



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 28, 2014
AGENDA DATE: September 3, 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*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

This item was reviewed by the Staff Hearing Officer on May 14, 2014, and was continued to study the parking. 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 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, two new uncovered parking spaces, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit. Since the last hearing the project has been revised to eliminate the proposed carport, and to provide two-uncovered parking spaces.

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;
2. A Parking Modification to provide two-covered and two-uncovered parking spaces instead of the required four-covered parking spaces (SBMC §28.90.100 & 28.92.110).
3. 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); and

Date Application Accepted: July 31, 2014

Date Action Required: October 29, 2014

II. RECOMMENDATION

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

III. DISCUSSION

The original project was reviewed by the Staff Hearing Officer on May 14, 2014, and was continued to study the parking, due to concerns with the accessibility of the proposed two-car

carport. Since the last hearing, the project has been revised to eliminate the proposed two-car carport, and to provide two-uncovered parking spaces for the proposed Additional Dwelling Unit, because a garage/carport that meets the maneuverability requirements would impact the existing oak trees. The two-covered parking spaces in the garage for the main single family residence are proposed to remain. The revised project was reviewed by the Single Family Design Board (SFDB) on July 14, 2014, and was forwarded to the Staff Hearing Officer with comments that the two proposed uncovered parking spaces are aesthetically appropriate and are consistent with the design guidelines. Staff supports the Modification request to allow two covered and two uncovered parking spaces, instead of the required four-covered parking spaces because uncovered spaces are adequate for the new unit, and the proposal maintains existing oak trees. Staff continues to support the Performance Standard Permit request to allow an additional unit on the lot.

Parking Waiver

Transportation Operations staff has reviewed the revised project, and has concluded that a Parking Design Waiver is required for the two-uncovered parking spaces as one space requires more than one maneuver to exit and the other in the area of the previously proposed carport will be backing greater than 75 feet. Transportation staff is supportive of the Waivers of the Design Standard for both of the uncovered parking spaces.

IV. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that:

1. 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.
2. The Modification to allow two-covered and two-uncovered parking spaces instead of the required four-covered parking spaces is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed modification is appropriate because it will provide for the required number of parking spaces on site, the uncovered spaces are adequate for the Additional Dwelling Unit, and the uncovered parking spaces do not impact the existing oak trees.
3. 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 dated May 14, 2014.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 31, 2014
- C. SFDB Minutes dated July 14, 2014

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D. Staff Report for 2101 Mountain Drive dated May 8, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

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

31 July 2014

RECEIVED
JUL 31 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

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

RE: Performance Standard Permit (PSP) Additional Unit, Parking Modification Request
2101 Mountain Ave. (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 and Parking Modification to allow an additional dwelling unit and two uncovered parking spaces.

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 Modification

The City's residential parking standards stipulate two (2) covered parking spaces for each residential unit. In order to meet the parking requirements, the project proposes to provide two (2) uncovered parking spaces to serve the additional dwelling unit via a Parking Modification request. Previously, a 320 square foot carport was proposed to meet the City's parking standards. Positive comments were received on the proposed carport design at the March 28th 2014 Single Family Design Board hearing, however, the Staff Hearing Officer (SHO) stated concerns related to vehicular maneuverability at the SHO hearing on May 14, 2014. The applicant was granted a continuance to study other options for providing the required parking.

Subsequent to the SHO hearing, the applicant, City Transportation staff and the project architect studied the ability to enlarge the carport dimensions, confirm adequate turning radius and found that this option was not feasible due to potential impacts to oak trees, and concerns with engineering retaining walls and grading. As a result, the project was revised to provide two uncovered parking spaces in existing paved areas that will not post impacts to oaks as no ground disturbance is required.

The applicant returned to SFDB on July 14, 2014 to affirm that there is no aesthetic impact with the open parking spaces zoning modification. The SFDB supported the requested parking modification. In addition, Transportation staff reviewed the two (2) uncovered parking space plan and noted "The parking spaces work. One required more than one maneuver to exit and the other in the area of the previously proposed carport will be backing greater than 75 feet. Transportation Staff is supportive of Waivers of the Design Standards for both of these spaces." Please refer to enclosed email from Stacey Wilson. We believe the modification request for two (2) uncovered space option is supportable on this constrained site as it there are no environmental impacts associated with the proposal.

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

CONTINUED ITEM

E. 2101 MOUNTAIN AVE

E-1 Zone

Assessor's Parcel Number: 043-280-030
Application Number: MST2014-00091
Owner: Sharon Landecker Living Trust
Applicant: Heidi Jones

(Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification for new uncovered parking spaces in place of a previously proposed carport.)

Continued to Staff Hearing Officer to return to Consent with the following comment:

- 1) The Board finds the two proposed uncovered parking spaces aesthetically appropriate and consistent with the design guidelines.