



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 11, 2005
AGENDA DATE: November 17, 2005
PROJECT ADDRESS: 144 Las Ondas (MST2005-00276)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Suzanne Johnston, Planning Technician II

I. PROJECT DESCRIPTION

The proposed project involves the demolition of an existing 1,228 square foot, one-story, single-family residence with a 200 square foot one-car garage and the construction of a two-story 2,333 square foot single-family residence with an attached 422 square foot two-car garage on a 6,230 square foot lot located in the Non-Appealable Coastal Zone.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 144 Las Ondas

APPLICATION DEEMED COMPLETE: September 26, 2005

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Paul Zink	Property Owner: John & Pam Hughes
Parcel Number: 045-162-020	Lot Area: 6,230 square feet
General Plan: Residential	Zoning: E-3/SD-3
Existing Use: Residential	Topography: 7% slope
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

PROJECT STATISTICS

	Existing	Proposed
Living Area	1,228 square feet	2,333 square feet
Garage	200 square feet	422 square feet
Accessory Space	n/a	n/a

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 feet	17 feet	20 feet – 1 inch
-Interior	6 feet	6 feet	6 feet
-Rear	6 feet	6 feet	6 feet
Building Height	30 feet	22 feet	23.5 feet
Parking	2 covered	1 covered	2 covered
Open Yard	1,250 square feet	Less than 1,250 square feet	1,250 square feet
Lot Coverage			
-Building	N/A	Building 23%	Building 37%
-Paving/Driveway	N/A	Hardscape 4%	Hardscape 16%
-Landscaping	N/A	Landscaping 63%	Landscape 47%

The proposed project would meet the requirements of the E-3 Zone.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached as Exhibit D). On May 16, 2005, the ABR stated that the proposal was too aggressive and not compatible with the neighborhood with regard to size, bulk and scale, more specifically related to the plate heights, volume, and square footage. The applicant returned on June 6, 2005, at which time a majority of the Board found the reduction sufficient but struggled with plate heights and roof forms on the west elevation. At the time of the third review on July 25, 2005, the board forwarded the application to the Planning Commission with the comments that the plate heights are still too aggressive and the roof forms should be simplified.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project is in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area, referred to as the Mesa, is single-family residential, and has very limited development potential. The major coastal issues identified for Component Two include protection of the riparian habitat of Arroyo Burro Creek; hazards of sea cliff retreat and flooding; maintaining and providing access, both vertically and laterally, along the bluffs; protection of recreational access to Arroyo Burro County Beach Park; protection of archaeological resources; maintenance of existing coastal views and open space; and provision of adequate circulation on Las Positas Road.

The project site is not located adjacent to Arroyo Burro Creek, Arroyo Burro County Beach Park or Las Positas Road, nor is it on a coastal bluff or in an archaeological sensitivity zone. The project would not block coastal views or have an impact on open space areas. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. COMPLIANCE WITH THE GENERAL PLAN AND ZONING ORDINANCE

The proposed project is consistent with the regulations of the E-3, single-family residence zone, related to setbacks, building height, and open yard requirements and is consistent with the General Plan density classification of five dwelling units per acre.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (demolition of single-family residence) and Section 15303 (new construction of small structures) of the California Environmental Quality Act (CEQA) Guidelines.

E. NEIGHBORHOOD COMPATIBILITY

The project consists of a proposal to replace the existing one-story residence with a new two-story residence. The residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one- and two-story residences. No modifications are requested. The applicant has made some minor changes during the three reviews by the ABR to address the concerns raised by the ABR regarding aggressive plate heights and roof forms. The ABR recommends that the applicant further reduce the building height and simply roof forms where possible. With these refinements, the proposed project is compatible with respect to the scale, size and design of existing development in the surrounding neighborhood.

VII. FINDINGS

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined below, and subject to the conditions of approval in Exhibit A.

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

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Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 26, 2005
- D. ABR/HLC Minutes

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