



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 006-16

941 MEDIO ROAD

FRONT SETBACK MODIFICATIONS, INTERIOR SETBACK MODIFICATION

MARCH 3, 2016

APPEAL BY ANDERS TROEDSSON OF THE STAFF HEARING OFFICER'S DECISION OF THE APPLICATION OF ANDERS TROEDSSON, APPLICANT FOR ROBERT AND GRACE GULOCK REVOCABLE TRUST, 941 MEDIO ROAD 029-321-016, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00344)

The 10,690 square-foot site is currently developed with a 1,215 square foot single family residence, a 77 square foot basement, a 331 square foot detached garage, a detached 62 square foot shed and a trellis. The proposed project involves demolition of the existing garage, trellis and shed, and 16 square feet of the existing residence; construction of 1,278 square feet of additions to the dwelling, a 208 square foot basement addition, a new 419 square foot two-car garage, new decks and a new stairway. The proposal also includes a new CMU pool equipment enclosure, new condenser units, new retaining walls, new fencing, a new trash enclosure, new swimming pool, restoration of an historic sandstone cap and pier wall and associated grading for the project. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet is 83% of the maximum required floor to lot area ratio.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a new garage, additions, and alterations to the dwelling including roof alterations, new doors and windows, a trash area, condensing units and a pool equipment enclosure with pool equipment within the required 30-foot front setback facing Ferrelo Road to the northwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow additions and alterations to the dwelling including new doors and windows, a new deck and a new stairway within the required 30-foot front setback and to allow a new swimming pool within the required 15-foot front setback facing Medio Road to the southwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow a condensing unit and a pool equipment enclosure with pool equipment within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

On December 9, 2015, the Staff Hearing Officer partially approved the Modification requests subject to several conditions. The appellant is appealing a condition that limits the encroachment into the Medio Road front setback to a maximum of 13 feet.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 25, 2016
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Approved the appeal making the following findings and determinations:
 - A. The Planning Commission finds that the Front Setback Modification facing Ferrelo Road (northwest elevation) is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed alterations and additions to the dwelling and the new garage are appropriate because of the site constraints associated with the current development on site, the undersized and irregular shape of the lot, the two front setbacks and because the alterations, additions and new garage, condensing units, and trash enclosure are not anticipated to adversely impact the adjacent neighbors.
 - B. The Planning Commission finds that the Front Setback Modification facing Medio Road (southwest elevation) for the proposed additions, alterations, and improvements is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed alterations and addition to the dwelling are appropriate because of the site constraints associated with the current development on site, the undersized and irregular shape of the lot, the two front setbacks and because the alterations and additions are not anticipated to adversely impact the adjacent neighbors.
 - C. The Planning Commission finds that the Interior Setback Modification for the pool equipment enclosure with pool equipment is not consistent with the purpose and intent of the Zoning Ordinance and is not necessary to secure appropriate improvements on the lot. The proposed location of the pool equipment enclosure with pool equipment is not appropriate, as they do not provide adequate setbacks from the interior property line and because there are other conforming locations on site where the items could be constructed that would not require modification approval.
- II. Said approval is subject to the following conditions:
 - A. The violations outlined in ZIR2014-00443 shall be abated as part of this permit and shall be included in the Scope of Work.
 - B. The historic sandstone cap and pier wall shall be restored subject to review and approval by the City Historian.
 - C. An Administrative Exception shall be obtained for the proposed over height walls and fences on the property.
 - D. The existing hedge within the public right-of-way of Medio Road shall be removed or an Encroachment Permit shall be obtained prior to the issuance of a building permit for the project.
 - E. The existing fence within the Media Road public right-of-way shall be removed.

- F. The existing driveway and associated curb cut on Medio Road shall be removed as part of this project. The existing curb along Medio Road shall be extended in the area of the removed driveway.
- G. The condensing units and pool equipment shall comply with the City's Noise Ordinance requirements and the noise spec information with decibel levels for the units shall be reproduced on the plans submitted for building permit.
- H. The following language shall be added to the plans submitted for building permit:

“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.

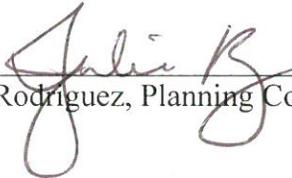
If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the 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 a 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.

This motion was passed and adopted on the 3rd day of March, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary

4/7/16

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.