



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1215 E COTA ST

MST2014-00310

R-ADDITION

Page: 1

Project Description:

Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite with additions in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,300 square feet on an 11,285 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for an interior setback modification.

Activities:

3/23/2015

SFDB-Project Design Hearing

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-14. Project was last reviewed on September 23, 2014.)

Actual time: 3:21 p.m.

Present: Leslie Colasse, Architect and Owner.

Public comment opened at 3:38 p.m.

1) Trevor Martinson, representative for the adjacent neighbor at 1217 E. Cota, expressed concerns regarding the Staff Hearing Officer's approval of the interior setback modification for portions of the residence that were alleged to have been unpermitted. He also noted that the design of the proposed project violated City parking standards for driveway width.

The Board acknowledged a letter of expressed concerns from Trevor Martinson regarding the granting of a zoning modification to allegedly unpermitted portions of the residence. The letter also noted inconsistencies with the project as it relates to City parking standards and suggested an alternative location for that garage and accessory building to preserve his client's subset views.

Public comment closed at 3:40 p.m.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:

Activities:

The ten-day appeal period was announced.

3/23/2015 **SFDB-Correspondence/Contact**

Public comment letter received from Trevor Martinson.

3/23/2015 **SFDB-Project Design Approval**

3/6/2015 **SFDB-Resubmittal Received**

Route to Stacey for trans waiver.

9/9/2014 **SFDB-FYI/Research**

Fire Department has granted a variance for the rear structure to exceed the 150 fire access distance standard. A letter from Joe Poire was submitted for the file and should be reproduced on plans.

9/8/2014 **SFDB-Concept Review (Cont.)**

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on August 11, 2014.)

Actual time: 4:32 p.m.

Present: Leslie Marie Colasse, Architect and Owner; and Chuck MacClure, Landscape Architect.

Public comment opened at 4:45 p.m.

- 1) Roger Goldtrap, neighbor at 1217 E. Cota St., expressed opposition to the project regarding obstruction of his view. He urges the Board to require story poles and schedule a site visit.*
- 2) Trevor Martinson, 1849 Mission Ridge Rd., expressed concerns regarding the project's compliance with the Fire Code.*

Activities:

Action: James/Bernstein, 5/0/0. Motion carried. (Miller/Zimmerman absent).

8/11/2014 SFDB-Concept Review (New) - PH

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 5:09 p.m.

Present: Leslie Marie Colasse, Architect and Owner.

Public comment opened at 5:13 p.m.

1) Roger Goldtrap, adjacent neighbor, expressed his opposition to the project and requested that the three-car garage and master suite be altered to preserve his views.

Letters of expressed concerns from Roger Goldtrap were acknowledged.

Public comment closed at 5:18 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the sensitivity of the proposal in response the constraints of the existing home.*
- 2) Study the arch detail of the driveway cover on the east elevation while ensuring adequate vehicular ingress and egress.*
- 3) The Board finds the three car garage and the F.A.R. acceptable.*
- 4) Provide a streetscape plan of the property and adjacent homes.*

Action: James/Zimmerman, 5/2/0. Motion carried. (Miller/Bernstein opposed).

7/1/2014 SFDB-FYI/Research

received 1 set of photographs and forwarded to David Eng.

6/30/2014 SFDB-Posting Sign Issued

Activities:

6/30/2014

SFDB-FYI/Research

Applicant will submit the required color photos by the end of the day on July 1, 2014.