



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 9, 2014
AGENDA DATE: October 16, 2014
PROJECT ADDRESS: 120 East Pedregosa Street (MST2014-00226)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The 6,600 square-foot site is currently developed with an existing 2,044 square foot two-story single-family residence with a detached 420 square foot two-car garage. The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear of the residence. The project also includes an interior remodel and associated window changes on the west elevation. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the maximum floor-to-lot area ratio (FAR). The existing house exceeds 25 feet in height and is currently 86% of the maximum FAR.

Date Application Accepted: **September 18, 2014**

Date Action Required: **November 17, 2014**

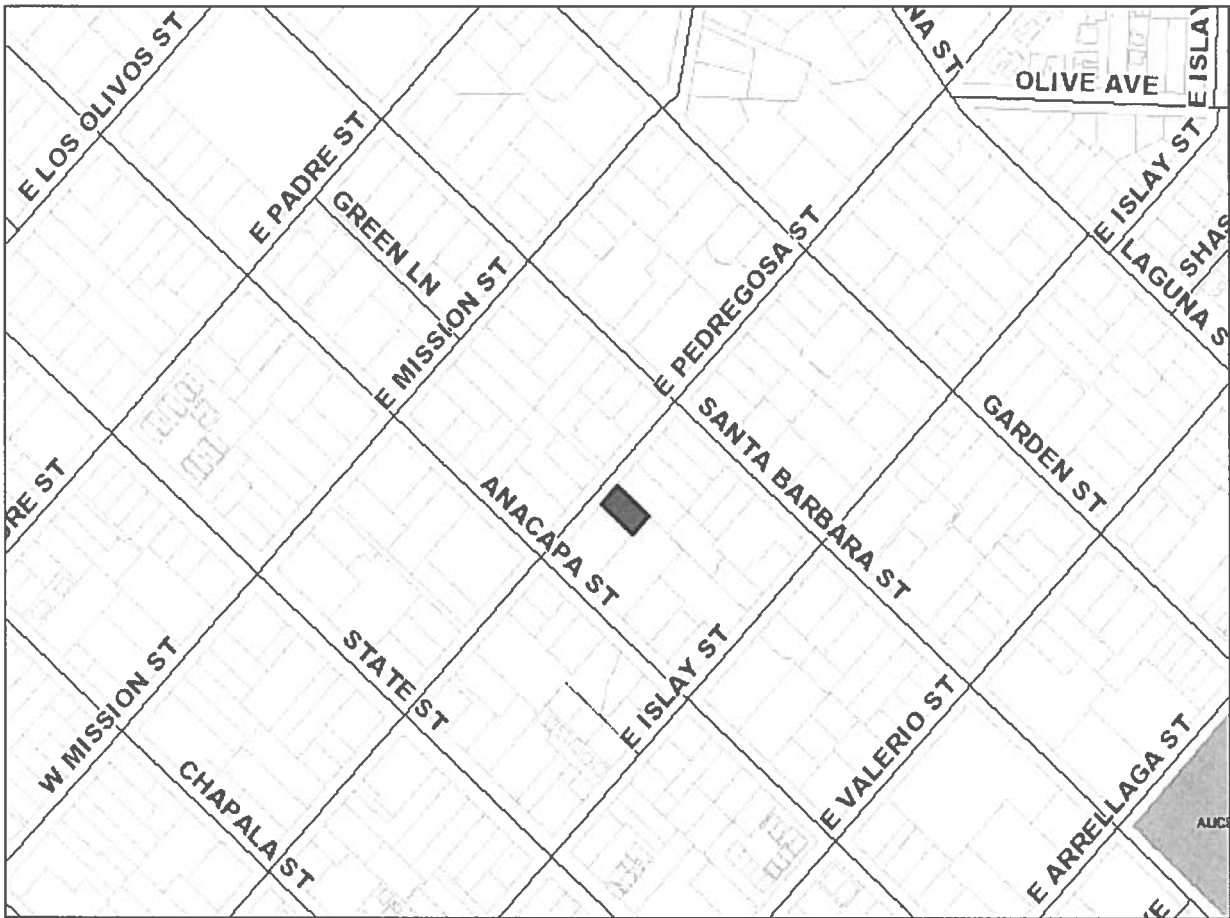
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow the net floor area to exceed 85% of the maximum allowable on a lot with a building whose existing height exceeds 25 feet (SBMC §28.92.110.A.6 and §28.15.083.D), and;
2. An Interior Setback Modification to allow new windows in the western wall of the existing house, which currently encroaches into the ten-foot interior setback (SBMC §28.92.110.A.2).

III. RECOMMENDATION

Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A. The existing house is compatible with the neighborhood, and the proposed addition and window changes will not be a significant change to its compatibility.



Vicinity map for 120 East Pedregosa Street

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jose Luis Esparza	Property Owner:	James & Maria Franzen
Parcel Number:	027-041-017	Lot Area:	6,600 s.f.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Single-family Residential	Topography:	6% slope

Adjacent Land Uses:

North – Single-family Residential (2-story)	East - Single-family Residential (2-story)
South – Single-family Residential (2-story)	West – Single-family Residential (2-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,044 s.f.	2,346 s.f.
Garage	420 s.f.	420 s.f.

C. PROPOSED LOT AREA COVERAGE

Buildings: 1,686 s.f. 26 % Hardscape: 1,383 s.f. 21% Landscape: 3,531 s.f. 53%

D. FLOOR-AREA RATIO (FAR)

Maximum Allowed Floor Area: 2,422 s.f. (Limited to 85% of maximum FAR)
 Proposed Floor Area: 2,766 s.f. (97% of maximum)

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	30 ft.	30 ft.	No change
- Interior	10 ft.	9 ft. 6.5 in.	Addition: 10 ft.
- Rear	10 ft.	48 ft.	37 ft. 6 in.
Building Height	30 ft.	27 ft. 2 in.	No change
Parking	2 covered	2 covered	No change
Open Yard	1,250 s.f.	1,600 s.f.	1,250 s.f.

VI. ENVIRONMENTAL REVIEW

The proposed addition is located within an area mapped as Prehistoric Watercourse, American City, and Early 20th Century. Prior ground disturbance that would have occurred during site development of the existing 1978 two story house and the rear patio result in very minimal to no new ground disturbance required for the present proposal. Prior archaeological studies within a block of the site indicated that there are no known archaeological sites in the area. A standard condition is recommended regarding the discovery of unanticipated archaeological resources during construction.

The project poses no significant impact to the potentially historic residence next door at 1830 Anacapa Street, identified as the Perkins-Whitelaw Residence (circa 1887). The small rear addition and window changes proposed would not change the neighborhood setting, and no heavy construction methods would be used.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

VII. DISCUSSION

FAR Modification

To help achieve the goals of neighborhood preservation and compatibility of single-family residential development, in 2007 the City implemented limits on the size of two-story single-family residences based on lot sizes. The maximum size is determined by a ratio of net floor area to lot area (FAR). The floor area is further limited to 85% of the maximum FAR when the building height is greater than 25 feet (SBMC §22.15.083.D). The existing house is 86% of the maximum FAR, plus a portion of its existing roof height is 27 feet, making it nonconforming to the maximum allowed net floor area. Nonconforming properties are allowed a one-time addition of up to 100 net square feet without a modification; however, the current proposal is for an addition of 302 square feet.

When proposals approach or exceed the maximum allowable FAR, applicants are required to provide additional information. As a tool to aid in evaluating compatibility, data for the 20 closest lots surrounding the subject property are provided which show the sizes of the lots, the square footages of houses and garages, and the FARs for comparison with the proposed project. The summarized data show a wide range of lot sizes and house sizes in the immediate area (Exhibit D). The proposed project ranks second largest in FAR, twelfth largest in floor area, and sixth largest in percentage of maximum allowable FAR. The subject lot is one of the smallest, making this site unique from other lots in the neighborhood. A streetscape elevation drawing is also included in the project plans to aid in determining compatibility, and confirms that the proposed addition will not affect the existing streetscape.

Interior Setback Modification

City archive plans for construction of the house show that it was to be built at the required 10 foot setback from the western property line. Other records in City archives indicate the western wall of the house to be nonconforming to the setback. Because of the conflicting record, the applicant provided a survey of the western property line which shows the actual setback of the west wall of the house to be 9 feet, 6.5 inches. An interior remodel is proposed in conjunction with the rear addition. Along with the remodel, some windows are proposed to be altered, removed, or added, including three new windows and one enlarged window in the west wall of the existing house. These additional windows and alterations within the setback require approval of an Interior Setback Modification. The actual setback of 9 feet, 6.5 inches for the existing portion of the house where the proposed windows would be installed is sufficient to be consistent with the purpose and intent of the Zoning Ordinance. The 5.5 inch encroachment of the proposed windows within the required 10 foot setback is not a significantly closer distance to the neighbor to pose privacy impacts. The proposed window alterations are an appropriate improvement to the livability of the floor plan configuration. The proposed addition at the rear of the house will be set back the required 10 feet.

VIII. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on June 2, 2014, and August 25, 2014 (Exhibit E). At the first meeting, general support was given to the project with comments for minor changes to the architectural detailing of the rear porches. The project returned for review of those minor changes, and also to record a vote by the SFDB on their support of the requested FAR modification. The SFDB voted 5/0 in support of the modification, and indicated that the minor design refinements are acceptable as presented.

IX. FINDINGS

The Planning Commission finds the following:

FLOOR-TO-LOT AREA RATIO (FAR) MODIFICATION

With regard to the Modification of the net floor area standard imposed by SBMC Section 28.15.083, to allow a development that would otherwise be precluded by operation of Subsection 28.15.083.D:

- a. Not less than five (5) members of the Single Family Design Board or six (6) members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to Section 22.69.030) have voted in support of the modification following a concept review of the project. On August 25, 2014, the SFDB voted 5/0 in support of the modification.
- b. The subject lot has a physical condition (such as the location, surroundings, topography, or the size of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood. The subject lot is little more than one-half the average size of the 20 closest lots. The total square footage of the proposal is a little less than the average square footage of development on the 20 closest lots, resulting in a relatively high FAR.
- c. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that complies with the net floor area standard. The subject lot is situated in a neighborhood with a wide range of lot sizes and house sizes. Five of the 20 closest lots are nonconforming to the net floor area standard, and the average floor area of the 15 conforming lots is 2,533 square feet. The existing house does not appear incompatible in this neighborhood, and the proposed total floor area of 2,766 square feet is reasonable. The proposed addition at the rear would have a roof height less than 25 feet, and the street view of the existing house would not change.

INTERIOR SETBACK MODIFICATION

The western interior setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The existing house was constructed with a setback of 9 feet, 6.5 inches from the western property

line. The addition of new and enlarged windows within a wall that currently encroaches only 5.5 inches into the interior setback is consistent with the purpose and intent of the Zoning Ordinance. The proposed window alterations are an appropriate improvement and are not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Conditions of Approval
- B. Project Plans (under separate cover)
- C. Applicant's letter, dated July 10, 2014
- D. Applicant's 20 Closest Lots Data
- E. SFDB Minutes dated June 2, 2014 and August 25, 2014

Contact/Case Planner: Tony Boughman, Assistant Planner
(TBoughman@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4539

PLANNING COMMISSION CONDITIONS OF APPROVAL

120 EAST PEDREGOSA STREET
FLOOR-TO-LOT AREA RATIO (FAR) MODIFICATION AND INTERIOR SETBACK MODIFICATION
OCTOBER 16, 2014

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner and occupant 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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
 2. Record any required documents (see Recorded Conditions Agreement section).
 3. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, 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 October 2, 2014 is limited to 2,766 square feet of net floor area and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic 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).
- C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
 - a. **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 prepares said agreement for the Owner's signature.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Removal of Unpermitted Mechanical Equipment from Setback.** The existing unpermitted air conditioning unit at the western side of the house shall be removed from the required 10 foot interior setback, and may be relocated and permitted in compliance with Zoning Ordinance requirements.
- c. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.
- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are 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.

D. **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, including demolition and grading.

1. **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) name and telephone number(s), to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

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

1. **Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

F. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **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 being notified of a lawsuit regarding 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 MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modifications shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



City of Santa Barbara California

Exhibit B: The project plans for 120 E. Pedregosa Street has been distributed separately.

A copy of the plans are available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Jose Luis Esparza, AIA
Architect

To: Planning Commission
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Tel: (805) 564-5470

Re: FAR Modification Requested for
120 E. Pedregosa Street
Santa of Santa Barbara, CA 93101
APN: 331-343-009
Land Use Zone: E-1

Cc:

Date: July 10, 2014

Dear Officer,

There is an existing 2,140 s.f. gross, 2,044 s.f. net single family residence at 120 E. Pedregosa Street with a detached 2-car garage, 434 s.f. gross, 420 s.f. net. The garage currently encroaches into the side yard and rear yard, a modification was granted for the garage when built, Modification approved 5/22/02. The house us built in 1978.

The proposed addition will replace an existing concrete patio. The only demolition required will be to remove the portion of the patio were the raised foundation footing will be placed, wood stairs, and roof over stairs. The existing patio slab to remain as a rat-slab. The stairs are to be rebuilt as part of proposed project. The project will not be removing trees or vegetation. The project does not require grading as the area of the addition is relatively flat and will not alter the site drainage. The only soil being removed is from the foundation trenching estimated to be 4.5 yards of export.

The project is located in a residential area. There are single family residences to the North, East, West and South. The zoning is E-1 in all directions.

The addition will require 1 new exterior light at the second floor deck. It will be located adjacent to door at a height of 6'-8" and will be a shielded type fixture. There is all ready a light fixture at the existing back door at the first floor. The addition will not create odors, or new noise sources. No geotechnical studies have been done for the project since we are only proposing and addition of 324 s.f. gross, 302 s.f. net. No archaeological report has been done. There are no easements or significant recreational trails on the site. The house is not of historic significance since it was built in 1978. The property is not located near a creek or water course. The property is served by City of Santa Barbara Water District and Sanitary District.

1746 Calle Poniente, Santa Barbara CA 93101, Ph/Fax 805 883-1600 Cell: 805 570-7056
Members: American Institute of Architects

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EXHIBIT C

20 Closest Lots Data Ranked by Size
120 E. Pedregosa St.

Address	Lot Size	Floors	House	Garage/Carport	Total	Rank
1830 Anacapa St.	19,166	2	6,355	420	6,775	1
1807 Santa Barbara St.	21,780	2	3,881	920	4,801	2
105 E. Pedregosa St.	17,860	2	4,216	420	4,636	3
1833 Santa Barbara St.	8,712	2	3,776	735	4,511	4
1820 Anacapa St.	28,314		2,990	880	3,870	5
115 E. Islay St	21,780	2	3,128	540	3,668	6
111 E. Pedregosa St.	17,424	2	2,865	567	3,432	7
125 E. Pedregosa St.	10,890	2	2,708	720	3,428	8
124 E. Pedregosa St.	13,068	2	2,990	380	3,370	9
1819 Santa Barbara St.	7,405	2	2,650	435	3,085	10
1814 Anacapa St.	12,632		2,606	264	2,870	11
120 E. Pedregosa St.	6,600	2	2,356	420	2,766	12
115 E. Pedregosa St.	8,712	2	2,232	504	2,736	13
128 E. Pedregosa St.	9,148	2	2,216	360	2,576	14
1911 Santa Barbara St.	6,534		2,052	488	2,540	15
130 E. Pedregosa St.	8,712	2	1,824	360	2,184	16
1817 Santa Barbara St.	8,276	2	1,504	504	2,008	17
1905 Santa Barbara St.	7,405		1,291	378	1,669	18
123 E. Pedregosa St.	8,276	1	1,172	260	1,432	19
1907 Santa Barbara St.	6,534		996	342	1,338	20
117 E. Islay St.	10,890	1	447	432	879	21

Average/Mean House Size (including project proposal):	3,075
Average/Mean LOT Size (including project site):	12,387

**20 Closest Lots Data Ranked by % of Max FAR
120 E. Pedregosa St.**

Address	Lot Size	Floors	House	Garage/Carport	Total	FAR	% Max	Rank
1830 Anacapa St.	19,166	2	6,355	420	6,775	0.35	153	1
105 E. Pedregosa St.	17,860	2	4,216	420	4,636	0.26	105	2
1833 Santa Barbara St.	8,712	2	3,776	735	4,511	0.52	104	3
1807 Santa Barbara St.	21,780	2	3,881	920	4,801	0.22	102	4
1819 Santa Barbara St.	7,405	2	2,650	435	3,085	0.42	101	5
120 E. Pedregosa St.	6,600	2	2,356	420	2,766	0.42	97	6
1911 Santa Barbara St.	6,534	2	2,052	488	2,540	0.39	90	7
125 E. Pedregosa St.	10,890	2	2,708	720	3,428	0.31	89	8
124 E. Pedregosa St.	13,068	2	2,990	380	3,370	0.26	82	9
1820 Anacapa St.	28,314	2	2,990	880	3,870	0.14	81	10
115 E. Pedregosa St.	8,712	2	2,232	504	2,736	0.31	81	11
115 E. Islay St	21,780	2	3,128	540	3,668	0.17	78	12
111 E. Pedregosa St.	17,424	2	2,865	567	3,432	0.20	78	13
128 E. Pedregosa St.	9,148	2	2,216	360	2,576	0.28	74	14
1814 Anacapa St.	12,632	2	2,606	264	2,870	0.23	70	15
130 E. Pedregosa St.	8,712	2	1,824	360	2,184	0.25	65	16
1817 Santa Barbara St.	8,276	2	1,504	504	2,008	0.24	61	17
1905 Santa Barbara St.	7,405	2	1,291	378	1,669	0.23	55	18
1907 Santa Barbara St.	6,534	1	996	342	1,338	0.20	47	19
123 E. Pedregosa St.	8,276	1	1,172	260	1,432	0.17	44	20
117 E. Islay St.	10,890	1	447	432	879	0.08	23	21

Average/Mean Total of House + Garage Size (including project proposal):	3,075
Average/Mean % of Max FAR (including project proposal):	80

20 Closest Lots Data Ranked by FAR
120 E. Pedregosa

Address	Lot Size	Floors	House	Garage/Carport	Total	FAR	% Max	FAR Rank
1833 Santa Barbara St.	8,712	2	3,776	735	4,511	0.52	104	1 Largest
120 E. Pedregosa St.	6,600	2	2,356	420	2,766	0.419	97	2
1819 Santa Barbara St.	7,405	2	2,650	435	3,085	0.417	101	3
1911 Santa Barbara St.	6,534	2	2,052	488	2,540	0.39	90	4
1830 Anacapa St.	19,166	2	6,355	420	6,775	0.35	153	5
125 E. Pedregosa St.	10,890	2	2,708	720	3,428	0.31	89	6
115 E. Pedregosa St.	8,712	2	2,232	504	2,736	0.31	81	7
128 E. Pedregosa St.	9,148	2	2,216	360	2,576	0.28	74	8
105 E. Pedregosa St.	17,860	2	4,216	420	4,636	0.26	105	9
124 E. Pedregosa St.	13,068	2	2,990	380	3,370	0.26	82	10
130 E. Pedregosa St.	8,712	2	1,824	360	2,184	0.25	65	11
1817 Santa Barbara St.	8,276	2	1,504	504	2,008	0.24	61	12
1814 Anacapa St.	12,632	2	2,606	264	2,870	0.23	70	13
1905 Santa Barbara St.	7,405	2	1,291	378	1,669	0.23	55	14
1807 Santa Barbara St.	21,780	2	3,881	920	4,801	0.22	102	15
1907 Santa Barbara St.	6,534	1	996	342	1,338	0.20	47	16
111 E. Pedregosa St.	17,424	2	2,865	567	3,432	0.20	78	17
123 E. Pedregosa St.	8,276	1	1,172	260	1,432	0.17	44	18
115 E. Islay St	21,780	2	3,128	540	3,668	0.17	78	19
1820 Anacapa St.	28,314	2	2,990	880	3,870	0.14	81	20
117 E. Islay St.	10,890	1	447	432	879	0.08	23	21 Smallest

Average/Mean Total of House + Garage Size (including project proposal):	3,075
Average/Mean FAR (including project proposal):	0.27

Single Family Design Board Minutes

June 2, 2014

Present: Jose Luis Esparza, Architect; Robert Taylor, Contractor; and James Franzen, Owner.

Public comment opened at 4:21 p.m.

1) Kellam de Forest expressed concerns regarding the absence of the history of the building along with its compatibility to the streetscape of the neighborhood.

Public comment closed at 4:23 p.m.

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

- 1) The Board appreciates the project design.
- 2) Study rear deck post configuration utilizing a larger post.
- 3) Study corner design with possibly adding another post with consideration of the driveway clearance.
- 4) Remove the roof on the bay window out to the kitchen.
- 5) Provide landscaping or extend the deck on the lower level by the rear door.
- 6) Study the bay window on the second floor for improved proportions on the window opening.

Action: Miller/Woolery, 6/1/0. Motion carried. (Bernstein opposed).

August 25, 2014

Present: Jose Luis Esparza, Architect; and Robert Taylor, General Contractor; and Tony Boughman, Assistant Planner.

Public comment opened at 3:32 p.m. As no one wished to speak, public comment was closed.

Motion: Approve the FAR Modification with the findings that the subject lot has a physical condition that does not generally exist on other lots in the neighborhood, and the physical condition of the lot allows the project to be compatible with existing development within the neighborhood that complies with the net floor-area-standard.

Action: Pierce/James, 5/0/0. Motion carried. (Miller/Woolery absent)

Motion: Continued indefinitely to Planning Commission for return to Consent Calendar for Project Design Approval.

Action: Pierce/James, 5/0/0. Motion carried. (Miller/Woolery absent).

EXHIBIT E

