



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 28, 2014  
**AGENDA DATE:** September 3, 2014  
**PROJECT ADDRESS:** 1301 W. Mountain Dr. (MST2014-00306)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Jo Anne La Conte, Assistant Planner *JAS*

### I. PROJECT DESCRIPTION

The proposed project includes a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yard of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1,056 square foot, four-car garage that will serve both the existing 510 square foot Additional Dwelling Unit and the proposed one-story residence. A Substantial Conformance Determination is also required for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an Additional Dwelling Unit at the property. The discretionary application required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC §28.87.160 & 28.92.110);

Date Application Accepted: August 4, 2014

Date Action Required: November 3, 2014

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Blackbird Architects	Property Owner:	Donald McCorkell
Parcel Number:	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

**B. PROPOSED LOT AREA COVERAGE**

Building: 4,429 sf .93%      Hardscape: 20,519 sf 4.5%      Landscape: 431,218 sf 94.5%

**IV. DISCUSSION**

Although the subject property is comprised of two assessor's parcels, it is one legal lot. A previous application (MST2012-00005) was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an Additional Dwelling Unit at the property. The project was redesigned to be much smaller in size, and it requires a Modification to allow the proposed garage to exceed 750 square feet in size. A Substantial Conformance Determination is required for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012, and if the Modification of garage size is approved, the project would be in substantial conformance with the previous approval. This project was reviewed by the SFDB on July 14, 2014, and was forwarded to the Staff Hearing Officer with comments.

Previous Application (MST2012-00005)

The previous project was for a new approximately 6,221 square foot two-story single-family dwelling and 725 square foot garage. The proposal also included a 615 square foot addition to the existing 510 square foot single-family dwelling and a new 450 square foot carport. The applicant received a one year time extension and the expiration date for the project is April 4, 2015.

Proposed Project (MST2014-00306)

The proposed project will substantially reduce the size of the proposed new residence and will eliminate the 725 square foot garage. In addition, the project will eliminate the additions to the existing 510 square foot single-family dwelling, as well as the proposed carport. However, the proposal includes one new uncovered parking space and a new 1,056 square foot detached four-car garage to serve both single family residences. The A-1 zone allows for a maximum of 750 square feet of covered parking per unit, as long as each structure does not exceed 750 square feet (i.e. two 750 square foot garages are allowable, but a single 1,500 square foot garage is not). Because the current proposal is for a garage greater than 750 square feet, it requires modification approval to exceed the maximum allowable size. Staff is in support of the requested modification as it will provide for a garage that will serve both units on site. If the Modification is approved, Staff will process the Substantial Conformance Determination request.

Transportation staff has reviewed the project and can support the proposed garage, uncovered parking space, and overall parking design, and have suggested that the applicant consider incorporating permeable materials in the motor court area.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed four-car garage is appropriate because it will provide a garage for the two units, is not visible from the street or neighboring properties, and does not pose consistency issues with the Single Family Residence Design guidelines.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 22, 2014
- C. SFDB Minutes dated July 14, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(jlaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3320

Adam Sharkey (Agent for owners Don & Marilyn McCorkell)  
Blackbird Architects Inc.  
235 Palm Avenue  
Santa Barbara, CA 93101

July 22<sup>nd</sup>, 2014

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1190

**RECEIVED**

AUG 04 2014

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**Re: Modification Request - 1301 W. Mountain Drive, APN# 021.050.038 & .039, A-1 Zone**

Dear Staff Hearing Officer,

The proposed residential project at 1301 W. Mountain Drive is new construction to replace the home that was destroyed in the Tea Fire of 2008. The property historically had two main residences on it, the larger of which was destroyed in the fire, leaving the smaller 600 square foot residence as the only structure currently on the property. In 2012, a Performance Standard Permit was approved for the project to allow the re-establishment of a second main residence. A design for the project was submitted and received SFDB Final Approval on 5/7/2012 under MST #2012-00005. Since that time, the owners have needed to revise the project design due to financial constraints stemming from their insurance settlement. The intent of the revised design is to make the home and related improvements more effective and affordable to build. City project planner Dan Gullett has reviewed the revised project plans and found the proposed revisions in substantial conformance to the approved project. His only comment was that the proposed four-car garage would require approval of a modification to allow the four cars to be in one garage.

The modification requested is to allow a garage in excess of 750 square feet in the A-1 zone. The project is proposing a four-car garage that is 1,122 GSF to provide two covered parking spaces for each of the two approved main residences on the property. The approved Performance Standard Permit technically allows 1,500 square feet of garage area on the property (750 square feet per approved main residence), but the standard A-1 zoning does not allow a garage to exceed 750 square feet without a modification.

Locating the covered parking spaces for both approved residences in one garage is desired by the owners and makes the most sense for effective development of the project. One garage is superior for minimizing driving circulation and paving on the property, reducing the amount of building area on the property, and provides an effective turn-around area for the Fire Department. City of Santa Barbara Fire Inspector Jim Austin has reviewed the proposed plans and approved the proposed garage and driveway turn-around layout – see attached correspondence.

Founder:  
Ken Radtkey AIA

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fax 957.1317

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**EXHIBIT B**

B l a c k b i r d

A r c h i t e c t s

The garage is single-story, set lower than the main house, will be shielded by trees and is centrally located on the 10-acre property. The garage will not be visible from public ways or neighboring properties. A single garage structure will allow the owners to provide appropriate covered parking without having to construct separate garage structures which would add cost and require more paving and circulation area on the site. The project design was reviewed on July 14<sup>th</sup> at the Single Family Design Board and received unanimous positive comments, with the board feeling that the design of the garage made sense for the project and for the site.

The McCorkells are hopeful that with this modification they can rebuild their home lost in the Tea Fire and reestablish themselves on their property.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'AS', with a long horizontal flourish extending to the right.

Adam Sharkey, Architect, LEED AP BD+C  
Blackbird Architects Inc.

# B l a c k b i r d

A r c h i t e c t s

## 1301 W. Mountain Drive

### Comparison of Approved Project to Revised Project:

This information was provided to project planner Dan Gullett for his Substantial Conformity Determination. The revised project is in conformance with, but less intensive compared to the approved project. The following information outlines the changes:

#### Main House Site Location:

2012 Approved Project:

Central area of the property, Main Level at 968' above sea level, garage at 946'.

2014 Revised Project:

Central area of the property, approx.. 50' further South than approved project. Main Level at 949' above sea level, garage at 945'

#### Size (Square Footage):

2012 Approved Project:

Main Residence: 7,448 GSF  
Main Residence Garage: 828 GSF  
2<sup>nd</sup> Residence Carport: 511 GSF  
2<sup>nd</sup> Residence Addition: 774 GSF  
2<sup>nd</sup> Residence (Existing): 600 GSF  
**Total: 10,161 GSF**

2014 Revised Project:

Main Residence: 2,820 GSF  
Main & 2<sup>nd</sup> Residence Garage: 1,122 GSF  
2<sup>nd</sup> Residence (Existing): 600 GSF  
**Total: 4,542 GSF**

#### Building Lot Coverage:

2012 Approved Project:

**2.23% based on GSF**

2014 Revised Project:

**0.99% based on GSF**

#### Building Height:

2012 Approved Project:

3 Stories, Max Height of 29.75' above existing grade, 29.25' above proposed grade

2014 Revised Project:

1 Story, Max Height of +/- 20' above existing grade, +/-13' above proposed grade

#### Grading:

2012 Approved Project:

619 cu.yds cut, 1,893 cu.yds fill

2014 Revised Project:

500 cu.yds cut, 500 cu.yds fill

#### Exterior Material Palette:

2012 Approved Project:

Exterior Plaster, metal windows, metal roofing

2014 Revised Project:

Exterior Plaster, exposed wood beams, metal windows, metal roofing metal

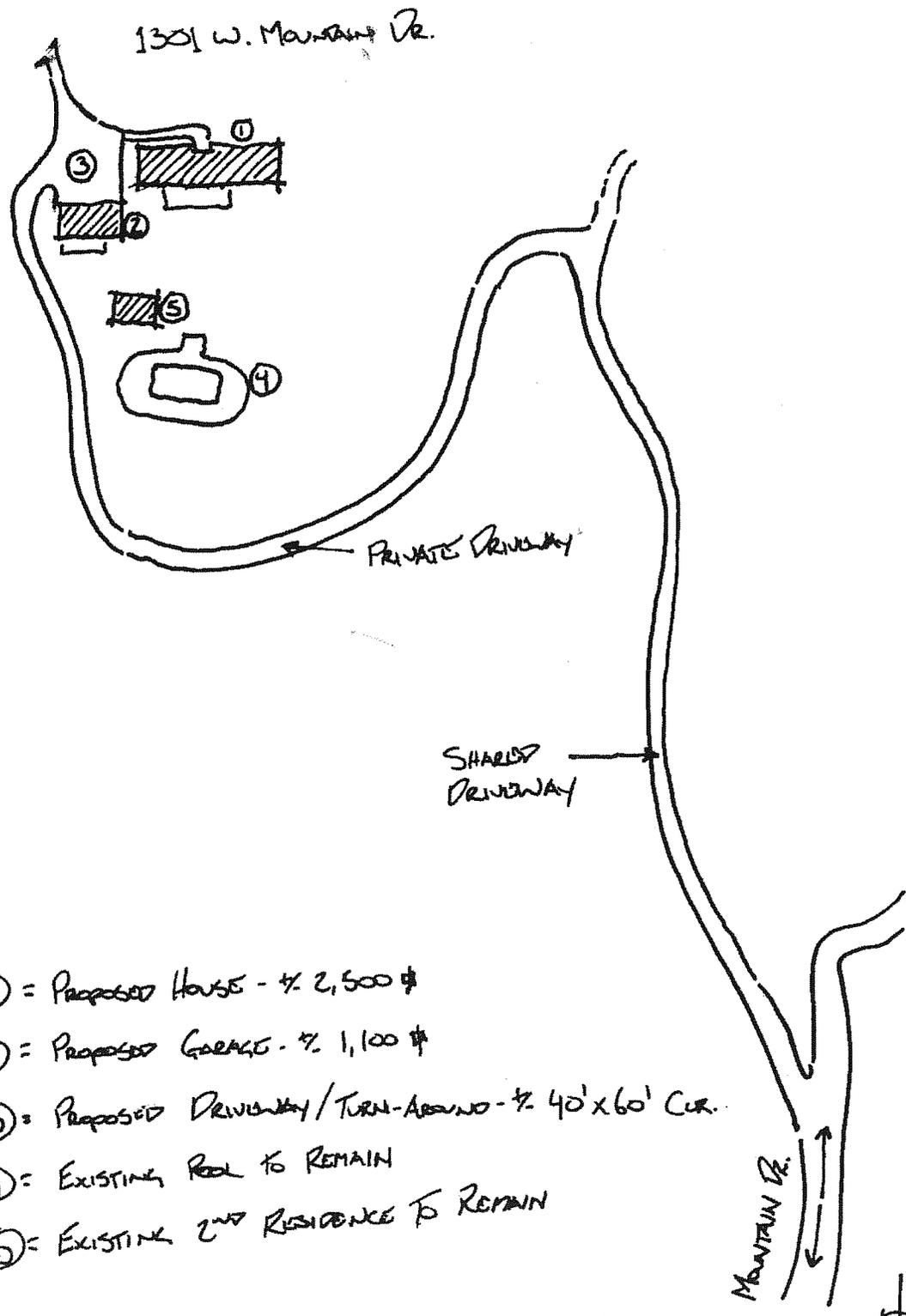
**Subject:** FW: 1301 W. Mountain Drive - fire access / turn-around  
**Date:** Friday, July 25, 2014 12:41:02 PM Pacific Daylight Time  
**From:** Adam Sharkey

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**From:** "Austin, James" <[REDACTED]>  
**Date:** Thursday, March 6, 2014 4:07 PM  
**To:** Eichler <[REDACTED]>  
**Subject:** RE: 1301 W. Mountain Drive - fire access / turn-around

Hi Adam! Based on these diagrams I'm comfortable we'll still be able to turnaround within the driveway as shown. You can save this email as approval from the Fire Department and when you get closer to the final drawings I can assist with SFDB if needed.

*Jim Austin, Fire Inspector III / Investigator*  
**Santa Barbara City Fire Department**  
**Supervisor, Fire Prevention Bureau**  
925 Chapala Street  
Santa Barbara, CA 93101  
805-564-5721  
[JAustin@SantaBarbaraCA.gov](mailto:JAustin@SantaBarbaraCA.gov)  
Office Hours: T - F, 7am to 5 pm



- ① = PROPOSED HOUSE -  $\approx$  2,500  $\text{sq}$
- ② = PROPOSED GARAGE -  $\approx$  1,100  $\text{sq}$
- ③ = PROPOSED DRIVEWAY/TURN-AROUND -  $\approx$  40' x 60' CUR.
- ④ = EXISTING POOL TO REMAIN
- ⑤ = EXISTING 2ND RESIDENCE TO REMAIN





**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1301 W MOUNTAIN DR****A-1 Zone**

**(6:20)** Assessor's Parcel Number: 021-050-038  
 Application Number: MST2014-00306  
 Owner: Don and Marilyn McCorkell  
 Architect: Blackbird Architects  
 Engineer: Mike Gones

(Proposal to construct a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire. The proposal also includes a new detached four-car garage that will also serve an existing 510 square foot secondary residence, and 1,000 cubic yards of cut and fill grading. The proposed total of 4,268 square feet of development on a 10.5 acre project site lot is 42% of the guideline maximum floor-to-lot area (FAR) ratio. The project includes Staff Hearing Officer review for a requested zoning modification and a Performance Standard Permit to allow an additional dwelling unit.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification. Project must comply with Staff Hearing Officer Resolution No. 012-12.)**

Actual time: 6:52 p.m.

Present: Adam Sharkey, Architect; and Joe McCorkell, Representative for Owner.

Public comment opened at 7:02 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a landscape plan.
- 2) Provide further structural details.
- 3) Provide photos of the second residence on the lot.
- 4) Provide details of the chimney connection.
- 5) The Board finds that the modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.

Action: James/Pierce, 6/0/0. Motion carried. (Zimmerman absent).

**EXHIBIT C**