



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 24, 2009
AGENDA DATE: December 3, 2009
PROJECT ADDRESS: 1927 El Camino de la Luz (MST2009-00145)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

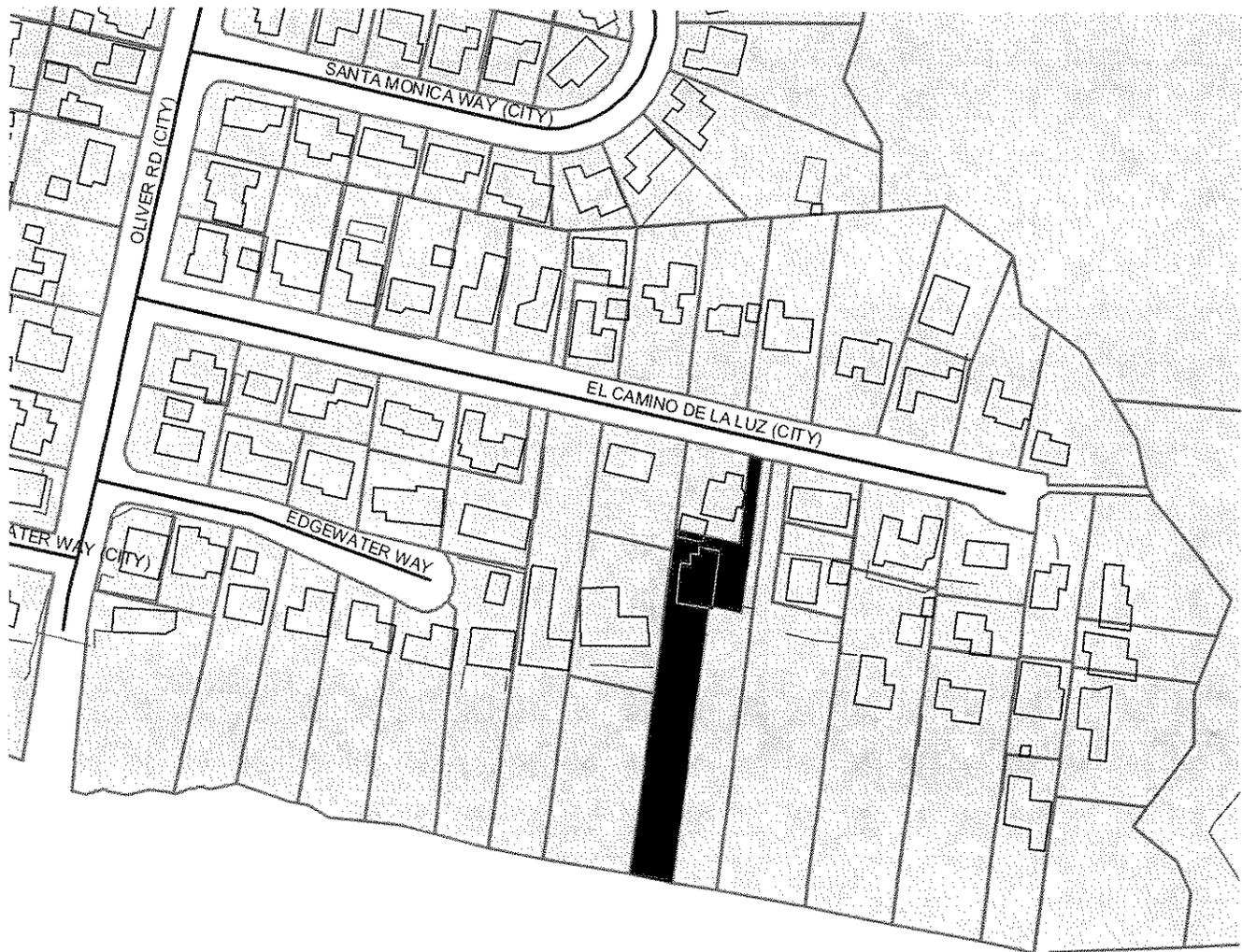
The project consists of a proposal to remove a 264 square foot unpermitted family room and construct a new one-story 306 square foot master bedroom in the same location. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage are located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. The proposal also includes the installation of roof mounted solar panels and the construction of a new masonry wall, between 36" and 72" tall, along the driveway off of El Camino de la Luz.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2009-00015) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

October 8, 2009
December 7, 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Chris Dentzel	Property Owner: Michael Monteabaro & Lilian Kurosaka
Parcel Number: 045-100-025	Lot Area: 22,972 square feet
General Plan: Residential 5 units per acre	Zoning: E-3/SD-3
Existing Use: Residential	Topography: ~28%
Adjacent Land Uses: North – Single Family Residential East – Single Family Residential South – Pacific Ocean West - Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,577 sq. ft.	306 sq. ft.
Garage	346	346 sq. ft. (No Change)
Total:	1,923 sq. ft.	2,229 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	N/A	N/A
-Interior	6'	6'	6'
Parking	2 covered	2 covered	2 covered
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	1,250 sq. ft.
Lot Coverage			
-Building	N/A	1,921 sq. ft. 8%	2,222 sq. ft. 10%
-Paving/Driveway	N/A	1,328 sq. ft. 6%	1,328 sq. ft. 6%
-Landscaping	N/A	19,723 sq. ft. 86%	19,422 sq. ft. 84%

The proposed project is consistent with the regulations of the E-3, single-family residence zone related to building height, setbacks, solar access, open yard requirements and parking.

PROJECT HISTORY

A 264 square foot family room addition was added to the existing single-family residence by a previous owner some time in the 1950's. In 2006 a Zoning Information Report (ZIR) was prepared that called out the addition as illegal and an enforcement case was created.

In 2007, an application was submitted for the demolition of the unpermitted addition and the construction of a new 169 net square foot work room behind the existing garage. Because the addition was less than 10% of the existing structure in 1976, the project received a Coastal Exemption.

The current proposal includes the demolition of the unpermitted family room addition and a new master bedroom addition of 306 square feet in the same location. This proposal and the recent 2007 addition raises the amount of new square footage above 10% of the existing structure and therefore, a Coastal Development Permit is now required.

VI. ISSUES

A. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (small additions to existing structures) of the California Environmental Quality Act (CEQA) Guidelines.

B. DESIGN REVIEW

The project was reviewed by the Single Family Design Board Consent Calendar on March 30, 2009 (meeting minutes are attached as Exhibit D). The Board found that there would be no adverse impacts associated with the demolition and reconstruction and forwarded the project to the Planning Commission.

C. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

GENERAL PLAN CONSISTENCY

The proposed project is located in the West Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of Residential, five units per acre. This neighborhood is recognized as primarily single-family development on small lots. The project consists of removing a 264 square foot as-built and reconstruction a 306 square foot addition in the same location. The single-family residence is located on a .53-acre lot and would remain consistent with the pattern of single-family residential development in the area. The proposed project would not change the density with regard to the General Plan Land Use designation and is compatible with the surrounding neighborhood therefore can be found consistent with the policies of the General Plan

LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and therefore, 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. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing public access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. Public views will not be affected because there are no public view corridors on the project side of the street and the project site was not found to be archaeologically sensitive.

In regards to ground disturbance, the existing "as-built" addition has been in place since the 1950s. This addition was constructed without the benefit of permits. The replacement addition will be rebuilt on the existing foundation and the increase in floor area will be cantilevered to avoid any new ground disturbance. The proposed masonry wall will be constructed on the street side of the lot and is a significant distance away from the top of the bluff. Therefore, the project can be found consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

VII. FINDINGS

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and applicable provisions of the Code because the expansion does not result in an increase in density and it would be compatible with the existing neighborhood as this is a modest expansion to an existing single-family residence. The project will not have an impact on views from public view corridors; the project site is not currently or proposed to be a public access point; and the project is not located on an archaeologically sensitive site. There is a small amount of ground disturbance that will take place for the masonry wall, however, it is to occur on the street side of the lot, approximately 80' away from the top of the bluff. No new ground disturbance is proposed for the removal of the 264 square foot family room and reconstruction of a 306 square foot master bedroom. There would be a small increase in the amount impervious surface on the lot and the lot will comply with Tier 2 of the SWMP, minimizing drainage impacts.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated April 27, 2009
- D. SFDB Minutes



PLANNING COMMISSION CONDITIONS OF APPROVAL

1927 EL CAMINO DE LA LUZ
COASTAL DEVELOPMENT PERMIT
DECEMBER 3, 2009

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. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
 1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff and sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion. Landscape plans should include, to the extent feasible, the use of native, drought tolerant species that will not require irrigation and should be reviewed by the consulting geologist if irrigation is proposed.
 2. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
 3. **Basic Storm Water Management Best Management Practices (BMP) Requirement.** The City's Manual guides the user in the selection, integration, design and implementation of a variety of BMP options for a project site to meet the City's post-construction storm water management requirements for development and redevelopment projects. This project is required to comply with Tier 2 of the Storm Water Runoff Requirements which requires that one of the options that are provided in A Homeowner's Guide to Managing Storm Water Practices shall be incorporated into the project plans. Please refer to the City's Storm Water BMP Guidance Manual, posted at www.sbcreeks.com.
- 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 Planning Commission on December 3, 2009, is limited to the removal of 264 square feet to construct a new one-story 306 square foot master bedroom in the same location on the existing foundation, installation of roof mounted solar panels and a new masonry wall between 36" and 72" tall along the driveway off of El

Camino de la Luz, and the improvements shown on the Plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. No new ground disturbance is approved for the addition.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
 4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
 5. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
 6. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- 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. **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 A above.
 2. **Basic Storm Water Management Best Management Practices (BMP) Requirement.** The City's Manual guides the user in the selection, integration, design and implementation of a variety of BMP options for a project site to meet the City's post-construction storm water management requirements for development and redevelopment projects. This project is required to comply with Tier 2 of the Storm Water Runoff Requirements which requires that one of the options that are provided in A Homeowner's Guide to Managing Storm Water Practices shall be incorporated into the project plans. Please refer to the City's Storm Water BMP Guidance Manual, posted at www.sbcreeks.com.
 3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

2. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

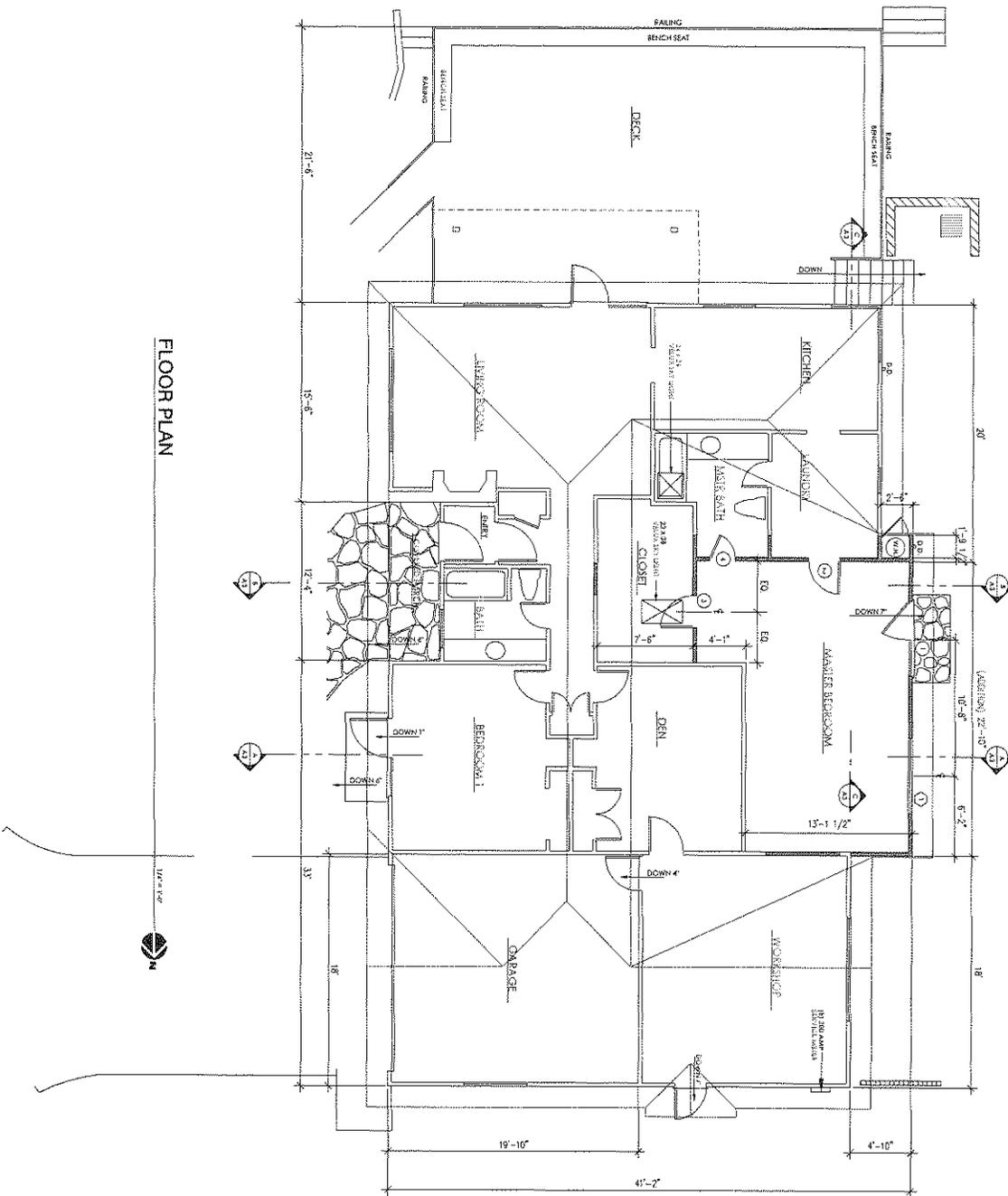
3. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
 4. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

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

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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





GENERAL FLOOR PLAN NOTES

1. FINISHES TO BE DETERMINED BY THE ARCHITECT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLURRY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-TRUST CODE AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-COMBINATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-REBATE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-PRICE FIXING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-TIED SALES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-BOYCOTT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR TRADE PRACTICES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR COMPETITION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR DEBT COLLECTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR BUSINESS PRACTICES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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27. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR INVESTING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR FINANCIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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50. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-UNFAIR LABOR AGREEMENTS CODE AND ALL APPLICABLE LOCAL ORDINANCES.

DOOR SCHEDULE

1	3'-0" x 6'-0"	INTERIOR DOOR
2	2'-0" x 6'-0"	SLIDER DOOR
3	2'-0" x 6'-0"	SLIDER DOOR

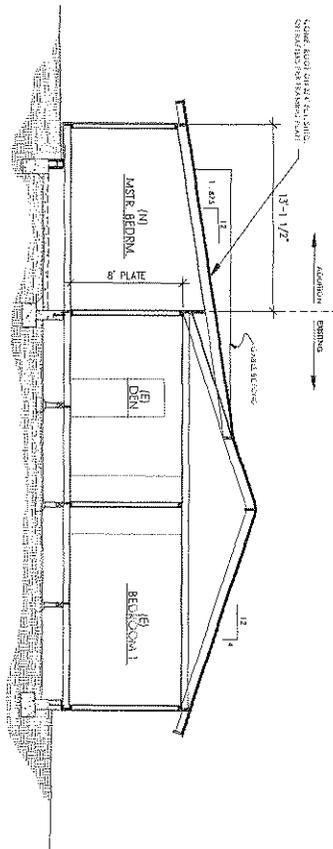
WINDOW SCHEDULE

1	3'-0" x 6'-0"	DOUBLE CASING
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WALL LEGEND

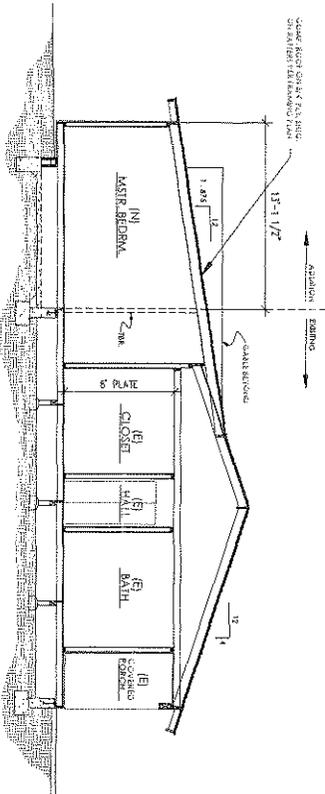
---	LOADING WALL
---	NEW WALL

A2	AN ADDITION & RENOVATION FOR MONTEBARO RESIDENCE 1927 EL CAMINO DE LA LUZ SANTA BARBARA, CA 93109	DESIGN BY: CHRISTOPHER DENTZEL, ARCHITECT 828 SANTA BARBARA STREET SANTA BARBARA, CA 93101 PHONE : 805 - 962 - 5030	FLOOR PLAN & WINDOW & DOOR SCHEDULES
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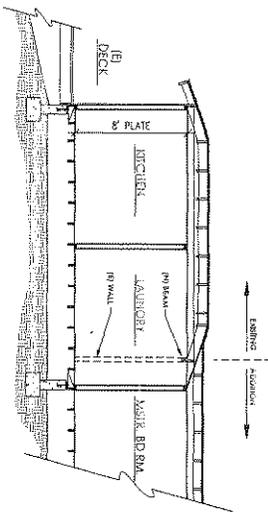
SECTION (A) THROUGH DEN & MASTER BEDROOM

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SECTION (B) THROUGH CLOSET & MASTER BEDROOM

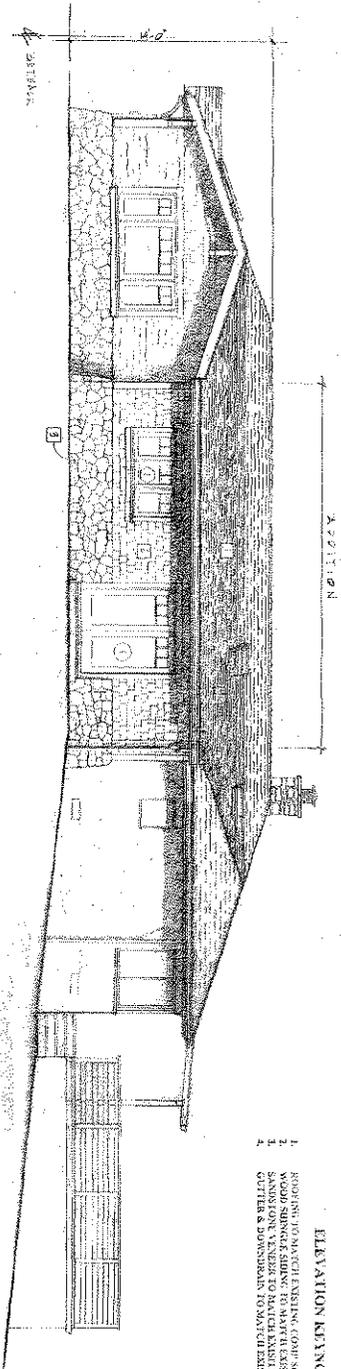
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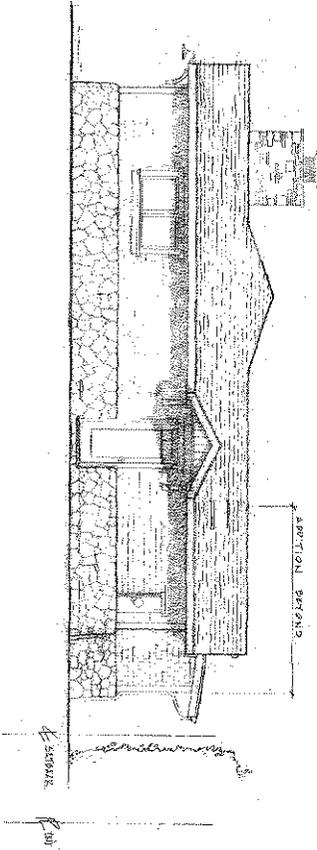
SECTION (C) THROUGH KITCHEN & LAUNDRY

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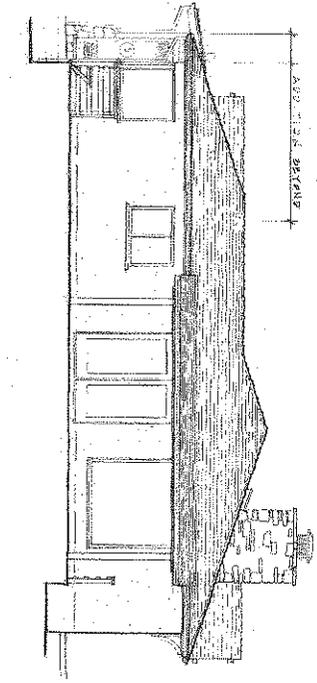
WEST ELEVATION



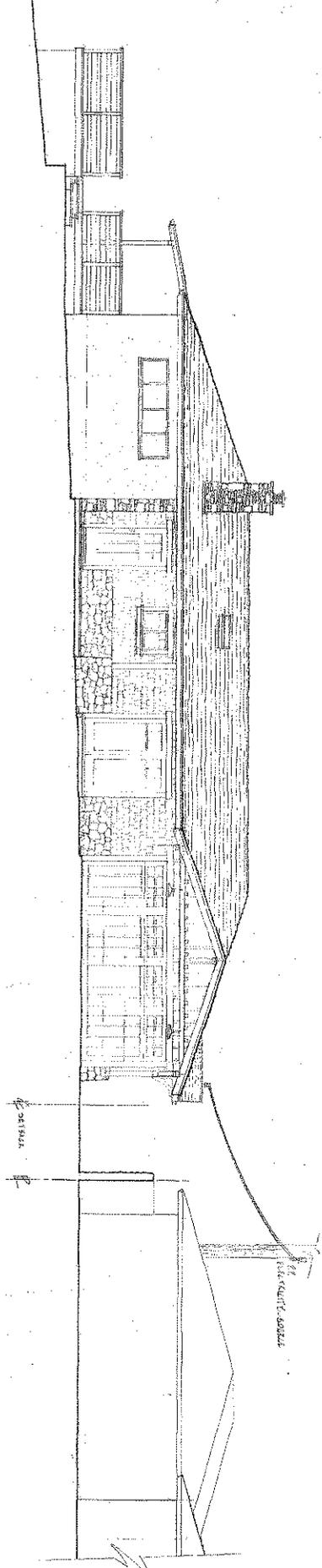
NORTH ELEVATION



SOUTH ELEVATION



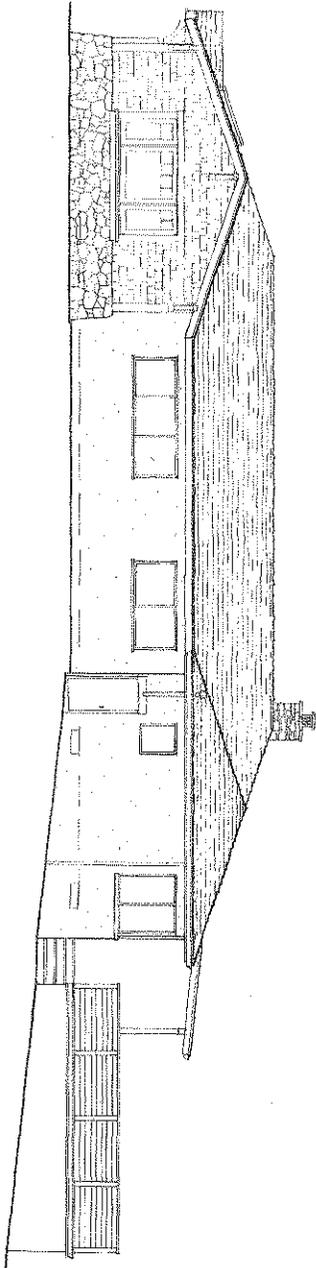
EAST ELEVATION



- ELEVATION KEYNOTES
1. ROOFING TO MATCH EXISTING, COMP. SINGLE ROOF
 2. WOOD SHINGLES SHOWN TO MATCH EXISTING
 3. SANSIBON VENEER TO MATCH EXISTING
 4. STONE & CONCRETE TO MATCH EXISTING



WEST ELEVATION AS BUILT



1/4" = 1'-0"

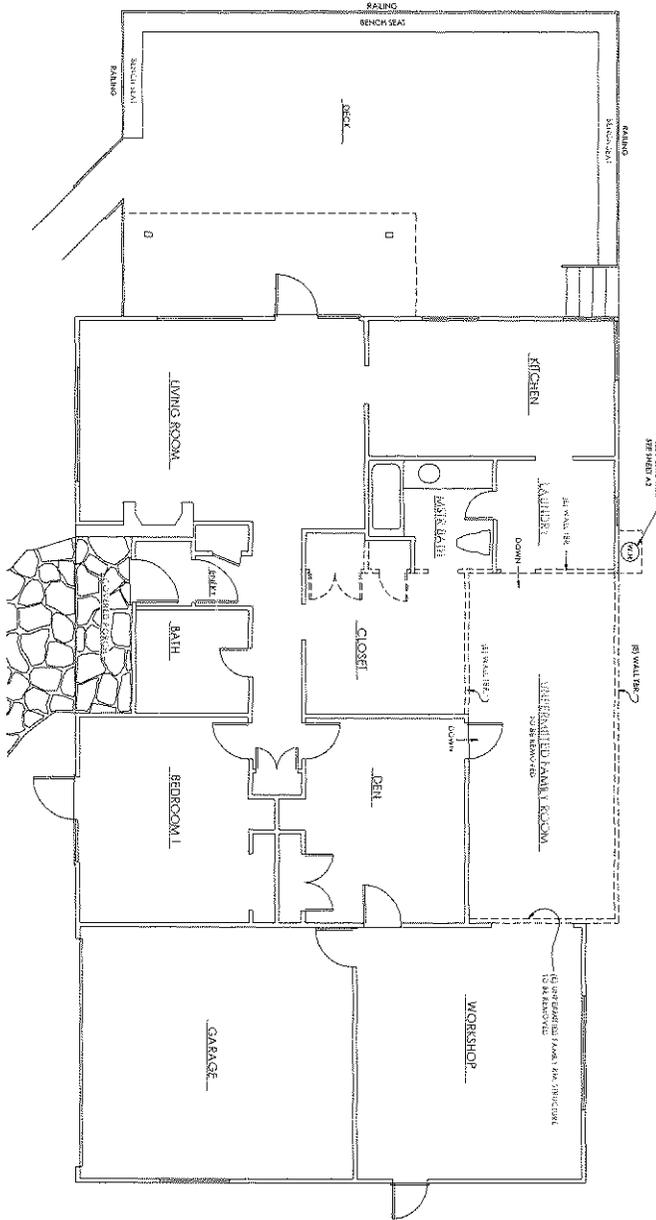
SHEET
A-5
OF 5

AN ADDITION & REMODEL
FOR
MONTEBARO RESIDENCE
1977 EL CAMINO DE LA UZ
SANTA BARBARA, CA

Design by
Christopher Denzel, Architect
828 Santa Barbara Street
Santa Barbara, CA 93101
805-963-8638



AS-BUILT / DEMO FLOOR PLAN

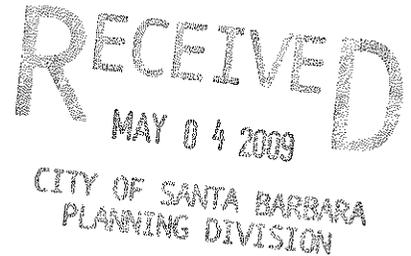


WALL LEGEND	
	EXISTING WALL
	WALL TO BE REMOVED
	WALL TO BE ADDED

April 27, 2009

To: Planning Commission Hearing Officer

Re: Conditional Use Permit Application
Monteabara Addition
1927 El Camino de la Luz
Santa Barbara, CA 93108



Letter From Applicant

- a. We are seeking a Conditional Use Permit and need Planning Commission approval for a new 299 square foot one story Master Bedroom addition and removal of a 264 square foot un-permitted Family Room. The project was reviewed by the Single Family Design Board at 3:00 p.m. on 3/30/09 and received positive comments.
- b. No PRT review has occurred.
- c. Not applicable
- d. Have reviewed the permitting procedure with Jaime Limon.
- e. We would like to recapture the same room space from the un-permitted Family Room that the City is enforcing demolition of. We intend to make this space a Master Bedroom. With the size of our family and the present square footage of the house, it is essential that we acquire a permit for this Master Bedroom. The area of development has no adverse impact to our surrounding neighborhood.
- f. We see no problem areas except for the demolition and rebuilding process.
- g.
 1. The existing use is a SFR and the proposed use is a Master Bedroom addition to the residence.
 2. The existing structure is 1,999 square feet and the proposed structure is 311 square feet.
 3. The existing 264 square foot Family Room will be demolished.

4. The square footage of the site is 22,972.
5. There is no need for removal of existing trees or vegetation.
6. Drainage information is described on sheet L1, Landscape and Drainage Plan.
7. There are 2 covered parking spaces and approximately 20,000 square feet of landscaping.
8. No grading is planned.
9. Our residence is surrounded by residential property and ocean.

Answers to questions asked in number 10 are as follows:

- i. Yes. A hooded 25-watt path light.
 - ii. No.
 - iii. No.
 - v. Applicant will submit a soils and geotechnical report for the area of the proposed addition.
 - vi. No.
 - vii. No.
 - viii. The property is located next to the ocean.
-
11.
 1. Demolition is scheduled to take 1 week.
 2. No Grading will occur, however excavation of footings is estimated t 3 days.
 3. The construction activity is estimated at 4 months total.
 4. There will be 4 workers, assorted carpentry tools, concrete finishing tools, stone tools and roofing tools.
 5. The Staging area will be on the driveway in front of the garage.
 12. No.


Owner



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1927 EL CAMINO DE LA LUZ

MST2009-00145

R-SFR

Page: 1

Project Description:

Proposal to remove a 264 square foot unpermitted family room and construct a new one-story 299 square foot master bedroom. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage is located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,222 square feet is 47% of the maximum guideline floor to area ratio.

Activities:

3/30/2009 ***SFDB-Concept Review (New) - PH***

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

Actual time: 6:38

Present: Chris Dentzel, Architect.

Public comment opened at 6:43 p.m.

A public comment letter from Paula Westbury expressing concerns was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Planning Commission and return on Consent Calendar

1) Provide a color and materials board.

2) Provide additional details.

Action: Woolery/Mosel, 6/0/0. Motion carried. (Carroll absent.)

3/30/2009 ***SFDB-Mailed Notice Prepared***

3/16/2009 ***SFDB-Posting Sign Issued***

Yellow on-site posting sign issued to Chris Dentzel.

