



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 28, 2012  
**AGENDA DATE:** April 4, 2012  
**PROJECT ADDRESS:** 1301 W. Mountain Drive (MST2012-00005)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Daniel Gullett, Associate Planner *DPG*

### I. PROJECT DESCRIPTION

The proposed project includes a new approximately 6,221 square foot single-family dwelling and 725 square foot attached garage to replace the 3,718 square foot single-family dwelling destroyed in the 2008 Tea Fire. The project also includes an approximately 615 square foot addition to the existing 510 square foot single-family dwelling and a new detached 450 square foot carport for the existing dwelling and addition.

The discretionary application required for this project is a Performance Standard Permit for an additional dwelling unit to provide two single-family dwellings on the 10.5 acre lot (SBMC §28.93.030).

Date Application Accepted: March 14, 2012

Date Action Required: June 12, 2012

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND LOT COVERAGE

#### A. SITE INFORMATION

Applicant:	Blackbird Architects	Property Owner:	Donald McCorkell Jr.
Parcel Numbers:	021-050-038 & -039	Lot Area:	10.47 acres
General Plan:	Low Density Res. (1 du/acre)	Zoning:	A-1
Existing Use:	Single Family Residence	Topography:	~ 47% avg. slope

#### Adjacent Land Uses:

North - vacant (County jurisdiction)  
 South - vacant

East - Single Family Residence  
 West - vacant

**B. PROPOSED LOT COVERAGE**

Building: 6,384 sf 1.4% Hardscape: 18,696 sf 4.1% Landscape: 430,909 sf 94.5%

**IV. DISCUSSION**

Although the subject property is comprised of two assessor's parcels, it is one legal lot. The property was annexed to the City in 1985 and a lot line adjustment with a separate adjacent lot was approved concurrently which resulted in two legal dwellings on this property. Both dwellings were constructed with building permits issued by the County in 1954. The larger dwelling was destroyed in the November 2008 Tea Fire. The subject application would replace the dwelling that was destroyed, and provide an addition to the dwelling that survived, and covered parking for both units.

The Zoning Ordinance allows for additional dwelling units on lots zoned for one dwelling with a Performance Standard Permit pursuant to Santa Barbara Municipal Code Subsection 28.93.030.E if the minimum lot area required by the zone is provided for each unit, adequate ingress and egress is provided, and all other applicable ordinances that affect the location of the residences are followed.

The subject property is zoned A-1 which requires a minimum base lot area of one acre. However, since the average slope of the property is greater than 30%, three acres is required per single family dwelling and its accessory buildings. The 10.47 acre site provides more than the necessary lot area for two units. Access to the lot and ingress/egress to each unit would be provided by the existing approximately 1,330 foot long shared driveway and the proposed improvements shown on the site plan, including a Fire Department standard hammerhead turnaround area. City Fire Department staff reviewed the plans and visited the site and concluded that the existing driveway width and configuration and the proposed hammerhead would provide adequate ingress and egress to Fire Department standards if vegetation is reduced along the driveway. Transportation Planning staff also reviewed the driveway and the proposed parking and concluded that the proposal would conform to the City's Parking Design Standards for ingress/egress.

All of the proposed buildings would conform to all other ordinances that affect building location, including minimum setbacks, minimum distances between buildings, open yard, and solar access, and accessory building provisions.

The proposed improvements are subject to design review and approval by the Single Family Design Board (SFDB) prior to building permit issuance. This project was reviewed on January 17, 2012, and the SFDB was supportive of the proposed style, mass, bulk, and size.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer grants the requested Performance Standard Permit finding that the proposed additional dwelling unit complies with all requirements of the Zoning Ordinance and all standards of Santa Barbara Municipal Code Subsection 28.93.030.E including adequate lot area for two residential units as required in the A-1 Zone, adequate ingress and egress for each dwelling, and conformance with applicable setback, distance between buildings, open yard, solar access, parking and accessory building provisions.

Said approval is subject to the following conditions:

1. Vegetation along the driveway shall be reduced and maintained to the satisfaction of the Fire Department; and
2. The project shall be designed in a manner that provides for no more than two Residential Units, as defined by the Zoning Ordinance, on the property.

**Exhibits:**

- A. Site Plan, Floor Plan, Elevations, Sections (under separate cover)
- B. Applicant's letter, received February 7, 2012
- C. SFDB Minutes of January 17, 2012

Contact/Case Planner: Daniel Gullett, Associate Planner  
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Phone: (805) 564-5470 x4550

**B l a c k b i r d**

Architects, Inc.

Ken Radtkey - Blackbird Architects Inc.  
Agent for Donald & Marilyn McCorkell  
235 Palm Avenue  
Santa Barbara, CA 93101

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 91102-1990

**RECEIVED**  
FEB 07 2012

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**Re: Performance Standard Permit Request for 1301 W. Mountain Drive  
APN # 021-050-037 &038, A-1 Zone**

Dear Staff Hearing Officer:

On behalf of owners Don and Marilyn McCorkell, we are requesting a Performance Standard Permit (PSP) to re-establish the 2<sup>nd</sup> residence at 1301 West Mountain Drive as a replacement of the home that was destroyed in the Tea Fire of 2008. Prior to the fire, two homes existed and were allowed on the property as a result of the City Annexation process and approvals that occurred in 1984. There is an existing 510 square foot (SF) residence and pool on the property that survived the fire. The rebuild of the residence consists of replacing the +/-3,718 SF residence and +/- 650 SF carport that were destroyed in the Tea Fire with a 6,221 SF residence and attached accessory structure and a 725 SF attached three-car garage. In addition, the project will include a 615 SF addition to the second residence and a 450 SF carport for the second residence.

A Performance Standard Permit is technically required to re-establish the second residence on the single lot. The property is zoned A-1, with an average slope of over 30%, and thus requires a minimum of three acres for a single residence, or six acres for two residences. 1301 W Mountain is 10.468 acres, and has existing ingress and egress driveway to Mountain Drive that has been reviewed by City Fire Inspector Jim Austin.

The design of the proposed home has been reviewed with unanimous positive comments by the City of Santa Barbara's Single Family Design Review Board on January 17th, 2012. Per request of the City, a soils report with foundation recommendations has been prepared by Coast Valley Testing indicating that the proposed home location is suitable for the proposed construction. Project civil engineer Mike Gones will design the site drainage plan to avoid any potential erosion problems, and he will prepare an erosion control plan as part of the building permit submittal for use in construction. In addition, a landscape plan will be designed and implemented to ensure long-term erosion control.

Approval of the Performance Standard Permit will allow the McCorkell family to rebuild their second residence on the site that was taken from them by the Tea Fire. After a protracted struggle with their insurance company, they are anxious to be able to again live on their property. The size, configuration, and proposed development of their site meet the requirements of the Performance Standard, and the design will enhance the site and community.

Please let me know if you have any questions or need added information regarding this request.

Founder:  
Ken Radtkey AIA

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Santa Barbara, CA  
93101 USA  
805.957.1315  
fax 957.1317

Sincerely,



Ken Radtkey, Blackbird Architects, Inc.

www.bbird.com

**EXHIBIT B**

## Single Family Design Board Minutes

**January 17, 2012**

### **1301 W MOUNTAIN DR**

Assessor's Parcel Number: 021-050-038

Application Number: MST2012-00005

Owner: Donald McCorkell Jr.

Architect: Blackbird Architects

Engineer: Mike Gones

(Proposal to construct a new 6,221 square foot, two-story residence with an attached 725 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 615 square foot addition to an existing 510 square foot second residence and to construct a new 450 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5 acre project site is located in the Hillside Design District. The proposal is 78% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Performance Standard Permit.)**

(5:27)

Present: Ken Ratkey, Architect; and Don McCorkell Jr, Owner.

Public comment opened at 5:45 p.m.

Jonathan Bvoise, neighbor; spoke in support of reduced roof massing, and proposed landscape plan over what previously existing on the site prior to the Jesusita fire.

Public comment closed at 5:48 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board, with comments:**

- 1) A majority of the Board finds the proposed style, mass, bulk and size are acceptable.
- 2) A majority of the Board finds the proposed second unit aesthetics are acceptable.
- 3) Provide a detailed grading plan.
- 4) The Board looks forward to an integrated landscape plan; reproduce the Landscape Compliance Statement on the plans.
- 5) Provide further refinement of colors, materials, and details; provide details on the plans and a colors and materials board for the file.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

Board Comments: Suggest early study for potential solar panel application on the residence or on the site.