



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 15, 2015  
**AGENDA DATE:** January 21, 2015  
**PROJECT ADDRESS:** 430 El Cielito Rd. (MST2014-00540)  
**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 *JAL*

### I. PROJECT DESCRIPTION

The 31,356 net square foot site is currently developed with a 1,974 square foot single family residence with a 110 square foot basement, an attached 399 square foot two-car carport and 87 square foot pool equipment shed. The proposed project involves demolition of a 53 square feet sunroom and 87 square foot pool equipment shed, construction of 584 square feet of residential additions, which includes a 185 square foot addition to the dwelling and the conversion of 399 square feet of existing carport to habitable space, a new 1,128 square foot two-level four-car garage and a detached 70 square foot pool equipment/sauna building. The proposal also includes reconfiguring the existing driveway, three new uncovered guest parking spaces, new site walls, removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree), landscape alterations and associated grading. This project will address violations identified in a Zoning Information Report (ZIR2013-00604).

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 and SBMC § 28.92.110).

Date Application Accepted: December 1, 2014      Date Action Required: March 2, 2015

### 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: Peter Becker,  
 Parcel Number: 021-073-009

Property Owner: Dennis Artuian Revocable Trust  
 Lot Area: 31,356 sq. ft.

General Plan: Low Density Residential      Zoning: A-1  
Existing Use: Single Family Residence      Topography: 15% slope

Adjacent Land Uses:

North – Residential                                      East - Residential  
South - Residential                                      West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,084 sq. ft.	2,615 sq. ft.
Garage	399 sq. ft. (carport)	1128 sq. ft. (Garage)
Accessory Space	87 sq. ft.	70 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,380 sf 10.8%      Hardscape: 7,100 sf 22.7%      Landscape: 20,876 sf 66.5%

**IV. DISCUSSION**

The project was reviewed by the Single Family Design Board (SFDB) on November 17, 2014 and was forwarded to the Staff Hearing Officer (SHO) with comments. The proposed project involves demolition of a sunroom and pool equipment shed, enclosing the 399 square foot carport and converting it to habitable space, construction of a 185 square foot addition to the residence, a new 1,128 square foot two-level four-car garage and a detached 70 square foot pool equipment/sauna building. The proposal also includes reconfiguring the existing driveway, three new uncovered guest parking spaces, new site walls, removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree), landscape alterations and associated grading.

The A-1 zone allows for a maximum of 750 square feet of covered parking (SBMC §28.87.160.D). The proposed garage is 1,128 square feet, which exceeds the maximum allowed by 378 square feet. Because the current proposal is for greater than 750 square feet of covered parking, it requires modification approval. The existing driveway is proposed to be reconfigured to allow for access to the garage on each level. Staff is in support of the requested modification as the property is large, the grading required for the garage is minimal, the proposed garage will be obscured from view from the street and it will provide an enclosed garage to accommodate the property owner’s car collection. In addition, the proposed garage is not anticipated to adversely impact the adjacent neighbors, as it complies with the setback requirements, or the visual openness of the street frontage.

Transportation Review

Transportation staff has reviewed the proposal and found the garage, reconfiguration of the driveway and the uncovered parking spaces to be supportable as proposed.

Arborist Letter

The new configuration of the driveway will require the removal of two trees from the property; one 8-inch oak tree and a 12-inch liquid amber tree. In addition, portions of the driveway are proposed to encroach within the canopies of two Oaks to the north of the driveway and some pruning is proposed of the Oaks by the pathway to allow for fire truck access. The applicant has provided a letter dated October 12, 2014 from Peter J.H. Winn, Certified Arborist which includes recommendations for replacement of one 24" or 36' Oak tree due to the lack of space for ten new Oak trees and tree protection measures during construction. Therefore, a condition has been added that the one new 24" or 36" Oak tree shall be planted at the property and that that recommendations for tree protection shall be included as part of this project

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification to allow a garage greater than 750 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is appropriate because it will provide additional covered parking on the site that meets the setback requirements, and it is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. One 24" or 36" Oak tree shall be planted at the property in accordance with the letter dated October 12, 2014 from Peter J. H. Hill, Certified Arborist.
2. The letter dated October 12, 2014 from Peter J. H. Winn shall be added to the plans submitted for building permit, and the "Recommendations for Tree Protection during Construction" shall be implemented.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 24, 2014
- C. SFDB Minutes dated November 17, 2014

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

Peter Becker  
Architect

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November 24, 2014

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

**RECEIVED**  
DEC 01 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Re: Modification request for 430 El Cielito; 021-073-009; Land Use Zone A-1

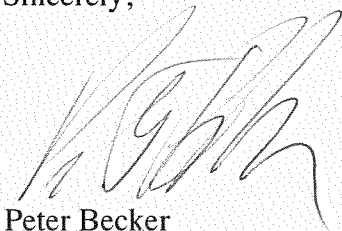
Dear Staff Hearing Officer:

There is an existing 1,974 sq. ft. single-family residence with an attached 399 sq. ft. carport and a detached 87 sq ft pool equipment shed/sauna accessory structure on the property. All of the structures have building permits according to City building files, and all are currently located outside the required setback areas. The proposal is to remodel 1,365 sq. ft. of interior space, create a master suite by adding 185 sq. ft. to the northwest, convert the 399 sq. ft. carport to habitable bedrooms, build a new 1,128 sq. ft. two-level 4-car garage to the east of the existing residence, provide landscaping and grading for access to the new garage, and to replace the detached pool equipment / sauna accessory structure with a new 70 sq. ft. accessory structure of the same function in a similar location to the northwest of the residence.

The modification being requested is to allow the new garage to exceed the 750 sq. ft. maximum allowable garage size. The proposed 4-car garage is needed to house the owner's classic automobiles. The modification will allow space for both the owner's classic automobiles and his primary vehicle to be parked in a covered location, so as to not be visible from the exterior of the residence. Both planning staff and the members of the SFDB have indicated their support for the proposed configuration and modification request.

The major benefit of having 4 covered garage parking spaces is to help prevent an excess of automobiles from being visible from the street and/or surrounding neighbors. The multi-level design accommodates 4 cars without appearing to be longer or wider than a typical 2-car garage, with a roofline that is lower than the roofline of the adjacent residence. Therefore the footprint and massing of the garage remains in scale with the footprint and massing of the residence while still concealing extra vehicles from public view.

Sincerely,



Peter Becker

**EXHIBIT B**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 430 EL CIELITO RD****A-1 Zone**

**(3:45)** Assessor's Parcel Number: 021-073-009  
 Application Number: MST2014-00540  
 Owner: Dennis Artuian Revocable Trust  
 Architect: Peter Becker Architect  
 Contractor: Rick Jeffrey

(Proposal to construct 584 square feet of residential additions, which includes the conversion of 399 square feet of an existing carport to habitable space and to construct a new attached 1,128 square foot split level four-car garage, to an existing one-story, 1,974 square foot single-family residence. The proposal includes three new uncovered guest parking spaces, 165 cubic yards of cut and fill grading, reconfiguring the existing driveway, new site walls, and landscaping alterations, including the removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree). The proposed development total of 3,813 square feet, located on a 31,044 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The application will address violation identified in the Zoning Information Report ZIR2013-00604.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

Actual time: 4:10 p.m.

Present: Jacob Niksto, Architect.

Public comment opened at 4:21 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) The Board supports the garage size and finds that the proposed modification does not pose consistency issues with the design guidelines.
- 2) The Board appreciates the upgrades and finds the design acceptable as it relates to neighborhood compatibility.
- 3) The Board finds that the removal of the oak tree as presented is acceptable.
- 4) Restudy the balcony and the grillework to better fit the style of the architecture.
- 5) Consider softening the colors and/or provide a landscape plan that shows how plantings interact with the elevations.
- 6) Study a creative design for the wrought iron.
- 7) Study a reduction or modification of the retaining wall.
- 8) Restudy the windows for the garage.
- 9) Consider a caisson building foundation near the oak tree by the garage.

Action: Bernstein/Miller, 6/0/0. Motion carried. (Zimmerman absent).

**EXHIBIT C**