City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: March 30, 2006

AGENDA DATE: April 6, 2006

PROJECT ADDRESS: 1642 Shoreline Drive (MST2004-00713)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-story, single-family residence on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone. Parking is provided by an existing two-car garage.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2005-00015) 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 and policies of the General Plan and Local Coastal Plan. In addition, as conditioned, 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 – 1642 Shoreline Drive

APPLICATION DEEMED COMPLETE: March 2, 2006
DATE ACTION REQUIRED: May 31, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Teri Green, Green & Associates	Property Owner:	Robert Whitehead
Parcel Number:	045-172-020	Lot Area:	7,753 sq. ft.
General Plan:	Residential, 5 units/ acre	Zoning:	E-3/ SD-3
Existing Use:	Single-Family Residential	Topography:	mostly flat, slopes slightly toward front of lot
Adjacent Land Uses: North - Single-Family Residential South - Single-Family Residential		East - Single-Family Residential West - Single-Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,733 sq. ft.	2,750 sq. ft.
Garage	400 sq. ft.	400 sq. ft.
Total	2,133 sq. ft.	3,150 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	 20' 6'	 20' 6'	No change
Building Height	30'	12'	23'6"
Parking	Two covered	Two covered	No change
Open Yard	1,250 sq. ft.	1,255 sq. ft.	No change
Lot Coverage -Building -Paving/Driveway -Landscaping -Patio/Pool	 N/A N/A N/A N/A	 2,133 sq. ft. 27% 868 sq. ft. 11% 2,983 sq. ft. 39% 1,750 sq. ft. 23%	No change

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

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on two separate occasions (meeting minutes are attached as Exhibit F). Based on initial concerns expressed by

the ABR at the first concept review on October 25, 2004, the project was revised by reducing the height, overall square footage, and FAR, and by incorporating contemporary elements. At the second concept review on January 18, 2005, the ABR stated: 1) A majority of the Board is comfortable with the size, bulk and scale. 2) The applicant is to study the location of the second floor mass to further recede from the street elevation and the east elevation. 3) It is suggested to lower the plate heights at the garage and the gallery towards the street. 4) Study ways to mitigate the apparent mass of the architecture with the banding at the roof fascia. 5) The applicant is to provide adjacent footprints which include the FAR data of the adjacent residences along the entire block. 6) The applicant is to provide composite of elevations of the entire block. 7) Those Board members in opposition find that the size, bulk and scale are not consistent with neighborhood.

No changes have been made to the project since the last conceptual review. The applicant has provided the neighborhood data requested by the ABR. Staff generally agrees with the ABR's comments and expects that the applicant will submit revised plans that respond to those comments after Planning Commission approval. Conditions that will assure follow-through have been incorporated into the conditions of approval.

B. NEIGHBORHOOD COMPATIBILITY

The proposed project would result in a combined house and garage size of 3,150 square feet and a floor to lot area ratio (FAR) of .41. The applicant provided a study representing approximate house size and FAR for each lot located along the block of Shoreline Drive between Salida del Sol and Loyola Drive (see Exhibit C). The study revealed that the average total house + garage size and FAR for the north side of Shoreline Drive along the block of the proposed project is 2,481 square feet and .31, respectively. The average house + garage size and FAR for the south side of Shoreline along the block are approximately 2,743 square feet and .15. The smaller average FARs result from larger lot sizes located along the coastal bluffs; therefore, if only buildable portions of the lots, which exclude significant slopes along the bluff were accounted for, the FARs would be significantly larger. There are currently seven two-story homes and eighteen single-story homes within the study area, including one approved, but not yet built large second-story addition. With the proposed addition, 1642 Shoreline Drive would have the seventh largest cumulative home and garage size out of the 25 homes included in the study, with the third highest FAR compared to those homes located on the north side of Shoreline Drive.

As part of the City's current effort to update the Neighborhood Preservation Ordinance (NPO), a Draft formula for determining potential future maximum FARs for two-story homes in the City has been created. According to this formula, the maximum size for a two-story home, including the garage, for a 7,753 square foot lot would be 3,138 square feet with an FAR of .40. The proposed project would result in house + garage size of 3,150 and .41 FAR, approximately 12 square feet greater than the proposed maximum.

Although the project would result in one of the larger homes on the block, the addition conforms with the overall pattern of development along Shoreline Drive, which includes single-story and two-story homes. Further, the addition would be only 12 square feet larger

than the Draft proposed FAR maximum for the specific lot area. Therefore, Staff believes the size, bulk and scale of the project would be appropriate for the surrounding neighborhood.

C. GENERAL PLAN CONSISTENCY

The proposed project is located in the East Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of Residential, Five Units per Acre. This area is recognized as primarily single-family development on small lots. The single-family residence is located on a .18-acre lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

D. 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. A Coastal Development Permit (CDP) is required for this project because it is located within the Appealable Jurisdiction of the Coastal Zone and includes a proposed increase of more than 10% of the existing structure. The project is in Component Two of the 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 is single-family residential and has very limited additional development potential. Major coastal issues in this area that are applicable to the project area include hazards of seacliff retreat, public access, maintenance of existing public views of the coast and open space, and protection of archaeological resources. More specifically, LCP Policy 9.1 requires the protection of existing views to, from, and along the ocean. Further, LCP Housing Policy 5.3 states, "*new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.*"

The project site is located on the north side of Shoreline Drive and not immediately adjacent to the coastal bluff, public beach access, or in an archaeological sensitivity zone. The project would not have an impact on open space areas. The proposed second story addition would not block existing public views of the ocean, nor would it be visible from the public beach or public lookouts along the bluff top. Finally, the project has been designed to be compatible with the prevailing character of the surrounding neighborhood, which includes single and two-story homes. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

E. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e). Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive.

VII. FINDINGS

The Planning Commission finds the following:

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.

Exhibits:

A. Conditions of Approval
B. Reduced Plans
C. FAR Study
D. Two-Story Home Draft Proposed FARs
E. Applicant's letter, dated September 13, 2005
F. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

1642 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
APRIL 6, 2006

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

2. **Allowed Development.** The development of the Real Property approved by the Planning Commission on April 6, 2006 is limited to a 1,017 square foot addition and 250 square foot interior remodel shown on the Site Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

B. **Public Works Submittal Prior to Building Permit Issuance.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:

1. **Water Rights Assignment.** The Owner shall execute an Agreement Assigning Water Extraction Rights. Said assignment and any related agreements are subject to the review and approval of the City Attorney. Said agreement shall be recorded in the Office of the County Recorder.

2. **Public Street Improvements.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Shoreline Drive. As determined by the Public Works Department, the improvements shall include 70 ft sidewalk, one driveway apron modified to meet Title 24 requirements, underground utilities to subject property, preserve and/or reset any existing survey monuments or contractor stamps under the direction of the Public Works Inspector, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.

C. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review:

1. **Second Story Mass.** Study location of second story mass to further recede from the south and east elevations.

EXHIBIT A

2. **Plate Heights.** Reduce the plate heights at the garage and gallery areas.

D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

   If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

2. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.

4. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager.

5. **Construction Hours.** Construction (including preparation for construction work) is prohibited before 8:00 a.m. and after 5:00 p.m., Monday through Friday, and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

6. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:

   a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Streets, Parking, and Transportation Operations Manager.

   b. On-site or off-site storage shall be provided for construction materials and equipment. Any off-site storage location for equipment or materials shall be approved by the Community Development Director.

   c. Storage of construction materials within the public right-of-way is prohibited without an encroachment permit issued by the City.

7. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

8. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

9. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.

2. **Complete Public Improvements.** Install public improvements as shown on the building plans, including utility undergrounding.

3. **Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.

F. **Litigation Indemnification Agreement**. In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the

City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

Statistics - Building & Zoning Code Notes

- Property Owner: Robert Whitehead
- Project Address: 1642 Shoreline Drive, Santa Barbara, CA 93109
- Phone: (415) 354-2327
- A.P.N. 045-172-20
- Zone: E-3 / SD-3
- Net Lot Size: 7,753 / .18 acres
- Occupancy Group: R-3
- Building Type: Type V (N)
- Setback required: Front yard setback 20' from property line; Interior yard setback 6' from property line

Square footages:

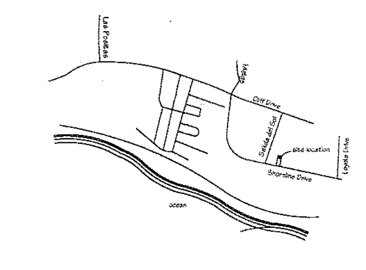
	Existing	Proposed	Total Net (sq. ft.)	Total Gross (sq. ft.)
Residence	1,947	—	1,733	1,947
Garage	438	—	400	438
Second Floor	n/a	1,143	1,017	1,143
Interior remodel	0	250	250	250
Total:				
Habitable	1,947	1,143	2,750	3,090
Non-Habitable	438	—	360	438
		Building Footprint:	2,425	2,425

- Grading:
- Under footprint of main structure: 0 C.Y. cut + 0 C.Y. fill = 0 Cubic Yards
- Outside footprint of main structure: 0 C.Y. cut + 0 C.Y. fill = 0 Cubic Yards
- Max. Building height: 30 feet
- Parking:
  - Proposed number of spaces: 0 Uncovered
  - Required number of spaces: 2 Covered
  - Existing number of spaces: 2 Covered
- Lot Coverage:

Building (existing)	2,133 square feet	27 %
Driveway / Paving	868 square feet	11 %
Landscaping	1,820 square feet	24 %
Patio / Pool Terrace	1,750 square feet	23 %
Sideyard / upper retaining	1,163 square feet	15 %
Total F.A.R. .41		100 %

Drainage Recomendations

1. Finish grade around the structure shall slope away from the new building/addition foundation a minimum of 2%. Minimum longitudinal gradient of swales shall be one percent (1%) toward a public street or engineered drainage structure.
2. Tie in all roof rain gutters to 4" diameter subsurface drain pipe. 4" diameter subsurface drain line to daylight at rip rap or at street gutter. Core curb per County of Santa Barbara Public Works requirements.



Vicinity Map

NTS

Project Description

The project consists of a 1,143 square second story addition and a 250 square foot interior remodel. No new garding is proposed as part of this project. The proposed addition complies with the City's Solar access ordinance and will not require the removal of any trees and/or significant vegetation.

Sheet Index

- A-1 Site Plan / Statistics / Vicinity Map
- A-2 Floor Plan / Electrical Plan / Door & Window Schedules
- A-3 Building Elevations

APN 045-172-20 Address 1642 Shoreline Drive

A. Residential Project Statistics

[illegible]

General Notes

The proposed construction will not adversely affect the electric, water, sewer and gas utilities to the dwelling.

Provide backwater valve as necessary to comply with C.P.C. 710.1 and S.B.M.C.

Projects located within 12" of setback, or when the topography requires, may require a survey to verify proposed footprint of structure prior to footing inspection approval.

Intent to Comply

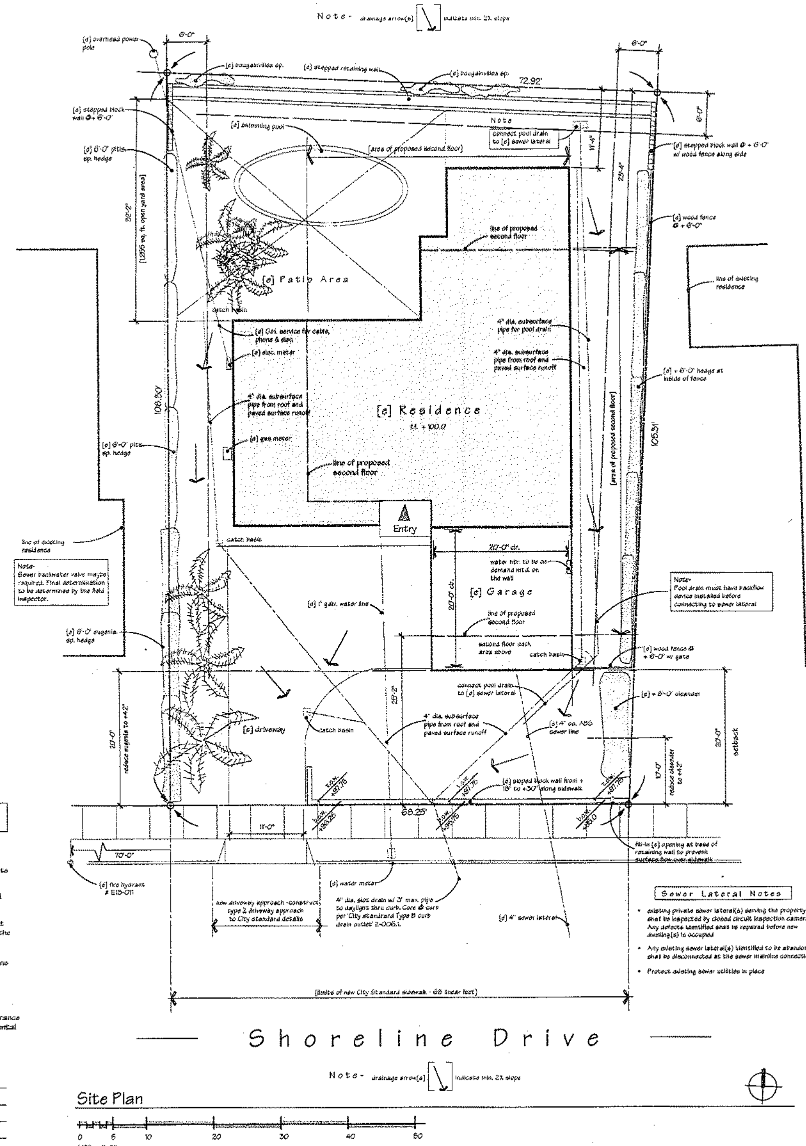
The following codes and ordinances are and shall be part of these drawings:

California Building Code [CBC]	2001
California Mechanical Code [CMC]	2001
California Plumbing Code [CPC]	2001
California Electrical Code [CEC]	2001

Best Managements Practices

Best Management Practices for Construction Activities:

- Eroded sediment and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or demanded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: ______



Site Plan

1/8" = 1'-0"

JOAQUIN ORNELAS

3040 STATE STREET
SUITE G
SANTA BARBARA
CA, 93105
Ph: (805) 687-6868
Fax: (805) 682-6844

WHITEHEAD RESIDENCE

REMODEL & ADDITION

1642 SHORELINE DRIVE
SANTA BARBARA, CA 93109

REVISION: △

SHEET TITLE: Site Plan, Statistics, Vicinity Map

DATE: January 3, 2006

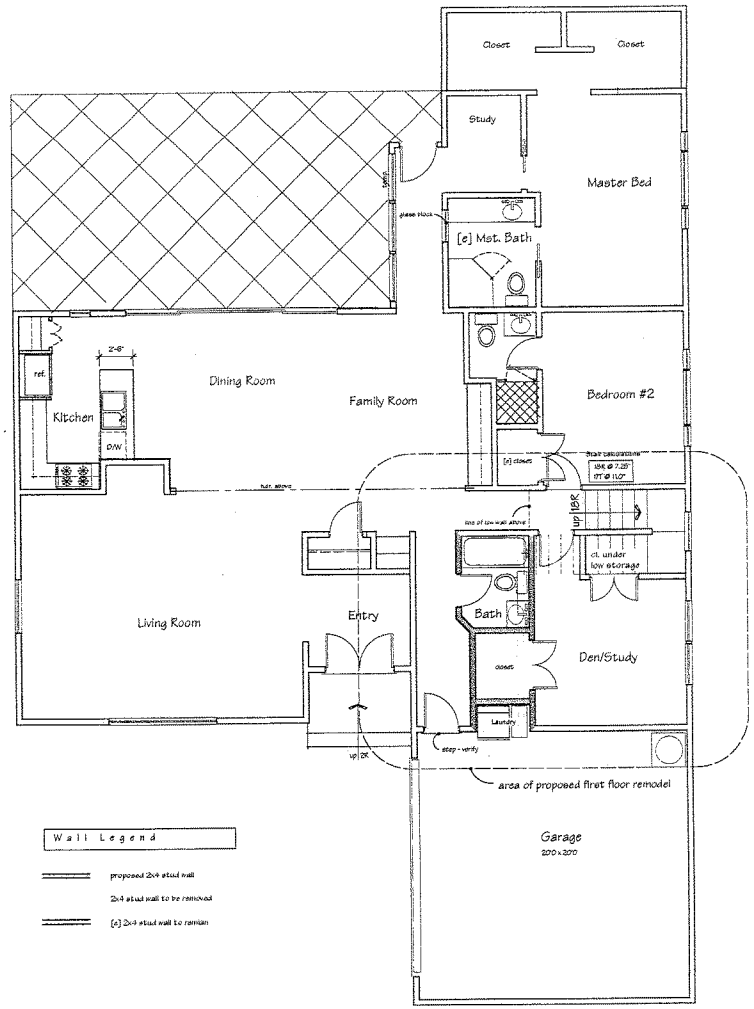
SCALE:

DRAWN:

JOB:

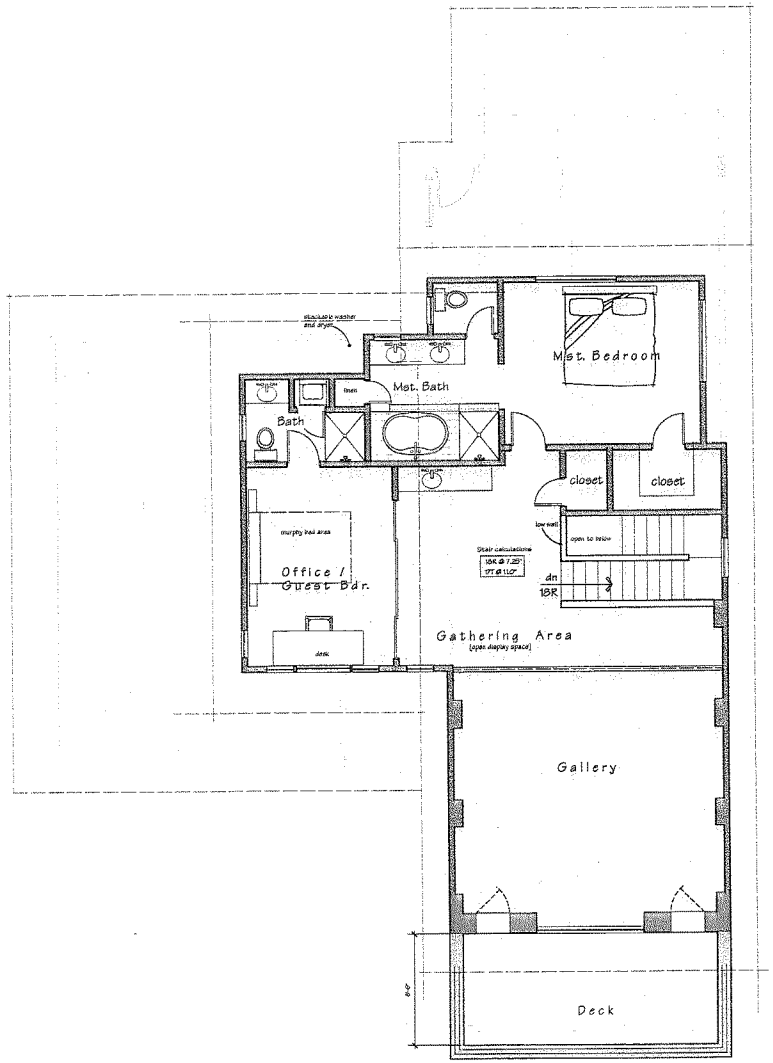
SHEET: A-1 OF SHEETS

EXHIBIT B



First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"

JOAQUIN ORNELAS

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SUITE G
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CA, 93105

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WHITEHEAD RESIDENCE

REMODEL & ADDITION
1642 SHORELINE DRIVE
SANTA BARBARA, CA 93109

REVISION: △

SHEET TITLE: First Floor Plan

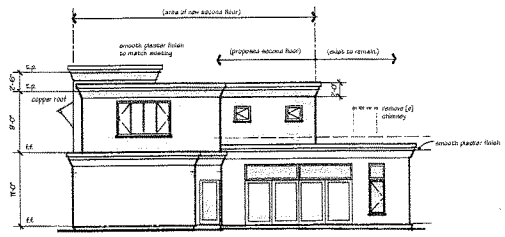
DATE: January 3, 2006
SCALE:
DRAWN:
JOB:

SHEET: A-2

OF SHEETS

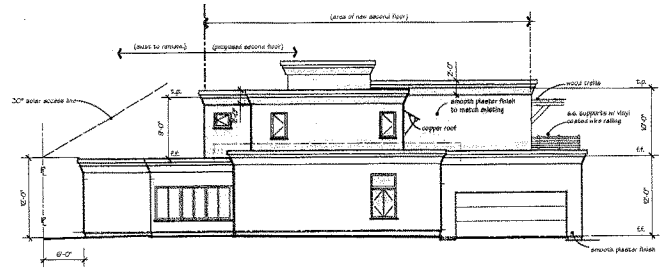
Note -

provide gutters and downspouts per soils engineers recommendations. Location of downspouts as per sheet metal subcontractor. Connect downspouts to subsurface drainage per site plan drainage notes



North Elevation

1/8" = 1'-0"

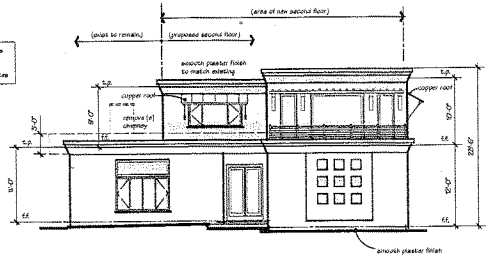


West Elevation

1/8" = 1'-0"

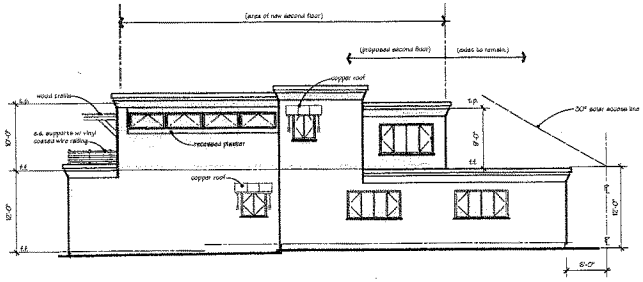
Note -

provide gutters and downspouts per soils engineers recommendations. Location of downspouts as per sheet metal subcontractor. Connect downspouts to subsurface drainage per site plan drainage notes



South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

South Elevation

1/8" = 1'-0"

JOAQUIN ORNELAS

3040 STATE STREET
SUITE G
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WHITEHEAD RESIDENCE

REMODEL & ADDITION
1642 SHORELINE DRIVE
SANTA BARBARA, CA 93109

REVISION: △

SHEET TITLE:
Exterior Elevations

DATE: January 3, 2006
SCALE:
DRAWN:
JOB:

SHEET:
A-3
OF SHEETS

FAR Study for 1642 Shoreline Drive (*Neighborhood Defined by City Staff as Shoreline Drive between Salida Del Sol & Loyola Drive*)

Address	APN	Lot Size (s.f.)	Slope (%)	Structure Size (s.f.) (*House; Garage; Accessory*)	County Assessor's Information	Cumulative S.F.	C.A.I.	FAR (%)	C.A.I.	Building Height	Parcel Specific Notes
North Side of Shoreline Drive											
1702 Shoreline Drive	45-171-05	8,297 s.f.	9%	1,600 s.f.; 400 s.f.; 0 s.f.	1,590 s.f.; 441 s.f.; 0 s.f.	2,000 s.f.	2,031 s.f.	24%	25%	1- story	
1660 Shoreline Drive	45-172-23	8,820 s.f.	12%	1,836 s.f.; 420 s.f.; 0 s.f.	1,721 s.f.; 420 s.f.; 0 s.f.	2,256 s.f.	2,141 s.f.	26%	24%	1-story	
1654 Shoreline Drive	45-172-22	9,205 s.f.	12%	1,680 s.f.; 420 s.f.; 700 s.f.	1,565 s.f.; 420 s.f.; 0 s.f.	2,800 s.f.	1,985 s.f.	30%	22%	1-story	Records not clear if original 420 s.f. garage was converted to habitable space when the building permit for a 700 s.f. garage was approved.
1648 Shoreline Drive	45-172-21	8,300 s.f.	10%	1,924 s.f.; 446 s.f.; 0 s.f.	1,986 s.f.; 441 s.f.; 0 s.f.	2,370 s.f.	2,427 s.f.	29%	29%	1-story	
1642 Shoreline Drive	45-172-20	7,753 s.f.	11%	1,896 s.f.; 441 s.f.; 0 s.f.	2,031 s.f.; 420 s.f.; 0 s.f.	2,337 s.f.	2,451 s.f.	30%	32%	1-story	According to Street File, property has a 1942 s.f. house and a 400 s.f. garage for a total FAR of 30%; Project Proposes a 40% FAR
1636 Shoreline Drive	45-172-19	7,618 s.f.	16%	1,600 s.f.; 400 s.f.; 0 s.f.	1,590 s.f.; 441 s.f.; 0 s.f.	2,000 s.f.	2,031 s.f.	26%	27%	1-story	
1630 Shoreline Drive	45-172-18	7,838 s.f.	11%	1,600 s.f.; 446 s.f.; 0 s.f.	1,666 s.f.; 441 s.f.; 0 s.f.	2,046 s.f.	2,107 s.f.	26%	27%	1-story	
1624 Shoreline Drive	45-172-17	7,726 s.f.	18%	3,083 s.f.; 420 s.f.; 0 s.f.	3,417 s.f.; 441 s.f.; 0 s.f.	3,503 s.f.	3,858 s.f.	45%	50%	2-stories	
1618 Shoreline Drive	45-172-16	7,446 s.f.	32%	3,930 s.f.; 400 s.f.; 0 s.f.	3,867 s.f.; 464 s.f.; 0 s.f.	4,330 s.f.	4,331 s.f.	58%	58%	2-stories	
1612 Shoreline Drive	45-172-15	7,856 s.f.	10%	1,600 s.f.; 446 s.f.; 0 s.f.	1,666 s.f.; 441 s.f.; 0 s.f.	2,046 s.f.	2,107 s.f.	26%	27%	1-story	
1606 Shoreline Drive	45-172-14	7,237 s.f.	12%	1,680 s.f.; 400 s.f.; 0 s.f.	1,565 s.f.; 420 s.f.; 0 s.f.	2,080 s.f.	1,985 s.f.	29%	27%	1-story	Note: Planning File shows a 2nd story addt'n that apparently never was approved
1600 Shoreline Drive	45-172-13	7,866 s.f.	13%	1,600 s.f.; 400 s.f.; 0 s.f.	1,590 s.f.; 441 s.f.; 0 s.f.	2,000 s.f.	2,031 s.f.	25%	26%	1-story	
					Averages:	2,481 s.f.	2,457 s.f.	31%	31%		
South Side of Shoreline Drive											
1707 Shoreline Drive	45-172-37	11,511 s.f.	30%	2,400 s.f.; 500 s.f.; 0 s.f.	2,964 s.f.; 634 s.f.; 0 s.f.	2,900 s.f.	3,598 s.f.	25%	31%	2-stories	Note: Useable Land Area v. FAR
1701 Shoreline Drive	45-173-38	14,819 s.f.	35%	2,000 s.f.; 337 s.f.; 0 s.f.	2,120 s.f.; 440 s.f.; 0 s.f.	2,337 s.f.	2,560 s.f.	16%	17%	2-stories	Note: Useable Land Area v. FAR
1671 Shoreline Drive	45-173-39	15,093 s.f.	31%	2,606 s.f.; 547 s.f.; 0 s.f.	2,492 s.f.; 462 s.f.; 0 s.f.	3,153 s.f.	2,954 s.f.	21%	20%	2-stories	Note: Useable Land Area v. FAR
1661 Shoreline Drive	45-173-40	20,685 s.f.	31%	2,627 s.f.; 410 s.f.; 72 s.f.	2,355 s.f.; 420 s.f.; 0 s.f.	3,109 s.f.	2,775 s.f.	15%	13%	1-story	Note: Useable Land Area v. FAR
1655 Shoreline Drive	45-173-25	19,973 s.f.	26%	1,600 s.f.; 294 s.f.; 0 s.f. (*Approved for an addition including a 2nd story making home 3,827 s.f.*)	1,614 s.f.; 494 s.f.; 0 s.f.	1,894 s.f.	2,108 s.f.	9% (*Adj % w/ adtn is 19%*)	11%	1-story;	Note: Useable Land Area v. FAR; This property clearly has an (e) 2-car garage and City records indicate a 1-car garage.
1645 Shoreline Drive	45-173-18	18,503 s.f.	29%	1,760 s.f.; 420 s.f.; 0 s.f.	1,851 s.f.; 588 s.f.; 0 s.f.	2,180 s.f.	2,493 s.f.	12%	13%	1-story	Note: Useable Land Area v. FAR
1637 Shoreline Drive	45-173-32	22,051 s.f.	38%	2,229 s.f.; 440 s.f.; 0 s.f.	2,409 s.f.; 493 s.f.; 0 s.f.	2,669 s.f.	2,902 s.f.	12%	13%	1-story	Note: Useable Land Area v. FAR
1631 Shoreline Drive	45-173-22	19,840 s.f.	25%	1,919 s.f.; 424 s.f.; 0 s.f.	1,921 s.f.; 420 s.f.; 0 s.f.	2,343 s.f.	2,341 s.f.	12%	12%	1-story	Note: Useable Land Area v. FAR
1625 Shoreline Drive	45-173-31	19,929 s.f.	25%	1,856 s.f.; 546 s.f.; 0 s.f.	1,934 s.f.; 546 s.f.; 0 s.f.	2,402 s.f.	2,480 s.f.	12%	12%	1-story	Note: Useable Land Area v. FAR
1619 Shoreline Drive	45-173-28	21,067 s.f.	35%	2,348 s.f.; 484 s.f.; 0 s.f.	2,348 s.f.; 484 s.f.; 0 s.f.	2,832 s.f.	2,832 s.f.	13%	13%	1-story	Note: Useable Land Area v. FAR
1611 Shoreline Drive	45-173-33	21,484 s.f.	34%	3,111 s.f.; 420 s.f.; 0 s.f.	2,965 s.f.; 589 s.f.; 0 s.f.	3,531 s.f.	3,554 s.f.	16%	17%	2-stories	Note: Useable Land Area v. FAR
1607 Shoreline Drive	45-173-42	20,066 s.f.	25%	2,761 s.f.; 514 s.f.; 0 s.f.	2,803 s.f.; 525 s.f.; 0 s.f.	3,275 s.f.	3,328 s.f.	16%	17%	2-stories	Note: Useable Land Area v. FAR
1601 Shoreline Drive	45-173-16	21,381 s.f.	22%	2,157 s.f.; 872 s.f.; 0 s.f.	2,987 s.f.; 460 s.f.; 0 s.f.	3,029 s.f.	3,447 s.f.	14%	16%	1-story	Note: Useable Land Area v. FAR
					Averages:	2,743 s.f.	2,875 s.f.	15%	16%		

Chart Notes:
The information contained herein was derived using the City of Santa Barbara Street and/or Planning Files. Said files are subject to change. Where there is a discrepancy between the Street & the Planning file, the Street file information is depicted herein as said file is expected to contain any and all development permits issued by the City's Building & Safety Division for construction associated with the respective property. As such information is derived using City and County records versus true measurements in the field, the information contained herein is deemed reliable but accuracy is not guaranteed.
Blue Font = Subject Parcel
Green Font = County Assessor Information/Calculations
On the north side of Shoreline Dr., the FAR ranges from 22-58 % with an average FAR of 31%
On the south side of Shoreline Dr., the FAR ranges from 9-31% with an average FAR of 15.5% - **note the discrepancy of buildable lot area to total lot area due to the sheer ocean cliff face on this side of Shoreline Dr.**

Prepared by Green and Associates
November 2005 for the City of Santa Barbara
Robert Whitehead - Property Owner, 1642 Shoreline Drive

EXHIBIT C

Two-Story Home Draft Proposed Floor to Lot Area Ratios (FARs)

To determine draft maximum home size for a property, follow these steps:

1. Determine property lot size.
2. Find the lot size range which includes the lot size on Table 1, below.
3. Complete the formula using the lot size. First multiply the listed factor by the lot size, then add it to the "base" number.
4. If you would like to check your work with some example FAR calculations, see Table 2.

Table 1: Formula Table

Lot Size	Max. Home Size (in sq. ft.) incl. garage
<4000	2200
< 10000 sq. ft.	1200 + (.25 * Lot size in sq. ft.)
10000 - 14999 sq. ft.	2500 + (.125 * Lot size in sq. ft.)
15000 - 19999 sq. ft.	4180 + (.013 * Lot size in sq. ft.)
≥ 20000	4430 + (.013 * Lot size in sq. ft.)

Garage Allowance	
Lot Size	*Allowance*
< 20000	500
> 20000	750*
≥ 20000	750*

*Where zone district allows, see Municipal Code 28.87.160.4

Table 2: Example FAR Calculations Table

	Proposal			
Lot Size	*85% of Max. Home Size*	*Max. Home Size excl. garage*	*Max. Home Size incl. garage*	*Max. FAR incl. garage*
4000	1870	1700	2200	0.55
5000	2083	1950	2450	0.49
6000	2295	2200	2700	0.45
7000	2508	2450	2950	0.42
8000	2720	2700	3200	0.40
9000	2933	2950	3450	0.38
10000	3188	3250	3750	0.38
11000	3294	3375	3875	0.35
12000	3400	3500	4000	0.33
13000	3506	3625	4125	0.32
14000	3613	3750	4250	0.30
15000	3719	3875	4375	0.29
15001	-	3875	4375	0.29
20000	-	3940	4690	0.23
1/2 acre	-	3963	4713	0.22
3/4 acres	-	4105	4855	0.15
1 acre	-	4246	4996	0.11
1.5 acres	-	4529	5279	0.08
2 acres	-	4813	5563	0.06
2.5 acres	-	5096	5846	0.05
3 acres	-	5379	6129	0.05
3.5 acres	-	5662	6412	0.04
4 acres	-	5945	6695	0.04
4.5 acres	-	6228	6978	0.04
5 acres	-	6511	7261	0.03
5.5 acres	-	6795	7545	0.03
6 acres	-	7078	7828	0.03

[ ] = Guidelines only for lots over 15,000 square feet

EXHIBIT D

Green & Associates
Land Use Planning & Permitting Services

P.O. Box 1455
Santa Barbara, CA 93102-1455

P: 805.570.6435
F: 805.456.0325

RECEIVED

SEP 13 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

September 13, 2005

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: 1642 Shoreline Drive; APN 045-172-020
Residential Addition & Remodel - Coastal Development Permit Application

Dear Chair Maguire & Members of the Planning Commission,

Enclosed for your review and processing, please find the plans and associated application information requesting a Coastal Development Permit for a residential addition and remodel to an existing single-family residence in the Coastal Zone.

Property Details
The subject property is located at 1642 Shoreline Drive in the East Mesa area of the City of Santa Barbara. The property is currently zoned E-3/SD-3, and is located within the Appealable jurisdiction of the Coastal Zone (*the boundary for the appealable jurisdiction dissects the property*). The subject property is approximately 7,753 square feet (or, .18 acres) in size with an overall parcel slope of 11%.

The property is presently developed with a modern–style, 1,947 square foot, single-story, single-family residence with an attached 438 square foot, two-car garage. The open yard area is 1,255 square feet, which meets the open yard area requirements of the base zone district.

Scope of Work
The project consists of a 1,143 square foot, second story addition and a 250 square foot, interior remodel. No new grading is proposed. The existing open yard area and covered parking will not be affected by the proposed addition. The proposed addition complies with the City's Solar Access Ordinance and will not require the removal of any trees and/or significant vegetation.

Design Review
The Architectural Board of Review reviewed the proposed addition on two (2) separate occasions; concept review took place on October 25, 2004 with a subsequent conceptual review on January 18, 2005. During the initial review, the Board requested that the overall mass, bulk and scale of the proposed addition be reduced to bring the proposed addition into

scale with the neighboring residential development. The project was reduced by at total of 347 square feet and re-presented to the Board on January 18, 2005. During the second review, the Board found the mass, bulk and scale to be acceptable. Appreciating the owner's efforts to meet their desires, the Board indefinitely continued the project along to the Planning Commission with positive comments.

Conclusion

Given that this parcel is divided by the appealable and non-appealable jurisdictional boundary of the Coastal Zone, it is required to obtain its associated Coastal Development Permits from the Planning Commission. The project before you meets all associated requirements of the Zoning code and does not need any modifications to construct the addition as proposed. As such, on behalf of the property owner, Mr. Robert Whitehead, I respectfully request that the Commission approve the project as proposed so that it may return to the Architectural Board of Review for final design approval.

On behalf of the property owner, I thank you for your review and consideration of this application. We look forward to receiving the Commissions approval of the requested residential addition and remodel. Should you have any questions or require additional information, please do not hesitate to contact me at terigreen@cox.net or via phone at 805.570.6435.

Respectfully,

Teri Green

Enclosures

CC: Robert Whitehead, Property Owner
Joaquin Ornelas, Project Architect

CONCEPT REVIEW - CONTINUED ITEM

5. **1642 SHORELINE DR** E-3/SD-3 Zone

Assessor's Parcel Number: 045-172-020
Application Number: MST2004-00713
Owner: Sandra and Jerold Oshinsky
Applicant: Joaquin Ornelas

(Revised proposal to construct a 1,143 square foot second story addition to an existing 1,947 square foot single family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone.)

(Second Concept Review.)
(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

4:59

Joaquin Ornelas, Applicant; Jerold and Sandra Oshinsky, Owners, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) A majority of the Board is comfortable with the size, bulk and scale. 2) The applicant is to study the location of the second floor mass to further recede from the street elevation and the east elevation. 3) It is suggested to lower the plate heights at the garage and the gallery towards the street. 4) Study ways to mitigate the apparent mass of the architecture with the banding at the roof fascia. 5) The applicant is to provide adjacent footprints which include the FAR data of the adjacent residences along the entire block. 6) The applicant is to provide composite of elevations of the entire block. 7) Those Board members in opposition find that the size, bulk and scale is not consistent with neighborhood.

Action: LeCron/Bartlett, 5/2/0. Mudge, Pierron opposed.

CONCEPT REVIEW - CONTINUED ITEM

6. **1125 DEL SOL AVE** E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-006
Application Number: MST2004-00447
Owner: John & Joni Lang
Agent: Dave Tabor
Architect: Tai Yeh

(Proposal to demolish a 1,264 square foot existing residence and a detached 324 square foot garage. Proposal to construct a two-story 2,781 square foot residence with an attached 454 square foot two-car garage on a 16,812 square foot lot located in the non-appealable jurisdiction of the coastal zone. Planning Commission review of a coastal development permit is required.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR COASTAL DEVELOPMENT PERMIT.)

5:32

EXHIBIT F