on the interested parties list as this project proceeds.

Sincerely,

Daryl Bernstein
1101 Luneta Plaza
Santa Barbara, CA 93109
805-962-2314