



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 14, 2014
PROJECT ADDRESS: 2101 Mountain Avenue (MST2014-00091)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Associate Planner *AR*

I. PROJECT DESCRIPTION

The project site is approximately 4.16 acres and is comprised of two APNS: 043-280-030 (0.41 acres) and 043-280-033 (3.75 acres) that are located in the Hillside Design District. The site is currently developed with an existing 3,463 square foot, single-family residence and a detached 1,073 square foot accessory building, consisting of a 576 square foot, two-car garage and 497 square foot, accessory space. The proposal includes a voluntary lot merger, the construction of a 320 square foot, two-car carport, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger of APNs 043-280-030 (0.41 acres) and 043-280-033 (3.74 acres) to result in a 4.15 acre lot; and
2. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110).

Date Application Accepted: 4/7/14

Date Action Required: 7/3/2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|-----------------|--|-----------------|--|
| Applicant: | Heidi Jones, SEPPS | Property Owner: | Sharon Landecker Living Trust |
| Parcel Numbers: | 043-280-030 043-280-033 | Lot Area: | 17,583 sq. ft. (0.41 acres) <u>163,053 sq. ft. (3.75 acres)</u> 180,636 sq. ft. (4.16 acres) |
| General Plan: | Low Density Residential (Max 3 du/acre) | Zoning: | 043-280-030 E-1 043-280-033 E-1/R-1 |
| Existing Use: | Residential | Topography: | 043-280-030 40% est. avg. slope 043-280-033 31% est. avg. slope |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-----------------|-----------------|-----------------------|
| Living Area | 3,463 sq. ft. | + 479 = 3,942 sq. ft. |
| Garage/Carport | 576 sq. ft. | + 320 = 896 sq. ft. |
| Accessory Space | 479 sq. ft. | - 479 = 0 sq. ft. |

C. PROPOSED LOT AREA COVERAGE

Building: 0.08 acres 1.9% Hardscape: 0.39 acres 9.4% Landscape: 3.69 acres 88.7%

IV. DISCUSSION

The proposed project involves the conversion of existing accessory space to an additional dwelling unit, and the construction of a two-car carport. The applicant is requesting a Performance Standard Permit (PSP) to allow an additional dwelling unit on a lot zoned as single-family residential. Per SBMC §28.90.030.E, the Staff Hearing Officer can approve a PSP to allow an additional dwelling unit when it has been determined that there is twice the minimum lot area and adequate ingress and egress for the lot. A minimum lot size of 45,000 square feet (1.03 acres) is required for each new residential unit on a new lot with an estimated average slope of greater than 30% in the E-1 Zone. The subject parcel is 4.15 acres, and is greater than twice the minimum lot size. The subject parcel has been reviewed by the Planning Division, Transportation Division, and Fire Department Staff and it has been determined to have adequate ingress and egress to the lot. Staff supports the PSP request to allow an additional unit on the lot.

This project was reviewed by the Single Family Design Board on March 24, 2014 (meeting minutes attached as Exhibit C). The Board forwarded the project to the Staff Hearing Officer, stating the project to the Staff Hearing Officer with the comment that the carport colors, materials and paving were appropriate. The project does not pose consistency issues with the Single Family Residence Design Guidelines.

V. **CEQA ENVIRONMENTAL DETERMINATION:**

The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The project is consistent with the development density designated and analyzed by the Program EIR, and potential project-specific environmental effects are addressed with existing development standards and regulations. Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remains applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

VI. **FINDINGS**

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.

The Staff Hearing Officer finds that with the approval of the requested Modifications, the Performance Standard Permit complies with all standards of SBMC §28.93.030.E., including adequate lot area for two residential units, and adequate ingress and egress for each residence as discussed in Section IV of the Staff Report.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 7, 2014
- C. Single Family Design Board Minutes

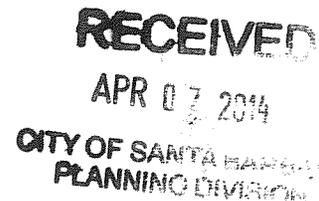
Contact/Case Planner: Suzanne Riegle, Associate Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **2687**

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

7 April 2014

Staff Hearing Officer
& Suzanne Riegle
Planning Division, Community Development
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101



RE: Performance Standard Permit (PSP): 2101 Mountain Ave.,
Additional Unit (APN's: 043-280-030 & -033) **MST2014-000091**

Dear Staff Hearing Officer & Ms. Riegle,

On behalf of the property owner, Sharon Landecker, we are pleased to submit this letter as part of our Performance Standard Permit to allow an additional dwelling unit.

Property Information

The subject property is located in the E-1 and E-1/R-1 zone district (One-Family Residence Zone), with a General Plan land use designation of Hillside Residential (maximum 3 du/acre), and in the City's Hillside Design District. Parcel 043-280-030 is approximately .41 acres in size (17,583 square feet) and Parcel 043-280-033 is approximately 3.75 acres in size (163,053 square feet). According to the estimate from City's GIS System the parcels have average slopes ranging from 31%- 40%. The -030 property is developed with a single story single family residence (approximately 3,463 square feet) a detached accessory structure (approximately 497 square feet with an attached 576 square foot two-car garage. Note that a voluntary lot merger will be required to permit the accessory structure as an additional dwelling unit in order to meet the minimum lot area requirements. The existing main residence and accessory structure is located on parcel -030. Parcel -033 has a recorded prohibition for development; and Parcel -030 has a development restriction related to the old Kim Nursery however, these restrictions would not be altered as a result of the project. We have provided a copy of the site topographic map for your reference noting the lot line to be eliminated as a result of the merger.

Performance Standard Permit

An additional dwelling unit is a permitted use in the E-1/R-1 zone district upon issuance of a Performance Standard Permit (PSP). A PSP permit for an additional unit may be approved provided the parcel meets the minimum lot area requirements, the other provisions of the zone district (setbacks, parking requirements, etc.) and the requirement for adequate for egress and ingress.

Due to slope density requirements, upon approval, a voluntary lot merger will be processed in order to meet minimum lot area requirements. Per City records, parcel -030 has an average 40% slope and as required by the Municipal Code, Chapter 28.15.080, these parcels

have minimum lot area requirements of 15,000 square feet (.34 acres) per dwelling unit. In this case, due to the existing slopes, the additional residential unit would require three times (3x) the lot area or 1.02 acres total. With the proposed voluntary lot merger, the density and minimum lot area requirements could be met.

Parking

The City's residential parking standards stipulate two (2) covered parking spaces for each residential unit. The covered spaces can be provided via a garage or a carport. In order to meet the parking requirements, the project proposes to provide two (2) covered parking spaces to serve the additional dwelling unit via a 320 square foot carport. Positive comments were received on the proposed carport at the March 28th 2014 Single Family Design Board hearing on the proposed carport design. No changes to the existing accessory structure or the main residence are proposed.

Open Yard Area Requirements

The open yard area is required to be a minimum of 1,250 square feet, at least 20' in length by 20' wide and may consist of a combination of ground level areas such as decks, patios, landscaped areas, hillsides or flat areas. The open yard area may not be located in any portion of the front yard, driveway or parking areas, decks, patios or terraces (that are 36" above finished grade). In addition, sloped open yard areas (where the slope exceeds 20%, as it does on the subject property), shall contain one flat area that is at least 160 square feet in size, at least 10' wide by 10' in length and has a maximum slope of 20%. The City does allow the open yard area to be provided in multiple areas, provided each area meets the minimum required dimensions (20' x 20').

The project requires twice the required open yard area due to the excessive lot size, once the merger is complete; there is more than adequate area to meet this requirement. With the proposed project, 2,500 square feet would need to be dedicated to open yard area, in conjunction with the 320 square feet of flat area that would be necessary due to existing slopes on the property.

The major benefits of the proposed additional unit are that it creates an additional permitted rental unit and increases housing stock.

We have enclosed the Project Statistics forms, photographs and project plans for your review. We look forward to coordinating with you on this request and thank you for your consideration of the proposed project. Should you have any questions or require additional information, please contact our office at 966-2758.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Heidi Jones, AICP
Associate Planner



DESIGN REVIEW ACTIVITIES SUMMARY

2101 MOUNTAIN (MST2014-00091)

R-PSP

Proposal to construct a new two-car carport to serve a 497 square foot accessory building to be converted into a new secondary dwelling unit. The proposed carport and new dwelling unit are located on a 17,583 square foot lot with an existing 3,463 square foot single-family residence and two-car garage, of which the latter is attached to the proposed second unit. The proposal for the new carport and accessory dwelling unit requires a Performance Standard Permit and a lot merger with an adjacent 3.74 acre vacant lot.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

CONT

03/24/14

(Action may be taken if sufficient information is provided.)

Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

- 1) The Board finds that the proposed carport's steel structure, brown and green roof colors, and asphalt paving appropriate.