



City of Santa Barbara
Planning Division

Memorandum

DATE: November 4, 2005

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Victoria Greene, Project Planner

SUBJECT: 1822 San Pascual Second Revised Tentative Subdivision Map and
Condominium Project

BACKGROUND:

On July 21, 2005, the Planning Commission held a public hearing and considered a revised project submitted by the applicant in response to the Commission's concerns expressed on June 6, 2005. At that time, the Commission provided comments to the applicant indicating that the project, though reduced in scale, included one too many units, did not provide adequate useable open space, and had not addressed issues related to the shared driveway with the adjacent neighbor. The Commission voted unanimously to continue the project indefinitely to allow the applicant to return with a six unit project (project redesign to remove at least one two-bedroom unit), address driveway concerns and work with the neighborhood.

REVISED PROJECT DESCRIPTION:

On October 11, 2005, the applicant provided revised project plans for a seven unit project for the Commission's consideration. The redesign includes the same unit and bedroom count as the previous designs; however, the project architecture has been revamped and the total amount of habitable space has been reduced by 631 square feet or 9%.

The architectural design of the project has been changed to Spanish style with flat roofs to accommodate solar roof panels. The revised design reduces the overall height of the structures. The detached unit at the front of this site has been further reduced in size and continues to include one and two story elements. A common open yard area of 550 square feet has been provided at the back of the site. The grading and drainage design has been revised to maintain existing grades for the most part around the perimeter of the site and to limit fill to the area under the structures.

The revised project statistics are as follows¹:

LOT AREA: 15,341 square feet

LOT COVERAGE:

	<u>Old</u>	<u>Current</u>	<u>Old</u>	<u>Current</u>
-Structures:	6,303 s.f.	5,457 s.f.	41%	35%
-Paving/Driveway:	3,760 s.f.	4,384 s.f.	24%	28%
<u>-Landscaping:</u>	<u>5,287 s.f.</u>	<u>5,501 s.f.</u>	<u>35%</u>	<u>37%</u>
	15,341 s.f.	15,341 s.f.	100%	100%

OPEN YARDS:

-Required: 1,534 square feet
 -Provided: 2,030, 125 square feet

UNIT TYPE:

	Type	Bed-rooms	Sq. Ft. Old	Gross Sq. Ft. Current	Parking	Private Outdoor Living Area Sq. Ft.	
						Provided	Required
Unit 1	Detached	2	1,339	1,180	2-car garage	140	140
Unit 2	Attached	1	836	698	1-car garage	72 <u>75</u>	72
Unit 3	Attached	1 <u>2</u>	867	965	1 <u>2</u> -car garage	140 <u>140</u>	140 <u>140</u>
Unit 4	Attached	2	1,209	903	2-car garage	140 <u>84</u>	140 <u>84</u>
Unit 5	Attached	2	1,148	1,199	2 <u>1</u> -car garage	140 <u>0</u>	140
Unit 6	Attached	2	1,148	1,079	2 <u>1</u> -car garage	140 <u>140</u>	140
Unit 7	Attached	2 <u>1</u>	988	815	2 <u>1</u> -car garage	140 <u>140</u>	140 <u>120</u>

PARKING:

-Required: 15 spaces, 7 spaces must be covered
 -Provided: 15 covered spaces (~~12 covered, 3 uncovered~~)

DISCUSSION:

These latest project revisions further reduce the apparent volume of the project and improve the project's single family feel from the street. The revisions have been reviewed by the ABR and received favorable comments with respect to the overall site

¹ Deleted text indicates project statistics for the first project revision considered on July 21, 2005. Revised statistics are underlined.

planning and the placement of a single story element at the street frontage. The minutes from the ABR meeting are included in Exhibit F.

The provision of a useable common open space area corrects a deficiency in the last revision. The use of flat roofs reduces the height of two story elements from 25 to 20 feet. The changes to the grading and drainage design eliminate the problem of the grade change at the shared driveway with 1824 San Pascual. The revised grading and drainage design has been reviewed by Building Staff and determined to provide a workable design. Staff understands that the applicant has reviewed the proposed changes with the neighbors.

The current project revision does not, however, address the Planning Commission's direction to return with a reduced number of units.

The revised project is still categorically exempt pursuant to CEQA Guidelines §15332, infill development.

The project as revised conforms to zoning regulations and is consistent with General Plan policies.

RECOMMENDATION:

Staff recommends that the Commission determine whether the revised project adequately addresses the concerns described on July 21st. Should the Commission wish to approve the project as revised, please refer to the findings in the Planning Commission memo dated July 13, 2005 (attached) and the revised conditions included in Exhibit A. Please refer back to staff for any other action.

EXHIBITS:

- A. Revised Conditions of Approval
- B. Site Plan, Floor Plans, Elevations
- C. Applicant letter dated October 6, 2005
- D. Original Staff Report dated May 31, 2005
- E. Memo to Planning Commission dated July 13, 2005
- F. Architectural Board of Review minutes of October 3, 2005