



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** September 29, 2005  
**AGENDA DATE:** October 6, 2005  
**PROJECT ADDRESS:** 2210 Edgewater Way (MST2005-00324; CDP2005-00009)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Chelsey Swanson, Assistant Planner

### **I. PROJECT DESCRIPTION**

The project site is a 7,100 square foot lot in the E-3, Single Family Residence zone and is currently developed with a 1,788 square foot, two-story, single-family residence and a detached 498 square foot garage attached to a 138 square foot workshop. The proposal consists of a 443 square foot second-story addition with approximately 170 square feet of new deck area.

### **II. REQUIRED APPLICATIONS**

The discretionary applications required for this project are:

1. Modifications to allow an as-built fence to exceed the 3-½' height limit within 10' of both front property lines (SBMC §28.87.170);
2. A Coastal Development Permit to allow the proposed development in the 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, General Plan and policies of the 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 2210 Edgewater Way

**APPLICATION DEEMED COMPLETE:** September 8, 2005  
**DATE ACTION REQUIRED:** December 7, 2005

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION**

Applicant: Bruce & Wanda Venturelli	Property Owner: Bruce & Wanda Venturelli
Parcel Number: 041-343-010	Lot Area: 7,100 sq.ft. (gross and net)
General Plan: Residential – 5 units per acre	Zoning: E-3/SD-3, Single-Family Residence and Coastal Overlay Zone
Existing Use: single-family residence	Topography: 7% average slope
Adjacent Land Uses: North - single-family residential                      East - single-family residential South - single-family residential                      West - single-family residential	

**PROJECT STATISTICS**

	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Living Area	1,788	443	2,231
Garage	498	0	498
Accessory Space	138	0	138
Grand Total	2,424	443	2,867

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	20' 6'	Less than 20'; legal non-conforming 6' to house; 5' to garage; legal non-conforming; fence and wall exceeds height limit along both front yards	Maintain as-built fence, which exceeds 3-1/2' in addition to retaining wall along both front property lines.
Building Height	30'	22'3"	26'6"
Parking	2 covered	2 covered	No change proposed
Open Yard	1,250 sq.ft.	1,008 sq. ft.; legal non-conforming	No change proposed
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	2,177 sq. ft.    30% 500 sq. ft.     7% 4,423 sq. ft.   63%	No change proposed

The proposed project is consistent with the regulations of the E-3, single-family residence zone related to building height, solar access, open yard requirements and parking. The existing open yard is legal non-conforming and would not change as a result of the proposed project. The first story of the house and the garage both encroach into the front yard setback fronting Mohawk Road and are considered legal non-conforming. The garage also encroaches into the interior yard setback and is legal non-conforming. The proposed addition would conform to all required setbacks, with the exception of the as-built fence discussed below.

### **Modifications**

Modifications are requested to maintain an as-built fence, which in addition to a retaining wall cumulatively exceeds the height limit of three and one-half feet (3½') within 10' of both front property lines. Staff is supportive of the modification requests because: 1) The cumulative height of the wall and fence would be reduced to 3½' within 10' of the driveway to meet requirements of the Zoning Ordinance with regard to maintaining visibility while backing out onto the street; 2) Staff has concluded that maintaining the fence heights in all other areas does not create a line of sight obstruction for vehicles traveling along Edgewater Way and Mohawk Road, and recognizes that there is no cross traffic adjacent to this corner lot; and 3) the fence does not appear to wall off the property from the neighborhood as the lot is approximately 3½' higher than the street level, and meets the intent of the Zoning Ordinance with regard to neighborhood aesthetics.

## **VI. ISSUES**

### **A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on June 13, 2005 (meeting minutes are attached as Exhibit D). The project was continued indefinitely to the Planning Commission with positive comments from the ABR. Preliminary and final approval, with Neighborhood Preservation Ordinance findings, by the ABR will be required following Planning Commission approval of the project.

### **B. COMPLIANCE WITH THE GENERAL PLAN/ LOCAL COASTAL PLAN**

#### **GENERAL PLAN CONSISTENCY**

The project site has a General Plan land use designation of Residential, 5 units per acre and is located in the West Mesa neighborhood of the City, which is bounded on the north by Cliff Drive and by existing development oriented toward Cliff Drive; on the south by the Pacific Ocean; on the east by a line running along Meigs Road to the ocean; and on the west by Arroyo Burro Beach Park. The Land Use Element describes the development in West Mesa as similar to East Mesa with single-family development, as well as some duplex and multiple-family development. The project consists of an addition to expand the second-story of an existing 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. The proposed project is compatible with respect to the scale, size and design of existing

development in the surrounding neighborhood and is consistent with the principles and goals of the General Plan.

#### **LOCAL COASTAL PLAN 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 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. The major coastal issues identified for Component Two include protection of the riparian habitat of Arroyo Burro Creek; hazards of seacliff retreat and flooding; maintaining and providing safe access along the bluffs; preventing overuse of public facilities; 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. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (existing facilities) of the California Environmental Quality Act (CEQA) Guidelines.

### **VII. FINDINGS**

Planning Staff recommends that the Planning Commission approve the Coastal Development Permit, and Modifications, subject to the findings outlined below and the conditions of approval contained in Exhibit A.

#### **A. FENCE HEIGHT MODIFICATIONS (SBMC §28.87.170)**

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The combined height of the fence and wall would be reduced to 3½' within 10' of the driveway to maintain a line of sight for vehicles backing out onto the street, and in all other areas it has been determined that the fence does not create a line of sight obstruction for vehicles. Finally, the as-built fence height combined with the wall height along the front property lines does not give the appearance of walling off the property and is compatible with the aesthetics of the surrounding neighborhood.

**B. 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.

The project is consistent with all applicable policies of the California Coastal Act, the City's Coastal Plan, all implementing guidelines and all applicable provisions of the Code because the residential addition would be compatible with the existing residence and the neighborhood, would not be visible from the beach, would not impact views from public view corridors, would not impact public access or public recreation, and would not contribute to safety or drainage hazards on the site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, received August 11, 2005
- D. Architectural Board of Review Minutes, June 13, 2005