



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 14, 2010
AGENDA DATE: April 21, 2010
PROJECT ADDRESS: 646 Sea Ranch Drive (MST2010-00014)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Peter Lawson, Associate Planner

I. PROJECT DESCRIPTION

The proposed project involves a Coastal Development Permit for an "as-built" 139 net square foot detached accessory building and a new 334 net square foot detached artist studio, with a half bath (sink and toilet). Grading for the project will be 20 cubic yards of cut. Water service is provided by the City of Santa Barbara and sewer service is provided by an on site septic system.

II. REQUIRED APPLICATIONS

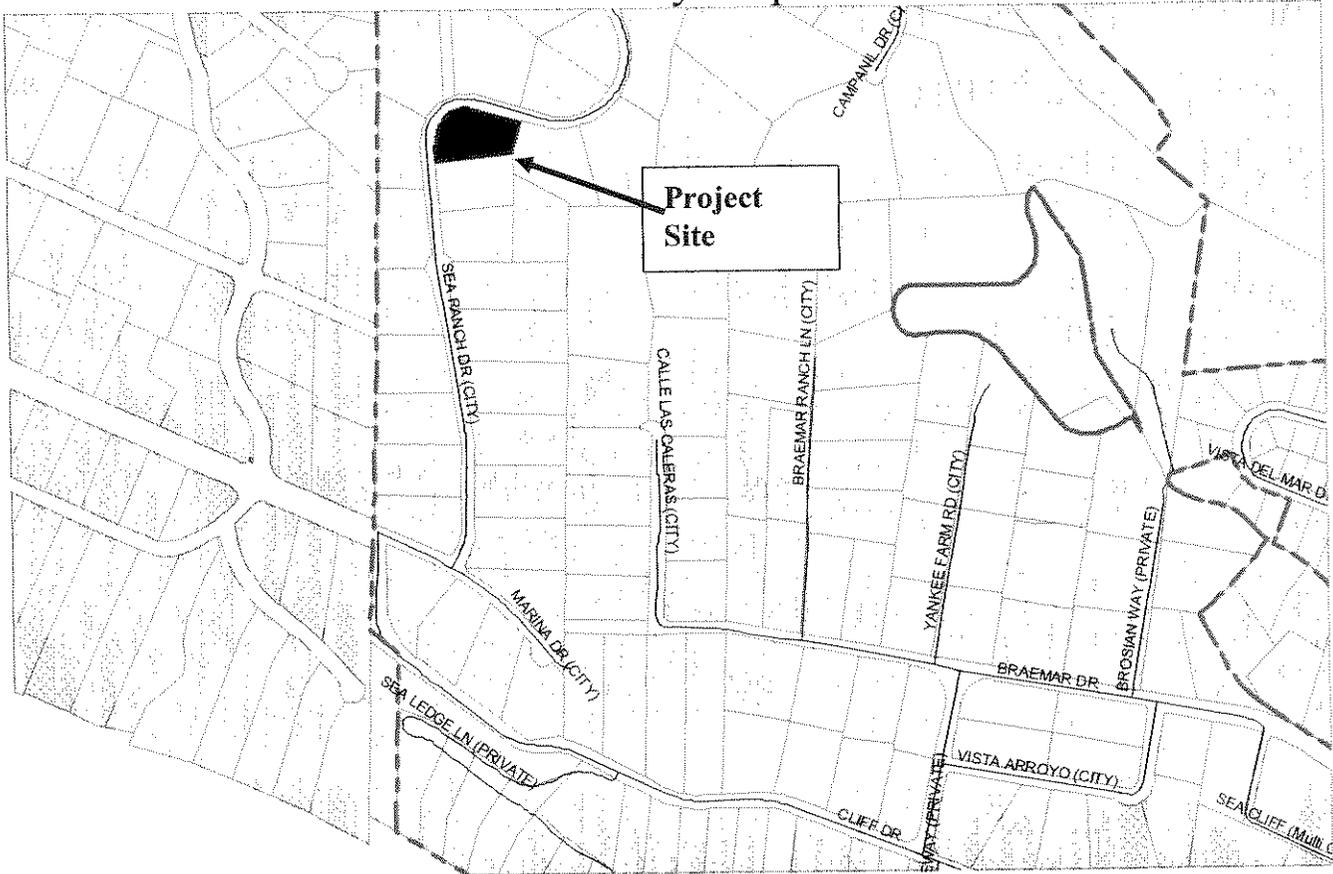
The discretionary applications required for this project are:

1. A Coastal Development Permit, (CDP2010-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Modification to allow an accessory structure in the front yard (SBMC §28.87.160.C.).

III. RECOMMENDATION

With approval of the Modification, the proposed project conforms to the City's Zoning and Building Ordinances and policies of both 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 Staff Hearing Officer 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: March 29, 2010
 DATE ACTION REQUIRED: June 28, 2010

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Bryan Pollard	Property Owner: Clarence and Joan Agress
Parcel Number: 047-104-004	Lot Area: 1.04 acre
General Plan: Residential	Zoning: A-1/SD-3
Existing Use: Residential	Topography: 28%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,145 s.f.	N/A
Garage	390 s.f.	N/A
Accessory Space	0	334 s.f – new 139 s.f. – "asbuilt"

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35 feet	37	43 feet
-Interior	15 feet	24	60 feet
-Rear	N/A	N/A	N/A
Building Height	30'	16' (residence & garage)	13' maximum for both accessory structures
Parking	2	2	No change
Open Yard	1,250 square feet (located on level area)	Exceeds 1,250 s.f.	No change
Lot Coverage			
-Building	N/A	2,227 5.7%	3,162 s.f. 6.7%
-Paving/Driveway	N/A	3,316 s.f. 7.1%	3,316 s.f. 7.1%
-Landscaping	N/A	40,626 s.f. 88.2%	40,131 s.f. 86.2%

The proposed project for both the new and asbuilt structures would meet all of the requirements of the Zoning Ordinance, except for the Modification request for the new accessory structure (art studio) to encroach into the front yard. It is a single story structure, approximately 13 feet in height and does not exceed a total aggregate floor area in excess of 500 square feet (§28.87.160), which is consistent with the Municipal Code.

The Accessory Buildings section states that accessory structures, except for garages, shall not be located in a front yard¹. As proposed, the new accessory structure would encroach into the northern front yard. The project site is essentially a corner lot. Sea Ranch Road ascends to the project site and turns east at a 90 degree angle at the north-west corner of the lot, creating a corner lot. Access to the site is from a driveway on the western property line. Additionally, the existing building pad is a bench that was carved into the hillside. On the north side of the bench

¹ The front yard is different from a front setback and is defined as a yard extending across the full width of the lot between the front lot line and the nearest wall of any main building on the lot. In some cases a main dwelling may be located further back from the required setback, which creates the remaining front yard where additional development may be located but not require a Modification for a front setback.

the slope ascends steeply to Sea Ranch Road and on the south side the lot descends steeply to the adjacent residential lot. The proposed accessory structure (art studio) would be located on the north side of the existing residence on a mostly level area. A small amount of cutting, approximately 10 cubic yards, into the hillside would be necessary for the building.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) at one conceptual review hearing (meeting minutes are attached as Exhibit D). On February 22, 2010, the SFDB stated that the size, bulk, scale and overall design was acceptable. The Board also stated that they could support the Modification for the proposed new accessory structure.

B. COMPLIANCE WITH THE GENERAL PLAN/LOCAL COASTAL PLAN

The project site is located within Component 1 (Western City Limit to Arroyo Burro Creek) of the Coastal Zone and is identified as the Campanil Area under the General Plan. The project is located in the non-appealable jurisdiction of the Coastal Zone. This area of Santa Barbara abuts Hope Ranch to the west and begins with bluff top development on smaller lots near the ocean and ends with hillside development on larger lots to the north. Development issues in this area include drainage from steep slopes, visual impacts and services.

The project vicinity is mostly served by City sewer; however, there are some lots, including the project site, that are still served by septic systems. A sewer main is located within Sea Ranch Road adjacent to the project site, but it terminates at a mid way point in the road and is currently not operational. Since it is unclear when the sewer main will be completed, sewer service will continue to be provided by drywells, which were recently upgraded in 2007. Since the project will include a half bathroom, the drywells appear to have adequate capacity based upon preliminary review by City staff. Finally, access to the site would be provided by the existing driveway, which is adequate to continue serving the site.

The development along this portion of Sea Ranch Road is typically located on terraces that have been cut into the hillside. Both the proposed accessory structure (artist studio) and the "asbuilt" accessory structure are sited on the existing flat area, with minimal grading for the proposed structure.

C. ENVIRONMENTAL REVIEW

The proposed project is determined to be exempt under the California Environmental Quality Act (CEQA) section 15303(e), New Construction or Conversion of Small Structures. This section is applicable to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not

limited to structures that are accessory to single family residences, such as what is being proposed.

The project would include a small amount of grading. The area of development is on a mostly level area adjacent to existing development. The project would not cause the removal of native vegetation. Because these structures are accessory to the residence, there would not be additional traffic or a need for additional parking. Services for the site are adequate. Therefore this exemption would be appropriate for this project proposal.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. **MODIFICATION (SBMC §27.07.100)**

1. The Staff Hearing Officer may permit modifications in accordance with subsections 28.92.110.1., 2., 3., 4., 5., and 7. if the Staff Hearing Officer finds that:

- a. The requested modification is not part of the approval of a tentative subdivision map, conditional use permit, development plan, site plan, plot plan, or any other matter which requires approval of the Planning Commission; and

The project is a request for both a Coastal Development Permit and a Modification, and both may be considered by the Staff Hearing Officer.

- b. If granted, the modification would not significantly affect persons or property owners other than those entitled to notice. (Ord. 5488, 2009; Ord. 5459, 2008; Ord. 5416, 2007; Ord. 5380, 2005.)

The project is located wholly on the subject lot and is located between the public street and the existing residence. The public street is located approximately 40 feet above the accessory building and the accessory would not be visible. Therefore, public views to the ocean would not be impacted, nor would adjacent property owners.

2. **Setbacks, Lot Area, Floor Area, Street Frontage, Open Yard, Outdoor Living Space, and Distance Between Buildings** (§28.92.110.1.2). A modification of setback, lot area, floor area, street frontage, open yard, outdoor living space, or distance between buildings requirements where the modification is consistent with the purposes and intent of this Title, and is necessary to (i) secure an appropriate improvement on a lot.

The Modification would secure an appropriate improvement on the property. The accessory structure would not exceed the total size of accessory structures allowed on a single family zoned lot. The proposed development would encroach into the northern front yard which is comprised of a steep slope that ascends to the public road. The development would not be visible from the public road.

The new accessory structure would be located behind the line of the western facing side of the residence, where the formal entry way is located. By siting the new accessory structure in this manner, it would be visually subordinate to the residence when viewed from the public road along the western property line. It would not be seen from Sea Ranch Road along the northern property line since this portion of the road is approximately 40 feet above the project site. Finally the location of the building would exceed the required front setback from the western property line by another 28 feet and from the northern property line by an additional 32 feet.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act.

The proposed development would be located on a residential lot and there is no public access trails on the site or nearby public recreation that would be impacted by the project development.

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.

The proposed development is less than 500 square feet and would be located on a developed portion of a residential lot. There would be no view impacts to or from the ocean, given the location of the accessory structures. There would be no grading on steep slopes or removal of native vegetation. Therefore, the project would be consistent with these findings.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated March 8, 2010
- D. SFDB Minutes dated February 22, 2010
- E. Campanil Hills HOA letter dated January 18, 2010

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

646 SEA RANCH DRIVE
COASTAL DEVELOPMENT PERMIT & MODIFICATION
APRIL 21, 2010

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until any land use conditions imposed by the Staff Hearing Officer have been satisfied.
- B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute *a written instrument*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
 1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on April 21, 2010 is limited to for an "as-built" 139 net square foot detached accessory building and a 334 net square foot detached artist studio, with a half bath (sink & toilet). Grading for the project will be 20 cubic yards of cut and the improvements shown on the Site Plan signed by the Staff Hearing Officer 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.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
 1. **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.
- D. **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 accessory structure shall not be converted to habitable use.

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board, outlined in Section B above.
2. **Conditions on Plans/Signatures.** The final Staff Hearing Officer 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.

F. **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 31 st
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. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
4. **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.

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

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, 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.

H. **Litigation Indemnification Agreement.** In the event the Staff Hearing Officer approval of the Project is ultimately 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 APPROVAL TIME LIMITS:

The Staff Hearing Officer's action approving the Modification 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 within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

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 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 application, unless otherwise specified by state or federal law.

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.

March 8, 2010

Staff Hearing Officer
City of Santa Barbara
Post Office Drawer 1990
Santa Barbara, CA 93102

Re: Dr. Clarence & Joan Agress
646 Sea Ranch Drive
Santa Barbara, CA 93109

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 626 Sea Ranch Drive within the Las Positas valley, Campanil neighborhood in the City of Santa Barbara. The parcel (047-104-003) is zoned A-1/SD-3 and within both the Appealable and Non-Appealable jurisdictions of the California Coastal Commission. The proposed accessory structure (334 S.F.) is within the portion of the lot deemed Appealable jurisdiction of the Coastal Zone. The applicants are requesting approval for a Coastal Development Permit at the Staff Hearing Officer (SHO), pursuant to Section 28.44.060 & 110.A of the Santa Barbara Municipal Code. Design Review by the Single Family Design Board is required.

The owner's of 646 Sea Ranch Drive request your consideration for a required front yard modification to allow a 334 net square foot accessory structure (art studio) to be located within the remaining front yard per (SBMC 28.87.160.B & SBMC 28.04.710). The parcel is located along a curvilinear section of Sea Ranch Drive technically creating two street frontages. The required 35 foot front yard setback is being met by the existing and proposed structures.

The 46,606 square foot parcel is developed with a 2,146 net square foot single story dwelling with an attached 390 net square foot two-car garage that were built in 1974. Also proposed is to permit an existing 139 net square foot accessory storage space within the portion of the lot in the non-appealable jurisdiction of the Coastal Zone. A total of 473 square feet of accessory square footage is proposed.

There will be no change to the existing on site drainage. Only ten square feet of new paving is proposed for the accessory entrance landing. All of the dwelling drainage currently infiltrates into the site. All sheet flow from the driveway travels to the City street. There will only be approximately 18 square yards of grading cut under the proposed accessory structure and it will be exported off site. No new noise sources, smoke or odors will be produced by this project. No disposal

of hazardous materials. No recreation trails traverse the site. No resources or constraints studies have been prepared.

No structures will be demolished and no trees or vegetation removed except for cutting back an existing cactus for construction of the accessory structure.

Members of the public have access to the beach at Hendry's Beach Park

The construction will take approximately 5-7 months and will adhere to all laws and City Ordinances.

The property is within the A-1, single family residence zone and all land uses designations in the vicinity are A-1 with the SD-3 coastal overlay.

The new accessory structure is an appropriate uniform improvement on the property for the following reasons:

Behind the dominant front yard:

The design meets the ordinance intent by locating the structure behind the front of the main residence. *The proposed studio is 30' behind the front face of the existing residence that observes the 35 foot front setback. The property is unique to most properties that typically have one front yard. Normally a hardship could be found in having two frontages created by two different streets, however, in this case the street itself creates the two frontages as it winds up the hill. The topography rises steeply from the proposed location of the accessory building as Sea Ranch Drive curves around the north side of property which essentially shields public views of proposed project.*

Building setback:

The new accessory structure meets and exceeds 35' required front yard setback and is located within the remaining front yard per the definition of front yard and the newly changed general provision for accessory structures located behind the main building on a lot, when it used to read any building on a lot per (SBMC 28.87.160.B & SBMC 28.04.710).

The proposed art studio is 65' from the north front property line and 53' from the west front property line.

Screening:

The proposed 334 S.F. Studio will not be able to be viewed from the street at any location due the fact it is screened by the existing dwelling and the existing natural vegetation surrounding the property. Additionally, the pad of the proposed structure is significantly lower than Sea Ranch Drive which wraps around the property.

Functionality:

The purpose of proposed accessory structure is for an art and writing studio for the owner's who are seniors that need to be able to easily circulate between main house and the proposed art/writing studio.

Alternative location:

The property by nature has a very small outdoor level recreational area that includes views to the ocean which would not be desirable for an accessory building location. This is where they play with their dogs, entertain guests, have parties and play croquet and other activities that can only be enjoyed by a level area that constitutes only 5.7 % of the property.

In Summary:

The location of the 334 s.f. accessory building (art studio) is driven by the topography of the lot and the use of the structure. By creating a subordinate space outside of the main view corridor below the hillside slopes the structure ends up technically in the remaining front yard. This location creates less hardscaping by locating the new accessory near the dwelling allowing easy pedestrian access to the front door or the garage of the dwelling. The location naturally screens the structure and will not be seen from the road. The accessory structure will not fit to the south of the house as it would be located in the interior setback, nor to the east in the required and functional open yard / recreational area. Any other location would require major grading and retaining and/or a front yard modification, as well. The location of the accessory structure will not be visible from the road due to the hillside slope and vegetation, as well as, being blocked by the dwelling itself both from the main street frontage and the ocean side. The function of the structure as the owner's art and writing studio needs to have easy access from the main house. In regards to the 139 net square foot accessory tool storage shed within the portion of the lot in the non-appealable jurisdiction of the Coastal Zone, it normally would be granted a Coastal Exemption, but by being made a part of this application for a Coastal Development Permit the square footage will be legalized. The shed houses landscape tools and house maintenance materials. The owner and I believe that the design of the proposed project helps to create uniform improvements that are architecturally and functionally appropriate to the one acre lot that is constrained by hillsides to the north and east. The approval of this modification will prevent an economic hardship to the owner by preventing more grading and retaining walls or view corridor loss. Thanks you for your consideration in this matter.

Sincerely,
Bryan Pollard
805-687-2783

NEW ITEM**G. 2324 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-132-015
 Application Number: MST2010-00030
 Owner: Conway Marital Trust
 Owner: Hai Vu

(Proposal to replace a two-car garage previously demolished without permits and to permit an as-built 225 square foot one-story addition and interior remodel to the existing 2,440 square foot one-story single-family residence. The new detached two-car garage is proposed to be 480 square feet. The proposed total of 3,145 square feet on the 20,000 square foot lot in the Mission Area Special Design District is 67% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires environmental assessment.)

Continued indefinitely back to Consent Calendar with comments: 1) The addition is supportable and is ready for approval pending environmental assessment. 2) A garage is preferred. 3) There is support for one uncovered space and a one-car garage or carport if this would help preserve the large Oak tree at the rear of the property. 4) A modification to locate the garage in the setback would be supported if it would help preserve the Oak tree.

NEW ITEM**H. 646 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-104-004
 Application Number: MST2010-00014
 Owner: Agress Officer Trust
 Architect: Bryan Pollard

(Proposal to construct a 336 square foot detached accessory building and permit an as-built 139 square foot storage shed. The property is developed with a 2,145 square foot residence and 390 square foot detached garage. The proposed total of 3,008 square feet on the 1.1 acre lot in the Hillside Design District is 60% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Coastal Development Permit is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Coastal Development Permit.)

Continued to Staff Hearing Officer with comments: 1) The architecture is acceptable as submitted. 2) The height and size are diminutive. 3) A Modification to locate an accessory building in the front yard is supportable.

CAMPANIL HILLS HOMEOWNERS ASSOCIATION

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Santa Barbara, CA 93109
805-569-0368

January 18, 2010

Dr. Clarence M. Agress, M.D.
646 Sea Ranch Drive
Santa Barbara, Ca 93109

Dear Dr. Agress

We are pleased to inform you that the plans submitted to us for your proposed 334 square foot studio adjacent to the your one story house and garage are in compliance with our CC&Rs and are hereby approved.

Sincerely,



Bob Swanson

CC: Board of Directors
and Architectural Review Committee

RECEIVED
JAN 26 2010

CITY OF SANTA BARBARA
PLANNING DIVISION