



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 11, 2010
AGENDA DATE: November 18, 2010
PROJECT ADDRESS: 2102 Edgewater Way (MST2010-00136, CDP2008-00007)
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 for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the appealable jurisdiction of the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio.

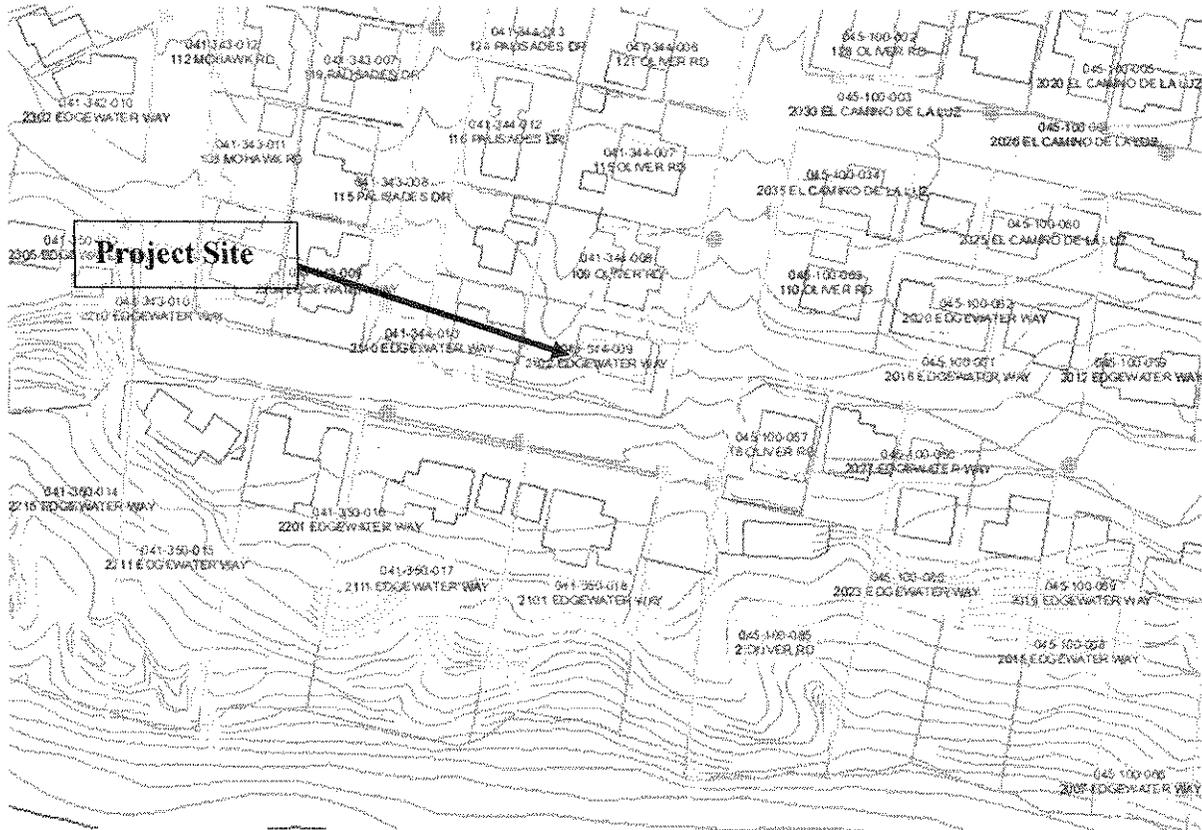
II. REQUIRED APPLICATION

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00007) 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 21, 2010
December 20, 2010

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jim Davis, Architect	Property Owner: Jason & Robyn O’Hearn
Parcel Number: 041-344-009	Lot Area: 9,375 sq. ft.
General Plan: Residential – 5 units/acre	Zoning: E-3/SD-3
Existing Use: Residential	Topography: ~11%
Adjacent Land Uses: North - Residential South – Residential East - Residential West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,229 sq. ft.	3,082 sq. ft.
Garage	422 sq. ft.	422 sq. ft.
Total:	2,651 sq. ft.	3,504 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	20’ 6’	~30’ ~16’	26’ 16’
Building Height	30’	22’-2”	22’-2”
Parking	2 covered	2-car garage	2-car garage
FAR	3,543 sq. ft. 38%	2,651 sq. ft. 28%	3,504 sq. ft. 37%
Open Yard	1,250 sq. ft.	1,250 sq. ft.	1,314 sq. ft.
Lot Coverage			
-Building	N/A	1,512 sq. ft. 16%	1,747 sq. ft. 19%
-Paving/Driveway	N/A	727 sq. ft. 75%	742 sq. ft. 8%
-Landscaping	N/A	7,136 sq. ft. 9%	6,886 sq. ft. 73%

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 (e) additions to existing structures. Additions to existing structures are declared to be categorically

exempt from the preparation of environmental documents provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

B. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on two separate occasions (meeting minutes are attached as Exhibit D). When the project first appeared at the Single Family Design Board on June 7, 2010, it included an approximately 300 square foot breezeway between the existing two-story structure and the proposed addition. The SFDB felt that this breezeway created a large void and was not in support of this portion of the project because, although it did not count toward the FAR calculation, it added significantly to the mass and scale of the project. The Board requested that the applicant study design options to eliminate the breezeway and reduce the apparent massing of the project.

On June 21, 2010, the SFDB reviewed a revised project, in which the applicant reduced the size of the second floor addition and enclosed the breezeway in order to reduce the overall mass and bulk. The Board stated this was an improved project and that the Neighborhood Preservation findings could be made. The project was forwarded to the Planning Commission and will return to the Full Board subsequent to the Planning Commission hearing for review of the landscape plan and continued project design. One Board member opposed the project stating that it is not compatible with the neighborhood.

Neighborhood Compatibility

Single family residences on lots of less than 15,000 square feet in size are subject to a required maximum floor area ratio (FAR). The maximum FAR that would be allowed on the subject 9,375 square foot lot is 3,543 square feet and 0.38 (see Exhibit E).

The existing two-story home is approximately 2,651 square feet, which is 75% of the maximum FAR with a 28% floor to lot area ratio (FAR). The proposed two-story addition would result in a house and garage size of approximately 3,504 square feet and a floor to lot area ratio (FAR) of 37% which is 99% of the maximum FAR.

A survey of the 20 closest homes is attached (Exhibit E) demonstrating that the smallest FAR is 0.09 on a 24,394 square foot lot and the largest FAR is 0.59 on a 6,970 square foot lot. This project complies with the FAR requirement at 3,504 square feet and 0.37. The project's FAR is 99% of the maximum allowed. Additionally, the project conforms to the overall pattern of development in this area of the Mesa, 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.

C. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

GENERAL PLAN CONSISTENCY

The proposed project is located in the West Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of Residential, five units per acre. This area is recognized as uniformly developed with small-lot, single-family residences with some multi-family and commercial developments in the vicinity of Cliff Drive and Meigs Road. This project would be consistent with the pattern of single-family residential

development in the area, which is a mixture of one and two-story homes. Further, the existing single family residence is located on a 0.21 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. The site does not serve as a public facility, recreation area, or public coastal access point. The proposed residential addition would not alter any natural landforms. Public views will not be affected because there are no public view corridors on the project side of the street. Also, there are no issues with unstable soils high groundwater, seismic safety, seacliff retreat flooding or fire. Therefore, the project can be found 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. As discussed in Section VI.C of the staff report, the residence with its proposed two-story addition is 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 including those related to seacliff retreat, 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 June 28, 2010
- D. SFDB Minutes
- E. FAR Exhibit

PLANNING COMMISSION CONDITIONS OF APPROVAL

2102 EDGEWATER WAY
COASTAL DEVELOPMENT PERMIT
NOVEMBER 18, 2010

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 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 18, 2010, is limited to a two-story addition of 853 square feet. The project will result in a 3,504 square foot two story, single family residence and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 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.
- B. **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. **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 of control thereof.

C. **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.

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.

2. **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. **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: (look at longer or shorter hours and Saturday construction, depending on project location)

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.

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.

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:

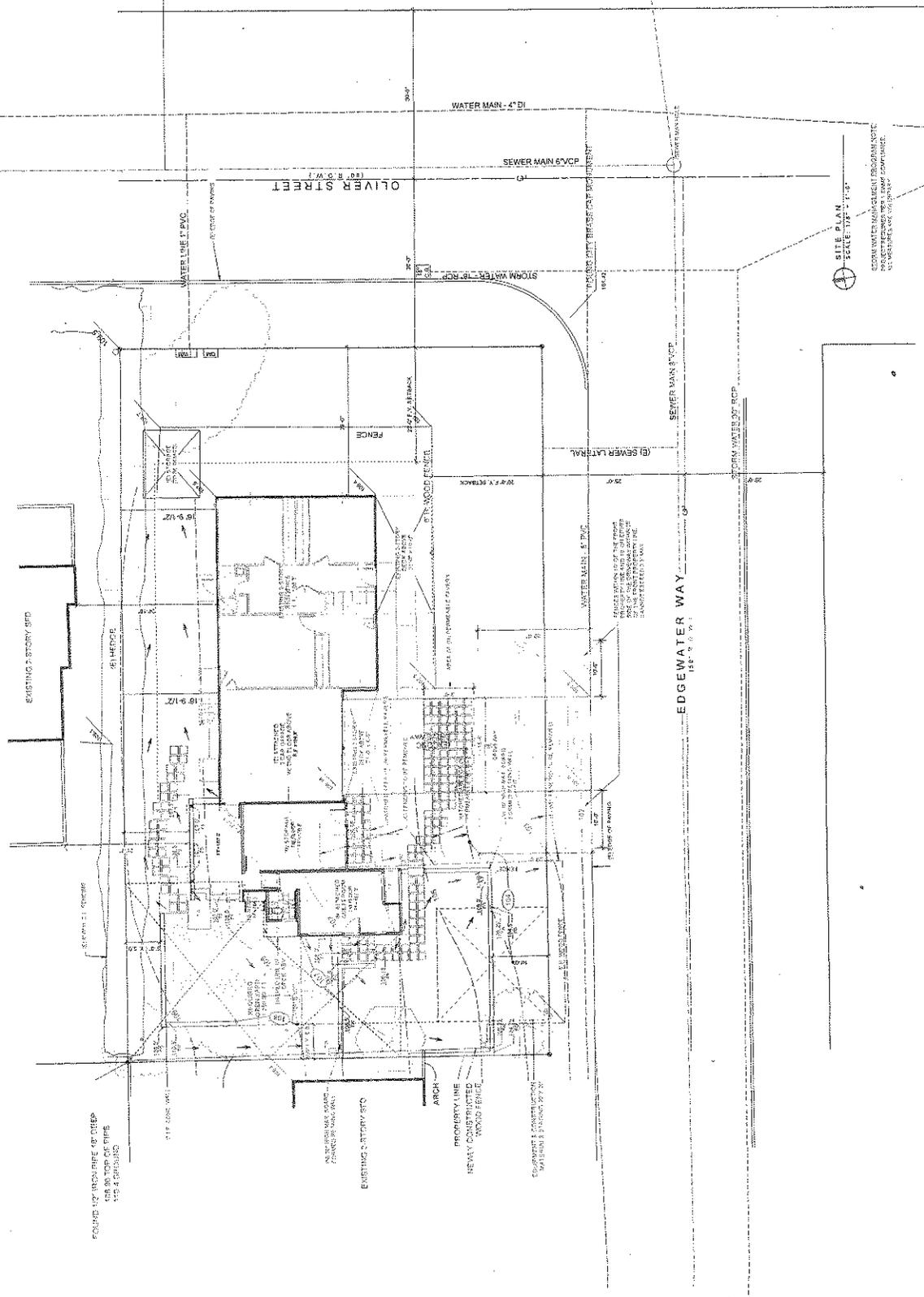
Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the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



TOPGRAPHIC SURVEY
2102 Edgewater Way, Santa Barbara, CA 93109

DATE	DESCRIPTION
10/15/10	PRELIMINARY
11/15/10	REVISED
01/15/11	REVISED
03/15/11	REVISED
05/15/11	REVISED
07/15/11	REVISED
09/15/11	REVISED
11/15/11	REVISED
01/15/12	REVISED
03/15/12	REVISED
05/15/12	REVISED
07/15/12	REVISED
09/15/12	REVISED
11/15/12	REVISED
01/15/13	REVISED
03/15/13	REVISED
05/15/13	REVISED
07/15/13	REVISED
09/15/13	REVISED
11/15/13	REVISED
01/15/14	REVISED
03/15/14	REVISED
05/15/14	REVISED
07/15/14	REVISED
09/15/14	REVISED
11/15/14	REVISED
01/15/15	REVISED
03/15/15	REVISED
05/15/15	REVISED
07/15/15	REVISED
09/15/15	REVISED
11/15/15	REVISED
01/15/16	REVISED
03/15/16	REVISED
05/15/16	REVISED
07/15/16	REVISED
09/15/16	REVISED
11/15/16	REVISED
01/15/17	REVISED
03/15/17	REVISED
05/15/17	REVISED
07/15/17	REVISED
09/15/17	REVISED
11/15/17	REVISED
01/15/18	REVISED
03/15/18	REVISED
05/15/18	REVISED
07/15/18	REVISED
09/15/18	REVISED
11/15/18	REVISED
01/15/19	REVISED
03/15/19	REVISED
05/15/19	REVISED
07/15/19	REVISED
09/15/19	REVISED
11/15/19	REVISED
01/15/20	REVISED
03/15/20	REVISED
05/15/20	REVISED
07/15/20	REVISED
09/15/20	REVISED
11/15/20	REVISED
01/15/21	REVISED
03/15/21	REVISED
05/15/21	REVISED
07/15/21	REVISED
09/15/21	REVISED
11/15/21	REVISED
01/15/22	REVISED
03/15/22	REVISED
05/15/22	REVISED
07/15/22	REVISED
09/15/22	REVISED
11/15/22	REVISED
01/15/23	REVISED
03/15/23	REVISED
05/15/23	REVISED
07/15/23	REVISED
09/15/23	REVISED
11/15/23	REVISED
01/15/24	REVISED
03/15/24	REVISED
05/15/24	REVISED
07/15/24	REVISED
09/15/24	REVISED
11/15/24	REVISED
01/15/25	REVISED
03/15/25	REVISED
05/15/25	REVISED
07/15/25	REVISED
09/15/25	REVISED
11/15/25	REVISED
01/15/26	REVISED
03/15/26	REVISED
05/15/26	REVISED
07/15/26	REVISED
09/15/26	REVISED
11/15/26	REVISED
01/15/27	REVISED
03/15/27	REVISED
05/15/27	REVISED
07/15/27	REVISED
09/15/27	REVISED
11/15/27	REVISED
01/15/28	REVISED
03/15/28	REVISED
05/15/28	REVISED
07/15/28	REVISED
09/15/28	REVISED
11/15/28	REVISED
01/15/29	REVISED
03/15/29	REVISED
05/15/29	REVISED
07/15/29	REVISED
09/15/29	REVISED
11/15/29	REVISED
01/15/30	REVISED
03/15/30	REVISED
05/15/30	REVISED
07/15/30	REVISED
09/15/30	REVISED
11/15/30	REVISED
01/15/31	REVISED
03/15/31	REVISED
05/15/31	REVISED
07/15/31	REVISED
09/15/31	REVISED
11/15/31	REVISED
01/15/32	REVISED
03/15/32	REVISED
05/15/32	REVISED
07/15/32	REVISED
09/15/32	REVISED
11/15/32	REVISED
01/15/33	REVISED
03/15/33	REVISED
05/15/33	REVISED
07/15/33	REVISED
09/15/33	REVISED
11/15/33	REVISED
01/15/34	REVISED
03/15/34	REVISED
05/15/34	REVISED
07/15/34	REVISED
09/15/34	REVISED
11/15/34	REVISED
01/15/35	REVISED
03/15/35	REVISED
05/15/35	REVISED
07/15/35	REVISED
09/15/35	REVISED
11/15/35	REVISED
01/15/36	REVISED
03/15/36	REVISED
05/15/36	REVISED
07/15/36	REVISED
09/15/36	REVISED
11/15/36	REVISED
01/15/37	REVISED
03/15/37	REVISED
05/15/37	REVISED
07/15/37	REVISED
09/15/37	REVISED
11/15/37	REVISED
01/15/38	REVISED
03/15/38	REVISED
05/15/38	REVISED
07/15/38	REVISED
09/15/38	REVISED
11/15/38	REVISED
01/15/39	REVISED
03/15/39	REVISED
05/15/39	REVISED
07/15/39	REVISED
09/15/39	REVISED
11/15/39	REVISED
01/15/40	REVISED
03/15/40	REVISED
05/15/40	REVISED
07/15/40	REVISED
09/15/40	REVISED
11/15/40	REVISED
01/15/41	REVISED
03/15/41	REVISED
05/15/41	REVISED
07/15/41	REVISED
09/15/41	REVISED
11/15/41	REVISED
01/15/42	REVISED
03/15/42	REVISED
05/15/42	REVISED
07/15/42	REVISED
09/15/42	REVISED
11/15/42	REVISED
01/15/43	REVISED
03/15/43	REVISED
05/15/43	REVISED
07/15/43	REVISED
09/15/43	REVISED
11/15/43	REVISED
01/15/44	REVISED
03/15/44	REVISED
05/15/44	REVISED
07/15/44	REVISED
09/15/44	REVISED
11/15/44	REVISED
01/15/45	REVISED
03/15/45	REVISED
05/15/45	REVISED
07/15/45	REVISED
09/15/45	REVISED
11/15/45	REVISED
01/15/46	REVISED
03/15/46	REVISED
05/15/46	REVISED
07/15/46	REVISED
09/15/46	REVISED
11/15/46	REVISED
01/15/47	REVISED
03/15/47	REVISED
05/15/47	REVISED
07/15/47	REVISED
09/15/47	REVISED
11/15/47	REVISED
01/15/48	REVISED
03/15/48	REVISED
05/15/48	REVISED
07/15/48	REVISED
09/15/48	REVISED
11/15/48	REVISED
01/15/49	REVISED
03/15/49	REVISED
05/15/49	REVISED
07/15/49	REVISED
09/15/49	REVISED
11/15/49	REVISED
01/15/50	REVISED
03/15/50	REVISED
05/15/50	REVISED
07/15/50	REVISED
09/15/50	REVISED
11/15/50	REVISED

O'HEARN
ADDITION
1402 EDGEMOUNT WAY
SANTA BARBARA, CA 93109
PROPOSED
SITE PLAN
A-1.1
NOV 15 2010



SITE PLAN
SCALE: 1/8" = 1'-0"



SEWAGE TREATMENT PROGRAM NOTE
PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

EXHIBIT B



Project: O'Hearn Addition
Date: October 27, 2010
Location: 2102 Edgewater Way
APN: 041-344-009

Letter from Applicant:

We are seeking a Coastal Development Permit and require Planning Commission approval for a residential project consisting of a two-story addition including 438 square feet at a 2nd floor master bedroom suite, 415 square feet at the 1st floor consisting of an attached guest room & storage, and a 255 square foot 2nd floor deck. The existing 2,229 square foot, two-story, single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot (.22 acre) lot in the Coastal Zone. The project will also abate violations in ZIR2008-00208 by removing a 120 square foot storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is **98%** of the maximum floor to lot area ratio.

The project has been reviewed by the **Single Family Design Board** twice, once on June 7th and a second time on June 21st. The project received favorable comments regarding the architecture.

The project does not involve the removal of any existing trees on site.

The existing drainage on the site flows from the northwest corner of the parcel around the existing residence to the southeast corner. The project will increase a total of 370 square feet of impervious surface on-site. **Tier 1 Storm Water Management Program** voluntary implementation is requested per City of Santa Barbara.

The existing parking consists of 2 covered spaces provided in the existing garage and 2 uncovered spaces located in front of the existing garage.

The existing area of landscaping makes up 7,136 square feet of the lot, 3,600 square feet of which will remain undisturbed. The proposed project will result in a total landscaped area of 6,886 square feet on site. The new landscaped area will consist of 3,286 square feet.

Proposed grading on site will consist of 20 CY cut and 20 CY of fill. All grading will be balanced onsite, with no import or export of fill material required.

Adjacent surrounding land use designations and zone districts are consistently residential (E-3/SD-3) to the north, south, east and west.

The proposed project will include adding exterior lighting at two locations on the second floor and 3 locations on the first floor. The proposed lighting will be incandescent with a motion sensor and photocell at a height of 6'-0" above finish floor at all 5 locations.

The proposed project will **not** involve the creation of smoke or odors.

The project will involve the creation of new noise sources from the proposed pool equipment, which is located at the north side of the garage below the existing exterior stair.

A geotechnical study has been prepared for the project site. See attached soils report for more information.

No resource or constraint studies have previously been prepared for the project site.

There are no existing or proposed designated recreational trails or easements traversing the project site.

The property is not located adjacent to or near a creek or other watercourse.

Estimated demolition duration will be 1 week or 5 working days. Equipment for the demolition stage will be one 17 yd roll off trash bin, 1 supervisor, and 3 laborers.

Estimated grading duration will be 1 week or 5 working days. Equipment for the grading stage will be one backhoe, 1 operator, 1 supervisor and 2 laborers.

Estimated construction activity duration will be 6 months. Equipment for the construction activity stage will be one 25 yd roll off trash bin for the duration of the project, one backhoe intermittently during the foundation work and again during the pool excavation, 1 backhoe operator, 1 supervisor, 2 laborers and up to 6 skilled tradesmen.

Equipment and construction materials staging will occur on the west side of the proposed addition. See site plan for exact location.



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

2102 EDGEWATER WAY

MST2010-00136

SFR ADDITION

Page: 1

Project Description:

Proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.

Activities:

6/21/2010 **SFDB-Concept Review (Cont.)**

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

Actual time: 6:47

Present: Akiko Wade-Davis, Architect; Jim Davis, Architect.

Public comment was opened at 6:49 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

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

- 1) Neighborhood Preservation findings can be made when the project returns. The project is approvable as presented.*
- 2) Study the front elevation to give the appearance of a two-car garage.*
- 3) Provide a landscape plan.*

Action: Mahan/Deisler, 6/1/0. Motion carried. (Bernstein opposed, project is not compatible with the neighborhood.)

6/15/2010 **SFDB-Resubmittal Received**

plans revised to show a storage room with roll up door instead of breezeway.

Activities:**6/7/2010 SFDB-Concept Review (New) - PH**

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

Actual time: 4:08

Present: Akiko Wade Davis and Jim Davis, Architects.

Public comment was opened at 4:16 p.m.

A letter in opposition from Paula Westbury was acknowledged.

An e-mail in opposition from Cathie McCammon representing La Mesa Neighborhood Association was acknowledged.

Letters in support from 5 neighbors were acknowledged.

Public comment was closed at 4:17 p.m.

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

1) Study design options eliminating the parking void.

2) Study reducing the apparent massing of the project.

Action: Mahan/Carroll, 4/1/0. Motion carried. (Bernstein opposed, lacks neighborhood compatibility. Mosel and Zink absent.)

6/7/2010 SFDB-Mailed Notice Prepared**5/13/2010 SFDB-Resubmittal Received**

Three sets of plans addressing halt issues.

4/29/2010 SFDB-FYI/Research

Fees paid under MST2010-00128, case was voided because it was created under wrong parcel.

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §26.15.083.

ENTER Project Address:	2102 Edgewater Way
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,504

ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	9,375
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**

ENTER Average Slope of Lot:	11.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.37
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.38
100% MAX FAR (in sq. ft.):	3,543.8
85% of MAX FAR (in sq. ft.):	3,012.2
80% of MAX FAR (in sq. ft.):	2,835.0
The 3504 square foot proposed total is 99.0% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator

ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43,560

