



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 6, 2009

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of The Single Family Design Board Approval For 2105 Anacapa Street

RECOMMENDATION:

That Council deny the appeal of Tony Fischer on behalf of the Friends of Upper-Anacapa Street, and uphold the Single Family Design Board (SFDB) Preliminary Approval of the application of Barbara E. Matthews for the proposed demolition of an existing single-family residence and detached garage and construction of a two-story single-family residence and attached garage.

DISCUSSION:

Project Description

The 9,372 square foot project site is located in the Upper East neighborhood and the Mission Area Special Design District at the northwestern corner of Anacapa Street and East Padre Street (Attachment 1). The project involves the demolition of the existing 1,752 square foot single-family residence and detached 340 square foot garage and construction of a new 4,183 square foot three-story single-family residence and attached 410 square foot two-car garage. The proposed house would maintain the encroachment into two front setbacks in the footprint of the existing house to be demolished. It would no longer encroach into the interior setback on the north side where the existing house encroaches. The proposed attached garage would maintain the encroachment of the existing detached garage into an interior setback. Zoning modifications were approved to allow alterations to two facades of the house that are proposed to be replaced within two front yard setbacks. The floor to lot area ratio (FAR) calculation includes a 100% deduction for the 783 square foot full basement and a 50% deduction for the 870 square foot partial basement/garage. The FAR total of 3,375 square feet is 95% of the maximum floor to lot area ratio.

Background

On July 20, 2009, the SFDB granted Preliminary Approval for the proposed project. On July 30, 2009, an appeal of the SFDB preliminary approval was filed by Tony Fischer on behalf of the Friends of Upper-Anacapa Street. The appellant requests that Council deny

the project (Attachment 2), asserting that the proposed project should not have been approved.

Project History

The Single Family Design Board (SFDB) initially reviewed a larger project on January 5, 2009. In that meeting, some SFDB members suggested alterations to the project to reduce its size, bulk, and scale. The owner responded that she would be unwilling to alter the project because it was in compliance with floor to lot area limits and would rather have the project denied and take an appeal to City Council. Because of that refusal to revise the project, the SFDB continued it to the Staff Hearing Officer for review of the modification request with a 3/3 vote of support and mixed comments.

On March 25, 2009, the Staff Hearing Officer approved the requested modifications to allow alterations to two facades of the house that are proposed to be replaced within two front yard setbacks. On June 4, 2009, the Planning Commission denied an appeal by Tony Fischer and the Friends of Outer State Street and upheld this approval. Although it was not within the purview of the modification review, the Staff Hearing Officer expressed concerns about the project's size, as did the Planning Commission. The Planning Commissioners unanimously expressed concerns about achieving a deduction of basement square footage by placing fill against the exterior of the building and they gave direction to the SFDB to consider the method used to achieve the 50% deduction for a portion of the FAR square footage, and to study reducing the massing for compatibility with the lot size and with the neighborhood (Attachment 3). The Planning Commission decision was not appealed to the City Council.

After approval of the modifications the project was revised based on comments from the initial SFDB meeting, design concerns expressed by both the Staff Hearing Officer and Planning Commission, and returned to the SFDB on July 20, 2009. The changes to the project included reducing square footage from 3,549 (nearly 100% of maximum FAR) to 3,375 (95% of maximum FAR). The length of the main level was reduced from 99 feet to 85 feet by moving a bedroom from main level above the garage to the partial basement. An elevator was shifted toward the east, and porches were altered. The quantity of grading was reduced considerably. The SFDB considered the project design changes and the Planning Commission direction. The Board majority supported the revised design and determined that its reduced upper story massing, smaller size and appearance, and its superior architectural design would be compatible with the neighborhood. On a 4/2 vote the SFDB granted Preliminary Approval making the required Neighborhood Preservation Ordinance (NPO) findings. The dissenting members felt that the project still appeared too large.

Appeal Issues

The appellant is concerned about protecting this neighborhood from overdevelopment and believes that this project is too large for the site and too large to be compatible with the neighborhood. He is concerned that the design does not follow or step down with the natural slope of the lot and thus appears even larger. The Appellant believes that the applicant inappropriately manipulated the grade with fill at the exterior walls to create an

artificial basement condition that allows a deduction of square footage in the calculation of the FAR, thus allowing a larger house that circumvents the intent of the FAR limitations.

The appellant is also concerned that negative comments of Planning Commissioners in the modification appeal hearing were not accurately communicated to the SFDB that a large house that does not conform to the two front setbacks is inappropriate for the small lot and will be too close to the streets; that the SFDB approved the project without drawings showing their required changes; and that the SFDB did not make adequate findings in granting the approval.

Staff's Position

It is Staff's position that the SFDB carefully considered the appropriateness of the project's large size on a relatively small corner lot, and its compatibility with the neighborhood. As a submittal requirement, the applicant prepared a study of the FARs of the 20 closest lots. This study revealed that this is a diverse neighborhood. Square footages vary from 1,499 to 4,610. Lot sizes vary from 6,098 to 18,730 square feet. Among these, the proposed project ranks fifth in terms of FAR, and third in terms of square footage (Attachment 4). As the study of 20 closest FARs shows, house sizes, lot sizes, and resulting FARs vary greatly in the project's immediate neighborhood. The project's location within the Mission Area Special Design District means that high quality is assured through design review. Within this context of variety and high quality, the SFDB found that the project's size is compatible, and that the quality and beauty of the architectural design would not only be appropriate, but would be an asset and an improvement to the neighborhood.

The garage, partial basement, and full basement were designed to work with the grade of the site which slopes down about 10 feet from the east end at Anacapa Street toward the west along East Padre Street. The floor level of the garage is proposed to be one foot lower than the existing garage to fit under the main level of the house. An adjoining bedroom, bathroom, laundry room, and elevator at the garage level are dug in to the slope, forming a partial basement. A separate full basement is located below the living room. A major design goal was for the project to be wheelchair accessible and this prevents it from stepping down with the slope. The proposal includes an elevator, and it was important that each floor be on a single level without steps. The main floor level at the front of the house facing Anacapa Street is approximately six inches above existing grade and this floor level is carried through the house. There is a third floor of about 60 feet in length resulting in much more mass than existed before, although the maximum height does not exceed 25 feet. The visual bulk is reduced through façade articulation which also adds visual interest.

In calculating deductions for below-grade square footage, the Zoning Ordinance uses a measurement at the exterior of a building from grade to interior ceiling height. It does not specify that the measurement be taken from the existing or natural grade. While not the intent of the Ordinance, it does allow this measurement to be taken from fill grading placed against a building. In some cases placing fill around a building is an acceptable design technique used to soften the building's appearance or reduce its visual bulk. Staff agrees that there was a clear grading design plan to take advantage of current NPO rules that allow FAR deductions. The applicant used these rules in designing a project that would

achieve a 50% deduction of partial basement square footage in the FAR calculation. At the south side of the house the grade was raised to create an accessible terrace at the main floor level that serves as the open yard area.

The SFDB was aware and took into consideration the fact that the project encroaches into the current front setbacks. The pattern of development in the neighborhood shows that buildings are various distances from the street and many structures encroach into front setbacks. The Zoning modifications for two front setback encroachments that were approved by the Staff Hearing Officer and upheld on appeal by the Planning Commission are not within the scope of this appeal.

In the July 20, 2009 SFDB hearing, Staff did read the Planning Commission's comments to the SFDB as expressed in their motion to deny the appeal of the Staff Hearing Officer's approval of modifications. It is not normal practice for Staff to report to design review bodies the individual Planning Commissioners' comments from their meeting minutes, but Staff does make clear the direction and conditions given in resolutions. In this case, before the SFDB made their deliberations Staff quoted the specific direction given in Resolution 021-09 that the Board was to consider the fill grading around the basement and to study the massing to make it more compatible with the neighborhood and with the lot size.

The SFDB granted Preliminary Approval with specific direction to lower the second-story patio roof by one foot and reduce the pitch of this hip roof to 2:12. It is the rule rather than the exception that Preliminary Approvals are granted by the SFDB with conditions or comments for the project to return with minor alterations for Final Approval. In this instance, the changes were clear and specific and plans showing these two changes were not needed before granting this approval (Attachment 5).

The SFDB in making the motion for Preliminary Approval included the required NPO findings. The Board did not elaborate on them in the motion, but it is clear in their deliberations and individual members' comments that the NPO findings were carefully considered.

RECOMMENDATION:

The main issue is the question of whether the project is compatible with the neighborhood and appropriate for the site in terms of size, bulk, and scale. Staff believes that the SFDB fully considered this issue and that the applicant responded to comments in revising the project to appear less massive. The SFDB found the proposed project to be consistent with all applicable good neighbor policies and Design Guidelines and made the appropriate Neighborhood Preservation Ordinance (NPO) findings required to approve the project. Staff recommends that Council deny the appeal, uphold the SFDB approval and make the following NPO findings.

Neighborhood Preservation Ordinance Findings (SBMC §22.69.050)

1. **Consistency and Appearance.** The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood by proposing an architectural style consistent with the area and the City.
2. **Compatibility.** The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The Upper East neighborhood has a variety of architectural styles, house sizes, and lot sizes. The size is partially concealed below grade. The proposed high-quality materials and colors are appropriate for the neighborhood.
3. **Quality Architecture and Materials.** The proposed building is designed with quality architectural details and quality materials. The architectural design is of high quality.
4. **Trees.** The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree, or any other trees.
5. **Health, Safety, and Welfare.** The public health, safety, and welfare are appropriately protected and preserved.
6. **Good Neighbor Guidelines.** The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
7. **Public Views.** The development, including proposed structures and grading, is below 25 feet in height and does not affect any existing significant public scenic views of and from the hillside.

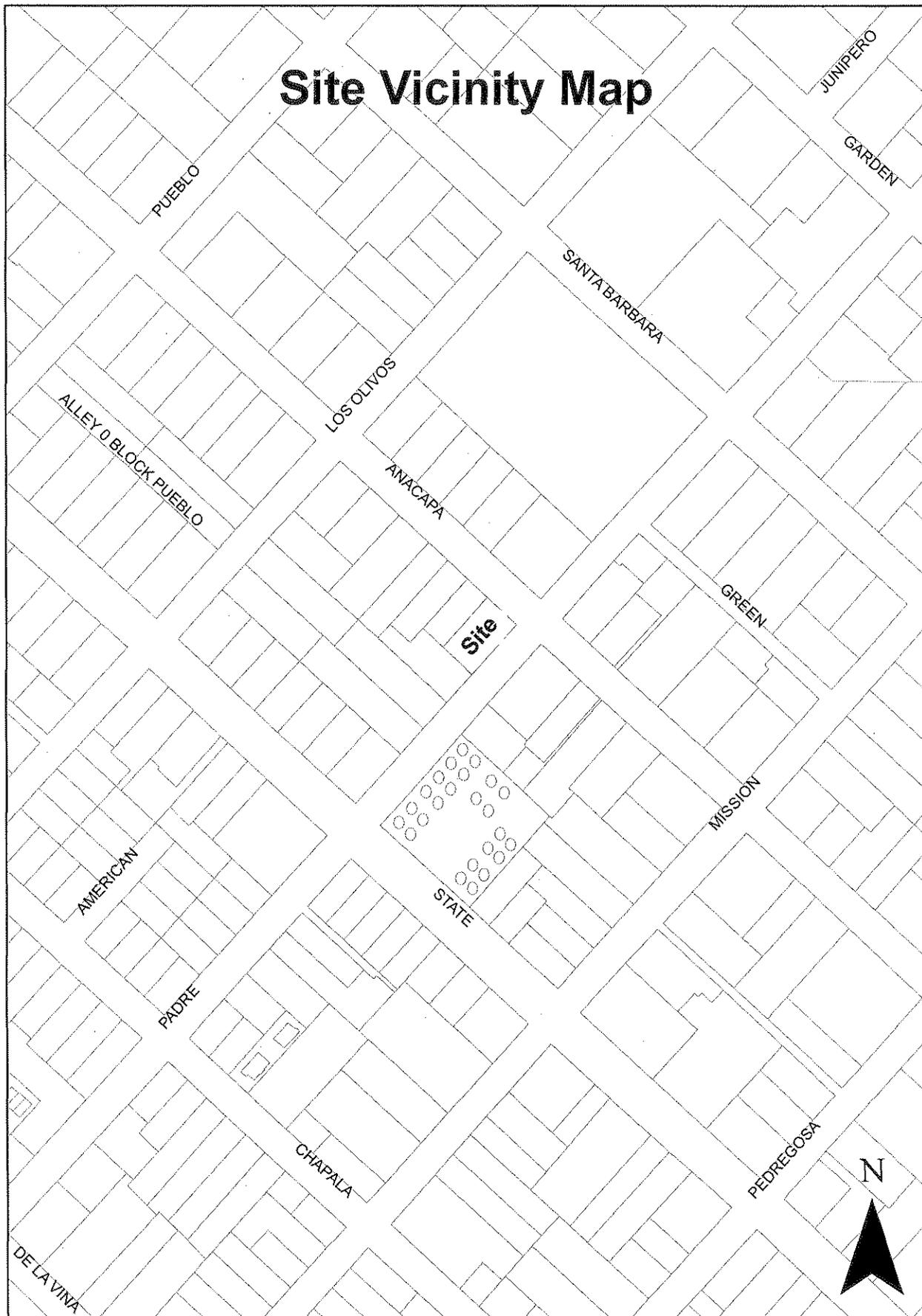
NOTE: The project plans have been separately delivered to the City Council for their review and are available for public review in the City Clerk's Office.

- ATTACHMENTS:**
1. Site Vicinity Map
 2. Appellants' letter dated July 30, 2009
 3. Staff Hearing Officer Minutes dated March 25, 2009 and Planning Commission Minutes dated June 4, 2009
 4. 20 closest lots FAR study
 5. Single Family Design Board Minutes from January 5, 2009 and July 20, 2009

PREPARED BY: Tony Boughman, Planning Technician II

SUBMITTED BY: Paul Casey, Community Development Director.

APPROVED BY: City Administrator's Office



RECEIVED

Tony Fischer
Attorney at Law
2208 Anacapa St.
Santa Barbara CA 93105
Tel: 805 563 6784
fischlaw@cox.net

JUL 30 2009
4:25 pm BA
CITY CLERK'S OFFICE
SANTA BARBARA, CA

July 30, 2009

Mayor Marty Blum and Members of the City Council
City of Santa Barbara
City Hall
Santa Barbara, CA 93101

Re: 2105 Anacapa Street--Appeal of Preliminary Vote of Approval by
Single Family Design Board on July 20, 2009

Dear Mayor Blum and Members of the City Council:

The undersigned hereby files this appeal on behalf of Friends of Upper-Anacapa of the approval granted by the SFDB on July 20, 2009. The proposed demolition and construction of this very large house with attached garage results in a structure extremely out of scale with the neighborhood. One comparison is the size of the adjacent small house to the north on Anacapa Street. The proposed new house is too large for the lot and located too close to the streets. There is no logical reason for the violation of the zoning setbacks in this zone. The project has a very high FAR and its excessive size does not honor or reflect the natural slope of the lot. It is not appropriate to the neighborhood. The proposed development is too large and uses artificial fill to attempt to escape the limits intended in the zoning ordinance and the SFDB Guidelines. If built, it will be a permanent and negative change to the neighborhood. The appeal is filed to protect the neighborhood.

The motion as passed by the 4-2 vote of the SFDB called for some changes to the drawings which were not viewed by the SFDB. One member recused himself. At this sensitive corner, approval without an actual drawing for the public to review is not appropriate. Although the minutes reflect that some changes would return in two weeks to the SFDB, the actual motion apparently did not have that condition.

The Applicant is using fill dirt to create an "artificial" basement above natural grade. The concept of placing fill against a wall to create a basement is not consistent with the goals and purposes of the design guidelines drafted to prevent over-building of lots in single-family zones.

This use of the existing footprint of the removed buildings as the footprint of new larger building is not consistent with the intent and wording of the zoning ordinance. The building, as proposed, would violate the zoning ordinance.

The existing house and the existing garage (two separate buildings) are on grade. The proposed long one level house ignores the fact that there is an existing natural slope.

A large home which violates the zoning setbacks established for the zone on a small lot is not consistent with the neighborhood. This building would set an unfortunate precedent for the neighborhood. This is a corner lot and it needs to respect both streets.

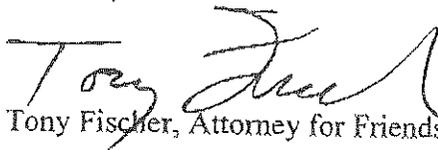
The SFDB did not make adequate findings as required by the zoning ordinance or by CEQA. The findings which were merely references to code requirements are not supported by the evidence in the record. The conditions of the preliminary approval as voted 4-2 by the SFDB are not clear and not consistent with the wording of the draft minutes of the meeting.

The negative comments of the Members of the Planning Commission which voted to express serious concerns with the size, bulk and scale of the project, were not accurately communicated to the SFDB at the July 20 hearing. The minimal changes do not mitigate the excessive size, bulk and scale.

Please contact the undersigned regarding appropriate dates for the appeal hearing in order that interested persons may attend.

Enclosed is a check in the amount of the appeal fee.

Sincerely,


Tony Fischer, Attorney for Friends of Upper Anacapa Street

cc: Charles A. Maunz

Present: Jules Zimmer, Agent.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.
A letter from Paula Westbury expressing concern for the project was acknowledged.
The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION: **Assigned Resolution No. 023-09**
Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The benches which will be attached to an existing wall will provide a spot for relaxation, visiting, or a seat while waiting to be picked up, are an improvement that provides a much needed amenity, without adding floor area within a required setback. They area appropriately designed and match the architecture on site, and do not effect the site distance at the corner of Santa Barbara and Arrellaga Streets.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:20 A.M.

C. APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks and the required 1,250 square foot Open Yard Area. (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Present: Britt Jewett, Applicant.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation. Ms. Milazzo clarified that a revised site plan was submitted eliminating a modification for encroachment into the required open yard.

Ms. Reardon questioned the height above grade of the rear deck and within the required open yard. Ms. Reardon clarified that a raised deck located in the setback would require a modification. Ms. Milazzo explained that raised decks in the interior setbacks adjacent to other uses are not typically supported by staff. Mr. Jewett responded that it is possible to drop down to grade so use of a deck is not needed.

Ms. Reardon commented that recent Zoning Ordinance amendments now allow sites with two front yards to have the secondary front yard used as the required open yard.

The Public Hearing was opened at 9:29 a.m.

1. Chuck Maunz, opposed: concerned about a modification which would allow the house to be close to Anacapa Street.
2. Tony Fischer, opposed: addressed noticing issues and staff report project description. Addressed discrepancy in lot size, FAR, slope, misinterpretation of Zoning Ordinance regarding rebuilding of nonconforming structures.

A letter from Paula Westbury expressing concern for the project was acknowledged. The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Mr. Reardon clarified that the modification request before the Staff Hearing Officer is to allow window, door and architectural changes to the portions of the residence within the front setback and are appropriate improvements. Ms. Reardon expressed concern with the project size in relation to neighborhood, but reiterated that for the modification request before the Staff Hearing Officer, size is not in the Staff Hearing Officer purview.

ACTION:

Assigned Resolution No. 024-09

Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window, door and architectural alterations to the one-story portion of the re-built structure will not provide additional floor area within the setbacks. The proposed architectural changes will upgrade and enhance the structure without impacts to the neighborhood.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

III. ADJOURNMENT

The meeting was adjourned at 9:45 a.m.

Submitted by,

Gloria Shafer, Staff Hearing Officer Secretary

Date

BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks (SBMC §28.15.060). On March 25, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner

Email: RMilazzo@SantaBarbaraCA.gov

Roxanne Milazzo, Associate Planner, gave the Staff presentation.

Tony Fischer, gave the appellant presentation.

Britt Jewett, Architect, gave the applicant presentation, joined by Richard Monk, Attorney for the applicant.

Staff stated that the height of the project was not a part of Staff's analysis in the modification request but was considered as the height from the existing grade, and responded to the raised terraces on the Padre Street side and north side terrace elevated above grade as not being considered structures.

Mr. Jewitt acknowledged for the Commission that the plans in the presentation were not consistent with the plans submitted in the Staff Report and explained the first floor plate heights as being 9'6", the garage as 8' and the second level as having an 8' plate height on the inside of the walls with the eaves being lower than 8'.

Chair Thompson opened the public hearing at 3:22 P.M.

Chuck Maunz, neighbor, supported the appellant, citing the mass, bulk, and scale as being out of character with the neighborhood.

Mina Goena Welch, a neighbor, spoke in favor of the project and welcomes the additions to the neighborhood.

With no one else wishing to speak, the public hearing was closed at 3:52 P.M.

In response to changes in the exterior characteristics, Staff stated that they are allowed per the City's code and read the allowable criteria.

The Commissioners made the following comments:

1. Commissioners White and Bartlett and Jostes remained concerned about the basement adding 200 additional square feet; and the Single Family Design Board's (SFDB) 3/3 split vote on the project. Liked the design and cooperation with neighborhood and felt that this is a real upgrade. Thinks the ordinance should have variable setbacks. Commissioner Bartlett would like to see the revised plans be submitted to the SFDB. Collectively supported the modification request and denial of the appeal.
2. Commissioner Jostes agreed with the Mr. Fischer's position on the basement issue and felt loop-holed by the technicality. Does not feel that the 50 per cent credit should be applied in this case and that the applicant stretched to meet the definition for the credit.
3. Commissioner Lodge also shared concerns on how the fill was brought in to make a basement. Liked the project, but felt it is too large for the lot. Would like to see the SFDB reduce the size, bulk, and scale of the project.
4. Commissioner Thompson feels that Mr. Fischer raises some good concerns, but felt that the concerns should be dealt with on a policy level and not by singling out projects. The project is aggressive and would like to see SFDB reduce the massing. The basement issue raises another policy issue.

Regarding the basement issue, Mr. Vincent stated that definition of the FAR calculation and the redesigned definition of grade came out of Neighborhood Preservation Ordinance (NPO). The FAR calculation uses the term grade, defined in the zoning ordinance as the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or within 5' of the building. In this case the finished surface following the addition of fill is the measurement.

MOTION: White/Lodge

Assigned Resolution No. 021-09

Denied the appeal making the findings as outlined in the Staff Report, and upheld the decision of the Staff Hearing Officer, and referred back to the Single Family Design Board with 1) Concern with fill used to transform non-conforming garage into a basement; and 2) Direction to study reduction of the massing to make more compatible with neighborhood and lot size.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, Jacobs)

Chair Thompson announced the ten calendar day appeal period.

20 Closest Lots Data Ranked by FAR
for: 2105 Anacapa Street

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size in net sq. ft.	Floors	House	Garage /Carport	Total	FAR	FAR Rank
2028 Anacapa St	Co. Assessor's Office	025-321-003	7,405	2	2,984	506	3,490	0.47	1 Largest
116 E Padre St	Co. Assessor's Office	025-321-002	4,356	2	1,564	242	1,806	0.41	2
32 E Padre St	City Street File	025-312-045	7,900	2	2,669	480	3,149	0.40	3
2109 Anacapa St	Co. Assessor's Office	025-242-010	6,098	1	1,874	400	2,274	0.37	4
2105 Anacapa St	MST Project Proposed	025-242-011	9,372	2	2,940	424	3,364	0.36	5
2030 Anacapa St	Co. Assessor's Office	025-321-009	7,840	2	2,303	200	2,503	0.32	6
2120 Anacapa St	Co. Assessor's Office	025-251-009	8,712	1	2,196	480	2,676	0.31	7
2025 Anacapa St	Co. Assessor's Office	025-312-003	7,840	1	1,796	480	2,276	0.29	8
104 E Padre St	Co. Assessor's Office	025-321-001	10,890	1	2,395	654	3,049	0.28	9
2126 Anacapa St	Co. Assessor's Office	025-251-008	8,712	1	1,922	437	2,359	0.27	10
23 E Padre St	Co. Assessor's Office	025-242-012	10,455	2	2,401	396	2,797	0.27	11
2100 Anacapa St	Co. Assessor's Office	025-251-010	18,730	2	4,249	361	4,610	0.25	12
34 E. Padre St	Co. Assessor's Office	025-312-044	15,246	2	2,553	648	3,201	0.21	13
2121 Anacapa St	Co. Assessor's Office	025-242-007	14,625	2	2,604	400	3,004	0.21	14
15 E. Padre St	City Street File	025-242-013	14,625	2	2,315	624	2,939	0.20	15
2115 Anacapa St	Co. Assessor's Office	025-242-008	9,750	1	1,655	288	1,943	0.20	16
2111 Anacapa St	Co. Assessor's Office	025-242-009	7,840	1	1,176	323	1,499	0.19	17
2116 Anacapa St	Co. Assessor's Office	025-251-011	10,019	1	1,353	288	1,641	0.16	18
2021 Anacapa St	Co. Assessor's Office	025-312-015	14,375	1	1,426	484	1,910	0.13	19
									20
									21 Smallest

Average/Mean Total of House + Garage Size (including project proposal): 2,657
Average/Mean FAR (including project proposal): 0.28

**20 Closest Lots Data Ranked by Size
for: 2105 Anacapa Street**

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carport	Total	Rank
2100 Anacapa St	Co. Assessor's Office	025-251-010	18,730	2	4,249	361	4,610	1 Largest
2028 Anacapa St	Co. Assessor's Office	025-321-003	7,405	2	2,984	506	3,490	2
2105 Anacapa St	MST Project Proposed	025-242-011	9,372	2	2,940	424	3,364	3
34 E. Padre St	Co. Assessor's Office	025-312-044	15,246	2	2,553	648	3,201	4
32 E Padre St	City Street File	025-312-045	7,900	2	2,669	480	3,149	5
104 E Padre St	Co. Assessor's Office	025-321-001	10,890	1	2,395	654	3,049	6
2121 Anacapa St	Co. Assessor's Office	025-242-007	14,625	2	2,604	400	3,004	7
15 E. Padre St	City Street File	025-242-013	14,625	2	2,315	624	2,939	8
23 E Padre St	Co. Assessor's Office	025-242-012	10,455	2	2,401	396	2,797	9
2120 Anacapa St	Co. Assessor's Office	025-251-009	8,712	1	2,196	480	2,676	10
2030 Anacapa St	Co. Assessor's Office	025-321-009	7,840	2	2,303	200	2,503	11
2126 Anacapa St	Co. Assessor's Office	025-251-008	8,712	1	1,922	437	2,359	12
2025 Anacapa St	Co. Assessor's Office	025-312-003	7,840	1	1,796	480	2,276	13
2109 Anacapa St	Co. Assessor's Office	025-242-010	6,098	1	1,874	400	2,274	14
2115 Anacapa St	Co. Assessor's Office	025-242-008	9,750	1	1,655	288	1,943	15
2021 Anacapa St	Co. Assessor's Office	025-312-015	14,375	1	1,426	484	1,910	16
116 E Padre St	Co. Assessor's Office	025-321-002	4,356	2	1,564	242	1,806	17
2116 Anacapa St	Co. Assessor's Office	025-251-011	10,019	1	1,353	288	1,641	18
2111 Anacapa St	Co. Assessor's Office	025-242-009	7,840	1	1,176	323	1,499	19
								20
								21 Smallest

Average/Mean House Size (including project proposal): 2,657

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2105 ANACAPA ST****E-1 Zone****(4:55)**

Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E. Mathews Revocable Trust
 Architect: Britt Jewett

(Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approvals of Modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approvals of Modifications.)

Actual time: 5:08

Present: Britt Jewett, Architect; Barbara Mathews and Michael Zirolli, Owners.

Public comment opened at 5:15 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Mr. Jewett submitted a petition in support of the project signed by 26 neighbors.

Public comment was closed.

Straw vote: how many can support a recommendation to the Staff Hearing Officer to grant the modifications. 3/3/0.

Motion: Continued to the Staff Hearing Officer with the following comments:

- 1) Some Board members do not support the modification request or the current design because the existing structure in the 30 foot setback is too close to the corner, other structures on Anacapa Street are set back. The project appears too linear. The length along the street has the appearance of being excessive in length and mass and should be reduced in size.
- 2) Some Board members do support the modification request and the current design because the existing single-story house which is already in the setback will be retained in the new design, alterations within the setbacks are reasonable, and the whole Board agrees the design is very nice.

Action: Mosel/Deisler, 6/0/0. Motion carried. (Zink stepped down.)

SFDB-CONCEPT REVIEW (CONT.)**8. 2105 ANACAPA ST****E-1 Zone****(7:10)**

Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E. Mathews Trust
 Architect: Britt Jewett

(Project has been revised and reduced by 364 square feet and is 95% of the maximum FAR. Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approval of modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 024-09.)

Actual time: 8:10

Present: Britt Jewett, Architect.

Public comment opened at 8:22 p.m.

Chuck Maunz, opposed: proposal is too massive and the scale is out of proportion for the corner lot.

Public comment closed at 8:25 p.m.

Withdrawn

Motion: Preliminary Approval Continued two weeks to the Full Board with the following comments:

- 1) Provide preliminary drawings and a landscape plan.
- 2) Provide landscape plan.
- 3) Provide an alternative to the second level patio roof with a trellis or other design feature that can not be enclosed.

Action: Bernstein withdrew the motion.

Revised

Motion Preliminary Approval as basis for working drawings of the project 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 two weeks to the Full Board with the comments:

- 1) In discussion the applicant agreed to lower the second-story patio roof one foot and reduce the pitch of the hipped roof to 2:12.
- 2) The project is compatible in appearance; neighborhood compatibility, quality architecture, size, bulk, and scale are appropriate to the neighborhood.

Action: Carroll/Woolery. 4/2/0. (Bernstein and Mosel opposed due to size.)

HOLLISTER & BRACE

A PROFESSIONAL CORPORATION

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MARCUS S. BIRD
PETER L. CANDY
MICHAEL P. DENVER
KEVIN R. NIMMONS

JOHN B. GALVIN
Of Counsel

September 23, 2009

RECEIVED

SEP 23 2009

CITY CLERK'S OFFICE
SANTA BARBARA, CA

Via Hand Delivery

The Honorable Mayor Marty Blum
And Honorable City Council Members
City of Santa Barbara
City Hall
735 Anacapa Street
Santa Barbara, California 93101

**Re: 2105 Anacapa Street
APN 02-242-011
MST2008-00311
Hearing Date: October 6, 2009**

Dear Honorable Mayor Blum and Honorable City Council Members:

This office represents Barbara Mathews, M.D. (the "Applicant") regarding the above-referenced project (the "Project").

I. FACTUAL BACKGROUND.

A. Project Description

The Project site is a 9,372 square foot lot located at 2105 Anacapa Street at the corner of Anacapa and Padre Streets in the City of Santa Barbara. There is currently situated on the lot an existing 1,752 square foot single family residence and a 340 square foot detached garage which is partially below grade. The house currently encroaches into the front yard setback on the east and the secondary front yard setback to the south. The house also encroaches into the side yard setback to the north. The existing garage encroaches into the side yard setback on the west.

The Project consists of the demolition of the nonconforming house and garage and the construction of a new house with a first floor footprint that has a portion rebuilt on the existing house footprint located in the front yard setbacks to the south and east.

The portion of the existing house that is inside the north side yard setback will be rebuilt at the required setback. The wall and roof heights proposed for the new structure are less than or equal to the existing conditions.

The 9,372 square-foot lot is significantly smaller than the required 15,000 square feet requirement for a new lot created in the E-1 Zone District. Also, given its location on the corner, the site is subject to two thirty-foot setbacks, further reducing the developable area of the lot. The proposed design respects the existing site conditions.

Modifications were required to permit window, door and architectural changes within the front setback along Padre and Anacapa Streets. The proposed window, door and architectural alterations to the one-story portion of the re-built structure will not provide additional floor area within the setbacks. The proposed window, door and architectural changes will upgrade and enhance the structure without impacts to the neighborhood.

The Project's new design steps with the existing sloped lot and preserves existing trees, stone walls and driveway location. The rooms of the proposed design follow the general location of the existing plan and use portions of the existing footprint. The existing partial basement plan is rebuilt closer to the west property line. The Project's lower level includes a 701 square foot basement and a new 845 square foot partial basement that consists of the garage, laundry room, elevator, a secondary bedroom and bath. The ground level plan is 1958 square feet and contains the primary living spaces. A second level plan totaling 982 square feet is comprised of the master suite and a loft.

On March 25, 2009, the City's Staff Hearing Officer made the required findings and approved the Modifications. Attorney Tony Fischer appealed the Staff Hearing Officer's decision to the City Planning Commission, which appeal was heard on June 4, 2009 and denied. No appeal was taken from the Planning Commission's decision on the Modifications allowing construction within both thirty-foot front setbacks. Thus, the Planning Commission's decision on the Modification is final and not an issue before the City Council on this Appeal. The issues before the Council on this Appeal are confined to the Project's size, bulk and scale and the appropriateness of the Project for the subject lot and neighborhood.

The Project, as redesigned, was reviewed by the Single Family Design Board ("SFDB") on July 20, 2009. The SFDB determined that the Project's proposed design is compatible with the existing neighborhood size, bulk, scale and architectural character and approved the Project by a vote of 4-2.

B. The Appeal

On July 30, 2009, Attorney Tony Fischer appealed the SFDB's approval of the Project on behalf of Friends of Upper-Anacapa Street. The issues raised in the Appeal are summarized as follows:

1. Whether the existing house and garage are constructed on grade?
2. Whether the Project's proposed structures are out of scale with the surrounding neighborhood and exceed the maximum FAR?
3. Whether the use of the existing footprint of the removed building as a footprint of the new larger building violates the zoning ordinance?
4. Whether the Project ignores the fact that there is an existing natural slope?
5. Whether the Project's proposed garage/basement is consistent with the goals and purposes of the SFDB Guidelines?

Some of the issues raised in the Appeal are an attempt to reopen issues decided by the Planning Commission on the requested Modifications. As discussed in Section A above, because no appeal was taken from the Planning Commission's decision on the Modifications allowing construction within both thirty-foot setbacks, the Planning Commission's decision on the Modifications is final and not an issue before the Council on this Appeal.

II. LEGAL ANALYSIS AND DISCUSSION.

A. The Proposed Project Will Be Closer to Grade Than the Existing Residence.

Appellant contends that the existing house and garage are on grade. The existing residence is not constructed on grade. The site survey indicates that the finished floor of the existing house is two feet above grade and rises five feet out of existing grade at the southwest corner of the structure. The existing garage is below grade on three sides and the finished floor of the garage is over two feet below grade at the northeast corner. **Exhibits "A" & "B"**. The proposed Project lowers the garage floor elevation by one foot and lowers the house by two feet. Thus, the proposed design is closer to grade than the existing residence.

B. The Proposed Project is Compatible with the FARs and the Size, Bulk and Scale of Other Homes in the Surrounding Neighborhood

The Project's proposed structures are not out of scale with the surrounding neighborhood as determined by quantitative and qualitative definitions set forth in the

Single Family Design Guidelines (“SFDG”), Compatibility Guidelines Chapter, Section 7, Volume, Bulk, Massing, and Scale. The Project is designed to be consistent with the criteria as defined in the Guidelines and was determined by the SFDB to be compatible with the surrounding neighborhood with respect to volume, bulk, massing, scale and architectural style.

A principal exercise in the design process is a thorough analysis of the neighborhood context of the proposed development. The “Neighborhood Context” is defined in the SFDG, “Site Planning and Structure Placement” Chapter, Section 2 and compatibility criteria as set forth in the “Compatibility Guidelines Chapter “Neighborhood,” Section 6. The proposed Project was reviewed and found consistent with three levels of “neighborhood compatibility” recognized by the SFDB. The analysis considered the General Plan Neighborhood, the Immediate Neighborhood, as defined by a “Walkable radius (15 minutes; usually quarter mile radius”) and the Neighborhood Study Area, defined by the twenty closest homes.¹

The area immediately proximate to the Project lot is a transitional block of the Upper East Side neighborhood. Zoning on the block includes both E-1 and R-2 zones and the neighborhood has both single and two-story homes. Most of the twenty closest lots to the proposed Project are substandard in that they do not satisfy the 15,000 square foot minimum lot size requirement of the E-1 zone district and have homes with non-conforming setbacks. For example, the house immediately to the north at 2109 Anacapa Street also does not satisfy the 15,000 square foot minimum lot size requirement and similarly violates the current front, side and rear yard setbacks. **Exhibit “C”**. The corner lot is consistent with the existing non-conforming setbacks of corner lots in the immediate neighborhood. **Exhibit “D”**.

The quantitative measure for the allowable size of a structure on a given lot is the ratio of net square footage of the proposed development to the gross lot area, i.e., the Floor Area Ratio” (“FAR”). The Project’s FAR is 0.36 and is compatible with the FARs for the neighboring parcels. **Exhibits “E” & “F”**. For example, the immediate neighboring parcel to the north at 2109 Anacapa Street has a 0.37 FAR. Four parcels in the twenty nearest lots studied have FARs in excess of 0.36. **Exhibit “E”**. The Project is now 95.9% of the maximum FAR, whereas the project approved by the Staff Hearing officer was 99.6% of maximum allowed FAR. **Exhibit “G”**. The proposed design FAR ranks fifth relative to the twenty closest homes. SFDB determined that the Project’s proposed design is compatible with the existing neighborhood in terms of size, bulk, scale and architectural character.

¹ The SFDG examines the twenty closest lots to a proposed project to make a compatibility determination depending on the predominant streetscape, pattern of development, or parcel sizes.

C. The Use of the Existing Footprint of the Removed Building as the Footprint of the New Larger Building Does Not Violate the Zoning Ordinance.

The rationale for rebuilding on the existing footprint was based on the hardships resulting from the lot being substandard for the Zone District and subject to two front yard setbacks. This was the very issue decided by the Planning Commission at its June 4, 2009 hearing where it denied Appellant's appeal and upheld the Staff Hearing Officer's decision granting Modifications to allow alterations within both thirty-foot front setbacks. As discussed above, no appeal was taken from the Planning Commission's decision granting the Modifications and therefore that decision is final and not an issue before the City Council on this Appeal.

D. The Design of the Home Reflects an Appropriate Solution to the Sloped Lot.

Appellant contends that the Project does not honor or reflect the natural slope of the lot. In fact, the proposed design of the home reflects an appropriate solution to the sloped lot as defined in the SFDG. The Project carefully follows the Hillside Housing Design Guidelines Chapter, Section 26, "Natural Surroundings", to achieve a design that steps with the existing topography. **Exhibit "H"**. The proposed design also follows the Guidelines examples for distributing the massing of the structure consistent with the Guidelines illustration on page 44-H. **Exhibit "I"**. The Project also incorporates examples from "Grading," Section 29, to blend new developed areas with existing site topography. The blending of the existing grade with the proposed floor elevation is further required for accessibility to the open yard as defined in the Zoning Ordinance. The SFDB is supportive of the Project's proposed site development and grading.

The SFDB's preliminary approval was conditional upon the roof height of the family room porch being lowered by one foot. The drawings presented at the SBDB meeting were noted and the change sketched on the set as a record. The SFDB and the Applicant agreed upon the requested change in precise detail. The preliminary approval, with conditions, is a consistent and standard approach to defining minor adjustments that would render the Project acceptable.

E. The Proposed Garage/Basement is Consistent with the Zoning Ordinance and the SFDB Guidelines.

The property has an existing slope condition that drops 12 feet in elevation from the front of the lot at Anacapa Street to rear at the western property line. The design of the new plan is stepped to follow the existing slope. The garage at the rear of the property is below grade on three sides, opening at grade on the driveway side only. The proposed finish grade at the northeast corner of the garage is three feet below grade. The new floor area extends from the garage to the east and drops deeper below grade the

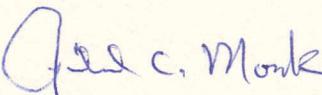
further it extends into the slope. **Exhibit "J"**. The resulting condition is that grade is less than four feet from the ceiling along 75% of the perimeter wall and is defined as a partial basement. The floor area of the partial basement is principally built within the slope and has a minimal impact on the perceived mass of the new structure. The reduced visual impact of the partial basement is recognized in the Zoning Ordinance which allows the garage/partial basement floor area to be reduced by 50% when calculating the FAR. The site design, building footprint, grading and garage/partial basement level of the Project is consistent with City policy as confirmed by City Staff and the SFDB. **Exhibit "K"**. The interpretation of the language of the City's Municipal Code, as applied in the solution, was reviewed and supported by the City Attorney.

III. CONCLUSION.

For all of the above reasons, we respectfully urge the City Council to deny the Appeal of the SFDB's decision and allow the Applicant to proceed with the Project.

Respectfully submitted,

HOLLISTER & BRACE
A Professional Corporation

By 
Richard C. Monk

RCM/crr

cc: Barbara Mathews, M.D.
Britton Jewett
N. Scott Vincent, Esq.
Tony Boughman

EXISTING HOUSE FLOOR LEVEL

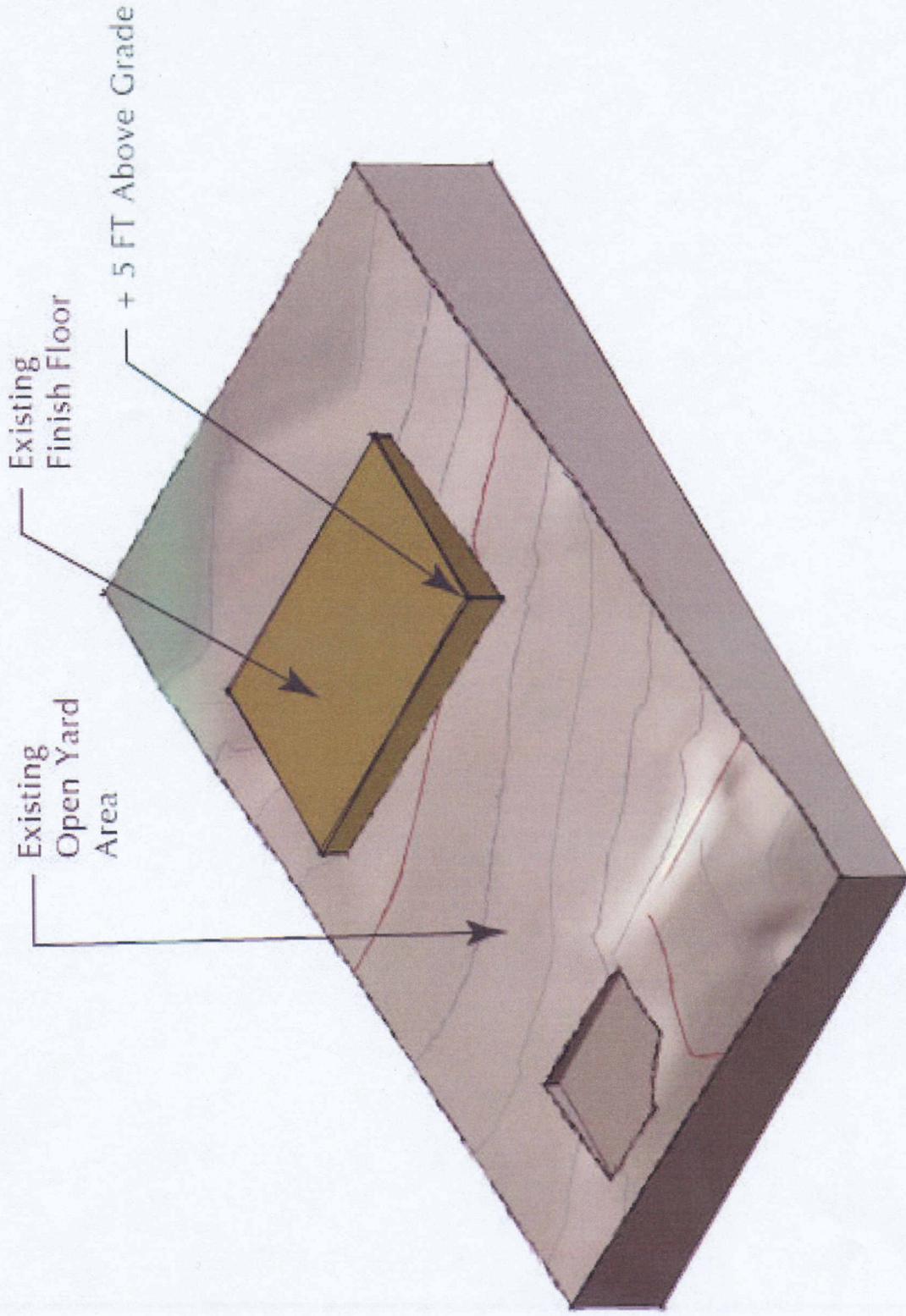


Exhibit A

RELATIONSHIP OF (E) HOUSE TO GRADE



Windows In (E)
Partial Basement

Exhibit B

NON-CONFORMING SETBACKS

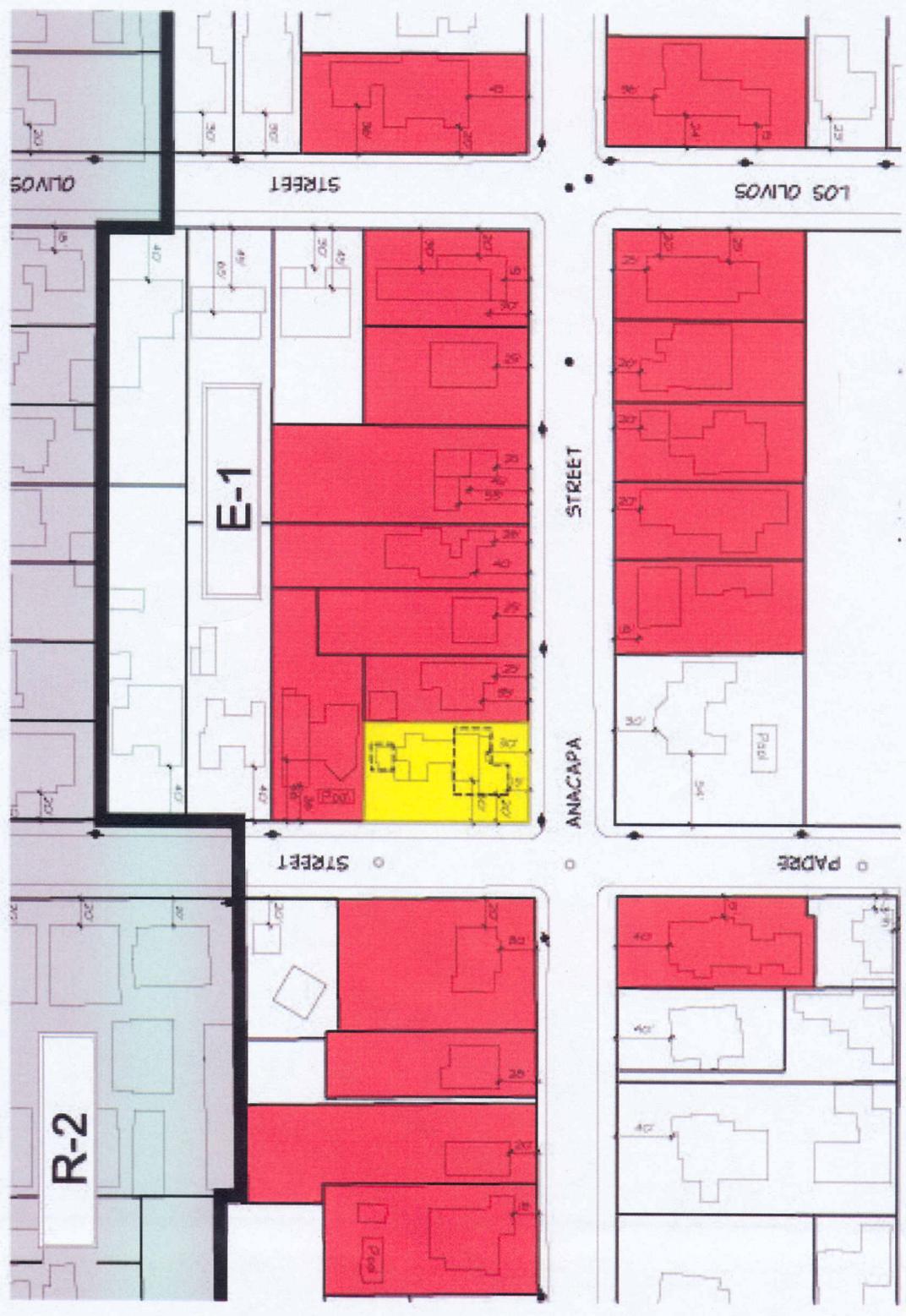


Exhibit C

NON-CONFORMING CORNER LOTS

within 1/4 mile radius in E-1 zone

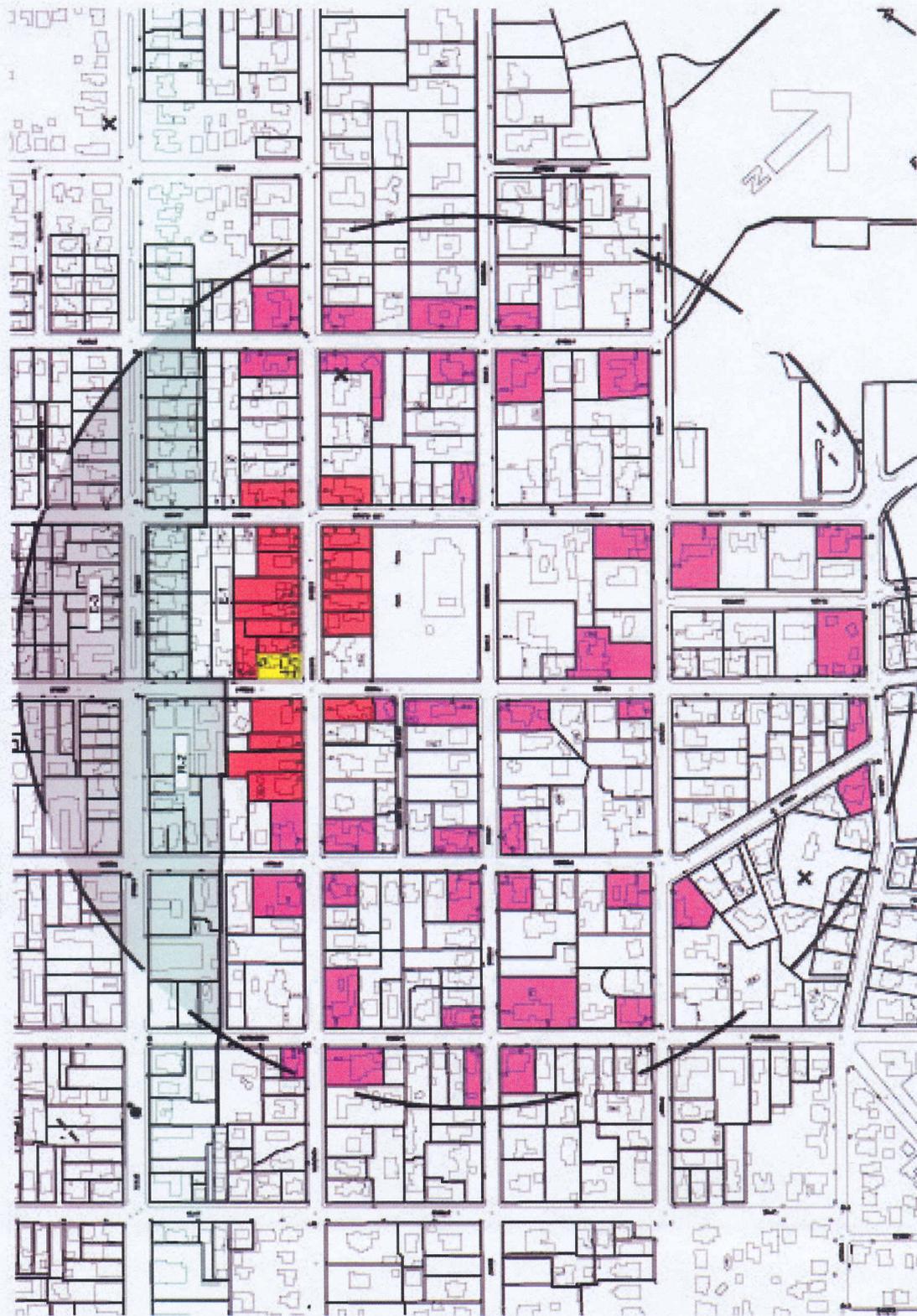


Exhibit D

2105 Anacapa St.
Santa Barbara, CA

ARCHITECTURE
& ALLIED ARTS

STUDIO

20 CLOSEST LOTS: RANKED BY F.A.R.

Address (Optional)	Data Source (Ex. Co. Assessor's Office)	APN	Lot Size In net sq. ft.	Floors	House	Garage (Carport)	Total	FAR	FAR Rank
2028 Anacapa St	Co. Assessor's Office	025-321-003	7,405	2	2,984	506	3,490	0.47	1 Largest
116 E Padre St	Co. Assessor's Office	025-321-002	4,356	2	1,564	242	1,806	0.41	2
32 E Padre St	City Street File	025-312-045	7,900	2	2,869	480	3,149	0.40	3
2109 Anacapa St	Co. Assessor's Office	025-242-010	6,098	1	1,874	400	2,274	0.37	4
2105 Anacapa St	MST Project Proposed	025-242-011	9,372	2	2,940	424	3,364	0.36	5
2030 Anacapa St	Co. Assessor's Office	025-321-009	7,840	2	2,303	200	2,503	0.32	6
2120 Anacapa St	Co. Assessor's Office	025-251-009	8,712	1	2,196	480	2,676	0.31	7
2025 Anacapa St	Co. Assessor's Office	025-312-003	7,840	1	1,796	480	2,276	0.29	8
104 E Padre St	Co. Assessor's Office	025-321-001	10,890	1	2,395	654	3,049	0.28	9
2126 Anacapa St	Co. Assessor's Office	025-251-008	8,712	1	1,922	437	2,359	0.27	10
23 E Padre St	Co. Assessor's Office	025-242-012	10,455	2	2,401	396	2,797	0.27	11
2100 Anacapa St	Co. Assessor's Office	025-251-010	18,730	2	4,249	361	4,610	0.25	12
34 E. Padre St	Co. Assessor's Office	025-312-044	15,246	2	2,553	648	3,201	0.21	13
2121 Anacapa St	Co. Assessor's Office	025-242-007	14,625	2	2,604	400	3,004	0.21	14
15 E. Padre St	City Street File	025-242-013	14,625	2	2,315	624	2,939	0.20	15
2115 Anacapa St	Co. Assessor's Office	025-242-008	9,750	1	1,655	288	1,943	0.20	16
2111 Anacapa St	Co. Assessor's Office	025-242-009	7,840	1	1,176	323	1,499	0.19	17
2116 Anacapa St	Co. Assessor's Office	025-251-011	10,019	1	1,353	288	1,641	0.16	18
2021 Anacapa St	Co. Assessor's Office	025-312-015	14,375	1	1,428	484	1,910	0.13	19
									20
									21 Smallest

Average/Mean Total of House + Garage Size (including project proposal): **2,657**
 Average/Mean FAR (including project proposal): **0.28**

Exhibit E

20 CLOSEST LOTS: RANKED BY SIZE

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carport	Total	Rank
2100 Anacapa St	Co. Assessor's Office	025-251-010	18,730	2	4,249	361	4,610	1 Largest
2028 Anacapa St	Co. Assessor's Office	025-321-003	7,405	2	2,984	506	3,490	2
2105 Anacapa St	MST Project Proposed	025-242-011	9,372	2	2,940	424	3,364	3
34 E. Padre St	Co. Assessor's Office	025-312-044	15,246	2	2,553	648	3,201	4
32 E Padre St	City Street File	025-312-045	7,900	2	2,669	480	3,149	5
104 E Padre St	Co. Assessor's Office	025-321-001	10,890	1	2,395	654	3,049	6
2121 Anacapa St	Co. Assessor's Office	025-242-007	14,625	2	2,604	400	3,004	7
15 E. Padre St	City Street File	025-242-013	14,625	2	2,315	624	2,939	8
23 E Padre St	Co. Assessor's Office	025-242-012	10,455	2	2,401	396	2,797	9
2120 Anacapa St	Co. Assessor's Office	025-251-009	8,712	1	2,196	480	2,676	10
2030 Anacapa St	Co. Assessor's Office	025-321-009	7,840	2	2,303	200	2,503	11
2126 Anacapa St	Co. Assessor's Office	025-251-008	8,712	1	1,922	437	2,359	12
2025 Anacapa St	Co. Assessor's Office	025-312-003	7,840	1	1,796	480	2,276	13
2109 Anacapa St	Co. Assessor's Office	025-242-010	6,098	1	1,874	400	2,274	14
2115 Anacapa St	Co. Assessor's Office	025-242-008	9,750	1	1,655	288	1,943	15
2021 Anacapa St	Co. Assessor's Office	025-312-015	14,375	1	1,426	484	1,910	16
116 E Padre St	Co. Assessor's Office	025-321-002	4,356	2	1,564	242	1,806	17
2116 Anacapa St	Co. Assessor's Office	025-251-011	10,019	1	1,353	288	1,641	18
2111 Anacapa St	Co. Assessor's Office	025-242-009	7,840	1	1,176	323	1,499	19
								20
								21 Smallest

Average/Mean House Size (including project proposal): 2,657

Exhibit F

S.B. CITY'S F.A.R. CALCULATOR

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The calculator will calculate the proposed FAR. Blue area values are 100% maximum FAR per the Zoning Ordinance, and the 85% MAX FAR per the Planning Director's. Additionally, red cells denote whether a FAR application is required.

The calculator does not include any Public Good Elements or Public Good Right of Way areas. The proposed 320M, MAX FAR 315M. Area that include the net floor area of all stories of all buildings. It is not to include basement/under floor area. For further information on these definitions please refer to SBMC 15.020, 15.021, 15.022.

ENTER Project Address:	2105 Anacapa
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,364
ENTER Zone ONLY from drop-down list:	E-1
ENTER Net Lot Area (in sq. ft.):	9,372
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are: REQUIRED**	
ENTER Average Slope of Lot:	8.05%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR WOD is not required per SBMC 523.15	
FLOOR AREA RATIO (FAR):	0.36
Lot Size Range:	4,000 - 9,999 sq. ft.
MAX FAR Calculation (in sq. ft.):	1,203 = (0.25 x lot size in sq. ft.)
100% MAX FAR:	0.38
100% MAX FAR (in sq. ft.):	5,543.0
85% of MAX FAR (in sq. ft.):	3,011.6
The 3364 square foot proposed total is 95.0% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
 **NOTE: If your project is located on a site with multiple lot or lots, please contact Planning Staff to confirm whether the FAR calculations are "Required" or "Optional".

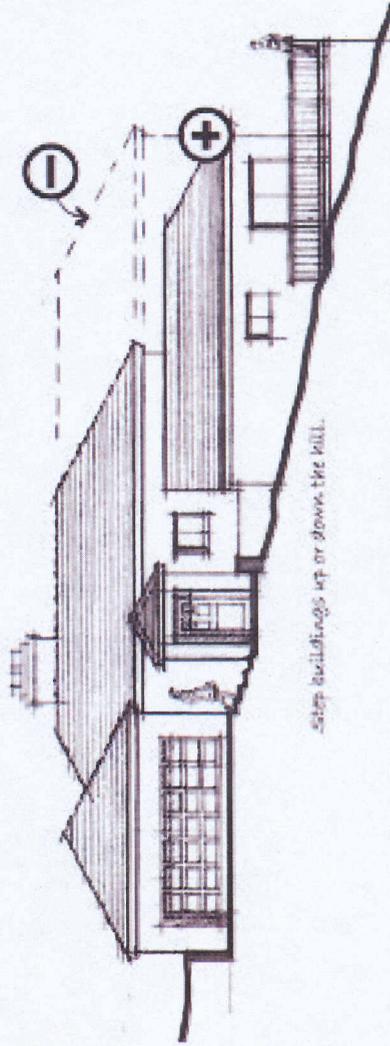
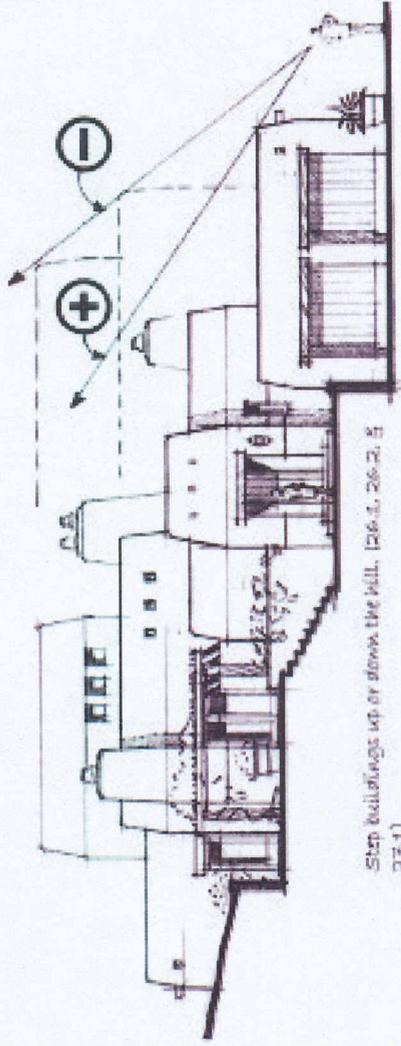
Average Conversion Calculator	
ENTER Average to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43,988

Exhibit C

S.B. CITY'S HILLSIDE DESIGN GUIDELINE

HILLSIDE HOUSING DESIGN GUIDELINES

26. NATURAL SURROUNDINGS CONTINUED.



Note: The "plus" examples in the illustrations above also comply with guideline 28.1 on page 47-H, which encourages an "apparent height" (lowest point of contact with grade to highest point of building (encompassive)) of less than 30' for hillside homes.



Exhibit H

ARCHITECTURE
& ALLIED ARTS

2105 Anacapa St.
Santa Barbara, CA

STUDIO

COMPLIANCE WITH GUIDELINES

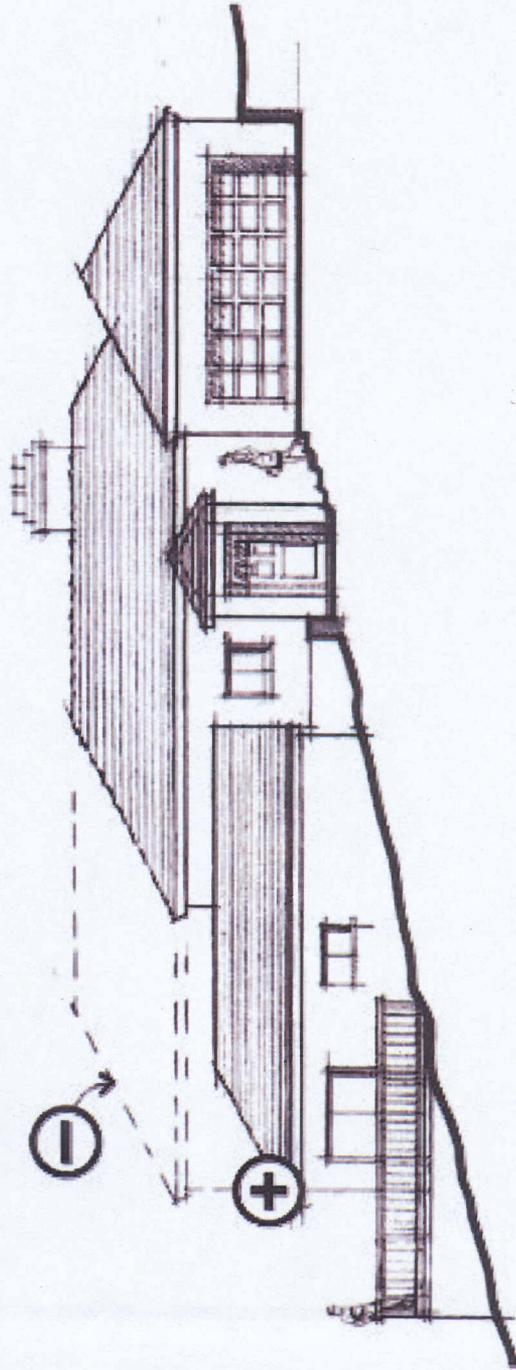
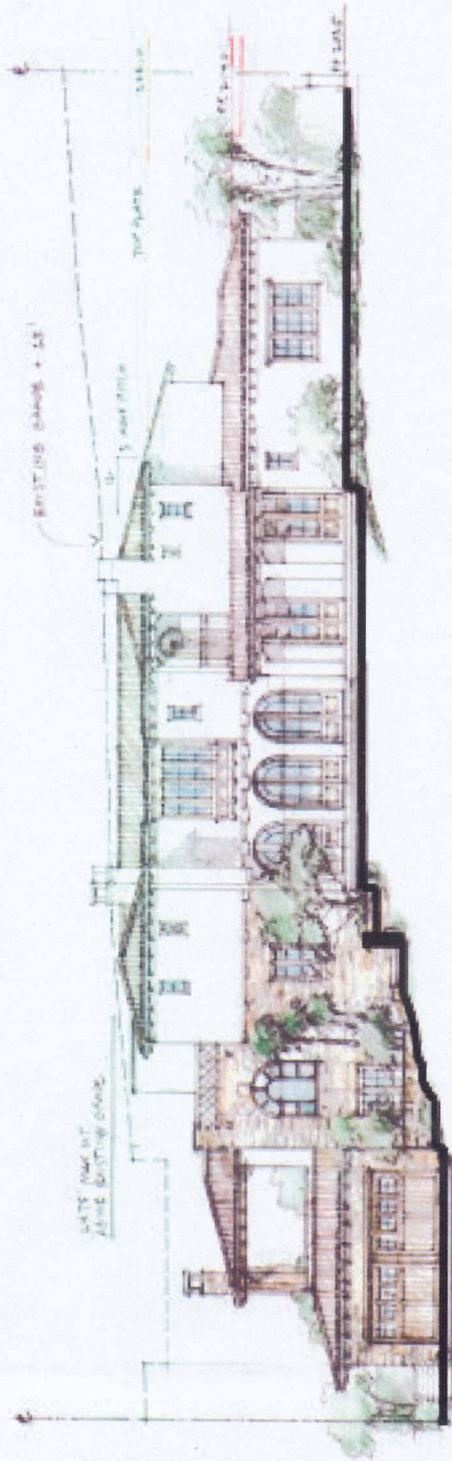


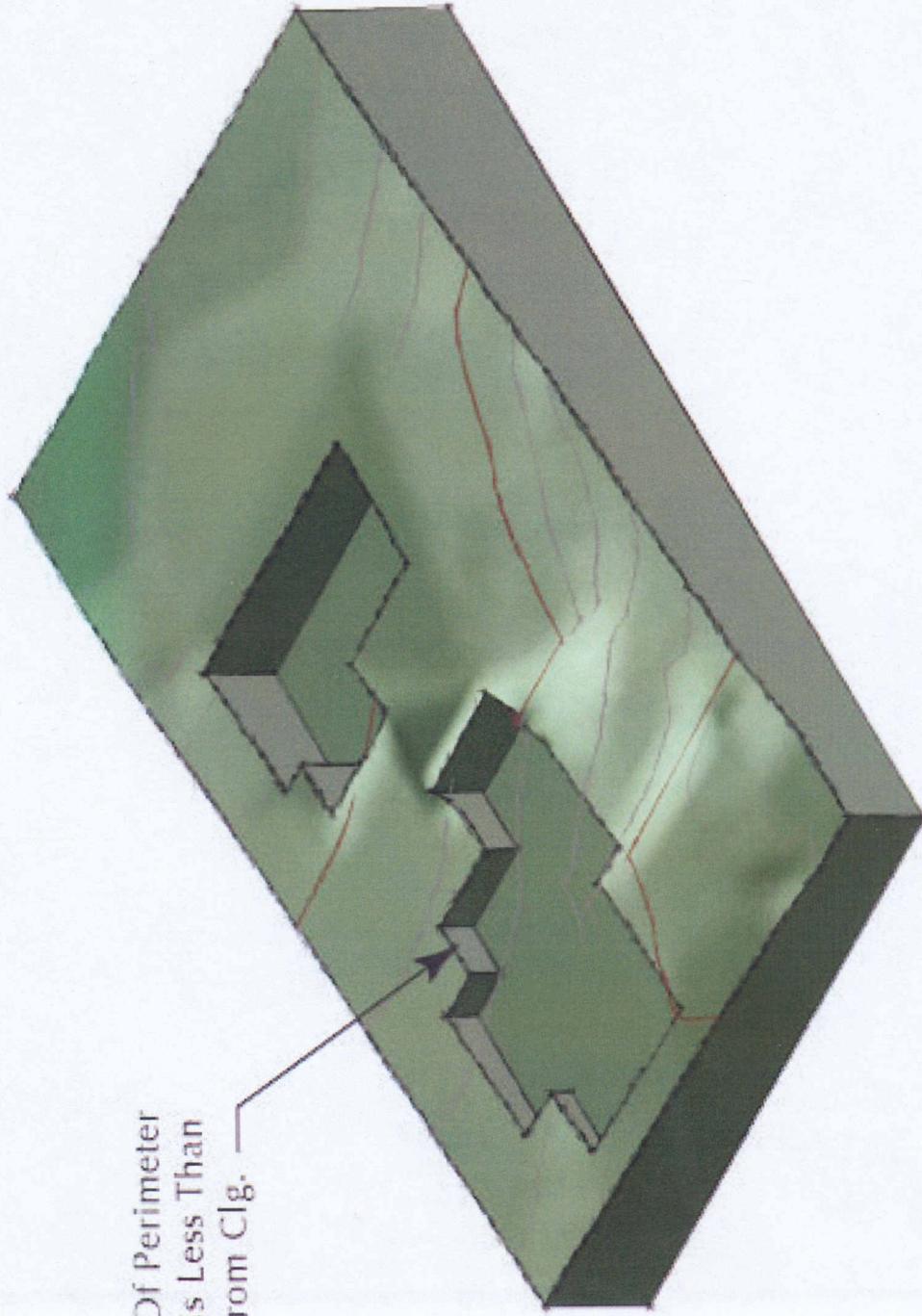
Exhibit I

2105 Anacapa St.
Santa Barbara, CA

ARCHITECTURE
& ALLIED ARTS

STUDIO

PROPOSED PARTIAL BASEMENT PLAN



75% Of Perimeter
Wall Is Less Than
4 Ft From Clg.

Exhibit J



2105 Anacapa St.
Santa Barbara, CA

PROPOSED GROUND LEVEL PLAN

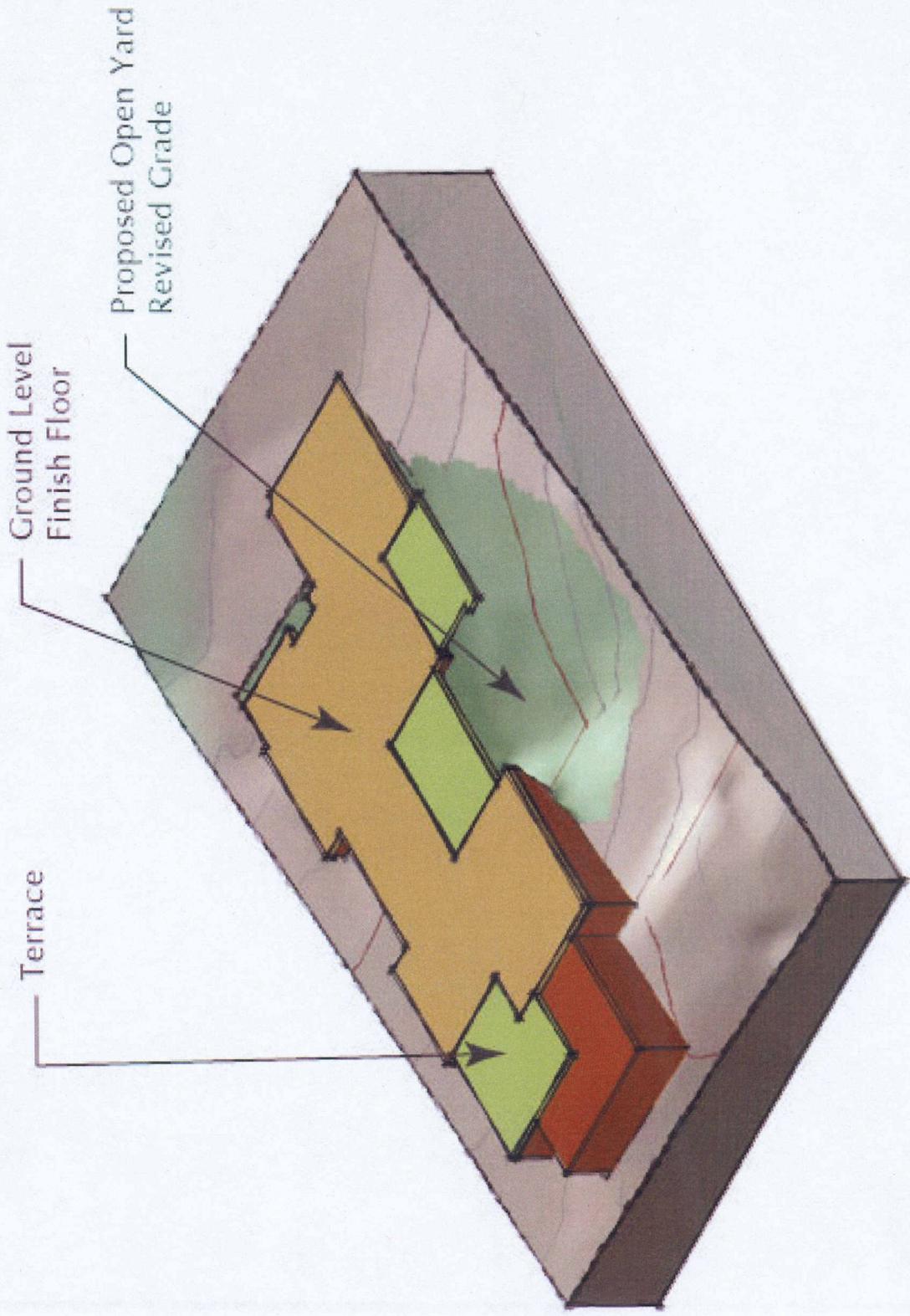


Exhibit K

ARCHITECTURE
& ALLIED ARTS

2105 Anacapa St.
Santa Barbara, CA

