



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** January 31, 2006  
**AGENDA DATE:** February 16, 2006  
**PROJECT ADDRESS:** 2531 MESA SCHOOL LANE (MST2005-00349)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JMH*  
 Suzanne Johnston, Planning Technician *SJ by JMH*

### I. PROJECT DESCRIPTION

The project consists of a proposal to construct a 869 square foot, one- and two-story addition to an existing 1,520 square foot, single-story residence and the construction of an attached 410 square foot, two-car carport on a 6,013 square foot lot. There is an existing mature oak tree on the east property line. The applicant has incorporated tree protection measures into the project description.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2006-00001) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan/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 VIII of this report, and subject to the conditions of approval in Exhibit A.



**PROJECT SITE**

**APPLICATION DEEMED COMPLETE:** December 28, 2005  
**DATE ACTION REQUIRED:** March 28, 2006

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b> Peter Hunt, Architect	<b>Property Owner:</b> Anna Karczag
<b>Parcel Number:</b> 041-311-017	<b>Lot Area:</b> 6,013 square feet
<b>General Plan:</b> Residential – 5 Units/Acre	<b>Zoning:</b> E-3/SD-3
<b>Existing Use:</b> Residential	<b>Topography:</b> 4% Slope
<b>Adjacent Land Uses:</b>	
North - Residential	East - Residential
South - Residential	West - Residential

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	950	2,295
Carport	0	410
Accessory Space	370	0
Total	1,320	2,705

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	30	30	30
-Interior	6	6	6
-Rear	6	6	6
Building Height	30	?	23
Parking	2 covered	2 uncovered	2 covered
Open Yard	1,250 square feet.	1,680 square feet	1,680 square feet
Lot Coverage			
-Building	N/A	Building 25%	Building 36%
-Paving/Driveway	N/A	Paving/Driveway 26%	Paving/Driveway 12%
-Landscaping	N/A	Landscaping 49%	Landscaping 52%

The proposed project would meet the requirements of the E-3/SD-3 Zone.

**VI. ISSUES**

**A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) once (meeting minutes are attached as Exhibit D). On June 20, 2005, the ABR stated that the 1) The size, bulk and scale are acceptable and the architecture is nicely conceived. 2) The Board was concerned with the arrangement of the carport. 3) If a modification is required, the Board would like to see a solid wall and a high quality garage or carriage door instead of the carport. 4) The Board would like to see landscape to screen the carport or garage to the adjacent driveway and to help mitigate the view; or an architectural element as the designer sees appropriate.

The project consists of an addition to an existing one-story residence with non-conforming parking and will result in a two-story residence with two covered parking spaces. The resulting residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one- and two-story residences (see attached neighborhood survey attached as Exhibit F) The applicant has made some minor changes since the review by the ABR to eliminate the need for a setback modification.

**B. COMPLIANCE WITH THE GENERAL PLAN/LOCAL COASTAL PLAN**

The proposed project is consistent with the regulations of the E-3, single-family residence zone, related to setbacks, building height, and open yard requirements and is consistent with the General Plan density classification of five dwelling units per acre.

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, referred to as the Mesa, is single-family residential, and has very limited development potential. The major coastal issues identified for Component Two include protection of the riparian habitat of Arroyo Burro Creek; hazards of sea cliff retreat and flooding; maintaining and providing access, both vertically and laterally, 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 project site is not located adjacent to Arroyo Burro Creek, Arroyo Burro County Beach Park or Las Positas Road, nor is it on a coastal bluff or in an archaeological sensitivity zone. The project would not block coastal views or have an impact on open space areas. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

**C. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (addition to an existing single family residence) of the California Environmental Quality Act (CEQA) Guidelines. The removal of asphalt around the base of the existing large specimen oak tree at the westerly property line has been addressed in the attached letter from the Arborist (See Exhibit G), and conditions to assure that appropriate protection have been included.

**VII. FINDINGS**

The Planning Commission finds the following:

**A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)**

1. The project is consistent with the policies of the California Coastal Act.
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.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Planning Commission Staff Report  
2531 Mesa School Lane (MST2005-00349)  
February 9, 2006  
Page 5

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 15, 2005
- D. ABR Minutes
- E. Division of Oil, Gas, and Geothermal Resources Letter, dated November 17, 2005
- F. 20 Closest Homes Survey on Comparable Size Lots
- G. Arborist Report



PLANNING COMMISSION CONDITIONS OF APPROVAL

REVISED

2531 MESA SCHOOL LANE  
COASTAL DEVELOPMENT PERMIT  
MARCH 2, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner (with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (in a written instrument) which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. 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.
  2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
  3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
  4. **Water Rights Assignment.** Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property.
  5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
  6. **Oak Tree Protection.** The following provisions shall apply to any oak trees to remain on the property:
    - a. No irrigation systems shall be installed within the drip line of any oak tree.
    - b. The use of herbicides and fertilizer shall be prohibited within the drip line of any oak tree.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Oak Tree Protection Measures.** The following provisions shall apply to oak trees on site:
    - a. Oak trees not indicated for removal on the site plan shall be preserved protected, and maintained.

**EXHIBIT A**

- b. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.
- c. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the carport foundation and footings. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
- d. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
- e. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
- f. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review. No irrigation system shall be installed under the dripline of any oak tree.

C. **Public Works Submittal Prior to Building Permit Issuance.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department 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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
2. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Mesa School Lane. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 1 standard driveway apron modified to meet Title 24 requirements, 1 curb drain outlet, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. The building plans shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

~~1. Driveway Improvements. The proposed driveway will be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.~~

~~2. An engineered drainage plan.~~

~~3. Encroachment Permits. Any encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement). Such permits shall be submitted to the Public Works Department.~~

~~4. Removal or Relocation of Public Facilities. Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.~~

D. **Required Prior to Building Permit Issuance.** The following shall be finalized and specified in written form and submitted with the application for a building permit:

Arborist's Monitoring. Submit to the Planning Division a contract with a qualified arborist for monitoring of all work within 20 feet of all oak tree driplines during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.

~~Arborist Monitoring.~~ Contract with a qualified arborist for monitoring of the following work:

~~1. The 12" square excavation hole at the east side of the house and the "dog-leg" configured footing at the house front should be dug out by hand. If 2" or larger roots are found, bridging would have to be employed to preserve the important roots. The small square hole may have to be moved if roots are encountered.~~

~~2. Asphalt paving removal would be accomplished by hand only using a compressed air hammer to break it up.~~

~~3. Excavation for the replacement paving must be shallow and an initial root exploration would need to be performed at the time of pavement removal.~~

~~4. The privacy wall footing would need to be manually excavated to a distance of 20 feet or when roots were no longer encountered. To preserve all major roots in the area, it may be necessary to bridge roots and even install grade beams anchored into the soil by piers.~~

E. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by Architectural Board of Review, outlined in Section B above.

2. **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 an

archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. 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.

~~3. **Curb Cut Replacement.** The existing curb cut shall be removed and replaced with curb and gutter, sidewalk and/or parkway.~~

4.3. **On-Site Drainage Plan.** A complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. The owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by the Owner which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.

5.4. A drainage and grading plan.

6.5. **Trash Areas.** All trash areas shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.

7.6. **Smoke Detectors.** Smoke detectors shall be provided inside and outside of the sleeping area(s) pursuant to City requirements.

8.7. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager.

9.8. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 <sup>st</sup> *
Martin Luther King's Birthday	3 <sup>rd</sup> Monday in January
Presidents' Day	3 <sup>rd</sup> Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 <sup>th</sup> *
Labor Day	1 <sup>st</sup> Monday in September
Thanksgiving Day	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 <sup>th</sup> *

\*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 at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC § 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.

10.9. **Construction Parking/Storage.** 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 Streets, Parking, and Transportation Operations Manager.
- b. Storage of construction materials within the public right-of-way is prohibited.

11.10. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor name, contractor(s) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

12.11. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.

13.12. **Arborist's Monitoring.** The Arborist shall be present during grading and construction activities near the tree(s) that are to be preserved pursuant to applicable conditions contained herein.

- a. The 12" square excavation hole at the east side of the house and the "dog leg" configured footing at the house front shall be dug out by hand. If 2" or larger

roots are found, bridging would have to be employed to preserve the important roots. The small square hole shall be moved if roots are encountered.

- b. Asphalt paving removal shall be accomplished by hand only, using a compressed air hammer to break it up.
- c. Excavation for the replacement paving shall be shallow and an initial root exploration shall be performed at the time of pavement removal.
- d. The privacy wall footing shall be manually excavated to a distance of 20 feet or when roots are no longer encountered. To preserve all major roots in the area, it may be necessary to bridge roots and even install grade beams anchored into the soil by piers.

14.13. Conditions on Plans/Signatures. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. 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. **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, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
2. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.

3. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
4. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

#### **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per SBMC 28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

ARCHITECT PETER WALKER HUNT AIA  
POST OFFICE BOX 92045  
SANTA BARBARA CALIFORNIA 93190  
805 965 5600

November 15, 2005

Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, Ca 93101

MBT 05-00349

RECEIVED

DEC 01 2005

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Planning Commission:**

We are requesting a Coastal Development Permit for an addition to an existing single family dwelling at 2531 Mesa School Lane. As such, the City requires Planning Commission approval. The owner of the property, Anna Karczag is a Santa Barbara native and has owned this house for over 20 years.

We are proposing to build a second story bedroom and bathroom for her to live in. The existing three bedrooms downstairs are occupied by her three children. Because the garage was legally converted to a workshop prior to her buying the property, she will also build a carport to satisfy current city requirements.

The second story proposed addition sets back from the front of the house as well as the west side yard. The City Architectural Board of Review saw the proposal on June 20, 2005. Their comments are on the public record. In short, they found the design to be appropriate because of the massing (size, bulk, and scale) as well as the architectural style.

In reference to Planning Division's letter of November 4, 2005 by Suzanne Johnston paragraph III, required Additional Information, A. Planning Division, the information has been altered per instructions.

Project Data (on the City provided forms) has been added to the Site Plan.

Revised Letter is this letter.

Floor to Lot Area Ratio data as requested is attached to this letter.

Grading statistics are included in the Project Data form.

Setbacks have been called out on the Site Plan. The new carport will not require a modification by the Planning Commission.

Site Plan indicates the 2<sup>nd</sup> story deck.

Parking interior dimensions for a carport exceed the City's Standards for Parking Design.

Solar Access is not an issue because the parcel is one degree off cardinal north and as such casts a shadow on the front yard setback.

Open Yard exists as 1987 square feet and will not be diminished.

Fences, Walls, screens, and Hedges have been called out on the Site Plan. As requested, fences on the neighboring properties are shown.

**Additional Information, B. Engineering Division, information has been altered per instructions.**

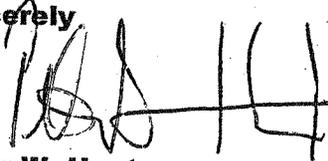
Specifically, existing water and sewer laterals and points of connection to City mains are shown on the Site Plan; as well as public utility easements, contours, and site drainage.

**Additional Information, C. Building & Safety Division, information has been altered per instructions.**

A map by the Division of Oil and Gas shows a capped oil well on the adjacent property to the south. This map, along with a letter of review from the Division of Oil and Gas, and a Site Plan indicating the capped well on the adjacent parcel in relation to the Karczag house is attached.

Please contact us at the above telephone number, or at [pwharcht@aol.com](mailto:pwharcht@aol.com) if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter W. Hunt". The signature is stylized and somewhat cursive, with a horizontal line extending across the middle of the letters.

**Peter W. Hunt**



## DESIGN REVIEW ACTIVITIES SUMMARY

2531 MESA SCHOOL LN

MST2005-00349

R-ADDITION-CDP

*The project consists of a proposal to construct a 869 square foot, one- and two-story addition to an existing 1,520 square foot, single-story residence and the construction of an attached 410 square foot, two-car carport. on a 6,013 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission review is required for a Coastal Development Permit.*

Status: Pending

DISP

Date 3

ABR-NPO Findings Required

NEED

06/13/05

ABR-Concept Review (New)

CONT

06/20/05

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

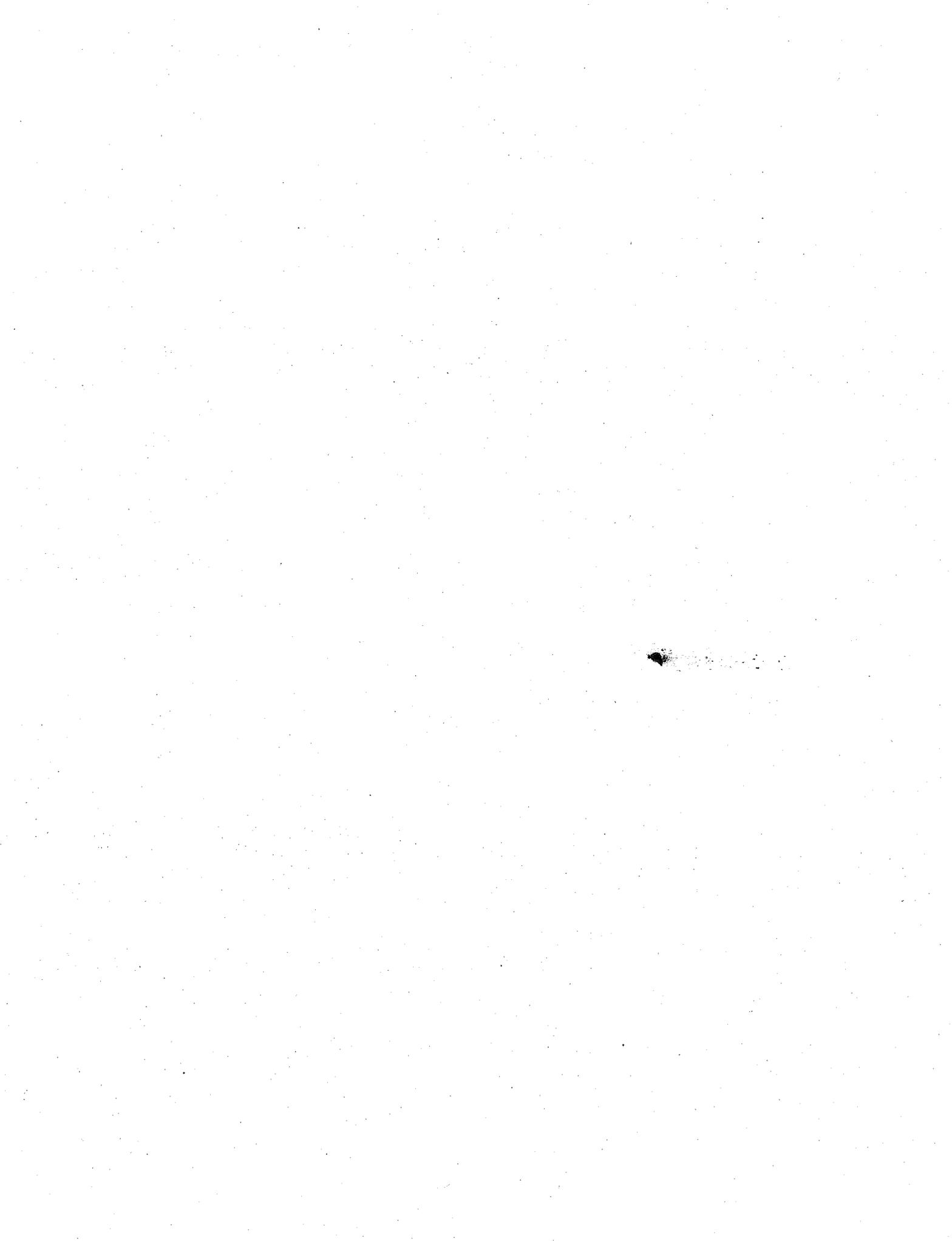
5:59

Peter Hunt, Applicant; and Anna Karczag, Owner, present.

Motion: Continued indefinitely to the Planning Commission and back to the Consent Calendar with the following comments: 1) The Board finds the size, bulk and scale acceptable and the architecture is nicely conceived. 2) The Board is concerned with the arrangement of the carport. 3) If a modification is required, the Board would like to see a solid wall and a high quality garage or carriage door instead of the carport. 4) The Board would like to see landscape to screen the carport or garage to the adjacent driveway and to help mitigate the view; or an architectural element as the designer sees appropriate.

Action: Bartlett/Wienke, 6/0/0.

**EXHIBIT D**



Nov 17 05 10:20a

DOGGR Santa Maria

805 937-0673

P. 1  
P. 2

STATE OF CALIFORNIA, RESOURCES AGENCY  
GOVERNOR

ARNOLD SCHWARZENEGGER



# DEPARTMENT OF CONSERVATION

## DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

5075 South Bradley Road • Suite 221 • SANTA MARIA, CALIFORNIA 93455  
PHONE 805 / 937-7246 • FAX 805 / 937-0673 • WEB SITE [conservation.ca.gov](http://conservation.ca.gov)

November 17, 2005

Ms. Anna Karczag  
15 W. Carillo St. Ste. 250  
Santa Barbara, CA 93101

Subject: 2531 Mesa School Ln., APN# 041-311-17

Dear Ms. Karczag:

We have examined our records and the map provided by you and determined that the nearest well is located outside the subject parcel.

If you have any questions regarding the above comments, or need additional information, please contact our office at (805) 937-7246.

Sincerely,

A handwritten signature in cursive script that reads "William E. Brannon".

William E. Brannon  
Deputy Supervisor

RB/KC

cc: EQSCC File

---

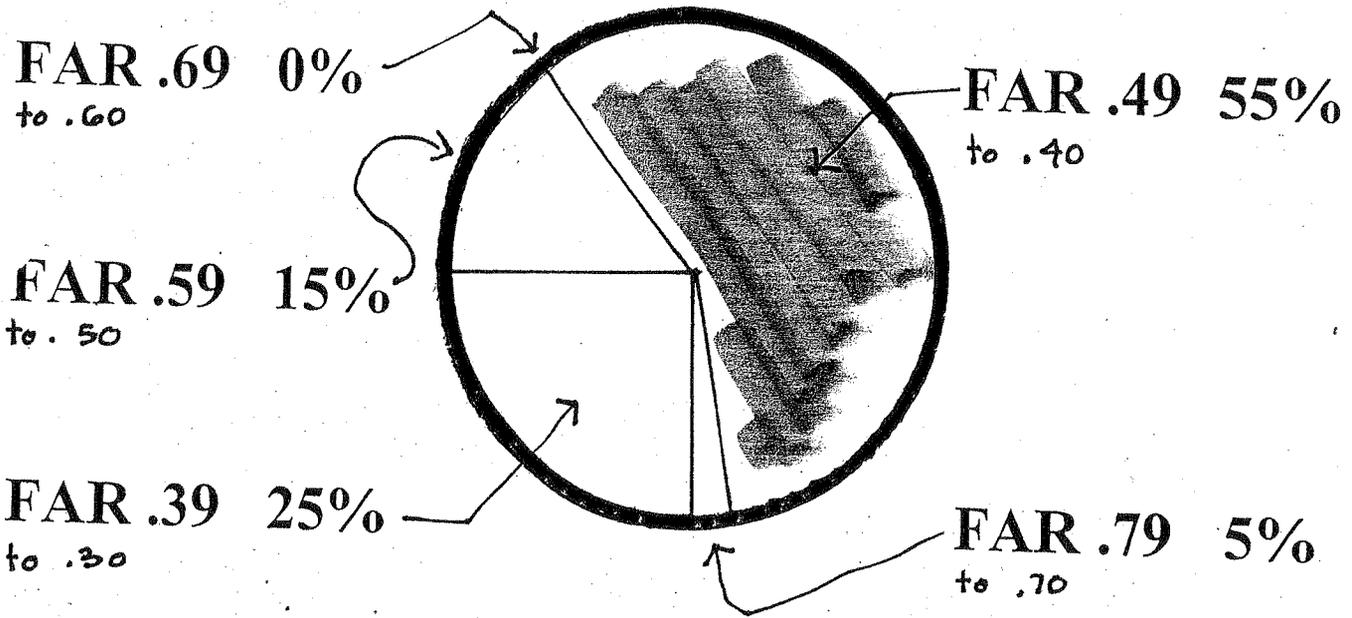
*The Department of Conservation's mission is to protect Californians and their environment by:  
Protecting lives and property from earthquakes and landslides; Ensuring safe mining and oil and gas drilling;  
Conserving California's farmland; and Saving energy and resources through recycling.*

EXHIBIT E



FLOOR to LOT AREA RATIO (FAR) of  
20 PARCELS IN NEIGHBORHOOD

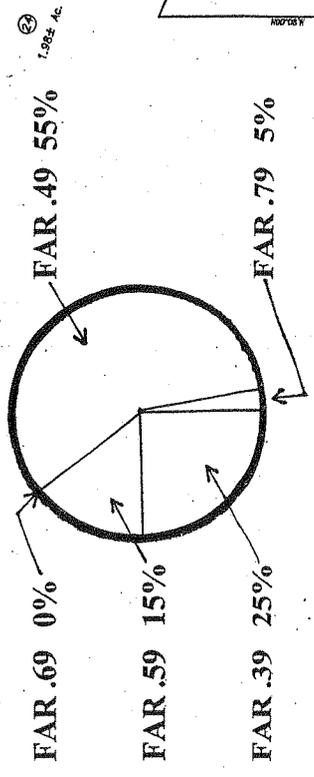
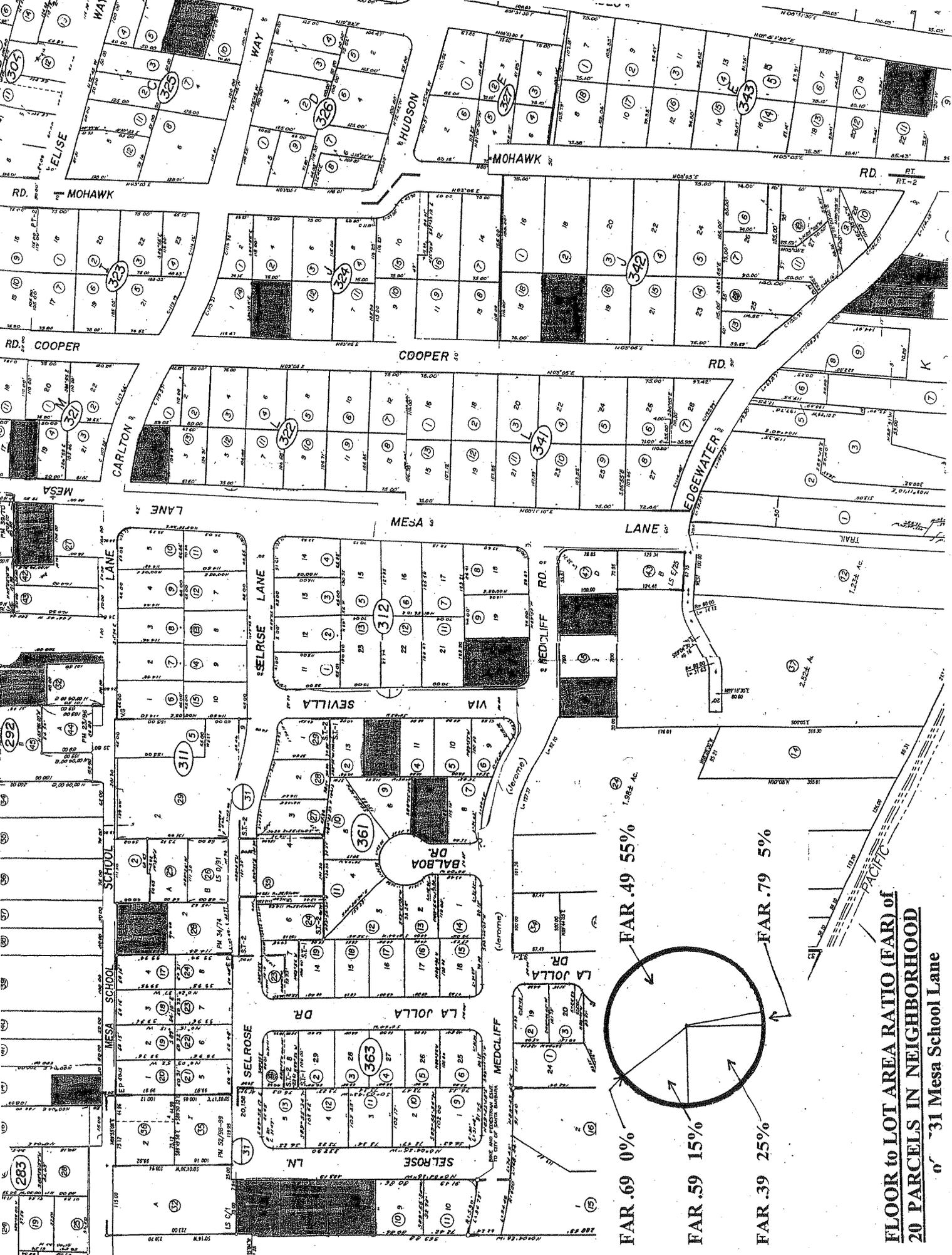
of 2531 Mesa School Lane



**RECEIVED**

DEC 01 2005

CITY OF SANTA BARBARA  
ANNING DIVISION



**FLOOR to LOT AREA RATIO (FAR) of  
20 PARCELS IN NEIGHBORHOOD  
6' 31 Mesa School Lane**

# McPherson Tree and Consultation

P.O. Box 5667  
Santa Barbara, CA 93150  
PH. 805 969-4676  
FAX 805 695-0782

RECEIVED

DEC 01 2005

McPherson  
Tree and Consultation

November 28, 2005

City of Santa Barbara  
Planning Commission  
630 Garden St.  
Santa Barbara, CA 93101

## Arborist Report

To Whom It May Concern:

This Report has been written regarding a mature Coast Live Oak tree, *Quercus agrifolia*, on the property at 2531 Mesa School Lane, Santa Barbara, CA.

### Observations

The tree is located in the front yard on the eastern property line. It has a divergent trunk at two feet up from ground level with 10" and 24" measurements. It is in excellent health and has been internally pruned within a year. A portion of the western side of the canopy has been pruned off. It exhibits an exaggerated unbalanced condition to the east. Asphalt paving covers the root zone in the front yard up to the trunk. A house wall is located 9' from the trunk base.

### Discussion

The following construction activity is proposed to take place within the tree's root zone area (distances are measured from the base of the tree): a 12" square pier footing located 9' away and foundation excavations 21'-23' away. Along the eastern property line a privacy wall is proposed to be constructed. Asphalt paving covering the soil surface between the fence and house is to be removed and replaced with permeable paving.

### Recommendations with Tree Protection Measures

The excavation needed for the proposed house modification footings could potentially sever major Oak roots.

1. The 12" square excavation hole at the east side of the house and the "dog leg" configured footing at the house front should be dug out by hand. If 2" and larger roots are found, bridging would have to be employed to preserve important roots. The small square hole may have to be moved if roots are encountered.
2. Asphalt paving removal would be accomplished by hand only using a compressed air hammer to break it up.
3. It is imperative that excavation for the replacement paving be shallow. An initial root exploration would need to be performed prior to this phase.
4. The privacy wall footing would need to be manually excavated to a distance of 20' or when roots were no longer encountered. To preserve all major roots in the area, it may be necessary to bridge roots and even install grade beams anchored into the soil by piers.

**It is mandatory that a Certified Arborist be on hand for all of the above procedures.**

At the time that the asphalt paving is removed, tree protective fencing could be installed to within 3' of the tree's base. (Pavers should not be placed closer than 3'.) Fencing should also be installed at a distance of 10' from the tree in the back yard to prevent the placement of building materials, construction debris, and washout spoils over the root zone. On completion of construction activities, the back yard should be studied and corrected for possible soil compaction that may have occurred over the tree's outer root zone. Protective fencing should be firmly staked and its placement overseen by a qualified Arborist.

Report prepared by  
Duke McPherson  
Certified Arborist with the  
International Society of Arboriculture  
Certification # WE-0690A