



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** November 13, 2008  
**AGENDA DATE:** November 20, 2008  
**PROJECT ADDRESS:** 1242 Shoreline Drive (MST2008-00319, CDP2008-00004)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Kelly Brodison, Assistant Planner *KAB*

### I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing, one-story, 792 square foot single family residence with 365 square foot attached garage and construct a 1,955 square foot, two-story residence with a 450 square foot attached garage in the appealable jurisdiction of the Coastal Zone. The project includes relocating the driveway from Shoreline Drive to Santa Rosa Place and the relocation of a palm tree in the City parkway.

### II. REQUIRED APPLICATIONS

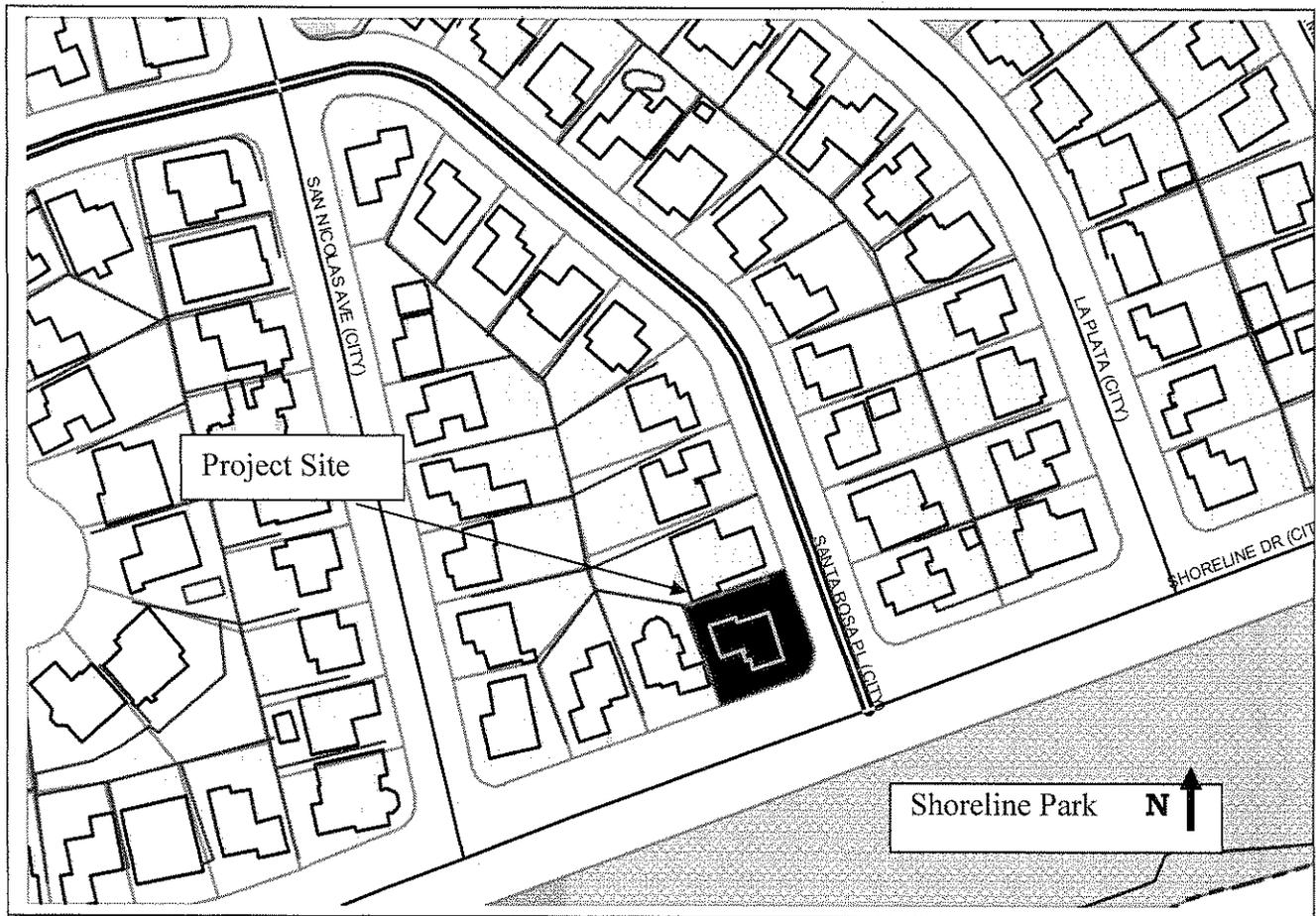
The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2008-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44);

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

Vicinity Map



**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

October 9, 2008  
January 7, 2009

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: James Zimmerman	Property Owner: Jody Herrick
Parcel Number: 045-202-009	Lot Area: 6,521 sq. ft.
General Plan: Residential – 5 units/acre	Zoning: E-3/SD-3
Existing Use: Residential	Topography: ~3%
Adjacent Land Uses: North - Residential South – Shoreline Park East - Residential West - Residential	

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	792 sq. ft.	1,955 sq. ft.
Garage	365 sq. ft.	450 sq. ft.
<b>Total:</b>	<b>1157 sq. ft.</b>	<b>2,405 sq. ft.</b>

**V. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
-Front	20'	~20'	20'
-Interior	6'	~12'	6'
-Rear	6'	~24'	6'
Building Height	30'	1 story	25'
Parking	2	1	2
FAR	2,830 sq. ft. 43%	1,157 sq. ft. 18%	2,405 sq. ft. 37%
Open Yard	1,250 sq. ft.	1,250 sq. ft.	1,314 sq. ft.
Lot Coverage			
-Building	N/A	1,157 sq. ft. 17%	1,744 sq. ft. 27%
-Paving/Driveway	N/A	640 sq. ft. 9%	2,281 sq. ft. 35%
-Landscaping	N/A	4,724 sq. ft. 74%	2,498 sq. ft. 38%

The proposed project is consistent with the regulations of the E-3, single-family residence zone related to building height, setbacks, solar access, open yard requirements and parking.

## **VI. ISSUES**

### **A. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (l) (1) Existing Structures and 15303 New Construction of Small Structures.

### **B. DESIGN REVIEW**

This project was reviewed by the Single Family Design Board (SFDB) on two separate occasions (meeting minutes are attached as Exhibit C). On July 21, 2008, the SFDB supported the driveway relocation and felt that the architectural style and detailing was compatible with the neighborhood. The applicant was asked to study reducing the plate heights and the massing to provide a less boxy building. On August 18, 2008, the SFDB reviewed the revised project and felt that it was ready to proceed to the Planning Commission. The project will return to Full Board subsequent to the Planning Commission hearing for review of colors, window and roof details, fireplace location and landscaping.

### **C. NEIGHBORHOOD COMPATIBILITY**

The existing home is approximately 1,157 square feet with an 18% floor to lot area ratio (FAR). The proposed project includes a new 1,955 square foot, two-story residence, a 450 square foot attached two-car garage, resulting in a combined house and garage size of approximately 2,405 square feet and a floor to lot area ratio (FAR) of 0.37.

A survey of the 20 closest homes is attached (Exhibit E) demonstrating that the smallest FAR is 0.13 and the largest FAR is 0.47. The maximum FAR on a 6,521 square foot lot is 2,830 square feet and 0.43. This project complies with this requirement at 2,405 square feet and 0.37. The project square footage/FAR is 85% of the maximum allowed. Additionally, this project conforms to the overall pattern of development along Shoreline Drive, which includes single-story and two-story homes. Staff believes the size, bulk and scale and overall design of the project would be appropriate for the surrounding neighborhood and also meets the proposed maximum FAR for the lot.

### **D. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN**

#### **GENERAL PLAN CONSISTENCY**

The proposed project is located in the East Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of Residential, five units per acre. This area is recognized as uniformly developed with small-lot, single-family residences with some multi-family developments in the vicinity of Oceano and Barranca Avenues. The new residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one and two-story homes. Further the new single family residence is located on a .015 acre lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

#### **LOCAL COASTAL PLAN CONSISTENCY**

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of seacliff retreat and flooding, maintaining and providing public access, both vertically and laterally along the bluffs, preventing overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space. The project site is not located on the coastal bluff and was not found to be archaeologically sensitive. Public views will not be affected because there are no public view corridors on the project side of the street. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

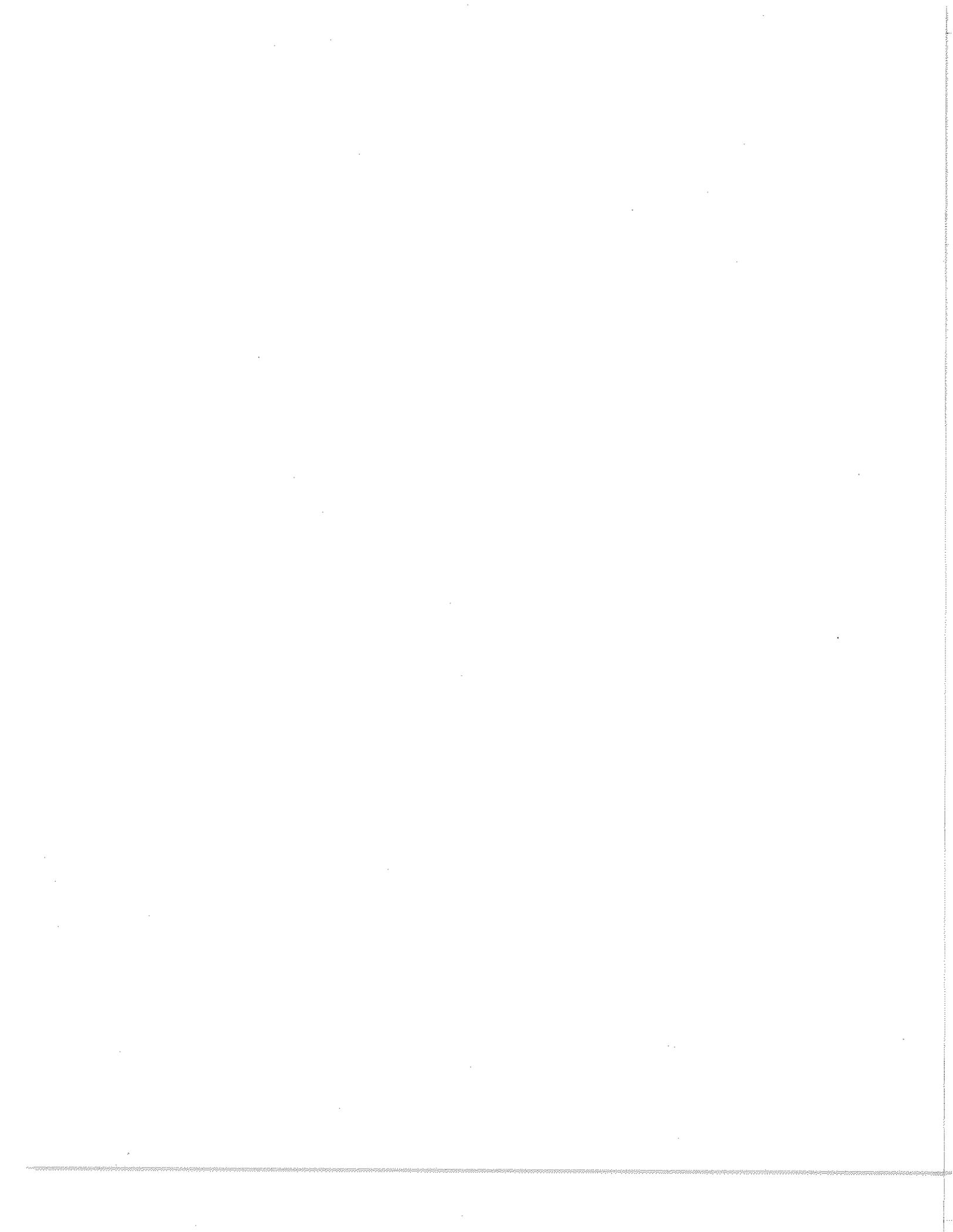
#### **VII. FINDINGS**

##### **COASTAL DEVELOPMENT PERMIT (SBMC §28.44)**

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and applicable provisions of the Code because the new residence and secondary dwelling unit would be compatible with the existing neighborhood, would not be visible from the beach, would not impact views from public view corridors, would not impact public access, and would not contribute to safety or drainage hazards on the site and is not located on a coastal bluff or on an archaeologically sensitive site.

##### Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated October 3, 2008
- D. ABR Minutes
- E. 20 closest homes survey.



## PLANNING COMMISSION CONDITIONS OF APPROVAL

1242 SHORELINE DRIVE  
COASTAL DEVELOPMENT DEVELOPMENT  
NOVEMBER 20, 2008

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). The SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
  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 minimum 15 gallon size tree(s) of an appropriate species or like species.
  2. **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.
  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 November 20, 2008 is limited to 2,405 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.
- 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. **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.
  2. **Shoreline Drive and Santa Rosa Place Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Shoreline Drive and Santa Rosa Place. As determined by the Public Works Department, the improvements shall include the following: remove and replace all cracked and uplifted sidewalk, City Standard residential driveway apron modified to meet Title 24 requirements, saw-cut and replace curb & gutter where damaged, preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
  3. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
  4. **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.

5. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed Agreement to Construct and Install Improvements, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
  6. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
  7. **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.
- D. **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. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
  3. **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., 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.

E. **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. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
2. **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 that is answered by a person, not a machine.

3. **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.
4. **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.
5. **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.
6. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.

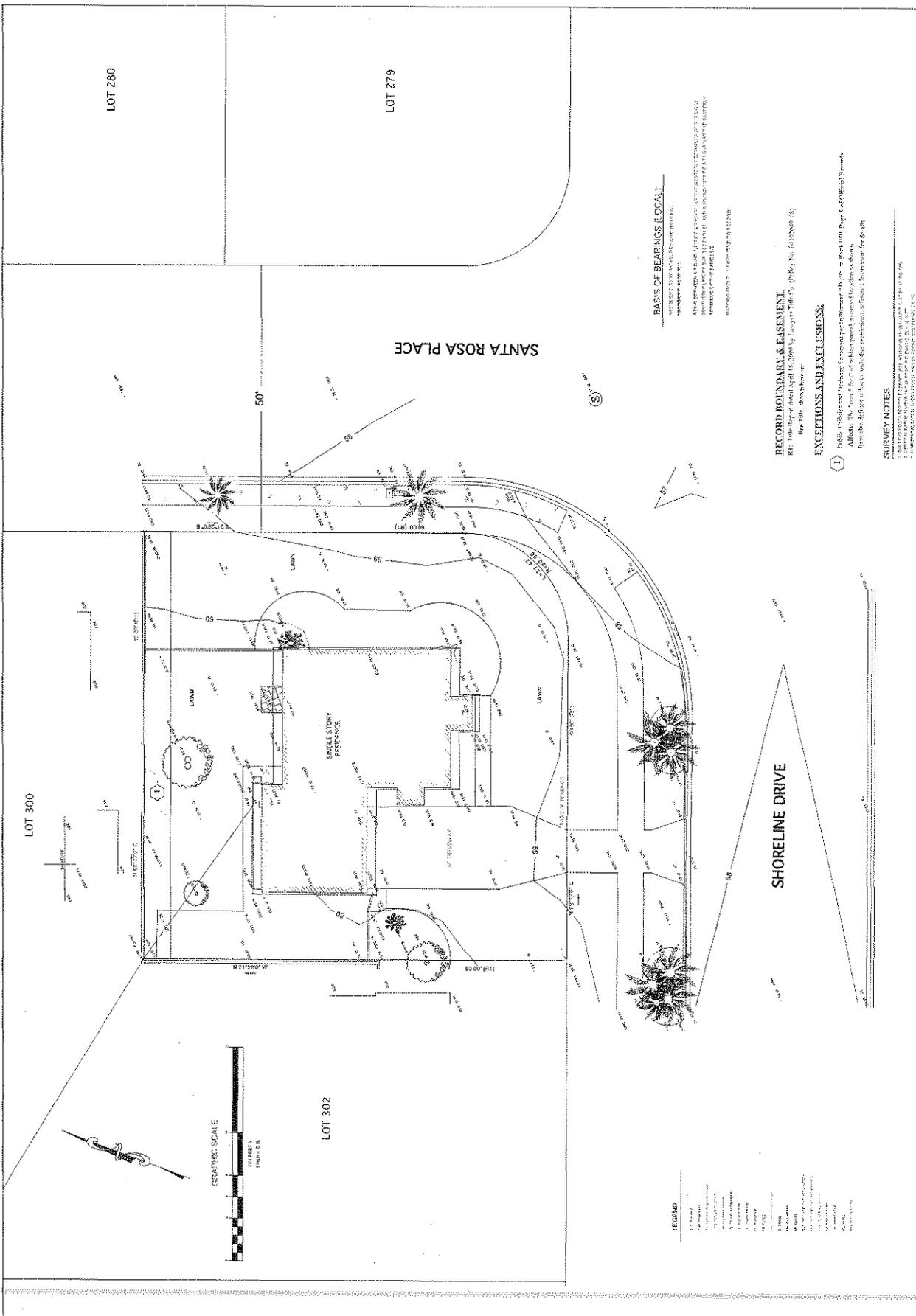
7. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
  8. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  9. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- F. **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, 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.
  2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
  3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
- G. **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.





**RECORD BOUNDARY & EASEMENT**  
 REC. Title Paper dated April 14, 2009 by Jeremy Title Co. (Book No. 4422048818)  
 See File, sheets hereon.

**EXCEPTIONS AND EXCLUSIONS:**  
 Public Utility and Utility Easement per instrument at Page 6 of Official Record.  
 Adverse: The "Area" of subject parcel, as depicted hereon, is shown free from all other easements and other restrictions, references, encumbrances, etc.

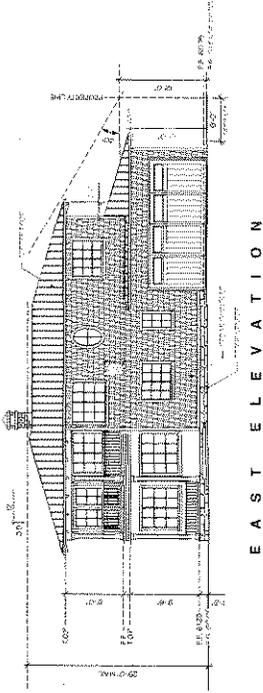
**SURVEY NOTES**  
 1. THIS SURVEY WAS CONDUCTED BY MEASUREMENT OF DISTANCE AND BEARING.  
 2. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 3. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 4. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
 5. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.

**LEGEND**

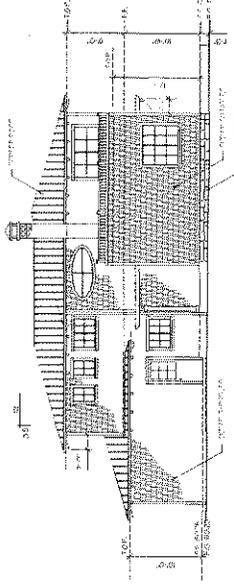
- 1. LOT BOUNDARY
- 2. EXISTING IMPROVEMENTS
- 3. PROPOSED IMPROVEMENTS
- 4. EXISTING CURB
- 5. PROPOSED CURB
- 6. EXISTING DRIVEWAY
- 7. PROPOSED DRIVEWAY
- 8. EXISTING POOL
- 9. PROPOSED POOL
- 10. EXISTING UTILITY
- 11. PROPOSED UTILITY
- 12. EXISTING FENCE
- 13. PROPOSED FENCE
- 14. EXISTING TREES
- 15. PROPOSED TREES
- 16. EXISTING PLANTS
- 17. PROPOSED PLANTS
- 18. EXISTING EASEMENT
- 19. PROPOSED EASEMENT
- 20. EXISTING ENCROACHMENT

**DAVIS LAND SURVEYING**  
 1000 W. STATE ST. SUITE 100  
 SANTA BARBARA, CA 93101  
 PHONE: (805) 969-1099

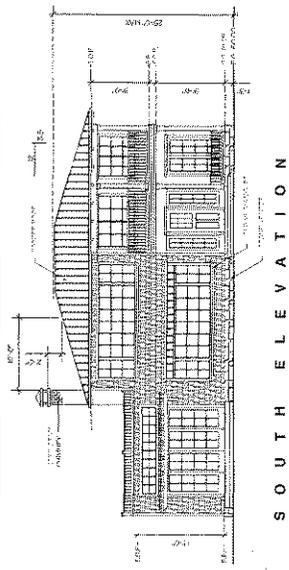




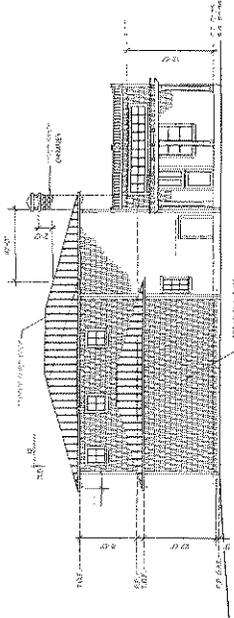
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



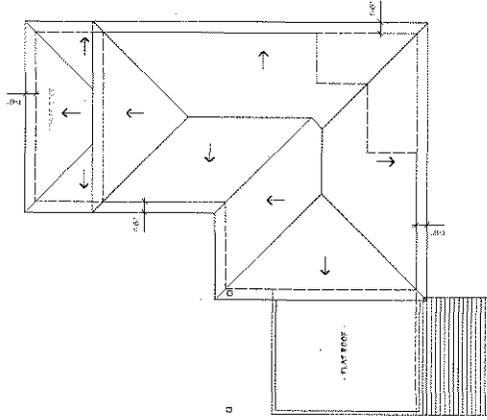
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



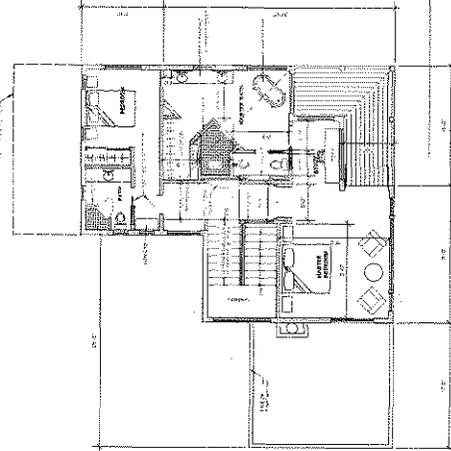
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



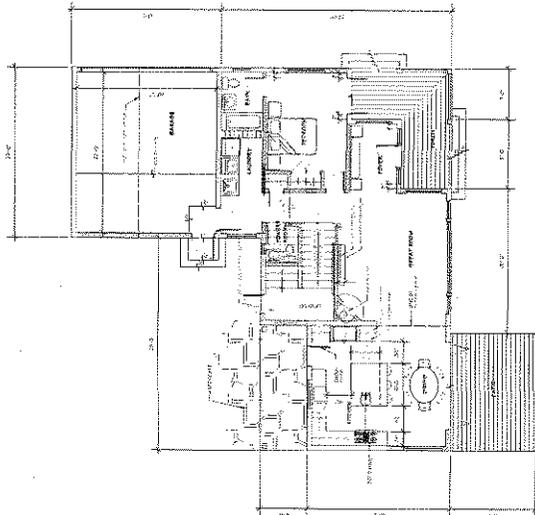
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

October 3, 2008

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

RE: Coastal Development Permit  
1242 Shoreline Drive  
Santa Barbara, CA 93109

RECEIVED  
OCT 9 2008  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Planning Commission of Santa Barbara,

We are seeking a Coastal Development approval for the removal of an existing single-family residence with an attached garage, and replace with a new 2-story residence and an attached 2-car garage.

The existing 6,521 square feet site consists of a 1-story, 792 square foot single-family residence with a 365 square feet attached garage, all of which will be demolished. Our proposal consists of a new 2-story residence totaling 2,405 square feet, which includes a 2-car garage of 450 square feet. We added a veranda and front porch to further articulate the primary view from Santa Rosa Place and Shoreline Drive. The required 20 ft. front yard setback is further increased to 30 ft. due to the additional front yard property. We relocated the driveway to Santa Rosa Place and eliminated the hazard of backing out on Shoreline Drive.

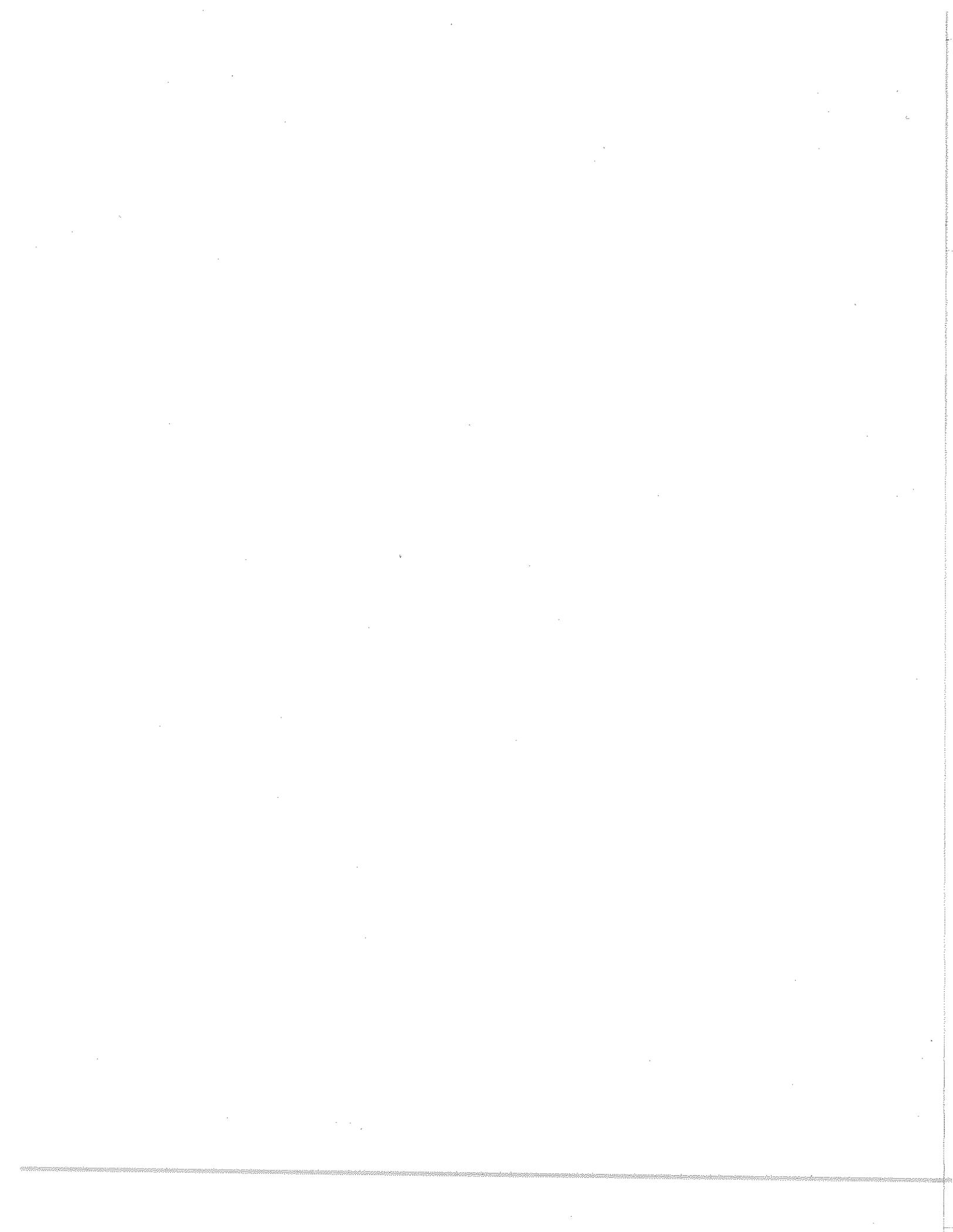
We feel this design conforms to the characteristics of the neighboring residences along Shoreline Drive. The design received good comments from the Single Family Design Board, received Concept Approval, and found it compatible with the Mesa neighborhood. The proposed design compliments this portion of the waterfront being across from Shoreline Park and has received many compliments from the Shoreline neighborhood.

Do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James J. Zimmerman, A.I.A.





SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1242 SHORELINE DR

MST2008-00319

R-DEMOLITION/NEW :

Page: 1

**Project Description:**

Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.

**Activities:**

8/18/2008

*SFDB-Concept Review (Cont.)*

*(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)*

*Time: 4:36*

*Present: James Zimmerman, Architect; Chuck McClure, Landscape Architect.*

*Public comment opened at 4:48 p.m.*

*Derek Westin, representing neighbors John and Elsa Dunion: appreciates the changes to massing, no objection to relocating kitchen, concerned about loss of privacy from the stairway window; proposed tree provides privacy but prefers tree maintained at 14 feet; prefers a shallower roof pitch; suggested moving the outdoor fireplace, concerned about relocating the palm tree.*

*Public comment closed at 4:55 p.m.*

*Public comment reopened at 5:05. Derek Westin: minimize the eave overhang as much as possible. Public comment closed at 5:06.*

*Motion: Continued to the Planning Commission and return to the Full Board with the following comments:*

- 1) Provide a color and material board.*
- 2) Reduce the roof pitch to 4:12 and correct roof plan discrepancies.*
- 3) Study the large staircase window. Study a high wrap around window.*
- 4) Provide a side yard hedge which will not block views.*
- 5) Relocate the outdoor fireplace. Provide chimney details.*

**Activities:**

- 6) Provide permeable paving at the driveway.
  - 7) The landscaping is acceptable as proposed. It is understood that existing turf is to remain.
  - 8) Study having a flat roof on the garage.
  - 9) The relocated kitchen and dining room are appreciated.
- Action: Mosel/Deisler, 5/1/0. (Bernstein opposed, proposal is too large. Woolery absent.)

**8/4/2008****SFDB-Resubmittal Received****7/21/2008****SFDB-Concept Review (New) - PH**

*(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)*

*Time: 3:55*

*Present: James Zimmerman, Architect; Chuck McClure, Landscape Architect; John Herrick and Jody Herrick, Owners.*

*Public comment opened at 4:06 p.m.*

1. *Two letters in support of the project from Kate Meehan and Lisa Maglione, and one letter in opposition from Paula Westbury were acknowledged.*
2. *Derick Weston, representing Elsa Dunion (submitted letter): proposal eliminates views from Dunion's property; projects is not sensitive to the neighborhood, FAR sets a negative precedent; clients prefer keeping the entry on Shoreline Drive, traffic congestion from proposed elimination one parking space; second story is preferred to be located on the eastern portion.*
3. *Elsa Dunion, opposed: concerned about loss of views, privacy, and the garage relocation.*
4. *Jeff Lovegreen, opposed: objects to the driveway exiting onto Santa Rosa Place; supports preservation of the Queen Palm.*
5. *Sam Wallop, Realtor representing John and Jody Herrick: stated that property owners are conscious of the neighborhood and street parking situation.*

*Public comment closed at 4:18 p.m.*

*Motion: Continued indefinitely to the Full Board with the following comments:*

- 1) *A majority of the Board is in favor of relocating the parking access and garage to Santa Rosa. One member prefers keeping the garage on Shoreline and maintaining neighbor's views.*
- 2) *The architectural style and detailing is appropriate for the neighborhood.*
- 3) *Provide weathered roof material.*
- 4) *Reduce plate heights and study the massing to provide a less boxy building.*
- 5) *Study the landscape plan and water requirements for 20% turf.*
- 6) *Preserve the queen palm or relocate it to the Santa Rosa side parkway.*

*Action: Carroll/Deisler, 6/0/0. Motion carried. (Mahan absent)*

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**Activities:**

**7/21/2008**                      **SFDB-NoticePrepared-PC/SHO Req**

**7/15/2008**                      **SFDB-FYI/Research**

*Notification affidavit received from James Zimmerman.*

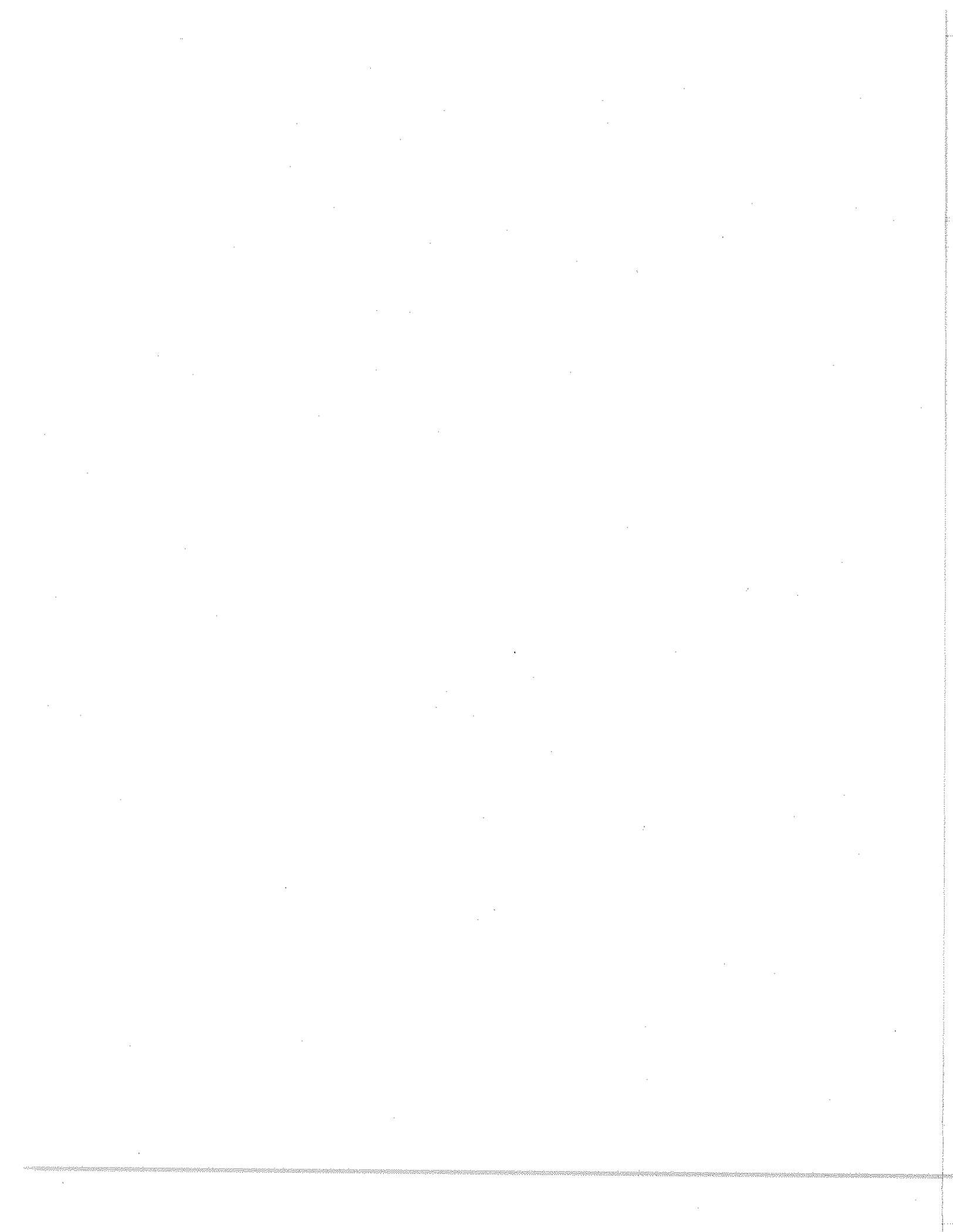
**7/2/2008**                        **SFDB-FYI/Research**

*Spoke to Paul Sicat, from Jim Zimmerman office and he advised that they will no longer be seeking a modification for open yard area.*

**7/1/2008**                        **SFDB-Posting Sign Issued**

**7/1/2008**                        **SFDB-FYI/Research**

*Left voicemail message to have Jim Zimmerman, Architect contact me regarding this project to clarify if they are seeking any modification. Mr. Zimmerman advised staff at the counter that they would not be seeking any modifications for the project. However, there is a Precase (PRE2006-00008) in the computer regarding a request for an open yard modification.*



To Sort, press all at same time: CTRL+SHIFT+S

**20 Closest Lots Data Ranked by FAR**  
**for: 1242 Shoreline Dr.**

Address	Data Source	APN	Lot Size in net sq. ft.	Floors	House	Garage /Carport	Total	FAR	FAR Rank
105 SANTA ROSA PL	Co. Assessor's Office	045-202-008	6,000	2	2,819	0	2,819	0.47	1 Largest
106 SANTA ROSA PL	Co. Assessor's Office	045-201-019	6,000	2	2,322	420	2,742	0.46	2
110 SANTA ROSA PL	Co. Assessor's Office	045-201-020	6,000	2	2,262	427	2,689	0.45	3
1242 SHORELINE DR	Co. Assessor's Office	045-202-009	6,521	2	1,955	450	2,405	0.37	4
109 LA PLATA	Co. Assessor's Office	045-201-015	6,000	1	1,678	280	1,958	0.33	5
105 LA PLATA	Co. Assessor's Office	045-201-016	6,000	1	1,816	0	1,816	0.30	6
114 SANTA ROSA PL	Co. Assessor's Office	045-201-021	5,500	1	1,218	280	1,498	0.27	7
114 SAN NICOLAS	Co. Assessor's Office	045-202-015	6,655	1	1,203	420	1,623	0.24	8
118 SANTA ROSA PL	Co. Assessor's Office	045-201-022	7,500	1	1,585	242	1,827	0.24	9
1248 SHORELINE DR	Co. Assessor's Office	045-202-011	6,000	1	1,035	420	1,455	0.24	10
1244 SHORELINE DR	Co. Assessor's Office	045-202-010	6,000	1	1,116	280	1,396	0.23	11
121 SANTA ROSA PL	Co. Assessor's Office	045-202-005	5,000	1	836	250	1,086	0.22	12
102 SANTA ROSA PL	Co. Assessor's Office	045-201-018	6,500	1	1,081	260	1,341	0.21	13
101 LA PLATA	Co. Assessor's Office	045-201-017	6,500	1	1,055	260	1,315	0.20	14
118 SAN NICOLAS	Co. Assessor's Office	045-202-016	7,260	1	1,035	420	1,455	0.20	15
113 LA PLATA	Co. Assessor's Office	045-201-014	5,500	1	836	250	1,086	0.20	16
102 SAN NICOLAS	Co. Assessor's Office	045-202-012	5,950	1	1,152	0	1,152	0.19	17
106 SAN NICOLAS	Co. Assessor's Office	045-202-013	7,260	1	1,092	280	1,372	0.19	18
109 SANTA ROSA PL	Co. Assessor's Office	045-202-007	8,100	1	1,035	420	1,455	0.18	19
110 SAN NICOLAS	Co. Assessor's Office	045-202-014	6,655	1	806	260	1,066	0.16	20
113 SANTA ROSA PL	Co. Assessor's Office	045-202-006	8,450	1	806	280	1,086	0.13	21 Smallest

Average/Mean Total of House + Garage Size (including project proposal): 1,650  
 Average/Mean FAR (including project proposal): 0.26

Revised 8-21-07

**RECEIVED**  
 OCT 09 2008  
 CITY OF SANTA BARBARA  
 PLANNING DIVISION

