



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 9, 2009
AGENDA DATE: April 16, 2009
PROJECT ADDRESS: 1109 Luneta Plaza (MST2008-00452)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of a proposal for additions and remodeling for an existing 3,378 square foot two-story single-family residence with a 384 square foot attached two-car garage, located on a 14,148 square foot lot in the appealable jurisdiction of the Coastal Zone. The proposal includes the demolition of 160 square foot illegally enclosed porch on the first floor, the removal of an illegally enclosed 160 square foot second floor sun porch, the addition of 106 square feet to the first floor, and the addition of 305 square feet with a 274 square foot covered porch at the second floor. The project will abate violations in ENF2007-01283. The proposed total of 3,616 square feet is 84.7% of the maximum FAR.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification for alterations within the interior setback (SBMC §28.15.060 and §28.92.110); and
2. A Coastal Development Permit (CDP2008-00017) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

III. RECOMMENDATION

Upon approval of the the requested Modification, the proposed project is consistent with all applicable policies of the California Coastal Act, the applicable policies of the City's Local Coastal Plan, all implementing guidelines, and all applicable provisions of the Municipal Code. Therefore, Staff recommends that the Planning Commission approve the Coastal Development Permit subject to the Conditions of Approval in Exhibit A, making the findings outlined in Section VII of this report.



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

February 24, 2009
May 25 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Tom Meaney	Property Owner: Mojave Bay, Inc.
Parcel Number: 045-222-035	Lot Area: 14,148 square feet
General Plan: Residential 5 units/acre	Zoning: E-3/SD-3
Existing Use: Residential	Topography: ~27%
Adjacent Land Uses: North - Residential South - Shoreline Drive East - Residential West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,378 sq. ft.	3,232 sq. ft.*
Garage	384 sq. ft.	384 sq. ft.
Total	3,762 sq. ft.	3,616 sq. ft.
*FAR	88%	85.5%

*Approximately 163 square feet of the existing second floor is being demolished to create a two-story entry, therefore there is a net decrease in the overall square footage.

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 ft.	N/A	No change
-Interior	6 ft.	6 ft.	No change
Building Height	30 ft.	~23'	No change
Parking	2 spaces	2 spaces	No change
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	No change
Lot Coverage			
-Building	N/A	2,466 sq. ft. 17.4%	2,520 sq. ft. 17.8%
-Paving/Driveway	N/A	3,384 sq. ft. 23.9%	3,356 sq. ft. 23.7%
-Landscaping	N/A	8,298 sq. ft. 58.7%	8,272 sq. ft. 58.5%

The proposed project is consistent with the requirements of the E-3 Zone, related to building height, solar access, open yard requirements and parking, with the exception of a modification to allow alterations to the existing, legally non-conforming building within the interior setback.

MODIFICATION

The project site is currently developed with a two story residence. The existing structure is legally non-conforming and encroaches 3" into the interior setback along the west property

line. The applicant is proposing window alterations and an architectural buttress on the south elevation of the existing building. Staff supports this request because the amount of window openings will not be increasing from what is currently permitted on this wall and no new floor area will be added within the setback. The buttress is viewed as the same type of architectural projection as a chimney and therefore, can be allowed with the approval of the requested modification.

V. ISSUES

A. ENVIRONMENTAL REVIEW

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Minor Additions to Existing Facilities) 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.

B. VIOLATION ABATEMENT

A Notice of Violation was provided to the property owner by the City on March 10, 2008, for identified code violations including: sealing off an interior door, converting the laundry room to a second kitchen, enclosing a patio, installation of a new water heater, installation of cabinets and overhead storage space in the garage, conversion of the workshop into habitable space by the installation of partition walls, doors, and windows, and enclosing the upstairs deck. Approval of the proposed project would abate the existing violations on site.

C. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on November 10, 2008 (meeting minutes are attached as Exhibit D). The SFDB stated that the architecture is appreciated and that the size, bulk and scale are appropriate to the neighborhood. The project will return to the Full Board for final approvals.

D. COMPLIANCE WITH THE LOCAL COASTAL PROGRAM

The project site is located in Component 2 of the City's Coastal Plan, which extends from Arroyo Burro Creek to the westerly boundary of Santa Barbara City College. The Coastal Plan recognizes the primary land use of Component 2 as single-family residential, with a few areas of multiple family residential, neighborhood commercial, and La Mesa and Shoreline Parks. Major coastal issues identified in Component 2 include: hazards related to bluff retreat, protection of archaeological resources, and maintenance of existing coastal views and open space.

The Seismic Safety/Safety Element of the General Plan requires new development to be placed a distance from the edge of the cliff such that normal rates of erosion or material loss will not seriously affect the structure during its expected lifetime (75 years). Minor additions of

approximately 106 square feet on the first floor and 305 square feet on the second floor are proposed. No work is being proposed on the bluff side of the existing residence with the exception of the demolition of an illegally enclosed porch, and the illegally expanded concrete patio will be reduced to its legally permitted size.

Hazards/Drainage

Section 30253 of the Coastal Act requires that new development: 1. "minimize risks to life and property in areas of high geologic, flood and fire hazard;" and 2. "assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site.....along bluffs and cliffs". The existing house is within the 50 setback from the top of bluff and also within the 75 year erosion line, however no new work is proposed on the bluff side of the structure other than demolition of the illegally enclosed patio. This work would not contribute to erosion or the geologic stability of the site. Also there is a proposed second floor addition of approximately 337 square feet and 274 square feet of a covered balconies that will not be increasing the building footprint.

LCP Policy 8.1 requires that all new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are:

- (1) Sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines;
- (2) The owner of the subject property allows for the permanent drainage of those parcels through his/her property;
- (3) The drainage system is designed to be minimally visible on the bluff face.

The existing asphalt driveway and walkways will be removed and replaced with pervious concrete paving or landscaping. All roof drains for the proposed residence will be directed towards the driveway to minimize the flow that is directed towards the bluff. There is also an existing drain system installed along the face of the bluff. This meets the recommendations in the City's Storm Water BMP Guidance Manual.

Access

LCP Policies 2.1 and 2.4 serve to protect public access in coastal bluff areas. No public access currently exists through the site and this will remain the case following any project approval.

Visual Resources

LCP Policy 9.1 and Coastal Act Policy 30251 identify the scenic and visual qualities of coastal areas as resources of public importance. One of the stated goals of the Act is that new development must be sited and designed to protect views along the scenic coastal area, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas. LCP Policy 9.1 serves to protect existing views to, from, and along the ocean. The project site is surrounded primarily by one and two story single family residences.

Although the proposed project includes an addition to the second story that would be visible from Shoreline Drive and Leadbetter Beach, public views of the ocean are not blocked, and the project would not impact views along the ocean from nearby public lookouts. Thus, the proposed addition to the residence would not significantly impact existing views to and from the ocean, or obstruct scenic view corridors. The project would remain visually compatible with the character of the site and with the neighboring bluff top properties if neighborhood compatibility findings can be made.

As proposed, the development, subject to conditions in Exhibit A, is consistent with the Coastal Act and the City's Local Coastal Programs.

VI. FINDINGS

The Planning Commission finds the following:

A. **MODIFICATION (SBMC §28.92.110)**

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows for alterations to occur within the interior setback on the south side of the existing legal non-conforming building. Because the amount of window opening will not increase from what is already occurring on this wall, there will be no negative impact on the adjacent property. The buttress can be viewed as the same type of architectural projection as a chimney and will not add any floor area within the setback and therefore, can be allowed with the approval of the modification.

B. **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act.

The project is consistent with all of the policies of the Coastal Act, including 30251, which requires new development to be visually compatible with the character of surrounding areas as discussed in Section V.B. of the Staff Report.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

The project is found to be consistent with the policies of the Local Coastal Plan, with regard to land use, neighborhood compatibility and environmental resources and is consistent with all Zoning Ordinance requirements as discussed in Section V and VI of the Staff Report.

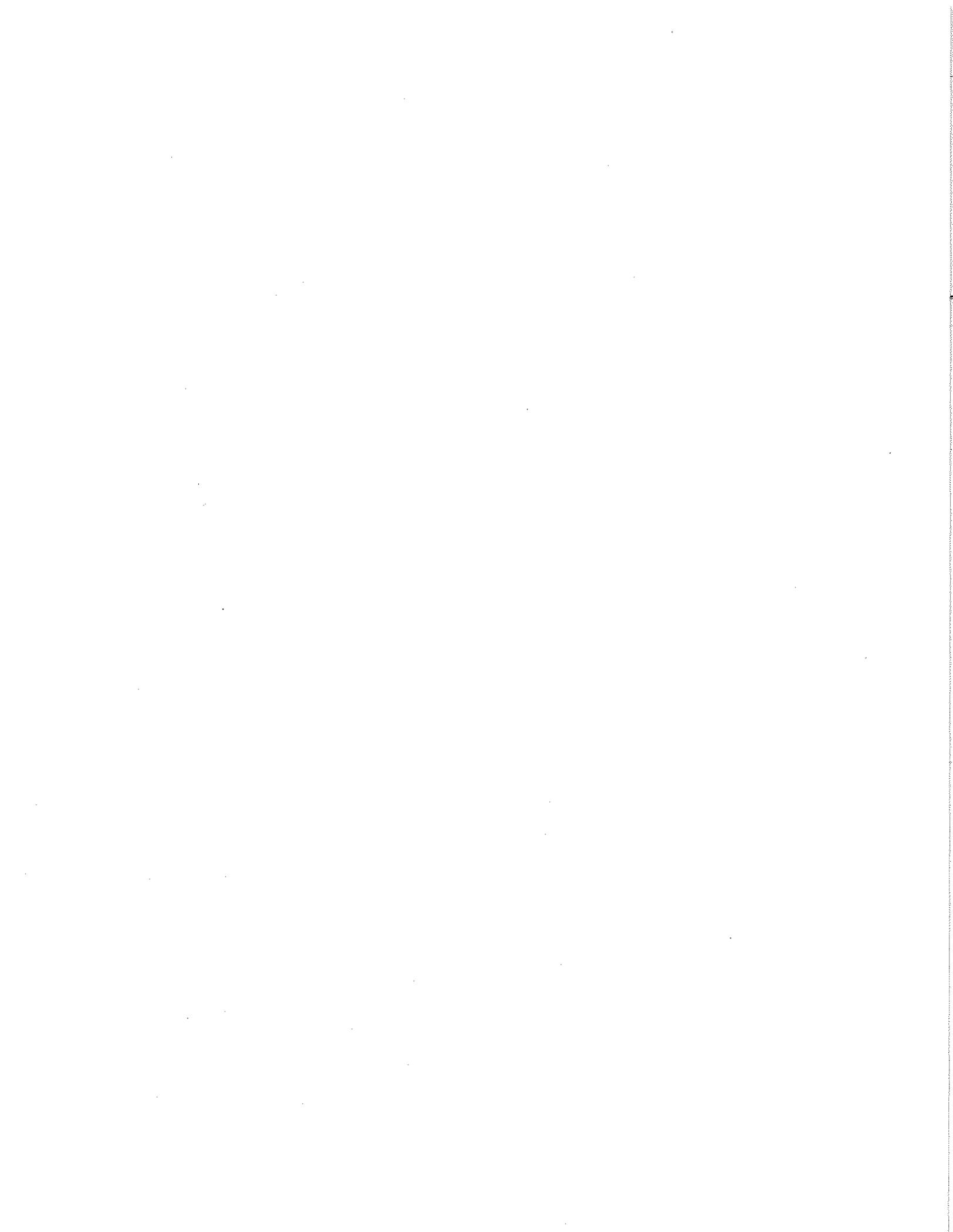
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

The project would not have an effect on public access or public recreation as described in Section VI of the Staff Report.

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Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant letter dated March 13, 2009
- D. SFDB Minutes



STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1109 LUNETTA PLAZA
COASTAL DEVELOPMENT PERMIT, MODIFICATION
APRIL 16, 2009

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. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
 1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff and sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion. Landscape plans should include, to the extent feasible, the use of native, drought tolerant species that will not require irrigation and should be reviewed by the consulting geologist if irrigation is proposed.
 2. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
 3. **Permeable Paving.** Incorporate a permeable paving system for the project driveway that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Public Works Director/Transportation Manager.
- B. **Recorded Conditions 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 16, 2009, is limited to approximately 3,616 square feet of building area and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **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 Single Family Design Board (SFDB).
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. 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.
6. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

7. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- 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 in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 2. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
 3. **Luneta Plaza Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Luneta Plaza. As determined by the Public Works Department, the improvements shall include the following: supply and install directional/regulatory traffic control signs (MUTCD), on-site biofilter/swale sized per drainage calculations, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
- D. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Zoning Compliance Declaration.** The Owner shall file a Zoning Compliance Declaration to assure that the residence shall remain a single family residence.
 2. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).
- 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 Single Family Design Board, outlined in Section A above.
2. **Drainage.** The recommendations provided in the Preliminary Drainage Analysis dated January 30, 2009, prepared by Whitson Engineers and the Preliminary Geologic Appraisal dated March 5, 2008, prepared by Adam Simmons, shall be incorporated into the project plans.
3. The concrete patio at the rear of the structure will be reduced to the originally approved size of 4' x 40' maximum, and replaced with drought tolerant landscaping as shown on the approved plans.
4. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

5. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to

discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B.5., above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

6. **Conditions on Plans/Signatures.** The final Planning Commission Officer 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., Archaeologist contract submitted to Community Development 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 by the Owner and/or Contractor 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
Cesar Chavez Day	March 31st
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.

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 that is answered by a person, not a machine.

2. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
3. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
 - a. Site grading and transportation of fill materials.

- b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
 - c. Sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site.
 - d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 - e. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
- 4. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
 - 5. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
 - 6. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
 - 7. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
 - 8. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
 - 9. **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 the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

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

Repair Damaged Public Improvements. Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

- 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:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.

DATE: 08/11/2010

MOJAVE BAY INC. REMODEL & ADDITION
SANTA BARBARA, CALIFORNIA
1109 LUNETTA PLAZA
SANTA BARBARA, CALIFORNIA
429 STATE STREET • SUITE 240 • SANTA BARBARA, CA 93101 • TEL 805.966.2644 • FAX 805.966.2648
WWW.TOMWEANEY.COM

TOM WEANEY ARCHITECT



Site Plan

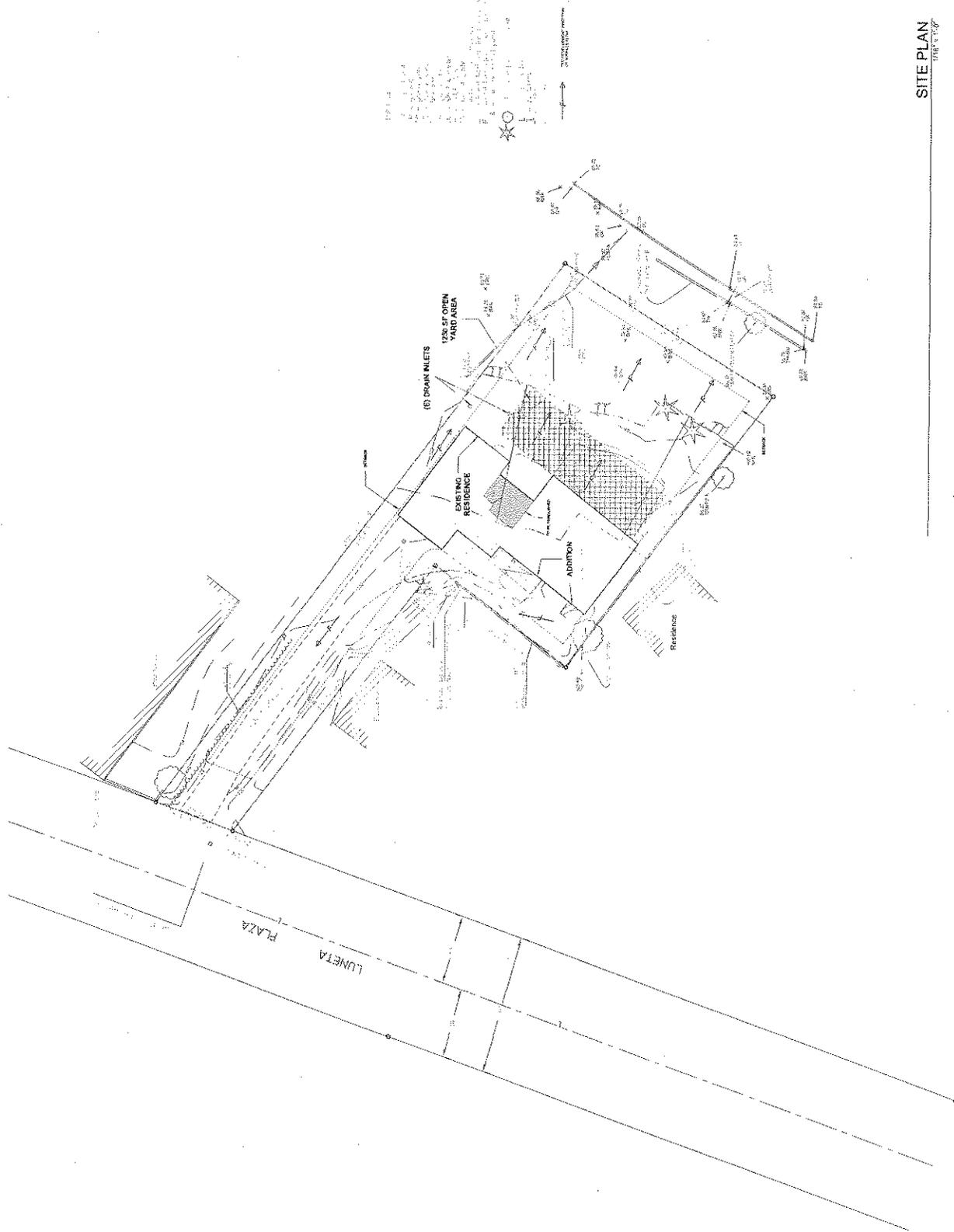


08/20/10
1109 LUNETA PLAZA
ARCHITECT
LUNETA PLAZA

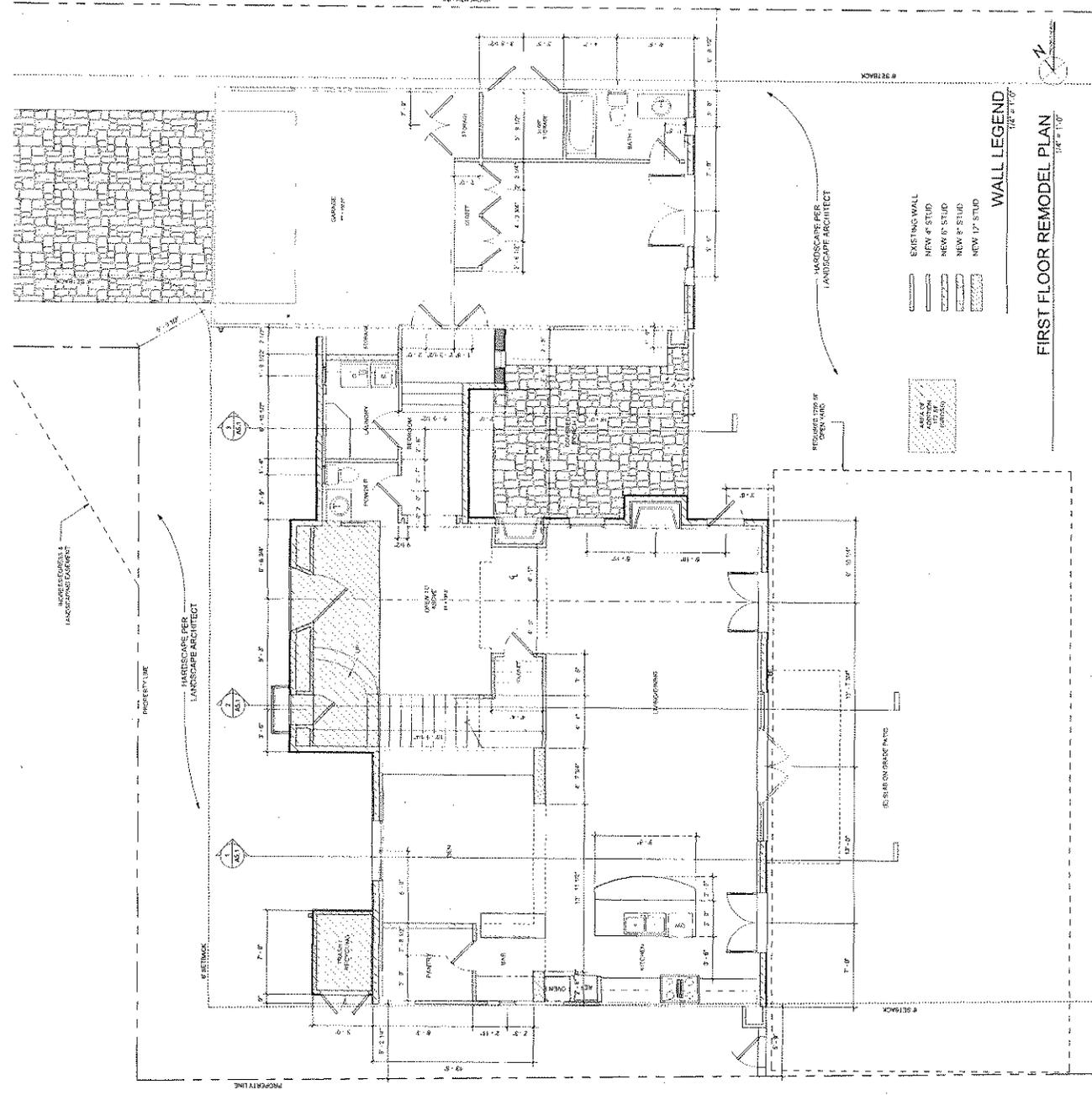
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SITE PLAN
THE CITY OF



NOTE: FENCES AND HEDGES WITHIN 10 FT. OF THE PROPERTY LINE AND 10 FT. ON EITHER SIDE OF THE DRIVEWAY WITHIN 20 FT. OF THE PROPERTY LINE SHALL BE SET, MAINTAINED OR REPAIRED BY THE INTERIOR LOT OWNER.



WALL LEGEND
SCALE: 1/4" = 1'-0"

[Symbol]	EXISTING WALL
[Symbol]	NEW 4" STUD
[Symbol]	NEW 6" STUD
[Symbol]	NEW 8" STUD
[Symbol]	NEW 12" STUD

FIRST FLOOR REMODEL PLAN
SCALE: 1/4" = 1'-0"

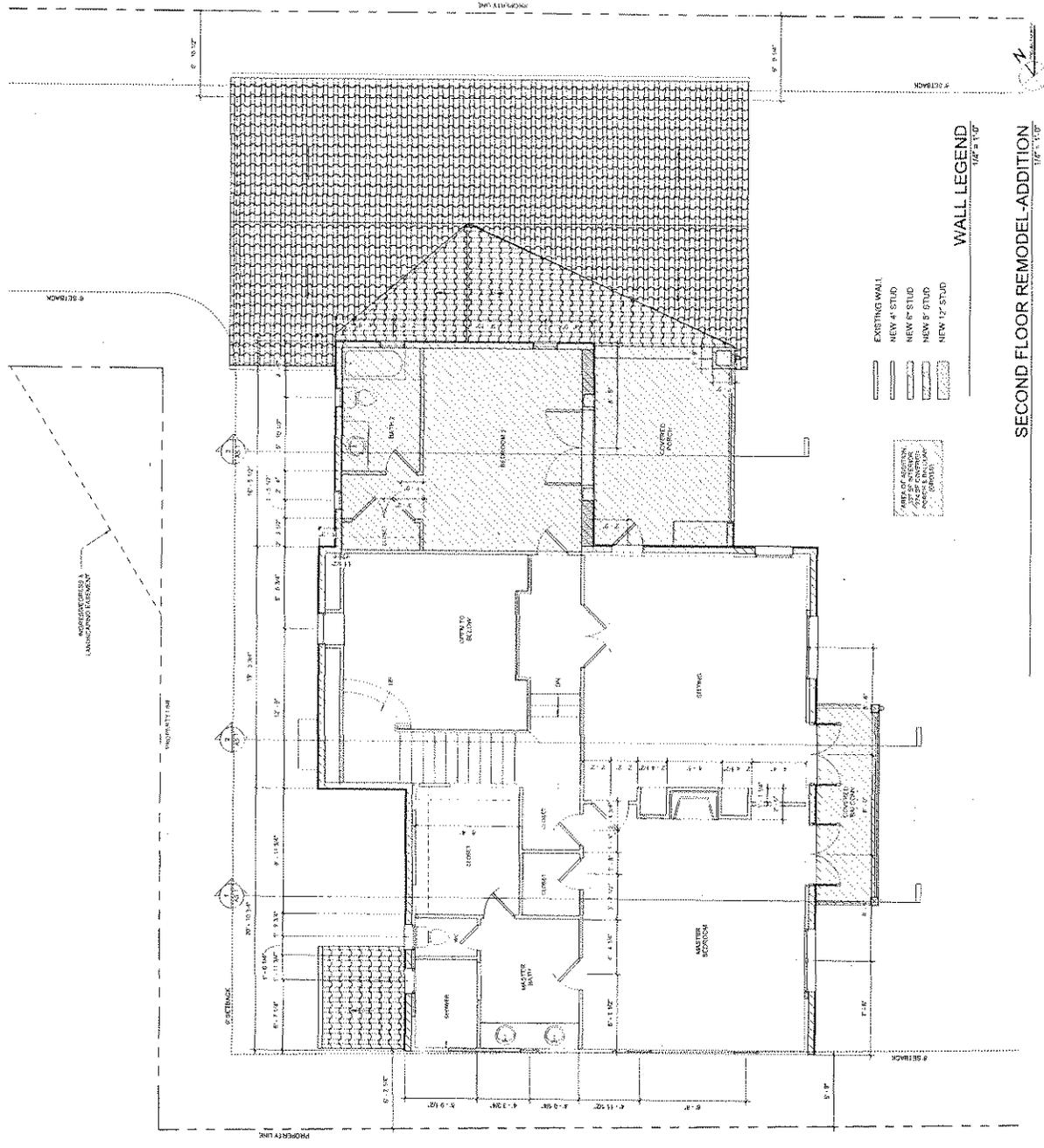




Second Floor
 Remodel/Addition
 Plan

MOJAVE BAY INC. REMODEL & ADDITION
 1109 LUNETTA PLAZA
 SANTA BARBARA, CALIFORNIA

TOM MEANEY ARCHITECT
 429 174TH STREET • SUITE 140 • SANTA BARBARA, CA • 93101 • TEL: 805.965.7884 • FAX: 805.965.7288
 WWW.TOMMEANEY.COM



WALL LEGEND
 1/8" = 1'-0"

[Hatching Pattern]	EXISTING WALL
[Hatching Pattern]	NEW 4" STUD
[Hatching Pattern]	NEW 6" STUD
[Hatching Pattern]	NEW 8" STUD
[Hatching Pattern]	NEW 12" STUD

FINISH IN INTERIOR
 FINISH IN EXTERIOR
 APPROX. FINISH LINE
 APPROX. FINISH GRADE

SECOND FLOOR REMODEL-ADDITION
 1/8" = 1'-0"

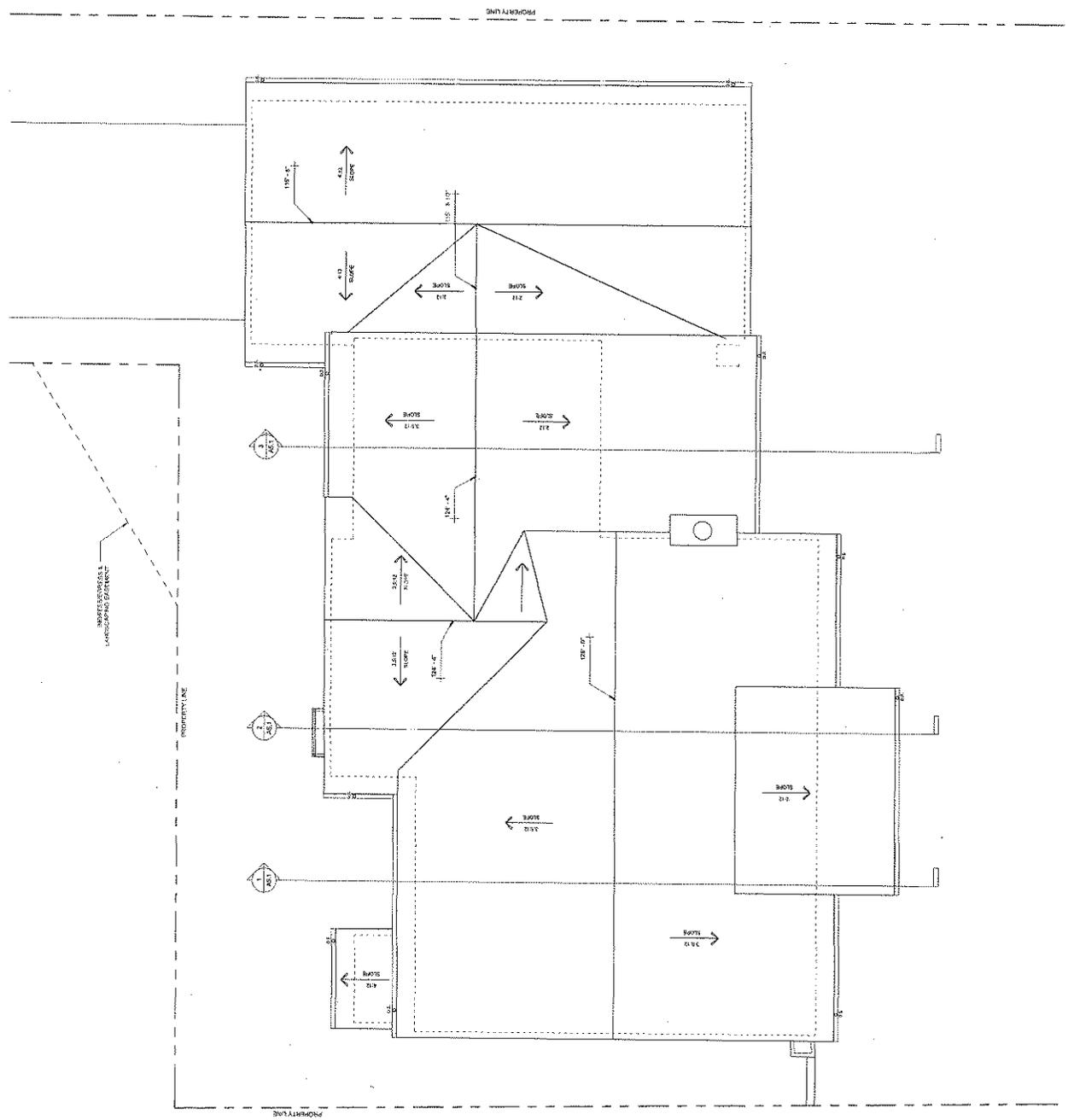
DATE: 05/05/09
TIME: 10:00 AM
BY: [Signature]
PROJECT: 1109 LUNETTA PLAZA



MOJAVE BAY INC. REMODEL & ADDITION
1109 LUNETTA PLAZA
SANTA BARBARA, CALIFORNIA

TOM MEANEY ARCHITECT
429 STATE STREET • SUITE 200 • SANTA BARBARA, CA • 93101 • TEL: 805.968.7888 • FAX: 805.968.7888 • WWW.TOMMEANEY.COM

1109 LUNETTA PLAZA



DATE: 11/11/11

529 STATE STREET • SUITE 240 • SANTA BARBARA, CA 93101 • TEL: (805) 965-1278 • FAX: (805) 965-1279 • WWW.TOMMEANEY.COM

TOM MEANEY ARCHITECT



MOJAVE BAY INC. REMODEL AND ADDITION
SANTA BARBARA, CALIFORNIA

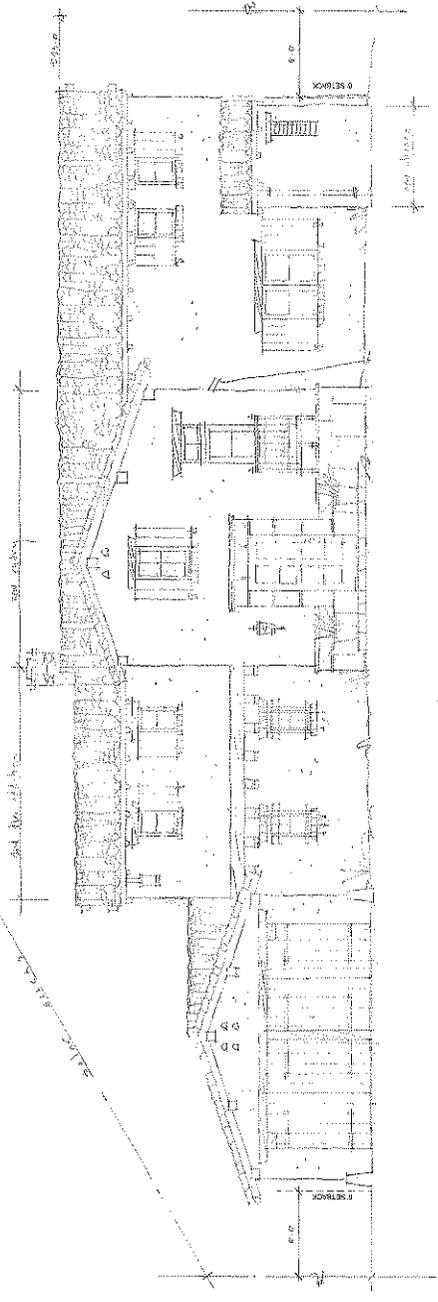
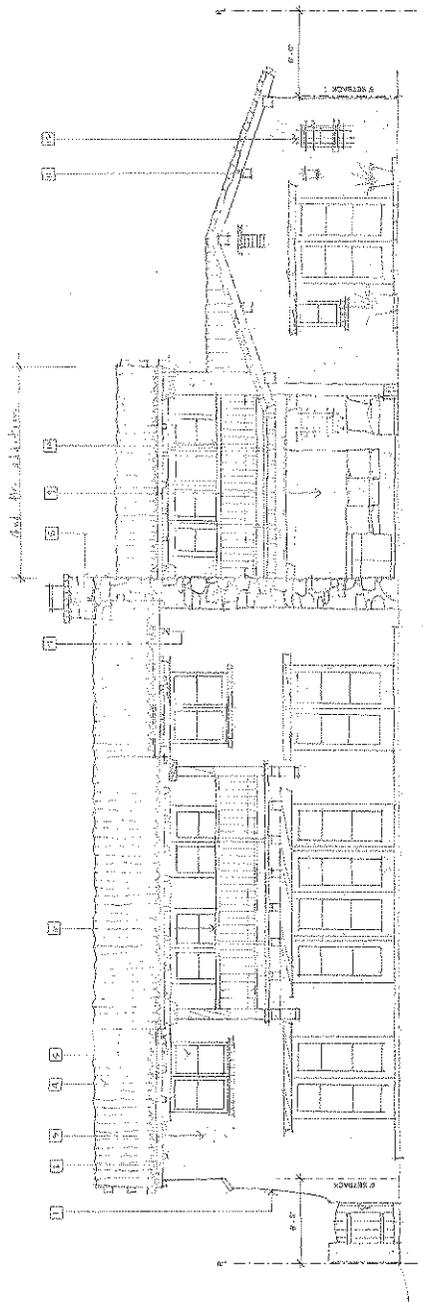
ELEVATIONS



DATE: 11/11/11
SCALE: AS SHOWN
PROJECT: MOJAVE BAY INC.

A6.2

NOT FOR CONSTRUCTION



NOT TO SCALE
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN OR AS NOTED.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

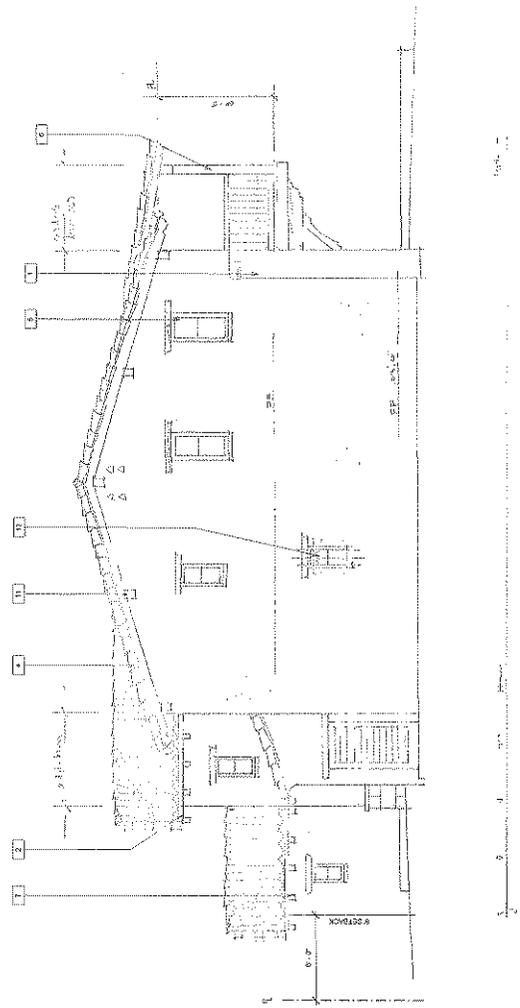
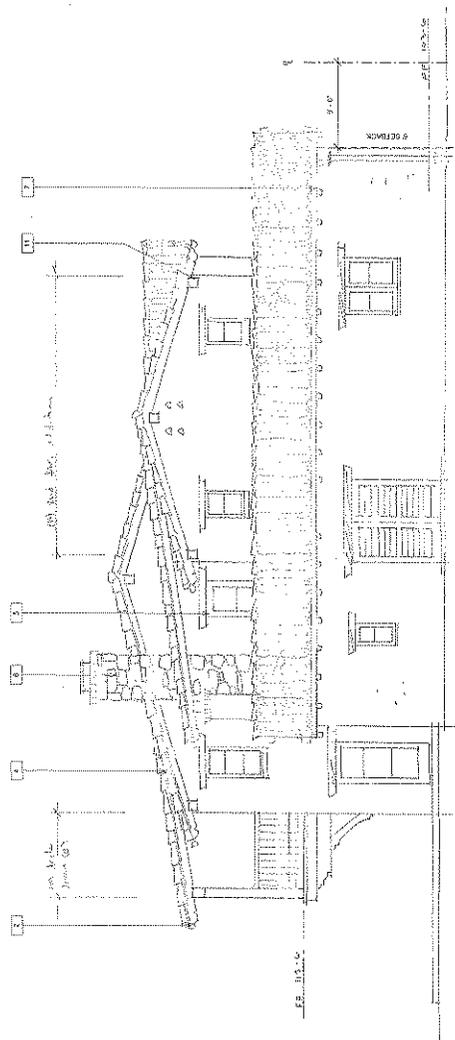
DATE: 11/11/09
SCALE: 1/8" = 1'-0"
BY: ATTY
PROJECT: 1109 LUNETTA PLAZA



ELEVATIONS

MOJAVE BAY INC. REMODEL AND ADDITION
1109 LUNETTA PLAZA
SANTA BARBARA, CALIFORNIA

TOM MEANEY ARCHITECT
1109 LUNETTA PLAZA
SANTA BARBARA, CA 93101
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NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA ELECTRICAL CODE.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA MECHANICAL CODE.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA PLUMBING CODE.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA FIRE CODE.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA SAFETY CODE.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA ENVIRONMENTAL CODE.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2007 CALIFORNIA HISTORIC PRESERVATION CODE.



T O M M E A N E Y | A R C H I T E C T

March 13, 2009

Planning Commission/DART Application

Project: 1109 Luneta Plaza
Santa Barbara

Owners: Mojave Bay Inc.
843 Weldon Road
Santa Barbara, CA, 93109

Agent: Tom Meaney Architect

Dear Commission Members,

We are seeking Coastal Development Permit and Single Family Design Board approval for our project, and ultimately Planning Commission approval.

Last year the LeVays purchased the residence at the above project address. During the tenure of the previous owner the work shop behind the garage was converted to a dwelling unit. Zoning violations are noted in ZIR2007-00691 and ENF2007-01283. It is the intent of the owners to abate any remaining violations and in the process remodel and add to the residence for their personal use, and in so doing return the property to a condition more in keeping with the character of the neighborhood.

The property is a 0.32 AC flag lot that overlooks Ledbetter Beach. The existing structure encompasses 3378 net SF of habitable space and 384 net SF of garage. We propose to create 3232 net SF of habitable space with 411 SF of covered porches, 94 net SF of storage, and maintain the 384 net SF of garage. This will be accomplished by:

- demolishing a 160 SF illegally enclosed 1st floor porch and 32 SF of adjoining habitable space and converting it to covered porch
- converting 65 net SF of conditioned space to non-conditioned storage
- completely removing an illegally enclosed 160 SF 2nd floor sun porch
- removing 163 SF of 2nd floor to create a 2-story entry
- adding 106 net SF to 1st floor to enlarge entry
- adding 274 net SF of covered porch & balcony at the 2nd floor
- adding 29 net SF of non-conditioned yard storage space
- adding a 305 net SF 2nd floor bedroom
- adding 27 net SF of enclosed trash/recycling storage



T O M M E A N E Y | A R C H I T E C T

The new home will contain 3 bedrooms and 2.5 baths. After the remodel and addition there will be a small increase in building footprint (+ 30 SF), but an overall reduction in total habitable space (-146 SF).

There will not be any grading associated with this work. As such the site drainage will not be altered.

The work will not necessitate the removal of any significant trees or vegetation.

The surrounding properties are zoned E-3 residential.

The onsite parking will remain unchanged at 2 covered.

The remodel will involve new exterior lighting, all of which will conform to the City's Lighting Ordinance.

The construction work will not produce any smoke or odor.

The noise generated at the site will be typical of that associated with SFD construction.

A Preliminary Drainage Analysis report was recently completed for this site, and is included in the submittal.

This location does not contain a recreation trail or a water course.

It is our estimate that demolition will last 1 week. Construction will continue for approximately 1 year and involve a projected 10 workers at a time. The materials and equipment employed will be that typical of SFD construction.

To the best of our knowledge this project will not involve the use or disposal of hazardous materials, and there are no abandoned oil wells at this address.

Tom Meaney

Tom Meaney Architect, Inc.

(p)+1.805.966.7668

(f)+1.805.966.7698

e-mail: tom@tommeaney.com



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1109 LUNETTA PZ

MST2008-00452

RES ADDITION & REM

Page: 1

Project Description:

Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the coastal zone and Planning Commission approval of a coastal development permit is requested.

Activities:

3/9/2009

SFDB-Consent (Continued)

(Concept comments on landscape plan are requested. Project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

Continued to Planning Commission with comments and return to Consent Calendar: 1) Provide a direct pedestrian path from the pedestrian gate. 2) Study a biofilter in driveway. 3) Show elevations of entry gate and walls. Gate should be see-through as opposed to solid. 4) Reduce the western side of paved driveway so that it is not a potential parking area. 5) The preliminary landscape plan is appropriate for the bluff top. 6) Provide final landscape and irrigation plans.

11/10/2008

SFDB-Concept Review (New) - PH

(Action may be taken if sufficient information is provided.)

Actual time: 6:24

Present: Tom Meaney, Architect; Mary and Peter Le Vay, Owners.

Staff comment: Mr. Boughman reported on plan check comments.

Public comment opened at 6:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission and return to Full board with the following

Activities:*comments:*

- 1) *The architecture is appreciated; the size, bulk and scale are appropriate to the neighborhood, project is ready for preliminary approval.*
 - 2) *Style and materials will be high quality.*
 - 3) *Contact Transportation Planning regarding the garage dimensions.*
 - 4) *Provide color board.*
 - 5) *Applicant to post the public notice sign on the property for next hearing.*
- Action: Woolery/Deisler, 7/0/0. Motion carried.*

11/10/2008 **SFDB-NoticePrepared-PC/SHO Req**

10/16/2008 **SFDB-FYI/Research**

Got TDAO form from owner.

9/26/2008 **SFDB-FYI/Research**

Project on hold. Needs CDP and TDAO form.