



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 26, 2007
AGENDA DATE: May 3, 2007
PROJECT ADDRESS: 1936 El Camino De La Luz (MST2004-00727)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Suzanne Johnston, Assistant Planner

I. PROJECT DESCRIPTION

The proposed project involves a 976 square foot, first floor addition, a 667 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, and the construction of an attached 474 square foot two-car garage. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a 474 square foot, two-car garage on a 14,503 square foot lot.

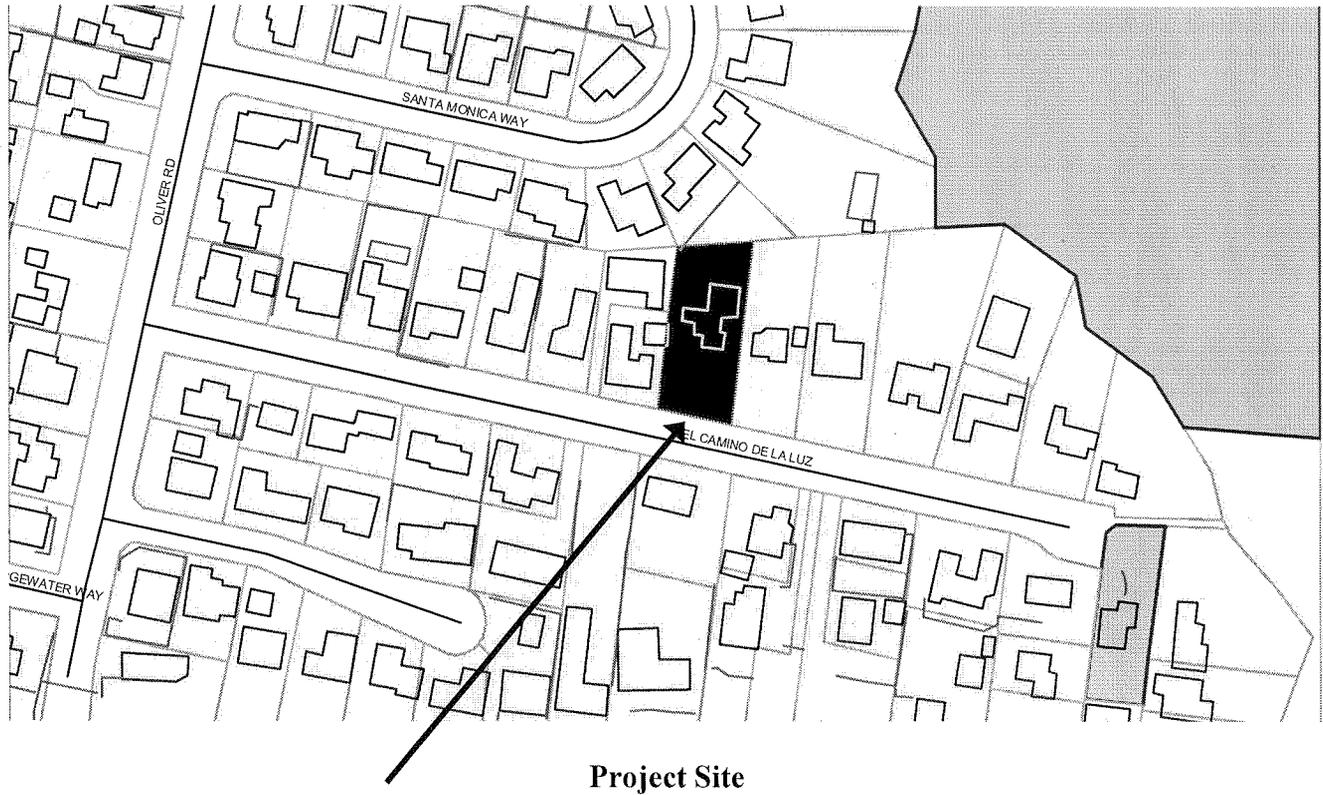
II. REQUIRED APPLICATIONS

The discretionary application required for this project is:

A Coastal Development Permit (CDP2006-00017) 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, 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 VIII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: March 20, 2007
DATE ACTION REQUIRED: June 18, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|---------------------|---------------------|-----------------|----------------------|
| Applicant: | James LeCron | Property Owner: | Bruce and Amy Taylor |
| Parcel Number: | 045-100-010 | Lot Area: | 14,503 square feet |
| General Plan: | 5 units per acre | Zoning: | E-3/SD-3 |
| Existing Use: | Residential | Topography: | 3% slope |
| Adjacent Land Uses: | | | |
| | North - Residential | | East - Residential |
| | South - Residential | | West - Residential |

B. PROJECT STATISTICS

| | Existing SF | Proposed SF |
|-------------------|-------------|-------------|
| Living Area | 1,079 | 2,722 |
| Garage | 399* | 474 |
| Accessory Space | 240* | 0 |
| Total Development | 1,718 | 3,196 |

* As-built conversions to habitable space under an expired permit to be legalized with this application.

V. ZONING ORDINANCE CONSISTENCY

| Standard | Requirement/ Allowance | Existing | Proposed |
|---------------------|---------------------------|------------------|-------------------|
| Setbacks | | | |
| -Front | 20 | 92 | 65 |
| -Interior | 6 | 9 | 9 |
| -Rear | 6 | 37 | 37 |
| Building Height | 30' | 17' | 28' 3" |
| Parking | 2 | 0 | 2 |
| Open Yard | 1,250 sq. ft | > 1,250 sq. ft. | > 1,250 sq. ft. |
| Lot Coverage | | | |
| -Building | N/A | 1,718 s.f. 12 % | 2,529 s.f. 17.4 % |
| -Paving (permeable) | N/A | N/A | 958 s.f. 6.6 % |
| -Driveway | N/A | 1,008 s.f. 7 % | 879 s.f. 6 % |
| -Landscaping | N/A | 11,777 s.f. 81 % | 10,137 s.f. 70 % |

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

VI. ISSUES

A. PLANNING COMMISSION REVIEW

The original project would have resulted in a two-story 2,627 square foot, two-story, single-family residence with a detached 441 square foot, two-car garage with storage to be and a roof deck. The detached garage with accessory space was to be located within the remaining front yard which would have required a modification. The project went before the Planning Commission on October 12, 2006 (the staff report, Exhibit D and minutes, Exhibit E are attached) and received direction to restudy the garage orientation to the street, remove the existing over height hedge from the public right-of-way, reduce plate heights and return to ABR for specific comments on the size, bulk, and scale of the proposed house once the hedge was removed. The applicant has responded by attaching the garage to the house, relocating the driveway to eliminate the modification request, removing the hedge from the right-of-way and making a minor reduction in the overall height of the structure.

B. DESIGN REVIEW

This project was reviewed by the ABR on four separate occasions (meeting minutes are attached as Exhibit C). The ABR struggled with the overall height of the building at each of the three reviews prior to the project's first review at Planning Commission on October 12, 2006. On December 4, 2006, the ABR reviewed the project following Planning Commission's first review and responded to the comments as follows: a) The Board felt that the large lot still presents a large setback to the public view corridor of the street and affords a greater separation between this house and the neighbors. b) Direction was given to restudy the north elevation to diminish the apparent blank wall between the ground floor French doors and the upper level balcony. c) The Board stated that the relocated garage and associated shorter driveway length are beneficial in reducing the amount of hardscape on the site. d) The Board directed the applicant to provide landscaping to mitigate the loss of the existing hedge to be removed from the public right-of-way.

C. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

The proposed project is located in the West 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 0.33-acre lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

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 is single-family residential and has very limited additional development potential. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing public access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. The project site is not located on the coastal bluff and was not found to be located in an archaeological sensitivity zone. Public views will not be affected because there are no public view corridors on the project side of the street. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

D. NEIGHBORHOOD COMPATIBILITY

The proposed project would result in a combined house and garage size of approximately 3,196 square feet and a floor to lot area ratio (FAR) of 0.22. Attached is a survey representing approximate house sizes and FAR's for 21 lots (including the subject property prior to the proposed addition) located along El Camino de la Luz, Santa Monica Way and Oliver Road (see Exhibit E). The smallest FAR of the 21 samples is 0.08 and the largest FAR is 0.41. With the proposed addition, 1936 El Camino De La Luz would have the second largest cumulative home and garage size out of the 21 homes included in the study, with the fifth highest FAR compared to the 20 parcels surveyed in the immediate neighborhood. In addition, five of the houses surveyed had two-story additions. Although, this house would be one of a very small

number of two-story homes in the immediate neighborhood, the project is within the proposed NPO FAR ratio and the second-story is modest as it is 0.05 FAR which is approximately 24% of the total square footage.

As part of the City's current effort to update the Neighborhood Preservation Ordinance (NPO), a Draft formula for determining potential future maximum FAR's 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 14,503 square foot lot would be 4,313 square feet with an FAR of 0.30. The proposed project would result in house + garage size of 3,196 square feet and 0.21 FAR, approximately 1,117 square feet less than the proposed maximum. The addition conforms to the overall pattern of development along El Camino de la Luz, which includes single-story and two-story homes. Therefore, Staff believes the size, bulk and scale of the project would be appropriate for the surrounding neighborhood.

E. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (Minor Additions to Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. 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)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and 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 and would not contribute to safety or drainage hazards on the site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan, Floor Plans & Elevations
- C. ABR Minutes, dated November 8, 2004, May 16, 2005, July 25, 2005 and December 4, 2006
- D. Planning Commission Staff Report (w/o Exhibits), dated October 12, 2006
- E. Planning Commission Minutes from October 12, 2006
- F. Study of House Sizes & FAR's
- G. Applicant's letter, dated February 16, 2007

PLANNING COMMISSION CONDITIONS OF APPROVAL

1936 EL CAMINO DE LA LUZ
(MST2004-00727/CDP2006-00017)
COASTAL DEVELOPMENT PERMIT AND A MODIFICATION
MAY 3, 2007

- I. 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 project-related 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 3, 2007 is limited to approximately 3,196 square feet of building area, one dwelling unit, and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 3. **Zoning Compliance Declaration.** A Zoning Compliance Declaration shall be completed and recorded that prohibits the conversion of the property into two units unless the secondary dwelling unit requirements are met.
 4. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
 5. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 7. **Paving.** The paved area which encroaches into the required side yard setback is not be used as a parking space. It is a turnaround for the purpose of ingress and egress from the proposed garage only.

- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Landscape Plan.** The Owner shall submit a Landscape Plan for approval by the Architectural Board of Review (ABR).
 2. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
 3. **Permeable Paving.** Incorporate a permeable paving system for the (project driveway and parking area that will allow a portion of the driveway runoff to percolate into the ground.
 4. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 5. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 2. **Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on El Camino de la Luz. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: parkway, curb and gutter, driveway apron modified to meet Title 24 requirements, underground service utilities, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), removal of existing hedge in the right-of-way, preserve and/or reset survey monuments and contractor stamps, a licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

3. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
 4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Soils Report.** Submit to the Building and Safety Division a soils report.
 2. **Structural Engineering Report.** Submit to the Building and Safety Division a structural engineering report, prepared by a structural engineer, as required by the Building Official for the two-story residential addition and the roof deck on the detached garage.
- E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Technical Reports.** All recommendations of the structural engineer and soils reports, approved by the Building and Safety Division, shall be incorporated into the construction plans.
 3. **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.

4. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). 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. |

- F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., 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 Day4th 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.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

2. **Construction Parking/Storage.** Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
3. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
4. **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) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

G. **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 caused by construction (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.** Public improvements, as shown in the improvement/building plans, including utility undergrounding.
3. **Backflow [or] Backwater Device.** Provide an approved backflow [or] backwater device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
4. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

- H. **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.

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.



REVISIONS

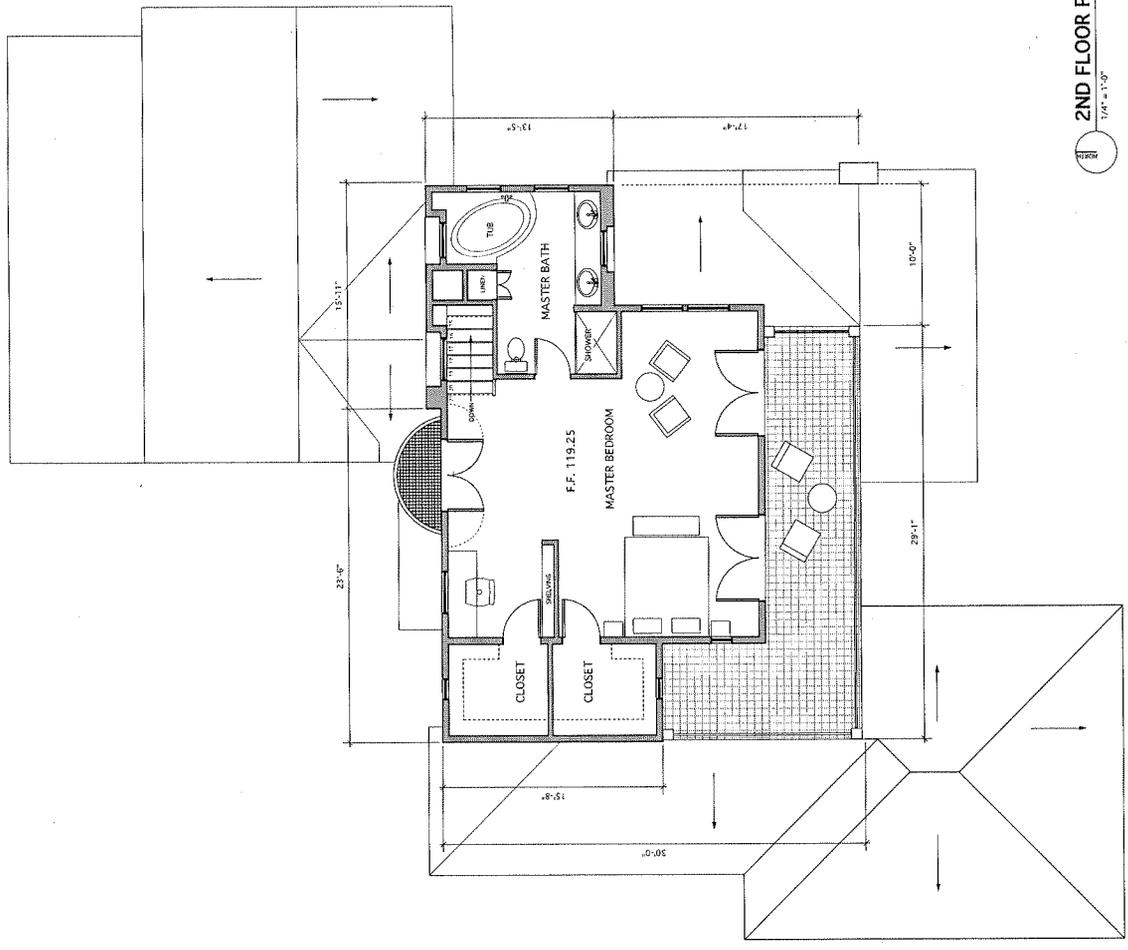
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DATE: 01-22-2007
 PERMISSIVE
 AGENCY REVIEW
 ISSUED FOR BIDDING
 ISSUED FOR CONSTRUCTION
PROJECT:

Taylor Residence
1838 El Camino De La Luz
Santa Barbara, CA 93109

DRAWING:
2ND FLOOR PLAN
JOB NO.:
DRAWING:
SCALE:
SHEET:



2ND FLOOR PLAN
1/4" = 1'-0"



CONSULTANT

REVISIONS

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DATE: 03.25.2009
 PRELIMINARY
 ARCHITECTURE
 CONSTRUCTION
 EXTERIOR FINISHING
 INTERIOR FINISHING
 MECHANICAL/ELECTRICAL/PLUMBING
 SITEWORK/CONSTRUCTION
 PROJECT:

Taylor Residence

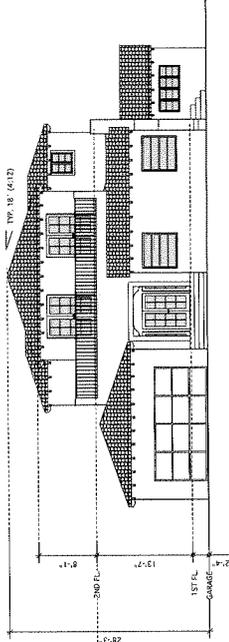
1936 El Camino De La Luz
 Santa Barbara, CA 93109

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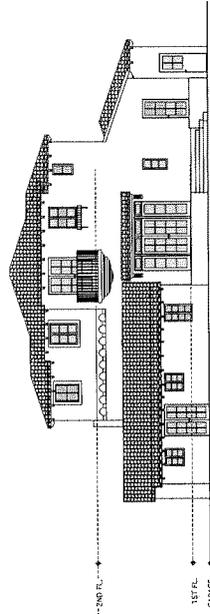
ELEVATIONS

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 SCALE:
 SHEET:

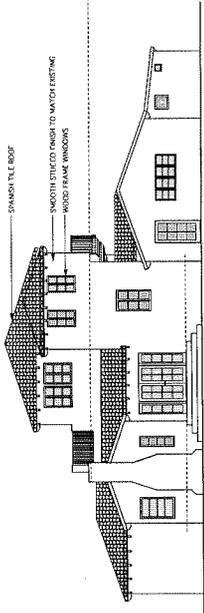
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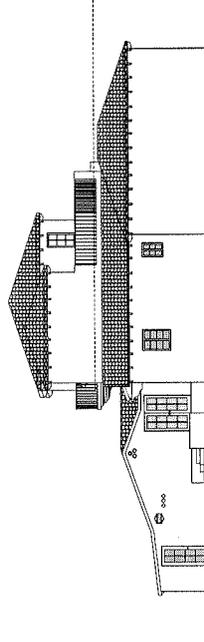
SOUTH ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

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CONSULTANT:

REVISIONS

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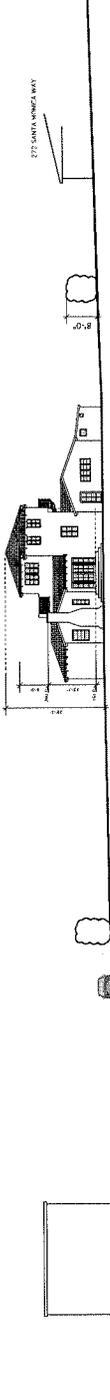


DATE: 02-25-2007
 PRELIMINARY
 AGENCY REVIEW
 SEALED FOR RECORDS
 ISSUED FOR CONSTRUCTION
PROJECT:

Taylor Residence
19328 El Camino De La Luz
Santa Barbara, CA 93109

DRAWING: SITE SECTION
JOB NO.:
DRAWN BY:
SCALE:
SHEET:

A6



SITE SECTION
1/8" = 1'-0"



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

1936 EL CAMINO DE LA LUZ

MST2004-00727

R-ADDITION

Page: 1

Project Description:

Proposal to convert an existing 594 square foot garage to habitable space, construct a detached 441 square foot two-car garage, and construct a 771 square foot two-story addition to an existing 1,447 single story single-family residence. The project will result in a two-story 2,812 square foot single-family residence with a detached 441 square foot two-car garage on a 14,503 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.

Activities:

12/4/2006

ABR-Concept Review (Continued)

(Fourth Concept Review.)

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

(7:18)

Present: James LeCron, Architect; Janice Taylor, Owner. Suzanne Johnston, Planning Technician, City of Santa Barbara.

Staff comment: Ms. Johnston reported that this project went before the Planning Commission on October 12, 2006 and was continued with direction to the Architectural Board of Review. There were three areas that were of concern to the Planning Commission which they would like the ABR to focus on in their comments: 1) Previous ABR's comments seem to express that the hedge was used to mitigate the aggressive first floor plate height which was compounded by the raised foundation. 2) The PC commented that it struggled with the former location of the garage in the middle of the remaining front yard and that it had a blank wall facing the street. At a minimum, the garage should be articulated. 3) The Commission suggested the relocation of the garage in efforts to further minimize the proposed paving and create larger usable green space.

Public comment opened at 7:43 p.m.

Mark DePledge, resident, express opposition to the height, and provided excerpts from the Santa Monica Way EIR.

Chair Bartlett read into the record a letter from Earl Sampson, resident, opposed to the height of the proposal.

Public comment closed at 7:49 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board appreciates yet another reduction in the overall height of the structure. The large lot still presents a large setback to the public view corridor of the street. 2) The apparent height of the structure as viewed from the street is represented by the eave lines. The highest peak of the hip roof is well below the height limit. 3) Restudy the north elevation to diminish the apparent blank wall between the ground floor French doors and the upper level balcony. 4) The relocated garage and associated shorter driveway length are beneficial in reducing the amount of hardscape on the site. 5) Provide landscaping to replace the 8-foot hedge, which is being removed from the street right-of-way, and delineates the landscape in the publicly viewed front-yard portion of the lot. 6) The large lot size affords a greater separation between this house and the neighbors.

Action: Wienke/Mosel, 5/1/0. LeCron stepped down. (Mudge absent.)

7/25/2005

ABR-Concept Review (Continued)

(Third Concept Review.)

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

6:55

Jim LeCron, Architect, present.

Public comment opened at 7:05p.m.

Chair Pierron read a letter submitted by Tony Fisher, which stated that there are concerns with the height of the building and that the proposed house will be visible from the street; even with the existing hedges.

Public comment closed at 7:07p.m.

Public comment reopened at 7:12p.m.

Chair Pierron read a letter submitted by Marcene Smith, neighbor, which stated the proposed design would be a welcome addition to the neighborhood. Ms. Smith is in support of the project.

Chair Pierron read a letter submitted by Joanna Morgan and Stan Krome, neighbors, which stated that the proposed design will be beautifully setback amidst lush tropical landscaping. They are in full support of the project.

Chair Pierron read a letter submitted by Bruce and Grace Peterson, neighbors, stated the house sits very far back on a deep lot and has virtually no visibility from the street. Mr. and Mrs. Peterson are in support of the project.

Chair Pierron read a letter submitted by Barbara Doolittle, neighbor, stated that she is in support of the remodel plans as proposed.

Chair Pierron read a letter submitted by Richard and Nicole Levine, neighbors, stated their strong support of the beautiful remodel plans as proposed. The design will be a welcome to the neighborhood.

Public comment closed at 7:15p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board appreciates the reduction in the height of the proposal. 2) The Board is split with the nature of the application. The project has advantages of a large lot; significant set back from street frontage, allowing for the proposal to be aggressive in size, bulk and scale and there is significant landscape buffering along the street frontage. 3) Three Board members find that given these advantages, the height is acceptable. 4) Two Board members are concerned with the amount and height of the second story addition and find it is not consistent with Neighborhood Preservation Ordinance findings. However, those Board members would not preclude an architectural feature proposed on a small scale which would allow for ocean views. 5) The Board appreciates the revised design of the garage, as it is more in keeping with the style of the home.

Action: Bartlett/Wienke, 3/2/0. LeCron stepped down. Pierron and Manson-Hing opposed.

7/18/2005

ABR-Concept Review (Continued)

(Third Concept Review.)

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

Motion: Continued one week to Full Board at Staff's request.

Action: Weinke/Manson-Hing, 4/0/0.

5/16/2005

ABR-Concept Review (Continued)

(Second Concept Review.)

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

(5:04)

James LeCron, Architect, present.

Public comment opened at 5:17 p.m.

Tony Fisher, stated his concerns regarding the height of the project, the noticing of the project, and the compatibility of the proposal with the neighborhood. Mr. Fisher discussed the current Neighborhood Preservation Ordinance and does not believe the proposal is consistent with the neighborhood.

Bruce Taylor, owner, stated that he has offered to have the neighbors view the plans and disputed that he has not made attempts to share his proposal with the neighboring residents.

Public comment closed at 5:24 p.m.

Staff Comment: Dave Sullivan, Planning Technician, stated the project was noticed within 100 feet at its first hearing on November 8, 2004, and will be noticed again at Planning Commission at the time of the Coastal Development permit. Mr. Sullivan also stated that Staff felt the project had not been revised to a point that it needed to be re-noticed and consequently, the proposal is before the Board at today's meeting.

Motion: Continued indefinitely with the following comments: 1) The Board, as a whole, finds the floor to area ratio scale of the building to be appropriate; however, three Board members find the plate height scale of the building excessive and two Board members find that, given the significant depth of the set back and the significant vegetation, the proposed floor to floor height is acceptable. 2) A suggestion was made to study reducing the floor-to-floor height by introducing one area that could be raised to capture the view from the master suite. 3) The Board finds the site planning for the garage and the deck acceptable; however, would like to see the proposed architecture more coherent with the proposed main house.

Action: Eichelberger/Bartlett, 5/0/1. Jim LeCron stepped down.

5/9/2005

ABR-Resubmittal Received

Please note that the Architect has changed!

11/8/2004

ABR-Concept Review (New) - PH

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

5:01

Bruce and Janet Taylor, Owners; and Louis Robinson, Architect; present.

Public comment opened at 5:11 p.m

Tony Fisher, agent for neighbors Heather and Logan Spears, stated that Mr. and Mrs. Spears are concerned with the second story and the impact it will have on their property.

Mark DePledge, neighbor, stated that he supports the project but he is concerned that the second story balcony may cause him loss of privacy.

Public comment closed at 5:15 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board supports the proposed garage in the front given the site plan and setback. 2) Remove the existing paving to the previous garage and use as landscape. 3) The architecture is unacceptable in its excessive height and lack of integration with the existing structure. 4) Applicant to return with significant changes to the architecture.

Action: Christoff/Larson, 8/0/0



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 5, 2006
AGENDA DATE: October 12, 2006
PROJECT ADDRESS: 1936 El Camino De La Luz (MST2004-00727)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Suzanne Johnston, Planning Technician II

I. PROJECT DESCRIPTION

The project consists of a 178 square foot, first floor addition, a 731 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence, the construction of a detached 400 square foot two-car garage with 41 square feet of accessory space and a 405 square foot roof deck above, and the removal of a 13-inch Olive tree. The project includes the legalization of the 399 square foot, as-built garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. The project will result in a two-story 2,627 square foot, two-story, single-family residence with a detached 441 square foot, two-car garage with storage and a roof deck on a 14,503 square foot lot.

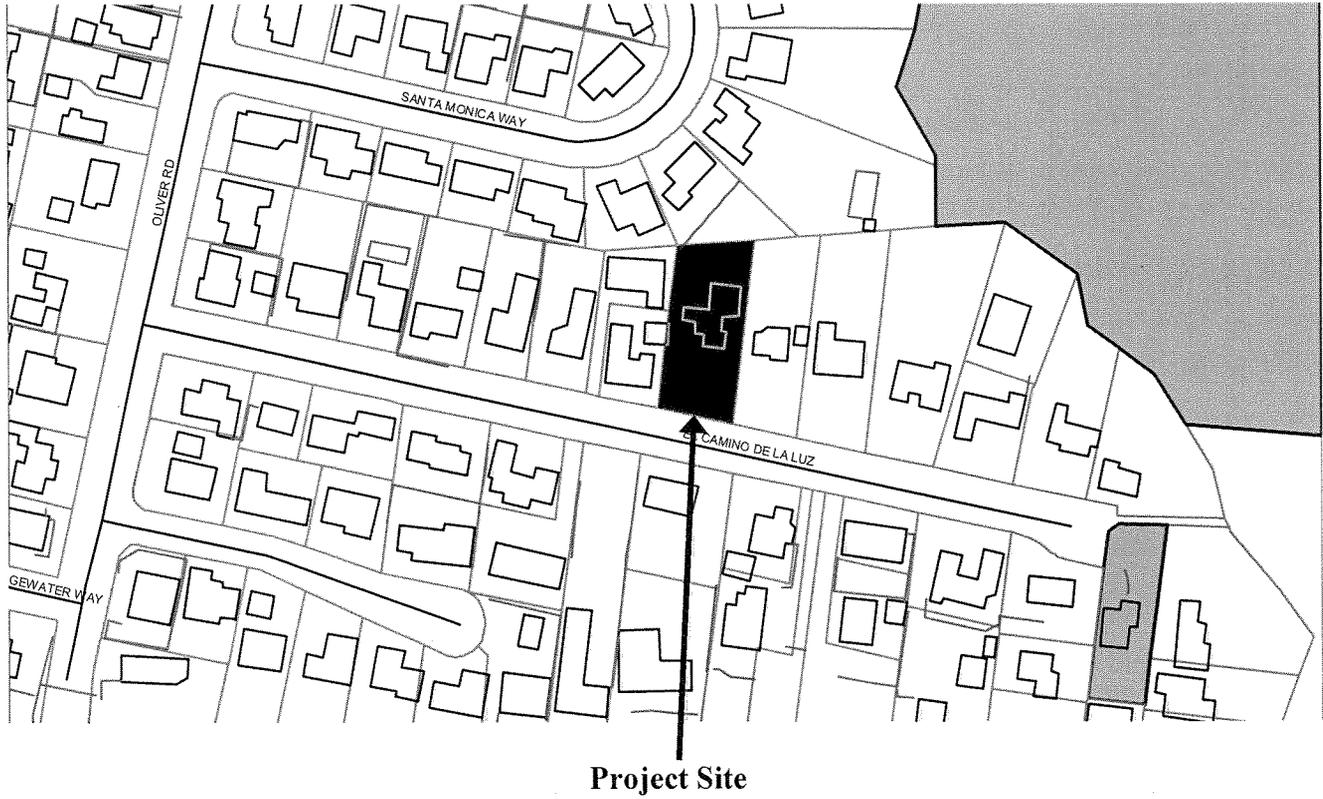
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory structure to be located in the remaining front yard. (SBMC § 28.87.160.2); and
2. A Coastal Development Permit (CDP2006-00017) 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, 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 VIII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

September 18, 2006
December 17, 2006

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR on three separate occasions (meeting minutes are attached as Exhibit D). On November 8, 2004, the Board supported locating the garage in the front yard, and directed the applicant to remove the existing driveway paving, replace paving with landscaping and found that the architecture was unacceptable. The architecture was excessive in height and lacked of integration with the existing structure. On May 16, 2005, the Board, as a whole, found the floor area ratio of the building to be appropriate; however, three Board members found the plate height scale of the building excessive and two Board members found that, given the significant depth of the set back and the significant vegetation, the proposed floor to floor height is acceptable. It was suggested to reduce the floor to floor height by introducing one area that could be raised to capture the view from the master suite and that the detached garage's architecture should be better integrated with the main house. On July 25, 2005, the ABR stated that the Board was split with the nature of the application. A simple majority found that the height was acceptable. The minority struggled with the second story addition meeting the Neighborhood Preservation Ordinance Findings.

B. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

The proposed project is located in the West 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 0.33-acre lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

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 is single-family residential and has very limited additional development potential. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing public access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. The installation of sidewalks in this area would support public access to the area. The project site is not located on the coastal bluff and was not found to be located in an archaeological sensitivity zone. Public views will not be affected because there are no public view corridors on the project side of the street. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. NEIGHBORHOOD COMPATIBILITY

The proposed project would result in a combined house and garage size of approximately 3,068, square feet and a floor to lot area ratio (FAR) of 0.21. Attached is a survey (Exhibit E) representing approximate house sizes and FAR's for 21 lots (including the subject property prior to the proposed addition) located along El Camino de la Luz, Santa Monica Way and

Oliver Road (see Exhibit F). The smallest FAR of the 21 samples is 0.08 and the largest FAR is 0.41. With the proposed addition, 1936 El Camino De La Luz would have the second largest cumulative home and garage size out of the 21 homes included in the study, with the fifth highest FAR compared to the 20 parcels surveyed in the immediate neighborhood. In addition, five of the houses surveyed had two-story additions. Although, this house would be one of a very small number of two-story homes in the immediate neighborhood, the project is within the proposed NPO FAR ratio and the second-story is modest as it is 0.05 FAR which is approximately 24% of the total square footage.

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 14,503 square foot lot would be 4,313 square feet with an FAR of 0.30. The proposed project would result in house + garage size of 3,068 square feet and 0.21 FAR, approximately 1,245 square feet less than the proposed maximum. The addition conforms to the overall pattern of development along El Camino de la Luz, which includes single-story and two-story homes. Therefore, Staff believes the size, bulk and scale of the project would be appropriate for the surrounding neighborhood.

D. DISCUSSION OF CONDITION OF APPROVAL (#C.2)

The project is located on El Camino de la Luz, which has been identified as a Safe Route to Washington School in the Pedestrian Master Plan (see Exhibit E, excerpts). Furthermore, El Camino de La Luz has been identified as a missing link in the City's Sidewalk Infill Program. Therefore, as a condition of approval for the project, staff is requesting the construction of a sidewalk in front of the project site on El Camino de la Luz. This condition is consistent with several adopted City policies related to pedestrian access throughout the City, and specifically, in the Coastal Zone. These policies are identified below.

- CE Policy 9.1: The City shall encourage use of alternative modes of transportation, especially non-motorized options, in and around the Coastal Zone.
- CE Policy 5.1: The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest
- CE IS 5.1.5: Encourage newly proposed developments to include pedestrian connections to surrounding areas, adjacent transit facilities, or other travel facilities during development review.
- PMP Policy 1.1: The City shall expand the sidewalk network to increase walking for transportation and Recreation
- PMP IS 2.1.3: Implement enforcement, operational, and engineering measures as feasible on identified routes

The City's Pedestrian Master Plan is Santa Barbara's framework to develop a comprehensive pedestrian system that will increase the city's walkability, increase connections to destinations throughout the city, and increase the number of children who walk and bike to school.

Improving the pedestrian system will require new sidewalks where none exist, and a plan to retrofit the City to be accessible for those with disabilities. Santa Barbara's approach is to gradually improve the pedestrian environment so that it is accessible to all, through land development project requirements, unrelated capital street improvement projects and specific pedestrian capital projects including the sidewalk infill program, an annual sidewalk expansion and improvement program to improve pedestrian access citywide by filling in missing links along the sidewalk network in the public right-of-way. El Camino de la Luz is identified as a missing link in the Sidewalk Infill Program and a link in the Safe Routes to School Program.

The applicant has submitted a petition (Exhibit F) signed by the property owners of the subject property and signed by other residents who are against the requirement of sidewalks on this particular street. It is not uncommon for residents of streets without sidewalk to initially be opposed to new sidewalk. Residents that do not have sidewalk generally perceive the private use of their property to extend to the curb of the streets, rather than the edge of the street right-of-way. From this perspective, residents may view the sidewalk's construction as a taking of their property and a reduction in their front yard, rather than an improvement. However, once the sidewalk is completed for an entire street, the City typically receives positive feedback and appreciation for the sidewalk and its use. It is important to note that sidewalks are not for the exclusive use of any one resident, but are owned and available for the public. El Camino de la Luz is not only on a Safe Route to School Route, but also provides direct access to La Mesa Park via the pedestrian bridge at the easterly end of the street.

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. MODIFICATION TO ALLOW ACCESSORY STRUCTURE TO BE LOCATED WITHIN THE REMAINING FRONT YARD (SBMC § 28.87.160.2)

The modification request is to allow accessory structures other than a garage to be located in the front yard. The proposed accessory use consists of a small, 41 square foot, storage area within the garage under the proposed staircase to access the 405 square foot garage roof deck. The modification is consistent with the purposes and intent of the Zoning Ordinance finding that the structure is not located in the required setbacks and that the combined floor area of the accessory space and garage floor area will not exceed a total of 500 net square feet. In addition, the proposed roof deck will add minimal height to the proposed structure. Given the existing house location and

construction type a detached garage is necessary to secure an appropriate improvement on a lot to provide the required covered parking. The site plan configuration is consistent with the surrounding pattern of development.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and 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 and would not contribute to safety or drainage hazards on the site.

Exhibits:

- A. Conditions of Approval
- B. Site Plan, Floor Plans & Elevations
- C. Applicant's letter, dated June 14, 2006
- D. ABR Minutes dated November 8, 2004, May 16, 2005 and July 25, 2005
- E. Study of House Sizes & FAR's
- F. Petition Against the Imposition of Sidewalks
- G. Excerpts from Pedestrian Master Plan

ACTUAL TIME: 1:46 P.M.

B. APPLICATION OF JAMES LECRON, FOR BRUCE AND AMY TAYLOR, 1936 EL CAMINO DE LA LUZ, 045-100-010 , E-3/SD-3 ONE-FAMILY RESIDENCE/COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL FIVE (5) UNITS PER ACRE (MST2004-00727/CDP2006-00017)

The project consists of a 178 square foot, first floor addition, a 731 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence, the construction of a detached 400 square foot two-car garage with 41 square feet of accessory space and a 405 square foot roof deck above, and the removal of a 13-inch Olive tree. The project includes the legalization of the 399 square foot, as-built garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. The project will result in a two-story 2,627 square foot, two-story, single-family residence with a detached 441 square foot, two-car garage with storage and a roof deck on a 14,503 square foot lot.

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory structure to be located in the remaining front yard. (SBMC § 28.87.160.2); and
2. A Coastal Development Permit (CDP2006-00017) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (e) (Existing Facilities).

Case Planner: Suzanne Johnston, Planning Technician
Email: sjohnston@SantaBarbaraCA.gov

Suzanne Johnston, Planning Technician, gave the Staff presentation.

Commissioners' comments and questions:

1. Requested clarification whether the deck on the proposed garage or the access stair to the deck is included in FAR ratio calculations.
2. Requested clarification regarding the City's policy on hedge growth proximity requirements along the front property line with regard to visibility safety issues.
3. Requested clarification regarding any neighborhood roof decks along the street frontage within the context of the proposed project.
4. Requested clarification regarding how many residences have garages facing the street, and on the unusual floor-to-floor and podium height measurements.
5. Asked how the applicant would accommodate parking on the site without the requested modification.

Ms. Johnston clarified that neither the deck on the proposed garage nor the stairs to the deck are included in the FAR ratio calculations, but the storage under the stair is included in the FAR ratio calculations.

Ms. Johnston and Ms. Andaloro clarified that all hedge height requirements of three and half feet within the ten foot proximity of the front property line will be requested of the applicant per City Ordinance during the review process.

Mr. Dayton stated that the Transportation Division can ask the applicant to provide or suggest on their plans a pedestrian passable area within the public right of way in the area where the hedges currently are located.

Ms. Johnston clarified that there are two roof decks located across the street with one located on an interior parcel and not readily visible from the street frontage, and the other located directly on the street, both are located out of the required setbacks, above and part of the main residential structure.

Mr. LeCron addressed privacy concerns and informed the Commission that the ABR preferred the hedge to remain and regarded it as an aesthetic improvement. Other improvements, such as the decking and wrought iron balcony at the rear of the residence are meant to mitigate the vertical façade of the residence which is adequately screened by vegetation, but the applicant is willing to comply with adjacent neighbors on privacy issues.

Mr. LeCron clarified that the area presents a mixed preference of one or two-car garages with several residences with rear detached garages, and some with flag lots or available carports, but it was preferred that the proposed garage face to the side rather than toward the street.

Mr. LeCron clarified that one other residence in the area has a higher floor-to-floor height than the applicant's, but that the requested floor-to-floor (with a second floor plate height of eight feet) are to accommodate desired second floor ocean views and maintain vaulted ceilings as part of the original 1920's design, and with sufficient setback from the street. The unusual podium height is also part of the original 1920's design.

Mr. LeCron clarified the modification is for the roof deck on the garage which would be changed to tile if they were not granted the modification, but the garage is allowable in the front yard as a separate structure.

Chair Jostes opened the public hearing at 2:14 P.M.

Mr. Mark Depledge, neighbor, expressed concern regarding privacy issues of the proposed balcony and the rear windows of the proposed project.

Ms. Shari Schubot, adjacent neighbor, spoke in support of the proposed project.

The public hearing was closed at 2:19 P.M.

Commissioners' comments and questions:

1. Stated that hedge heights may on occasion predate the 1957 Ordinance requirements which may allow them to “grandfathered in” or granted.
2. Appreciated that the project has moved forward.
3. Expressed concern that removal of the hedge from the public right of way to satisfy safety issues would result in a problem with the location of the garage in the middle of the front yard setback which would not be compatible with the rest of the neighborhood.
4. One Commissioner suggested the garage be re-designed to face the street in order to be consistent with the rest of the neighborhood, and believed an addition on the site would be acceptable but may require more redesign to accomplish.
5. Stated that the scale of the proposed project seems to be compatible with the neighborhood.
6. One Commissioner felt the setback from the street mitigates the hedge height issue and did not agree with the suggestion to re-design the garage to face the street.
7. One Commissioner commented that hedge provides a screening service for the interior front yard.
8. Suggested a structure with a roof line without the decking instead of a boxy structure in the middle of the front yard and suggests the garage be connected or tucked into the structure.
9. Suggests a reduction of pavement permeable surfaces to improve access by relocating the garage to one side of the lot
10. Consensus of Commissioners expressed concern that the floor-to-floor height of the proposed project may not be compatible with Neighborhood Preservation Ordinance requirements and may require more ABR review.
11. Desired improved pedestrian connection from the residence to the street.
12. Consensus of Commission on the size of the project as appropriate for site, and support to remove impediment to public use of the public right of way, but expressed concern on garage orientation and location on the site if hedge is removed.
13. Suggested a continuance back to ABR for further review on the height of the hedge or its removal.

Mr. LeCron responded to Mr. Depledge’s concern and stated that the previous balcony design was much larger, but has since been significantly redesigned down in size and scale, and the intended use would only be as an aesthetic improvement and not for gatherings of any size.

Mr. Dayton responded that the 1957 Ordinance is applicable to the hedge requirements, but that the right of way takes precedence over the 1957 Ordinance.

Mr. LeCron stated he would like the issue of the height of the structure to return to the ABR, and would agree to relocate the hedge if so required.

Mr. David Grokenberger, applicant’s attorney, commented on issues of the height of the structure that was proposed to recapture ocean views, and the proposed hedge height has been established for a considerable length of time, and requested that the hedge height be reviewed by the City’s Public Works Department.

STRAW VOTE:

Keep the hedge.

Ayes: 1 Noes: 4 (White, Mahan, Jacobs, and Thompson) Abstain: 0 Absent: 2
(Larson/Meyers)

STRAW VOTE:

Plate height question referred back to the ABR for further review.

Ayes: 4 Noes: 0 Abstain: 1 (Thompson) Absent: 2 (Larson/Meyers)

Mr. Vincent suggested two solutions: to either make a decision with conditions and possible appeal or refer the proposed project back to ABR for further review; with the appeal process the same for either result.

Mr. LeCron stated he could agree and comply with a continuance back to the ABR, as long as it is clarified whether the proposed project should return to the Commission or not. He also pointed out to the Commission that the hedge has ten feet of right of way space for mitigating landscaping instead of removal of the whole hedge.

Ms. Andaloro made a request from staff for action by Commission with regard to the Modification and Coastal Development Permit, including possible conditions for review by the ABR.

MOTION 1: White/No Second

To approve the Coastal Development Permit with a statement included in the Conditions of Approval that the hedge in the public right of way shall be removed, and the recommendation for the ABR to review the plate heights of the building with the intent of reducing them to make the height more compatible with the neighborhood.

Commissioner Thompson questioned whether the motion should include the Modification or not.

Chair Jostes stated that the motion proposed by Commissioner White had not been seconded because the Modification could not be included in the motion.

MOTION 1: Withdrawn

MOTION 2: Thompson/No Second

To approve the Modification and the Coastal Development Permit with a statement included in the Conditions of Approval that the hedge in the public right of way be removed, and the recommendation for the Architectural Board of Review re-evaluate the project and review the plate heights of the building with the intent of reducing them to make the height more compatible with the neighborhood.

Chair Jostes recommended the motion include that the ABR re-evaluate the appropriateness of the roof deck considering the loss of the front yard hedge.

It was clarified by Commissioners White and Thompson that the Modification concerned the stairs and the roof deck.

Chair Jostes withdrew his inclusion into the motion that ABR review the roof deck as a result of the hedge removal.

MOTION 2: FAILED from lack of Second

Mr. LeCron suggested a continuance back to the Planning Commission after ABR review.

Mr. Grokenberger requested that the Commission's motion for continuance include "recommendations" or "directions" for ABR review instead of "requirements" regarding issues of redesign.

Commissioner Mahan declined Mr. Grokenberger's request to amend the motion for

MOTION 3: Mahan/White

To continue indefinitely the proposed project back to the Planning Commission after review by the Architectural Board of Review, with the following requirements: 1) The architect to redesign and lower the floor plate heights to be more compatible with the neighborhood. 2) Removal of the hedge and subsequent consideration by the ABR regarding the front yard, garage orientation and location, driveway design, stair way, and appropriateness of the roof deck.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson/Myers)

Chair Jostes announced that continuances **do not** have a ten calendar day appeal period.

**** THE COMMISSION RECESSED FROM 2:56 P.M. UNTIL 3:09 P.M. ****

1936 EL CAMINO DE LA LUZ, SANTA BARBARA, CA.

Taylor Residence

Date: 6/2/06

FAR (Floor to Area Ratio) Comparison of 20 closest lots
to 1936 El Camino De LaLuz

| Site Address | Lot Size | Building size | FAR |
|--------------------------|-------------|---------------|------|
| 276 Santa Monica Way | 24,559 s.f. | 1,954 s.f. | 0.08 |
| 272 Santa Monica Way | 10,762 s.f. | 1,666 s.f. | 0.15 |
| 268 Santa Monica Way | 6,881 s.f. | 1,864 s.f. | 0.27 |
| 264 Santa Monica Way | 5,859 s.f. | 2,395 s.f. | 0.41 |
| 2414 El Camino De La Luz | 9,080 s.f. | 2,008 s.f. | 0.22 |
| 2010 El Camino De La Luz | 9,693 s.f. | 1,864 s.f. | 0.19 |
| 2009 El Camino De LaLuz | 6,793 s.f. | 1,934 s.f. | 0.28 |
| 2005 El Camino De LaLuz | 10,872 s.f. | 2,680 s.f. | 0.24 |
| 2002 El Camino De LaLuz | 5,929 s.f. | 1,918 s.f. | 0.32 |
| 2001 El Camino De LaLuz | 29,832 s.f. | 2,320 s.f. | 0.08 |
| 2000 El Camino De LaLuz | 6,286 s.f. | 1,888 s.f. | 0.30 |
| 1936 El Camino De LaLuz | 14,853 s.f. | 2600 s.f. | 0.18 |
| 1930 El Camino De LaLuz | 14,154 s.f. | 1,604 s.f. | 0.11 |
| 1929 El Camino De LaLuz | 7,349 s.f. | 2,025 s.f. | 0.27 |
| 1927 El Camino De LaLuz | 22,972 s.f. | 1,998 s.f. | 0.08 |
| 1926 El Camino De LaLuz | 1,6400 s.f. | 2,277 s.f. | 0.14 |
| 1925 El Camino De LaLuz | 18,070 s.f. | 1,278 s.f. | 0.07 |
| 1921 El Camino De LaLuz | 35,769 s.f. | 1,538 s.f. | 0.04 |
| 1919 El Camino De La Luz | 7,232 s.f. | 1,784 s.f. | 0.25 |
| 1918 El Camino De LaLuz | 23,520 s.f. | 3,261 s.f. | 0.14 |
| 1917 El Camino De La Luz | 5,215 s.f. | 2,078 s.f. | 0.40 |

Arri / LeCron Architects
109 Oliver Rd.
Santa Barbara, CA 93109
805-966-4034 Office
805-568-0590 Fax

RECEIVED

EXHIBIT F

JUN 14 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

FAR Study Map



SCALE 1 : 1,262





City of Santa Barbara
Community Development
630 Garden St.
Santa Barbara, CA 93101

2-16-07

Project Address: 1936 El Camino De La Luz

We are requesting a Coastal Development permit and need Planning Commission approval. The project is a remodel and second story addition to an existing single family residence in the appealable coastal zone. This is the 3rd. DART review.

The lot area is 14,503 S.F. with an existing single story residence of 1,718 (net) S.F., 1,863 (gross) S.f.

We are proposing to add 976 (net) S.F. to the first floor and 667 (net) S.F. to the second floor. We are also proposing a new attached 2-car garage of 474 (net) S.F. (there is currently no covered parking). The conversion of the existing garage space of 639 (net) S.F. to habitable space (approved under a prior permit, but never finalled), as well as an existing 334 S.F. deck built without permits, will be included as part of this permit.

This project has been reviewed by Planning Commission on 10-12-06. Comments were made to remove the hedge at the street, eliminate the proposed detached garage and provide an attached garage, and reduce the overall height.

These comments have been incorporated into the proposal.

This project has been reviewed by ABR (last date 12-4-06) and was continued back to PC with positive comments,

EXHIBIT G

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FEB 23 2007
CITY OF SANTA BARBARA/
PLANNING DIVISION

The project is consistent with similar developments in the neighborhood.

There is no grading associated with the project, or any change in drainage. All drainage is collected and routed to the street.

Exterior lighting will be small residential fixtures at the doors (60 watt max. incandescent) and will comply with the lighting ordinance.

The project does not create smoke, odors or noise.

No soil, geology, biological, archeological, or historic studies have been required.

There are no recreational trails or easements, and no hazardous materials involved.

Construction will adhere to all laws and City ordinances.

Sincerely,

James LeCron AIA