

# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 26, 2006  
**AGENDA DATE:** January 4, 2007  
**PROJECT ADDRESS:** 2431 MESA SCHOOL LANE (MST2006-00295/CDP2006-00008)

**TO:** Planning Commission

**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *jmt*  
 Suzanne Johnston, Planning Technician *SJ*

### I. PROJECT DESCRIPTION

The project consists of the proposed demolition of an existing Single-Family Residence (SFR) and the construction of a new 2,789 square foot, two-story SFR including an attached two-car garage on a 10,075 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2006-00008) 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/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.



**PROJECT SITE**

**APPLICATION DEEMED COMPLETE:** November 14, 2006  
**DATE ACTION REQUIRED:** February 12, 2007

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Peter Walker Hunt, AIA	Property Owner:	Bolger Family Trust
Parcel Number:	041-311-005	Lot Area:	10,075 square foot
General Plan:	Residential	Zoning:	E-3/SD-3
Existing Use:	Residence	Topography:	4%
Adjacent Land Uses:			
North – Residential		East - Residential	
South - Residential		West - Residential	

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	1,008	1,551
Second Floor	0	794
Garage	0	444
Total	1,008	2,789

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20	20	20
-Interior	6	6	6
-Rear	6	6	6
Building Height	30		
Parking	2 covered	2 uncovered	2 covered
Open Yard	1,250 square feet	>1,250 square feet	>1,250 square feet
Lot Coverage	N/A	1,095 11%	2,432 24%
-Building	N/A	1130 11%	1,974 20%
-Paving/Driveway	N/A	7850 78%	5,769 57%
-Landscaping			101% ERROR P.Hunt correcting

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

**VI. ISSUES**

**A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) once (meeting minutes are attached as Exhibit D). On November 6, 2006, the ABR unanimously stated that the project was appropriately scaled for the neighborhood and that the design is appealingly eclectic. Two adjacent neighbors were present and spoke in opposition to the loss of privacy created by a two-story house and the loss of vegetation/trees.

The project consists of an addition to an existing one-story residence with non-conforming parking and will result in a two-story residence with two covered parking spaces. The resulting residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one- and two-story residences.

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

The proposed project is consistent with the regulations of the E-3, Single-Family Residence Zone, related to setbacks, building height, and open yard requirements and is consistent with the General Plan density classification of five dwelling units per acre.

The project is in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area, referred to as the Mesa, is single-family residential, and has very limited development potential. The major coastal issues identified for Component Two include protection of the riparian habitat of Arroyo Burro Creek; hazards of sea cliff retreat and flooding; maintaining and providing access, both vertically and laterally, along the bluffs; protection of recreational access to Arroyo Burro County Beach Park; protection of archaeological resources; maintenance of existing coastal views and open space; and provision of adequate circulation on Las Positas Road.

The project site is not located adjacent to Arroyo Burro Creek, Arroyo Burro County Beach Park or Las Positas Road, nor is it on a coastal bluff or in an archaeological sensitivity zone. The project would not block coastal views or have an impact on open space areas. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

**C. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15302 (demolition and reconstruction of a single family residence) of the California Environmental Quality Act (CEQA) Guidelines. The protection of the three large specimen oak trees along the westerly property line has been addressed in the attached letter from the Arborist (See Exhibit E), and conditions to assure that appropriate protection have been included. The project does not propose the removal of any of the existing trees.

**VII. FINDINGS**

The Planning Commission finds the following:

**A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)**

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Planning Commission Staff Report  
2431 Mesa School Lane (MST2006-00295)  
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Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated May 4, 2006
- D. ABR Minutes
- E. Arborist Report



**PLANNING COMMISSION CONDITIONS OF APPROVAL**

2431 MESA SCHOOL LANE  
*COASTAL DEVELOPMENT PERMIT*  
JANUARY 4, 2006

- 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. **Vehicle Storage Limitation.** No vehicle, 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). No vehicles, shall be stored in the required setbacks or any portion of the front yard.
  3. **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.
  4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail 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/or Coastal Development Permit are required to authorize such work.
  5. **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.

- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with a minimum (24-inch box sized) tree of an appropriate species or like species.
  2. **Tree Protection Measures.** The landscape plan shall include the following tree protection measures:
    - a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.
    - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).
    - c. **Arborist's Report.** Include a note on the plans that recommendations/conditions contained in the arborist's report prepared by Duke McPherson, dated October 26, 2006, shall be implemented.
    - d. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
      - (1) During construction, fencing or protective barriers shall be placed around the dripline of all oak trees located within 25 feet of development.
      - (2) No grading shall occur under any oak tree dripline, except as indicated on the drainage and grading plan for construction of the residence. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
      - (3) A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
      - (4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
      - (5) Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR). No irrigation system shall be installed under the dripline of any oak tree.

3. **Existing Tree Preservation.** The existing tree(s) shown on the approved site plan to be saved shall be preserved and protected and fenced at the dripline during construction.
  4. **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.
  5. **Minimize Visual Effect of Paving.** Reduce the amount of paving to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
  6. **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.
  7. **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.
  8. **Permeable Paving.** Incorporate a permeable paving system for the project driveway that will allow a portion of the driveway runoff to percolate into the ground.
- 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. **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.
  2. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
  3. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- 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. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met

with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

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 soils report, approved by the Building and Safety Division, shall be incorporated into the construction plans.
3. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
4. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
5. **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:

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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 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.

2. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
  - a. During construction, parking spaces for construction workers shall not be located within the posted no parking zone or in front of the subject lot unless otherwise approved by the Public Works Director.
  - b. Dumpsters, storage or staging of construction materials and equipment within the public right-of-way is prohibited. An encroachment permit will not be granted for use of the public right-of-way immediately in front of the subject lot due to the physical constraints of the public right-of-way and the existing no parking zone.
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.
5. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
6. **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.

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

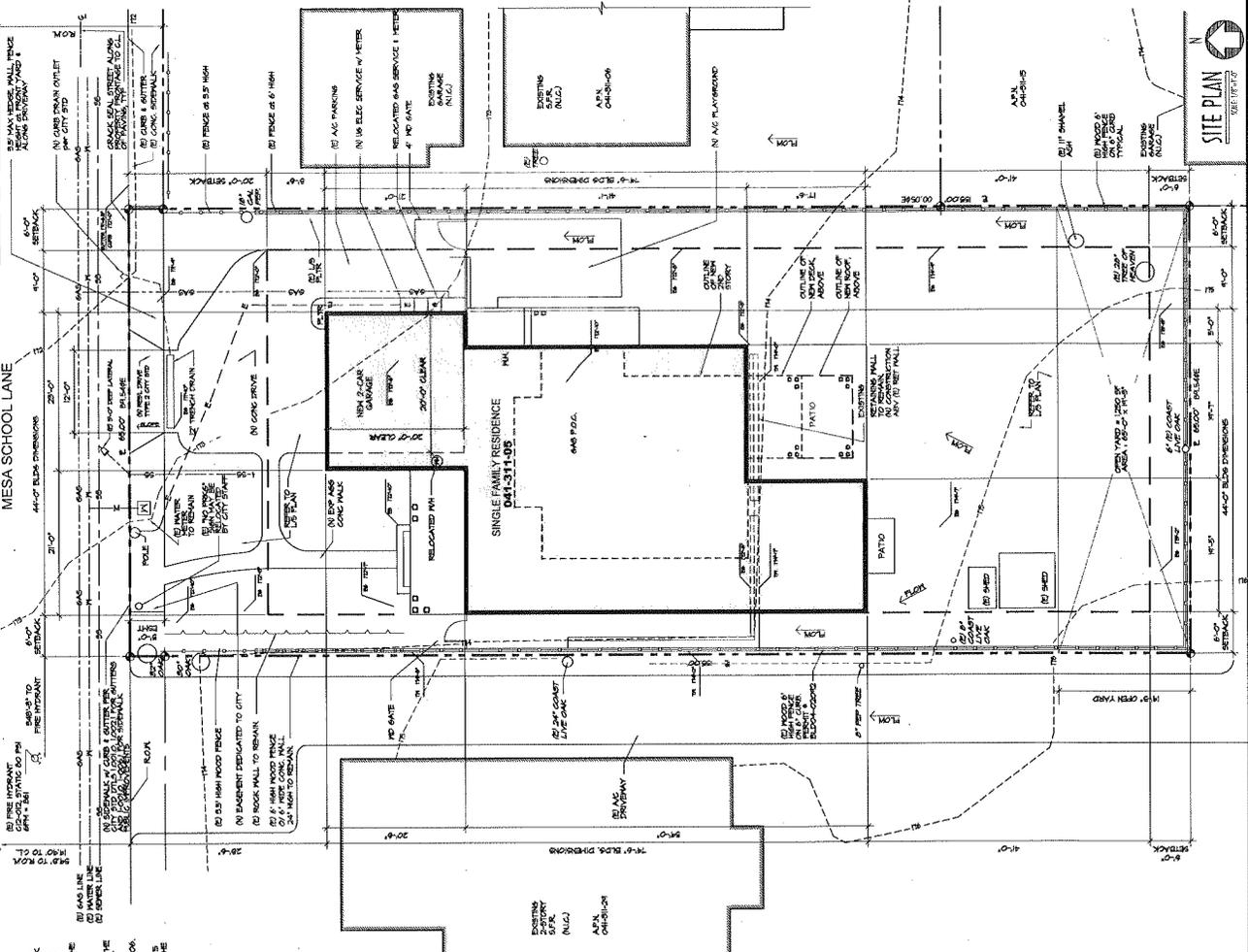
#### **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

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.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.



**NOTES**  
 ALL EXISTING OAK TREES TO REMAIN UNLESS OTHERWISE NOTED. PROPOSED TREES SHALL BE PLANTED TO COMPENSATE FOR REMOVAL. HEADERS AS SHOWN SHALL BE 4" X 6" UNLESS OTHERWISE NOTED. CITY & COUNTY PERMITS REQUIRED FOR ALL WORK.  
 THERE ARE NO ADJACENT PROPERTIES TO THE TITLE RIGHT.



**SITE PLAN**  
 01/17/2012

SEE CITY OF SANTA BARBARA PROJECT STATISTICS ON SHEET A-1

MESA SCHOOL LANE

**BOLGER RESIDENCE**  
 RESIDENTIAL ADDITION  
 2431 MESA SCHOOL LANE  
 SANTA BARBARA, CA 93109

**SCOPE OF WORK**  
 DEMOLISH EX. 1ST, 2ND & SALVAGE TO SITE IMPROVEMENTS;  
 CONSTRUCT NEW 2-STORY 5,125 S.F. W/ TWO CAR GARAGE

**PROJECT TEAM**  
 ARCHITECT: PETER WALKER HUNT  
 P.O. BOX 20009  
 SANTA BARBARA, CA 93109  
 LIC. # C 102286

**PROJECT DATA**  
 CLIENT: TIMOTHY & ROBIN BOLGER  
 2431 MESA SCHOOL LANE  
 SANTA BARBARA, CA 93109  
 POC: 805-434-0895 HOME

PROJECT ADDRESS: 2431 MESA SCHOOL LANE  
 SANTA BARBARA, CA 93109

APN #: 041-311-05  
 ZONE: R-57 / S0-S  
 DESCRIPTION OF USE: RESIDENTIAL - 5 DU/AC  
 CONSTRUCTION TYPE: UBG INT  
 OCCUPANCY GROUP: RES  
 GENERAL PLAN: RESIDENTIAL - 5 DU/AC  
 BUILDING CODE: UBG INT  
 LOT SIZE: 10,075 SQ. FT. / 0.23 ACRES  
 SLOPE: 4%  
 OPEN YARD: 1,260 SQ. FT.  
 GRADING: 1,260 SQ. FT. PROPOSED  
 EXISTING USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: SINGLE FAMILY RESIDENCE

**SHEET INDEX**

- A-1 SITE PLAN, VICINITY MAP & PROJECT DATA
- A-1 DEMO PLAN & PLANNING STATISTIC WORKSHEET
- A-2 LOWER & UPPER FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 SECTIONS
- A-5 ROOF PLAN
- A-6 LANDSCAPE PLAN
- L-1

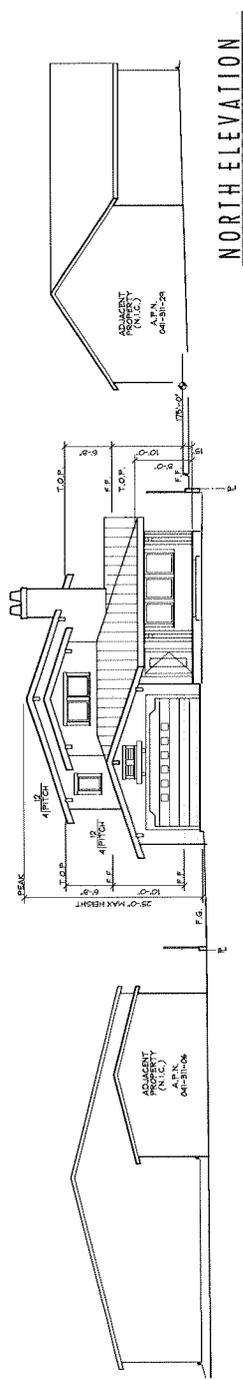
EXISTING	NET (SF)	AREA (SF)	PERCENT (%)
(1) FIRST FLOOR	1,008 SF	1,008 SF	10.08%
(2) TOTAL SOFT	1,008 SF	1,008 SF	10.08%
NEW			
(1) FIRST FLOOR	1,951 SF	1,951 SF	19.51%
(2) SECOND FLOOR	744 SF	744 SF	7.44%
(3) GARAGE	483 SF	483 SF	4.83%
(4) TOTAL SOFT	3,178 SF	3,178 SF	31.78%
TOTAL ADDITION SOFT [ EXCLUDING SOFT ]	1,170 SF	1,170 SF	11.70%

**PARKING**  
 EXISTING UNCOVERED PARKING  
 NEW COVERED PARKING  
 NEW UNCOVERED PARKING

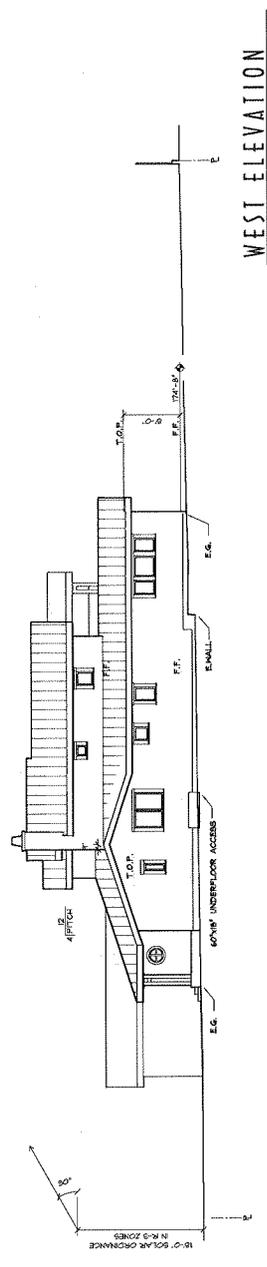
**COVERAGE**  
 BUILDING SITE COVERAGE  
 HARDSCAPE COVERAGE  
 LANDSCAPING COVERAGE

SETBACKS:  
 FRONT: 20'-0"  
 REAR: 5'-0"  
 SIDE: 5'-0"

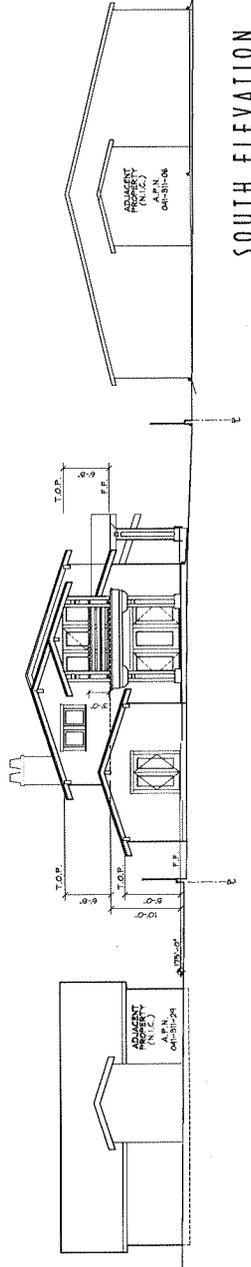




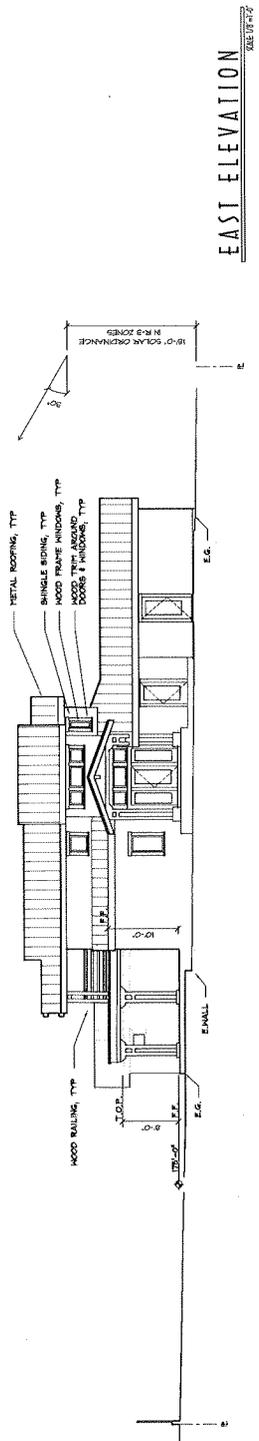
NORTH ELEVATION  
 SEE 15-11-12



WEST ELEVATION  
 SEE 15-11-12



SOUTH ELEVATION  
 SEE 15-11-12



EAST ELEVATION  
 SEE 15-11-12



**ARCHITECT PETER WALKER HUNT AIA  
POST OFFICE BOX 92045  
SANTA BARBARA CALIFORNIA 93190  
805 965 5600**

**May 4, 2006**

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

**Re: Tim & Robin Bolger Residence  
2431 Mesa School Lane  
APN 041-311-05**

**The existing house of 1095 SF was originally built in 1954 and later added onto is sited on a 10,075 square foot parcel.**

**Our proposal is to use the existing utility services and site improvements (less the main structure) to build a new house. This would include a new attached garage of 483 square feet and a two story house of 2550 square feet for a total of 3033 square feet.**

**No significant vegetation is planned for removal.**

**The site slopes gently toward the street and drains well. No grading is proposed outside the building envelope.**

**There are two existing legal non-conforming uncovered parking spaces. We propose a two car attached garage, three bedroom, two and one half bath house.**

**We are seeking a Coastal Development Permit. The Bolgers are a young family that needs a modern house rather than a substandard one from the past mid-century. Modern plumbing, electrical, mechanical, and roofing systems in this new house will add greatly to the sustainability of our community by reducing immediate energy consumption and likely will prolong the efficiency of the life cycle maintenance costs of the house for a hundred years or more.**

**This proposal for a single family dwelling is in a neighborhood of single family dwellings and does not add any greater impact than the existing three bedroom dwelling that is currently there.**

**Please grant a Coastal Development Permit so that this family may continue to be productive citizens of the community.**

Sincerely



**Peter W. Hunt**

**RECEIVED**

**MAY 15 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**



nature and places the third unit more internal to the block. 7) Establish the grading with an accurate topography map to take better advantage of the drop-off at the rear-most portion of the site to help minimize the height impact of the structures. 8) Look for ways to enhance the pedestrian entries to all units, especially the rearmost unit which is currently hidden from the street without apparent pedestrian access. 9) Study the relationship of the contiguous buildings. Some Board members feel the chosen design style is not compatible with the residential theme presented along Olive Street. Consider more pedestrian friendly elements along the street frontage.

Action: Mosel/Sherry, 7/0/0. Motion carried. (Manson-Hing absent.)

### CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

#### 3. 2431 MESA SCHOOL LN

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-005

Application Number: MST2006-00295

Owner: Bolger Family Trust

Architect: Peter Hunt

(Proposal for a new 2,346 square foot two-story residence and attached 444 square foot two-car garage on a 10,075 square foot lot. The proposal includes demolition of the existing 1,008 square foot one-story residence, a new driveway, landscaping, and hardscaping. The project is located in the Appealable Jurisdiction of the Coastal Zone and Planning Commission approval of a Coastal Development Permit is requested.)

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

(4:48)

Present: Peter Hunt, Architect; Suzanne Johnston, Planning Technician II, City of Santa Barbara.

Public comment opened at 5:03 p.m.

Betty Nelson, resident, expressed concern about the possible loss of privacy and oak trees.

Jackie Karp, resident, stated that she does not want her side window blocked.

Public comment closed at 5:11 p.m.

**Motion: Continued indefinitely to the Planning Commission with the following comments:**  
 1) The project is appropriately scaled for the neighborhood. 2) The design is appealingly eclectic. 3) The Board would prefer to see a reduction in the size and number of windows on the second floor, west elevation. 4) Provide a high quality carriage-type garage door. 5) Include on the working drawings the Oak Tree recommendation from the Arborist's Report.

Action: LeCron/Wienke, 7/0/0. Motion carried. (Manson-Hing absent.)



# Duke McPherson, Arborist

P.O. Box 5667  
Santa Barbara, CA 93150  
Phone 805 969-4676  
E-mail: treemanduke@cox.net

October 25, 2006

MST 2006 00295

City of Santa Barbara  
Planning Department  
630 Garden St.  
Santa Barbara, CA

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OCT 26 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION

## Arborist Report

This Report is concerned with the protection and preservation of Coast Live Oak trees, *Quercus agrifolia*, on the property at 2431 Mesa School Lane, Santa Barbara, CA during the process of building the residence. It also addresses the installation of a roadside sidewalk near a Coast Live Oak tree.

### Discussion

The trees under consideration are an 18" specimen on the western property line positioned 7' from the center of the tree trunk to the present house edge, here described as tree #1, a 30" diameter tree (tree # 2) located 52' north along the same line, and a 32" DBH Oak in the northwest corner of the property, tree # 3. Preserving the health of these trees is of paramount importance to the neighborhood aesthetically and to the area ecologically. This grouping of trees is included in a grove extending over neighboring properties.

### Proposals

The building is to include a second story. New foundation footings will have to be installed. The excavation for the new footings will potentially affect tree roots of tree # 1 and consequently the tree's health.

A concrete pathway is to be located 14' from the center of tree # 2 parallel to the western property line. Roots of this tree could potentially be disturbed during the excavation process.

The City of Santa Barbara, as part of the building permitting process, has required that a sidewalk be installed adjacent to Mesa School Lane. In its path is Oak tree # 3. This Report will make recommendations for the preservation of this tree from sidewalk construction.

#### Recommendations

Major roots of Oak tree # 1 will be severed during the construction of a deep footing trench if specific measures are not adhered to. It is of utmost importance that the trench be excavated manually to a distance of 10' in both directions (north and south) of a point directly opposite the tree trunk. **The procedure shall be under the direction of a Certified Arborist on the site.** Prior to the pouring of concrete, bridges shall be constructed to protect roots and provide room for their expansion over time. **Upon completion, these shall be subject to the approval of the Arborist.**

As most tree roots run in the upper soil level to a depth of 18-24", tree # 2 will be subject to root severing with the installation of a concrete pathway 14' from its center. To prevent this possibility, a trench shall be manually excavated along the western edge of the pathway to the anticipated depth needed for the placement of bedding soil. All roots 3" and larger are to be traced and preserved in the manner described for tree # 1.

The proposed concrete street sidewalk cannot be installed closer than 6' from the trunk of Oak tree # 3 to protect existing major lateral roots and avoid impact to their growth expansion in the future. It will be particularly important to install protective fencing to a circle of 6' from this tree at the time that present fencing and shrubbery is removed.

Firmly staked protective fencing is to be placed 6' out from the two other Oak trees. The scaring of Oak tree bark by construction machinery can last for decades.

Report prepared by  
Duke McPherson

Certified Arborist with the  
International Society of Arboriculture  
Certification # WE-0690A