



City of Santa Barbara California

ATTACHMENT 3

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 11, 2014
AGENDA DATE: September 18, 2014
PROJECT ADDRESS: 3435 Marina Drive (MST2013-00281)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
Renee Brooke, AICP, Senior Planner
Allison De Busk, Project Planner

I. PROJECT DESCRIPTION

The project consists of the construction of a new two-story single family residence, with basement, totaling approximately 5,990 net square feet plus a 440 net square foot attached garage on a vacant 48,787 net square foot lot. The proposed residence consists of a 1,220 square foot basement, a 3,960 square foot main floor and an 810 square foot upper floor. Also proposed are associated improvements including, but not limited to, site walls and gates, a new septic system, removal of an existing concrete drainage ditch and replacement with a natural swale, a swimming pool with associated pool equipment, outside fireplace, patios and decks, and landscaping. The project would include approximately 1,081 cubic yards (cy) of cut and 1,069 cy of fill/recompaction, with approximately 12 cy of export.

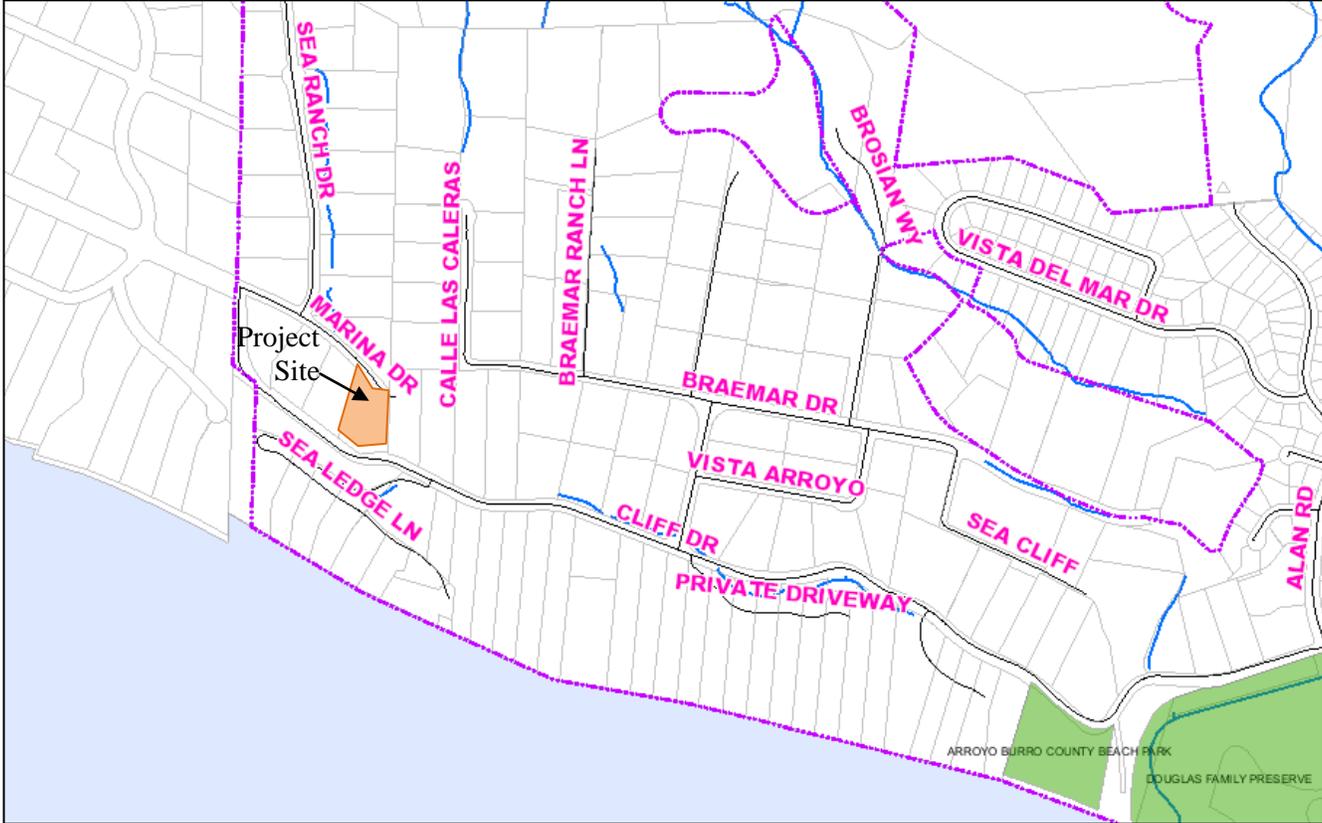
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: May 19, 2014
DATE ACTION REQUIRED: September 18, 2014

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan. The size and massing of the project are consistent with the surrounding neighborhood, and the proposed building footprint, including the proposed 30-foot wide view corridor, maintains appropriate public views. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 3435 Marina Drive



Aerial Photo

IV. BACKGROUND

This project was initially reviewed by the Planning Commission on July 10, 2014. At that hearing, the Planning Commission directed the applicant to return to the Single Family Design Board (SFDB) to work on a design that was more sensitive to scenic resources along Cliff Drive, understanding that the house would encroach more into the previously proposed 50-foot view corridor along the western property line. The direction was for a design more similar to the design reviewed by the SFDB on September 9, 2013.

In response to the Planning Commission direction, the project was revised to be more similar to the design reviewed by the SFDB on September 9, 2013, and includes a 30-foot view corridor along the western property line. The revised project was reviewed by the SFDB on August 11, 2014.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Paul R. Zink, AIA		
Property Owner:	Charles Rudd		
Site Information			
Parcel Number:	047-022-005	Lot Area:	48,787 sq. ft.
General Plan/Local Coastal Plan:	Residential – 1 unit per acre	Zoning:	A-1/SD-3
Existing Use:		vacant	Topography:
Adjacent Land Uses			
North – Marina Drive and Single-Family Residential		East – Single-Family Residential	
South – Cliff Drive and Single-Family Residential		West - Single-Family Residential	

B. PROJECT STATISTICS

	Prior Proposal (7/10/14)			Current Proposal (9/18/14)		
Living Area	5,964 sf	Basement	1,580 sf	5,990 sf	Basement	1,220 sf
		1 st Floor	3,709 sf.		1 st Floor	3,960 sf
		2 nd Floor	675 sf		2 nd Floor	810 sf
Garage/Storage	680 sf			440 sf		
Accessory Space	N/A			N/A		
Floor Area Ratio	0.12 = 116% of Maximum Guideline FAR (Basement received a 50% floor area reduction in this calculation)			0.107 = 103% of Maximum Guideline FAR (Basement not included in this calculation)		

VI. ISSUES

Staff recommends that the Planning Commission focus on the issues of view corridors and neighborhood compatibility. These issues were identified by staff for the Planning Commission’s initial review of the project, and were confirmed as the primary issues based on public comments and feedback from the Planning Commission at the July 10, 2014 hearing.

In order to address these issues, the applicant has proposed a 30-foot wide view corridor along the western interior property line to maintain public views of the ocean from Marina Drive and the house has been moved away from Cliff Drive to maintain the sense of openness along Cliff Drive.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Required/ Allowance	Prior Proposal (7/10/14)	Current Proposal (9/18/14)
Setbacks			
-Front	35’	35’ (Marina)	38’-5” to trellis (Marina) 48’-4” to building (Marina)
-Interior	15’	93’ to 1 st floor (Cliff) 105’ to 2 nd floor (Cliff) >39’	110’ to 1 st floor loggia/ 2 nd floor deck (Cliff) 30 feet
Building Height	30 feet	27’-2”	26’
Parking	2 covered	2 covered in garage	2 covered in garage
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage			
-Building	N/A	5,110 sq. ft. 10.5%	4,865 sq. ft. 10.0%
-Paving/Driveway	N/A	7,500 sq. ft. 15.4%	10,500 sq. ft. 21.5%
-Landscaping	N/A	36,177 sq. ft. 74.1%	33,422 sq. ft. 68.5%

The proposed project is consistent with the regulations of the A-1 (one-family residence) Zone related to setbacks, building height, solar access, open yard and parking.

B. LOCAL COASTAL PLAN (LCP) CONSISTENCY

The project site is located within the Coastal Zone and thus must be found consistent with the City’s Local Coastal Plan (LCP), which implements the California Coastal Act. The project is located in Component One of the Local Coastal Plan, which includes the area between the City’s Westerly Boundary (adjacent to Hope Ranch) and Arroyo Burro Creek. This area is designated for low density residential use (one dwelling unit per acre) and is almost entirely developed with single-family residences. Major coastal issues in Component One include:

- 1) hazards related to fire services;
- 2) hazards related to seacliff retreat;

- 3) maintenance of views along Cliff Drive; and
- 4) lateral access along the beach below the bluffs.

The site is not located on a coastal bluff or adjacent to the beach, so issue items 2 and 4 are not applicable. The Fire Department has reviewed the proposal and has determined that adequate fire protection can be provided, so issue 1 has been addressed. Therefore, the primary coastal issue associated with the project is views, as well as neighborhood compatibility, both of which are discussed in more detail below. As indicated above and in the more detailed policy discussion below, the project is consistent with the applicable policies of the California Coastal Act and LCP, and all implementing guidelines.

1. VIEWS

The project has been revised such that the proposed residence is now pulled farther away from Cliff Drive and extends closer toward the western property line. The proposed development of a new two-story residence, approximately 26' in height (24'-2" above finished grade) and approximately 110 feet in width as viewed from Marina Drive, would impact existing public views of the ocean from Marina Drive. Although the proposal is for a two-story structure, even a one-story structure on this vacant lot would block views to the ocean from the street level.

The project includes a 30-foot wide view corridor along the western property line (reduced from 50 feet in the prior proposal). Consistent with the previous proposal, within this view corridor, improvements (e.g. accessory structures, walls) and landscaping would be restricted such that their heights do not block views of the ocean from Marina Drive (refer to Exhibit A – Conditions of Approval). The provision of a view corridor and the restrictions therein mimic required conditions implemented on the adjacent parcel to the west (3455 Marina Drive), which was developed in 2009. Between the two properties, the required view corridors would create a minimum 60-foot wide view corridor along Marina Drive.

Because construction of any residence would partially block ocean views from Marina Drive, staff finds that use of a view corridor is the most appropriate way to allow for development of the lot while still providing protection of public views. Staff also finds that a 30-foot view corridor is appropriate and is an adequate width to protect public views of the ocean in this case.

Additionally, although not officially designated as a view corridor, along the eastern property line the City has a 20-foot wide utility easement, which precludes placement of structures or significant vegetation, and immediately west of that easement is a drainage swale that occupies approximately an additional 10 feet and which would not have tall vegetation. These features mean that potential development/vegetation along the eastern 30 feet of the property is also significantly limited.

With regard to public views from Cliff Drive, the revised site plan locates the new residence a minimum of 132 feet from Cliff Drive. The proposed wall along Cliff Drive would be located approximately 30 feet from the edge of the road and would be a maximum of 6 feet in height. A condition of approval is also recommended to require natural

landscaping at the southern perimeter of the property, compatible with existing natural landscaping to the south of Cliff Drive. This would maintain an appropriate viewing ambience immediately adjacent to Cliff Drive.

With the provision of the view corridor from Marina Drive toward the ocean, the building setback from Cliff Drive and the southern perimeter landscaping provision, the proposed development would be consistent with LCP Policy 9.1.

2. NEIGHBORHOOD COMPATIBILITY

LCP Policy 5.3 requires new construction to be compatible in terms of size, scale and design with the prevailing character of the established neighborhood. The proposed house has been designed in a Mediterranean style, which would be compatible architecturally with surrounding development. The 20 closest homes analysis shows that the proposed residence would be the fourth largest home in the area in terms of total square footage (5,210 sq. ft.¹) and the third largest in terms of FAR (0.107¹).

There are a few two-story residences in the neighborhood. Although the proposed house is larger than most others in the neighborhood, the residence could be considered to be compatible with the neighborhood. The Single Family Design Board (SFDB) reviewed the project and made the finding that the project was compatible with the neighborhood (refer to Section VIII below for additional discussion of SFDB review).

VIII. ENVIRONMENTAL REVIEW

The three-lot subdivision that created the subject parcel in 1993 was found to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Minor Land Division); therefore, there are no prior mitigation measures applicable to the current project.

This project is within the scope of buildout of the 2011 General Plan and the associated Program EIR. The project is consistent with the residential density designated and analyzed in the Program EIR, and potential adverse, significant project-specific environmental effects are addressed with existing development standards and regulations.

Staff has reviewed the following technical reports in support of this exemption:

- Preliminary Geotechnical Investigation prepared by GSI Soils, Inc.
- Hydrology Report prepared by Windward Engineering
- Septic System Design prepared by Braun & Associates Inc.
- Arborist Report prepared by Westree
- Visual Simulations prepared by Jesse Valentine Portz

Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit J). The City Council environmental findings adopted for

¹ This figure does not include the basement but does include the garage, consistent with the City's net floor area calculation identified in SBMC §28.15.083.

the 2011 General Plan apply to this project. A Planning Commission finding that the project qualifies for the §15183 CEQA determination is required.

IX. DESIGN REVIEW

Based on the Planning Commission's direction, a revised project returned to the Single Family Design Board (SFDB) for review on August 11, 2014. Meeting Minutes are attached as Exhibit E. The SFDB concluded that the design was supportable and the FAR was acceptable. The SFDB motion included comments for additional revisions related to lowering the building height, and studying the Cliff Drive wall and corner landscaping.

The applicant has made changes to the plan in response to some of the SFDB's comments (lowering the roof pitch and reducing the first floor ceiling height), and those changes are reflected in the plans being reviewed by the Planning Commission; however,, those changes have not yet been reviewed by the SFDB.

X. FINDINGS

The Planning Commission finds the following:

A. ENVIRONMENTAL REVIEW

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.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access, as described in Section VII of the Staff Report.
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 because the project will not increase hazards related to seacliff retreat or fire services, will not affect lateral access across the beach, will not significantly impact public views, and is compatible with the neighborhood, as described in Section VII of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated August 20, 2014
- D. Planning Commission Minutes, July 10, 2014
- E. SFDB Minutes, August 11, 2014