III.A

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: April 26, 2018
AGENDA DATE: May 3, 2018
PROJECT ADDRESS: 2507 Mesa School Lane (MST2017-00550)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
       Beatriz Gularte, Senior Planner
       Allison De Busk, Project Planner

I. PROJECT DESCRIPTION

   The project consists of the addition of 810 square feet of habitable floor area and a new attached
   400 square foot garage to an existing one-story 1,014 square foot single-family residence,
   resulting in a 2,223 square foot one-story residence on the 6,319 square foot lot. The project
   would also address violations identified in ZIR2015-00604, specifically through demolition of
   the unpermitted carport and storage at the rear of the house, demolition of the storage shed
   attached to the front of the house, reduction of the front fence to 42 inches in height, and removal
   of unpermitted laundry hookups and water heater. The project also includes removal of several
   trees located in the front setback.

II. REQUIRED APPLICATIONS

   The discretionary applications required for this project are:

   A. An Open Yard Modification to allow less than the required 1,250 square feet of open yard
      area with minimum dimensions of twenty feet (SBMC §28.92.110, §28.15.060.C);

   B. An Interior Setback Modification to allow the existing unpermitted pond to encroach into
      the required six-foot interior setback (SBMC §28.92.110 and §28.15.060.B.5); and

   C. A Coastal Development Permit (CDP2017-00008) to allow the proposed development in
      the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: March 22, 2018
DATE ACTION REQUIRED: June 20, 2018

III. RECOMMENDATION

   If approved as proposed, the project would conform to the City’s Zoning and Building
   Ordinances and policies of the 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 IX of this
   report, and subject to the conditions of approval in Exhibit A.
IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

<table>
<thead>
<tr>
<th>Property Owner/Applicant:</th>
<th>Robert and Madeline Towery</th>
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<table>
<thead>
<tr>
<th>Site Information</th>
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</thead>
<tbody>
<tr>
<td>Parcel Number:</td>
<td>041-311-002</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>6,319 square feet</td>
</tr>
<tr>
<td>General Plan:</td>
<td>Low Density Residential (max. 5 units per acre)</td>
</tr>
<tr>
<td>Zoning:</td>
<td>E-3/S-D-3, One-Family Residence Zone</td>
</tr>
<tr>
<td>Local Coastal Plan:</td>
<td>Residential – 5 units per acre</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>single-family residence</td>
</tr>
<tr>
<td>Topography:</td>
<td>~5%</td>
</tr>
</tbody>
</table>

Adjacent Land Uses

- North – single-family residential
- South – single-family residential
- East – single-family residential
- West – single-family residential

B. PROJECT STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Living Area</td>
<td>1,014 net sf</td>
<td>1,823 net sf</td>
</tr>
<tr>
<td>Garage</td>
<td>N/A (unpermitted carport)</td>
<td>400 net sf</td>
</tr>
<tr>
<td>Accessory Space</td>
<td>N/A (unpermitted storage area)</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.16 = 37% of Maximum Required FAR</td>
<td>0.35 = 80% of Maximum Required FAR</td>
</tr>
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V. BACKGROUND

The applicant originally submitted this project in August 2017 as a two-story addition that resulted in a total development of 2,363 square feet. After review by the Single Family Design Board on October 30, 2017, the applicant revised the project to a one-story addition.

On November 15, 2017, the Parks and Recreation Commission approved the removal of two palms, one Melaleuca, one Yucca and one Lemon tree currently located within the front setback.
Vicinity Map – 2507 Mesa School Lane

Aerial Photograph (2015)
VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
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<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Front</td>
<td>20 feet</td>
<td>15’-6”**</td>
<td>15’-6”** (20’ to new development)</td>
</tr>
<tr>
<td>-Interior</td>
<td>6 feet</td>
<td>10 feet to existing residence</td>
<td>6 feet to new development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 feet to existing pond*</td>
<td>0 feet to existing pond*</td>
</tr>
<tr>
<td>Building Height</td>
<td>30 feet</td>
<td>12 feet</td>
<td>12 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>2 covered spaces</td>
<td>0</td>
<td>2 covered spaces in garage</td>
</tr>
<tr>
<td>Open Yard</td>
<td>1,250 square feet</td>
<td>1,319 square feet</td>
<td>1,035 square feet*</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
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<tr>
<td>-Building</td>
<td>N/A</td>
<td>1,300 sf 20.6%</td>
<td>2,825 sf 44.7%</td>
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<tr>
<td>-Paving/Driveway</td>
<td>N/A</td>
<td>2,047 sf 32.4%</td>
<td>1,356 sf 21.5%</td>
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<tr>
<td>-Landscaping</td>
<td>N/A</td>
<td>2,972 sf 47.0%</td>
<td>2,138 sf 33.8%</td>
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</table>

*Modification requested  
**Existing, nonconforming

With the approval of the Modifications described below, the project would comply with the requirements of the Zoning Ordinance for development in the E-3/S-D-3 Zone.

1. OPEN YARD MODIFICATION

The existing residence complies with the City’s open yard requirement of 1,250 square feet. The currently available open yard area is approximately 1,319 square feet. The proposed addition would extend the living room and kitchen into the open yard area by approximately 4 feet. This would reduce the open yard area to approximately 1,035 square feet based on the Ordinance requirement that open yard area must have minimum dimensions of 20 feet.

Although less than the required amount of open yard would technically be provided, there is approximately 700 square feet of additional yard area adjacent to the calculated open yard area, which is available to the residents but which doesn’t comply with the required minimum dimensions of 20 feet by 20 feet. These areas have widths ranging from six to ten feet. Therefore, the total amount of useable yard area provided is 1,735 square feet.

Additionally, the subject parcel is relatively small and is a wide, shallow lot (54-60 feet deep), which provides fewer opportunities for code-compliant open yard area.

Staff finds the proposed addition to be modest and the remaining yard, which totals approximately 1,735 square feet, to be adequate given the site constraints.

There are encroachments proposed in the open yard area, including a spa and covered patio. These types of encroachments are allowed pursuant to SBMC §28.87.062.C
provided the total area of such structures does not occupy more than 20% of the total required open space.

2. Interior Setback Modification

There is an existing, unpermitted, small koi pond located within the interior setback at the rear of the property. The pond has a maximum depth of three feet with dimensions of approximately eight feet by fifteen feet. This pond existed on the property when it was purchased by the current owner, and was not identified as a zoning violation in the Zoning Information Report (ZIR) that was done prior to the sale (ZIR2015-00604).

The pond has existed on the property for more than 25 years. Noise from the pond includes the sound of the waterfall.

Staff finds that the pond is an innocuous improvement that has existed on site for many years and is part of the landscaping of the property. Additionally, the use/improvement doesn’t encourage congregation of people within the setback, which could impact the neighbor due to noise. Staff finds that the location of the pond within the interior setback is supportable.

B. Local Coastal Plan Consistency

The project site is located within the Appealable Jurisdiction of the Coastal Zone and 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 protection of the riparian habitat of Arroyo Burro Creek; hazards of seaciff retreat and flooding; maintaining and providing access along the bluffs; protection of recreational access to Arroyo Burro County Beach Park; protection of archaeological resources; maintenance of existing coastal views and open space; and provision of adequate circulation on Las Positas Road.

The site does not serve as a public facility, recreation area, open space or public or recreational coastal access point. The project site is not located on or near a seaciff or Arroyo Burro Creek, and there are no known issues related to flooding or archaeological resources. There are no existing coastal views. The project involves a small addition to an existing single family residence and therefore would not affect circulation on Las Positas Road. Based on the project description and location, the most applicable LCP policies are:

LCP Policy 5.1. Rehabilitation of existing housing for all economic segments of the community shall be encouraged.

LCP Policy 5.3. New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.
The proposed one-story addition, including construction of a two-car garage, would be consistent with the pattern of single-family development in the neighborhood, would provide adequate off-street parking for the residence, would improve the existing residence by upgrading the livability of the kitchen and living room, and the design is proposed to match the existing residence. Therefore, as proposed, the project can be found consistent with the applicable policies of the Local Coastal Plan and all implementing guidelines.

VII. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for additions to existing facilities involving negligible or no expansion of use, and Section 15305 [Minor Alterations in Land Use Limitations], which allows for Modifications per the Zoning Ordinance.

VIII. DESIGN REVIEW

As proposed, this project is exempt from design review.

IX. FINDINGS

The Planning Commission finds the following:

A. OPEN YARD MODIFICATION

The open yard 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 lot is constrained due to its small size and shallow depth. The proposed addition is modest in scale and retains an adequate amount of open yard area overall, although the Ordinance-recognized area is less than 1,250 square feet, as described in Section VI of the Staff Report.

B. INTERIOR SETBACK MODIFICATION

The interior setback modification for the existing pond is consistent with the purposes and intent of the Zoning Ordinance and is necessary to prevent unreasonable hardship and secure an appropriate improvement on the lot. The pond has existed on the property for many years and the property was purchased without the property owner’s knowledge that the pond was located within an interior setback. The pond is a small landscape feature with minimal noise associated with it. Therefore, as described in Section VI of the Staff Report, the pond is an appropriate improvement on the lot.

C. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because the project site does not include public access, marine resources, environmentally sensitive habitat, or prime agricultural land; the project site is designated for use as residential; proposed development is within an existing developed area; and the project does not impact scenic or visual resources, as described in Section VI of the Staff Report.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, as described in Section VI of the Staff Report.
Exhibits:

A. Conditions of Approval
B. Project Plans
C. Applicant's letter, received March 23, 2018
I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
2. Record any required documents (see Recorded Conditions Agreement section).
3. Permits.
   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
   b. Submit an application for and obtain a Public Works Permit (PBW) for any required public improvements and complete said improvements.

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 May 3, 2018 is limited to an addition of approximately 810 square feet and a 400 square foot garage to an existing one-story single family residence 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).

4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division.

**EXHIBIT A**
Should any of the project’s surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

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. 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 and provide 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. Public Works Engineering Division Staff prepares said agreement for the Owner’s signature.
   b. An approved reduced pressure principal backflow prevention assembly is required at irrigation point of connection and is to be inspected by the City’s Cross-Connection Control Specialist. A completed successful backflow test report is required to be submitted to City’s Cross-Connection Control office at backflow@santabarbaraca.gov.
   c. If pond is fed by a hose, a vacuum breaker is required on the hose bibb, if it is plumbed directly its fill line will also need to be protected by the backflow prevention assembly.

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. **Drainage and Water Quality.** The project is required to comply with Tier 3 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 Creeks Division. Sufficient engineered design and 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.

c. **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:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Contractor</td>
<td>Date</td>
</tr>
<tr>
<td>Architect</td>
<td>Date</td>
</tr>
<tr>
<td>Engineer</td>
<td>Date</td>
</tr>
</tbody>
</table>

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 contractor(s) 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. **Tree Protection.** All trees not indicated for removal on the approved site plan shall be preserved, protected, and maintained during construction.

4. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing,
5. **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. **Repair Damaged 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 COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

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.
Exhibit B: The project plans for 2507 Mesa School Lane have been distributed separately.

A copy of the plans is 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.
Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca. 93102

RE: Modification and Coastal Development Permit request for 2507 Mesa School Lane, APN 041-311-002 for proposed additions to allow (1088')less than 1250 square foot Open Yard space requirement contiguous, with no dimension less than 20’ in length and width. Proposed rear yard space totals 1895 square feet with 1088’ (contiguous nothing less than 20X 20) added. In addition, a request for interior yard modification to allow 26+ year existing Koi pond to remain within rear yard setback.

Owner: Robert and Madaleine Towery
2507 Mesa School Lane
Santa Barbara, Ca 93109-1850
Cell 805-680-8765
Calcoastranch@gmail.com
Plans by owner
APN 041-311-002
Zoned E3

Project Description: To allow additions in the required Open Yard area. Proposal for addition to existing Net 1014/gross 1044 square foot single family residence, that will exceed 10% to the existing floor area and to construct a new conforming 2 car garage. Total of all net square footage of existing, additions, and garage will be 80% of NFA (2223 square feet). Lot size is 6319 square feet. Proposed construction will also address Violations addressed in ZIR2015-00604 through demolition of unpermitted carport and storage at rear of property, laundry hookups, water heater, storage in front setback, and fence height above 3.5’ in front setback.

Proposed additions require removal and re-compaction of 3 feet of un-disturbed soil (195 cubic yards).

There will be a net reduction in impermeable surfaces of 62 square feet. New infiltration basins and permeable paver areas will catch and retain necessary storm water to satisfy Tier 3 SWMP for all pre and post construction water.

An Existing Single Family Residence: Net floor area is 1014 square feet consisting of 2 bedrooms, one bathroom, and a living area. Unpermitted car port and storage of 358 square feet in ZIR2015-00604 to be demolished, and replaced with permitted additions.

Proposed additions include:
400 net square foot attached conforming 2 car garage on East end of home with Utility closet
809 square feet of single story additions comprised of:
One master bedroom to replace bedroom utilized for family room, with a new Master bathroom, walk-in closet
One additional bed room, and hallway

RECEIVED
MAR 23 2018
CITY OF SANTA BARBARA
PLANNING DIVISION
EXHIBIT C
One laundry room adjacent to Garage and Family room allowing ingress and egress to attached garage
Additional bathroom and closet attached to west end of home behind existing second bedroom
Expansion of existing living room, dining area, and kitchen re-model involving the removal of existing
walls and Addition of concrete slabs, post and beam to carry existing rafters and rafter ties, new rear
walls with multi-slide pocket door, operable solar powered skylights with built-in blinds
Addition of 156 square foot of open covered patio adjacent to living area with exterior fireplace

Conversion of existing bedroom 1 to family room
Remodel 140 square foot Kitchen with energy efficient appliances and lighting.
Re-roof of existing roof areas maintaining existing 3/12 pitch, repair of overhangs/fascias and
installation of insulation.
Replace existing windows to match new windows in additions.
Add fire sprinklers to satisfy code.
Add Solar panels for energy efficiency.

Proposed Single Family Residence with Net Living Area of 1823 square feet, 3 bedrooms, 3 bathrooms,
and a conforming attached 2 car garage with 400 net square feet, and a rear covered patio. Total
proposed gross square footage is 2322 including home and garage.

Conforming 2 car garage will satisfy required 2 covered parking spaces.

Existing FAR is 15% (1014/6319), proposed FAR is 35.18% (2223/6319)
Total net square feet is 80% of the maximum FAR for lot area.
The project is consistent with Coastal policies.

The major benefits of these additions eliminate zoning violations dating back to 1994 through 3
ownership changes. It provides for the required covered parking spaces on a street with no curbside
parking. It updates a home built in 1950 with energy efficiency. The design allows for the backyard
square footage to grow; however, it does encroach into the 1250 foot minimum open yard area. It also
creates a modern management of storm water in a neighborhood with zero storm drains.

Sincerely,

[Signature]

Robert K. Towery
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