



1849 Mission Ridge
Santa Barbara
California 93103
(805) 965-2385
(FAX) 965-5457

02 April 2015

City Clerk
The Mayor and City Council
City of Santa Barbara
De La Guerra Plaza
P.O. Drawer P-P
Santa Barbara, CA. 93102

(805) 564-5309

Re: Appeal of Single Family Design Board

Subject: 1215 East Cota Street
MST2014-00310
Item 2. Project Design Approval
23 March 2015

Dear Mayor Schneider and Council members:

My office represents Mr. Roger Goldtrap, a next-door neighbor to the above subject project, who is the owner of the real property located at 1217 East Cota Street. Pursuant to Section 1.30.050 of the Santa Barbara Municipal Code, the Appellant hereby appeals the action taken by the Single Family Design Review Board (SFDRB) on 23 March 2015.

The SFDRB ignored my letter and testimony submitted to them on 23 March (Attachment "A") that provided facts that the Staff Hearing Officer (SHO) could not allow and permit a demolition of an "illegal" two story bedroom to be then rebuilt in the side-yard setback area. As noted, in this letter, the County Assessor's Office has confirmed this fact that "no second story was ever permitted on this property." It is the responsibility of the City Staff to confirm this matter and require the applicant to provide a certified copy of her property records at the County Assessor's Offices to be incorporated into the City documents and evidence for this project.

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The SFDRB is required to make a specific finding that the proposed project will be compatible with the immediate neighborhood, and its size bulk and scale will be appropriate to the site and its neighbors. The massing of the illegal second story addition and its proposed master bedroom addition is out of proportion with the existing structure and adds significant volume bulk and scale which will loom over adjacent residences and be visually intrusive as viewed from the public road. Therefore, the findings to approve the Project cannot be made and the project must either be denied or the SFDRB must be directed to study an alternative design with reduced massing.

The SFDRB must also make the finding that "the project generally complies with applicable privacy, landscaping, noise and lighting as noted in the Good Neighbor Guidelines." The SFDRB abused its discretion in approving the Project given the illegal second story addition and the new garages and accessory structure will result in direct window-to-window views of the adjacent residences and sight lines into their private yard areas. The proposed location of the new three (3) garages and accessory building will also partially block the appellant's sunset views and could easily be relocated to preserve these private views.

The City Transportation Department staff have indicated to me they are considering a request to allow a "Variation or Waiver" in the reduction in the minimum 10-foot driveway width of the City Standards for Parking Design to 8 feet! Their reasoning is the proposed "Porte-cochere" could be considered a "garage" and they are reasoning this would allow an 8 foot six inch width by the current standards. Let's review Webster's Dictionary on a definition of Porte-cochere: A gate, 1. A large entrance gateway into a courtyard. 2. A kind of porch roof projecting over a driveway, at an entrance, as of a house. Clearly, a driveway is part of a Porte-cochere and our minimum design width, as mentioned in the City Parking Design Standards, is 10-feet!

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In summary, this project has requested numerous exceptions to our minimum standards including a variance from the fire department to allow a five-foot fireman access, along the common property line of the next-door neighbor, instead of the required sixteen-foot fire access vehicle roadway requirement to the proposed rear yard development. This, combined with the SFDRB and SHO decisions, mentioned above, result in unacceptable privacy and view impacts for the appellant. We respectfully request you, our City Council, to reverse the decision of the SFDRB, sustaining our appeal by denying the project or, at a minimum, requiring a redesign to the City's minimum standards of the Single Family Residence Design Guidelines and City Parking Design Standards.

The Appellant and I reserve our rights to present additional information and evidence prior to the City Council's hearing on this appeal. Thanking you, in advance, for your consideration of these important issues.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Martinson", with a long horizontal flourish extending to the right.

Trevor J. Martinson,
Architect, Planner & Forensic
for Roger Goldtrap

Attachments: **Attachment "A"**



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23 March 2015

Mr. David Eng, Planning Technician
Single Family Design Board
City of Santa Barbara
Planning Division
630 Garden Street
P. O. Box 1990
Santa Barbara, CA. 93102-1990

(805) 564-5470 ext. 5541

Re: Project Design Review Item 2
Monday, 23 March 2015
1215 East Cota Street project
MST2014-00310
Leslie Marie Colasse, Architect

Chair Sweeney and Board Members:

My office represents Mr. Roger Goldtrap, a next-door neighbor to the above referenced project. My comments will focus on my previous presentation made at the Staff Hearing Officer (SHO) on 26 November 2014 and to correcting apparent errors in the staff description of this project.

A review inquiry, at the County Assessors Office, has confirmed the existing second story bedroom (split-level bedroom identified) was never permitted and is illegal non-conforming. The original third bedroom, in question, was apparently the mudroom next to the existing kitchen area. Therefore, the proposed Master Bedroom Suite is all new construction and cannot be rebuilt as a second story in the side yard setback area. This is clearly in conflict, of course, with the Staff Hearing Officer Resolution (SHOR) No. 071-14 noted in Conditions II. A. and B.

Items II. E. and F., of the SHOR are also in question and will be reviewed for their impact on the neighborhood.

Attachment "A"

TJMappealltrCC02april2015

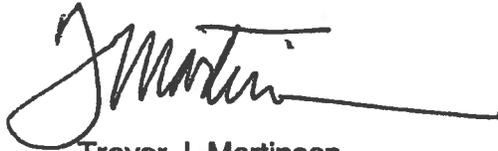
23 March 2015

Mr. David Eng, Planning Technician
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The proposed New Garages and Accessory Structure, as designed, will not meet minimum requirements of the City Parking Standards and will impact my client's private views. It would seem appropriate to switch the location of the proposed Bocci lawn playing area with the new Garages and Accessory Building. This will eliminate the long 10-foot wide driveway and also preserve my client's sunset views.

Thanking you, in advance, for your professional attention and review of my comments and suggestions made to the Single Family Design Board.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Martinson", with a long horizontal flourish extending to the right.

Trevor J. Martinson
Architect, Planner and Forensic

XC: Roger Goldtrap
George Buell, Community Development Director
Steven Foley, City Transportation-Public Works Dept.