



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 1, 2009
AGENDA DATE: April 8, 2009
PROJECT ADDRESS: 1600 W Mountain Drive (MST2008-00518)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
 Betsy Teeter, Planning Technician II *BET*

I. PROJECT DESCRIPTION

The 18.26 acre project site was previously developed with a 2,506 square-foot single-family residence, a 980 square-foot pool house, a 630 square foot green house and a 782 square foot garage. The house was destroyed in the Tea Fire and the pool house was partially damaged. The green house and garage were not damaged. All of the accessory structures were previously approved with Modifications. The proposed project is a request to rebuild a new single-family residence with an attached four car carport and convert the existing garage to a storage building. The discretionary applications required for this project are Modifications to permit accessory building floor area in excess of 500 square feet and garage floor area greater than 750 square feet (SBMC §28.87.160).

Date Application Accepted: March 5, 2009 Date Action Required: June 5, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Laura Bridley	Property Owner:	Gardner Family Trust
Parcel Number:	021-050-033	Lot Area:	18.26 Acres
General Plan:	Major Hillside	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	44% slope

Adjacent Land Uses:

North - One-Family Residence
 South - Parma Park

East - One-Family Residence
 West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	0 sf (destroyed)	4,997 sf
Garage	782 sf (to be converted to accessory space)	872 sf
Accessory Space	1610 sf	+ 782 addition

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Garage Area	750 sf	782 sf	872 sf
Accessory Space	500 sf	1610 sf	2,392 sf

V. DISCUSSION

Due to the project site's location within the Hillside Design District and an overall slope in excess of 20%, the proposed project is subject to review by the Single Family Design Board (SFDB). On March 16, 2009 this project was reviewed by the SFDB and forwarded on to the Staff Hearing Officer with support for the requested Modifications. The Board felt the sizes being proposed for accessory building space and carport were compatible with the size of the site.

Original development on site consisted of a single family residence and detached 3-car garage with accessory space, which was permitted in 1988. A modification was approved on August 24, 1988 to permit the 3-car garage to exceed the 500 square foot maximum that was allowed by the zoning ordinance in effect at that time. The garage is 782 square feet and is proposed to be converted to storage space. On July 29, 1990, a modification to permit a detached accessory building of 980 square feet (the pool house) was granted. On November 5, 1999, a modification to allow an additional accessory building (the green house) was approved. The green house, which was undamaged by the fire, is 630 square feet.

The purpose and intent of limiting accessory size is to prevent a proliferation of detached structures on single family lots. Regardless of the lot size, the 500 square foot maximum attempts to provide adequate detached structures for auxiliary uses on all single family residential zoned lots. Although the 500 square foot maximum makes sense for the smaller lot sizes, staff routinely supports larger amounts of accessory space for greater lot areas if it is not expected to impact surrounding properties.

Limiting the amount of garage space to 750 square feet is intended to provide adequate covered parking for the occupant's vehicles but not car collections or non-residential auxiliary uses. This application is requesting an additional 132 square feet to provide one additional covered parking space for the property.

Staff supports both requests because this 18.26 acre lot can easily accommodate more than the allowable floor areas of accessory space and covered parking without impacts to this property or to the neighborhood.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The amount of floor area being proposed for covered parking and accessory use is not out of proportion for a lot of this size.

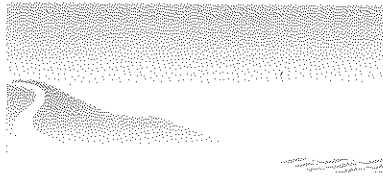
Said approval is subject to conditions that the converted garage be used solely for storage and not additional parking, and that the construction debris remaining from the destroyed main house be removed prior to the issuance of any building permits for the new structures.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 5, 2009
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

Laura M. Bridley, AICP



LAND USE PLANNING ■ TRANSPORTATION PLANNING ■ PROJECT MANAGEMENT

March 5, 2009

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

RE: Modification Request for 1600 W. Mountain Drive, APN 021-050-033

Dear Staff:

I am representing the owner of 1600 W. Mountain Drive, Theodore Gardner II, in his request to obtain two modifications for his property, much of which was destroyed in the Tea Fire. Therefore, your ability to schedule this for the March 25 Staff Hearing Officer meeting, as suggested by Roxanne Durbiano on March 2, would be very helpful in allowing this applicant to move forward quickly with construction of a replacement residence.

1. Existing Conditions

Please note that this property has had multiple addresses for City permits: 305 W. Mountain Drive, 1550 W. Mountain Drive, and currently it is listed as 1600 W. Mountain Drive. Two past modifications were filed under 1550 W. Mountain Drive (see also first page copies of action letters, attached):

- A. November 5, 1999 Modification to allow an additional accessory building, green house, not to exceed 750 square feet. In the action letter for this case, Condition 2 stated that the plans shall show "The accessory structures on site not exceeding 1,658 square feet."
- B. June 29, 1990 Modification to permit a detached accessory building of 980 square feet (now referred to as pool house on plans), and constructed at 908 square feet), and
- C. August 24, 1988 Modification to permit a 3-car garage to be constructed for the main house, in excess of the 500-square foot maximum allowed by the Zoning Ordinance at that time.

Exhibit A



As a result of the Tea Fire, the pool house has been partially damaged, but Mr. Gardner does not want to demolish it at this time. The green house, constructed at 630 square feet, escaped damage by the fire. While the main residence was destroyed, the 3-car garage was not. So the existing structure on the site can be summarized as:

- ◆ 980 square foot pool house
- ◆ 630 square foot green house
- ◆ 782 square foot (former) garage, to be used for storage

**Total Accessory
Space:**

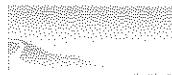
2,392 square feet

All existing accessory buildings are located well within the property, avoiding all setback areas.

2. Modifications Requested

This application requests approval of two Modifications for the property.

- A. A modification of §28.87.160 of the Zoning Ordinance to allow more than 750 square feet of accessory building space on this property. This modification is requested to allow conversion of the former garage to storage space, and is needed because:
- ◆ The property was granted multiple modifications for accessory building previously, and these structures are still in use and needed on site.
 - ◆ The addition of new accessory space is actually a conversion of the former garage to storage space, which is needed to house various personal items and equipment necessary for this large, 18.6 acre property.
 - ◆ The use of the garage for storage functions will consolidate storage functions on the property.
- B. A modification of §28.87.160 of the Zoning Ordinance to allow more than 750 square feet of garage/carport space on this parcel. This will allow for the proposed 4-car carport (currently designed as 872 square feet) on the lower level of the new single family home in the northwest corner of the property. This modification is needed because:
- ◆ The owner would like to provide adequate parking for the new house, without reliance on use of the driveway as this will be necessary for ingress and egress, as will the proposed fire department turnaround

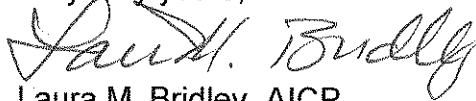


provided at the south end of the new proposed driveway;

- ◆ In addition to the personal vehicles of the owner, occasionally there is need for guest parking, and parking for service vehicles used by gardeners for the 18.6 acre site
- ◆ The additional space provided for vehicle parking will not adversely affect the demand for parking space or loading space in the immediate area. In fact, this additional on-site parking area should ensure the least use of Mountain Drive by service providers and visitors to the Gardner residence.
- ◆ The proposed carport, as incorporated into the lower level of the replacement residence, will also keep site grading and disturbance to one area.

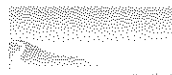
In closing, the Gardner proposed conversion of the garage to storage space and the 4-car carport would provide necessary space for an owner of a large parcel that is trying to make efficient use of the property without spreading buildings or parking throughout the site. If you need any additional information and when staff would like to schedule a site visit, please contact me at (805) 966-7260, or by cell phone at (805) 896-2153, or by email at laurabridley@cox.net. I look forward to staff's review of this application, and the hearing on March 25.

Very truly yours,



Laura M. Bridley, AICP
Planning Consultant

Cc: Theodore Gardner, II, Owner
Bruce Biesman-Simons, AIA
Fred Hammadi, Penfield & Smith



SFDB-CONCEPT REVIEW (CONT.)**4. 1600 W MOUNTAIN DR****A-1 Zone**

(4:45) Assessor's Parcel Number: 021-050-033
Application Number: MST2008-00518
Owner: Gardner Family Trust
Owner: Ted Gardner
Applicant: Laura Bridley
Architect: Bruce Biesmon-Simons

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline FAR.)

(Second Concept Review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Actual time: 4:54

Present: Laura Bridley, Agent; Ted Gardner, Owner; and Bruce Biesmon-Simons, Architect.

Public comment opened at 5:04 p.m.

Ken Ratdkey, opposed: concerned with overall size and prominence.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:06 p.m.

Straw vote: How many Board members would agree that the reduction in the size, bulk, and scale is significant enough? 3/3.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The garage size Modification is supportable as presented; the need for the additional space is understood.
- 2) The Modification request for accessory space is supportable.
- 3) Study the windows on all four elevations.
- 4) Provide a color and materials board.
- 5) Study the amount of paving and Fire Department hammerhead driveway requirements for reduction.
- 6) Some Board members are not comfortable with the overall size, bulk, and scale.

Action: Carroll/Mosel, 6/0/0. Motion carried. (Mahan absent.)