



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 8, 2007  
**AGENDA DATE:** March 15, 2007  
**PROJECT ADDRESS:** 3250 Braemar Drive (MST2004-00490; CDP2006-00014)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The project consists of a proposal to demolish an existing 1,942 square foot single-family residence and to construct a new two-story 4,390 square foot, single-family residence with an attached 750 square foot, three-car garage. (There was previously a 1,384 square foot, detached garage which has been demolished.) This proposal also includes 959 square feet of covered porches and a 100 square foot second floor deck. The site is a 43,775 square foot lot located in the Hillside Design District and the Non-Appealable Jurisdiction of the Coastal Zone. There is approximately 6,252 square feet of easements on the project site, in the form of a private drive, leaving the buildable lot area at 37,523 square feet. The lot does not front on a public street, therefore there is no required front yard setback.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009). The Coastal Development Permit is required because under current City regulations a demolition and replacement of single family residences cannot be excluded. There is a Local Coastal Plan Amendment pending that would exclude this type of development in the future.

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances, General Plan and policies of the 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.



Vicinity Map for 3250 Braemar Drive

**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

February 1, 2007  
April 2, 2007

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant/Property Owner: David & Kristin Young	
Parcel Number: 047-030-049	Gross Lot Area: 43,775 square feet
General Plan: Residential, 5 units/acre	Zoning: A-1/SD-3, Single-Family Residence and Coastal Overlay Zone
Existing Use: Residential	Topography: ~7% average slope
Adjacent Land Uses: North – Single-Family Residential                      East – Single-Family Residential South – Single-Family Residential                      West – Single-Family Residential	

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	1,942	4,390
Garage	1,384	750

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks					
-Front	35'	136'		72'	
-Interior	15'	48'		61'	
Building Height	30'	16'		27'	
Parking	2 covered	3 covered		3 covered	
Open Yard	1,250	1,250		1,250	
Lot Coverage					
-Building	N/A	3,502 sq.ft.	8%	5,423 sq. ft.	12%
-Pool Coverage	N/A	N/A		1,137 sq. ft.	3%
-Paving/Driveway	N/A	6,129 sq. ft.	14%	8,616 sq. ft.	20%
-Landscaping	N/A	34,144 sq.ft.	78%	28,599 sq. ft.	65%

The proposed project is consistent with the regulations of the A-1, single-family residence zone related to building height, solar access, open yard requirements and parking.

## **VI. ISSUES**

### **A. ENVIRONMENTAL REVIEW**

Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, new construction of small structures.

### **B. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on October 2, 2004, and August 7, 2006 (meeting minutes are attached as Exhibit D). The project was continued indefinitely to the Planning Commission with the comment that the house and paving are appropriate to the site. A landscape plan was also reviewed by the ABR with the comment that the applicant is to enlarge the proposed trees by 25% and adequately screen the guest parking area. Preliminary and final approvals, with Neighborhood Preservation Ordinance findings by the ABR, will be required following Planning Commission approval of the project.

Staff agrees with the ABR and believes that the size, bulk, scale and overall design of the project would be compatible with the surrounding neighborhood and existing homes in this area. The project would result in a home which conforms to the overall pattern of development along Braemar Drive, which is a mix of one- and two-story homes on one acre lots with a variety of architectural styles.

The existing floor to lot area ratio (FAR) at the project site is 7.6% and the proposed project would result in a total FAR of 11.7%. As part of the City's effort to update the Neighborhood Preservation Ordinance (NPO), a draft formula for determining potential future maximum FARs for two-story homes in the City was created. The draft formula is only proposed as a guideline for lots with a net lot area of 15,000 square feet or more. According to this proposed guideline, the maximum size for a two-story home, including the garage, for a 43,775 square foot lot would be 4,999 square feet with an FAR of 11.4%. This proposal includes a new two-story residence and attached garage resulting in a total of 5,140 square feet with an 11.7% FAR; therefore, slightly over the proposed guideline maximum FAR.

### **C. LOCAL COASTAL PLAN COMPLIANCE**

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component One of the Local Coastal Plan (LCP), which is located between the City's Westerly Boundary adjacent to Hope Ranch, east of Arroyo Burro Creek and extending 1,000 yards, and is a low density residential area. The LCP acknowledges that this area is almost entirely developed with single-family residences. The major coastal issue within this component relevant to the project is: hazards related to fire services. The Fire Department reviewed the project through the DART process and has conditioned that the private fire hydrant must be maintained and the driveway must be maintained at 16 feet in width. The

project site is located in the Braemar Park Tract, but would not block coastal or public views or impact open space areas. The site is not located on a coastal bluff or in an archaeological sensitivity zone. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

## **VII. FINDINGS**

Planning Staff recommends that the Planning Commission approve the Coastal Development Permit subject to the findings outlined below and the conditions of approval contained in Exhibit A.

### **COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)**

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 new residence would be compatible with the existing neighborhood, would not be visible from the beach, would not impact views from public view corridors, would not impact public access, and would not contribute to safety or drainage hazards on the site and is not located on a coastal bluff or in an archaeological sensitivity zone.

#### Exhibits:

- A. Conditions of Approval
- B. Site Plan and Elevations
- C. Applicant's letter, December 20, 2006
- D. Architectural Board of Review Minutes, October 2, 2004, and August 7, 2006



## PLANNING COMMISSION CONDITIONS OF APPROVAL

3250 BRAEMAR DR (MST2004-00490, CDP2006-00014)

*COASTAL DEVELOPMENT PERMIT*

MARCH 15, 2007

I. 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. **Recorded Agreement (s) Prior to Permits.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property, shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any *project related* drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
4. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
5. **Maintenance Agreement Required.** The Owner shall maintain the existing 16-foot driveway width and the existing private fire hydrant.
6. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 15, 2007, is limited to approximately 5,140 square feet of building 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.

B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit:

1. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
  2. **Permeable Paving.** Incorporate a permeable paving system for the project driveway that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Transportation Manager.
  3. **Trash Enclosure Provision.** A trash enclosure area for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers, with final location approved by ABR.
- 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. **Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Braemar Drive. Public Works Improvement Plans shall be submitted with Building Permit plans. *As determined by the Public Works Department, the improvements shall include new, and/or remove and replace to City standards:* underground service utilities, connection to City/private water and sewer mains, drainage system (curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection, etc.), preserve and/or reset survey monuments, and provide adequate positive drainage from site. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
  2. **Drainage Calculations.** The Owner shall submit simple drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
  3. **Fire Sprinkler System.** A fire sprinkler system shall be provided.
  4. **Agreement Assigning Water Extraction Rights.** Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights does not include a right of surface entry on or from the Real Property.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Soils Report.** Submit to the Building and Safety Division a soils report.
  2. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- E. **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 Architectural Board of Review, outlined in Section B above.
  2. **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., Final Map submitted to Public Works 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:

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Property Owner	Date	
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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- F. **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. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the

location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials.

2. **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:

New Year's Day ..... January 1st\*  
Martin Luther King's Birthday ..... 3rd Monday in January  
Presidents' Day ..... 3rd Monday in February  
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.

3. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- a. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

4. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
5. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
6. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
7. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
8. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of a Temporary Certificate of Occupancy, or Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements along subject property frontage (curbs, gutters, sidewalks, etc.), subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist.
2. **Complete Public Improvements.** Public improvements as shown on the public improvement/building plans.
3. **Cross Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
4. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

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

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

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

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

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.





PACIFIC ARCHITECTS

1117 Oak Village  
Road  
Redwood City, CA 94061  
Tel: 650.555.3450

3250 BRAEMAR DRIVE

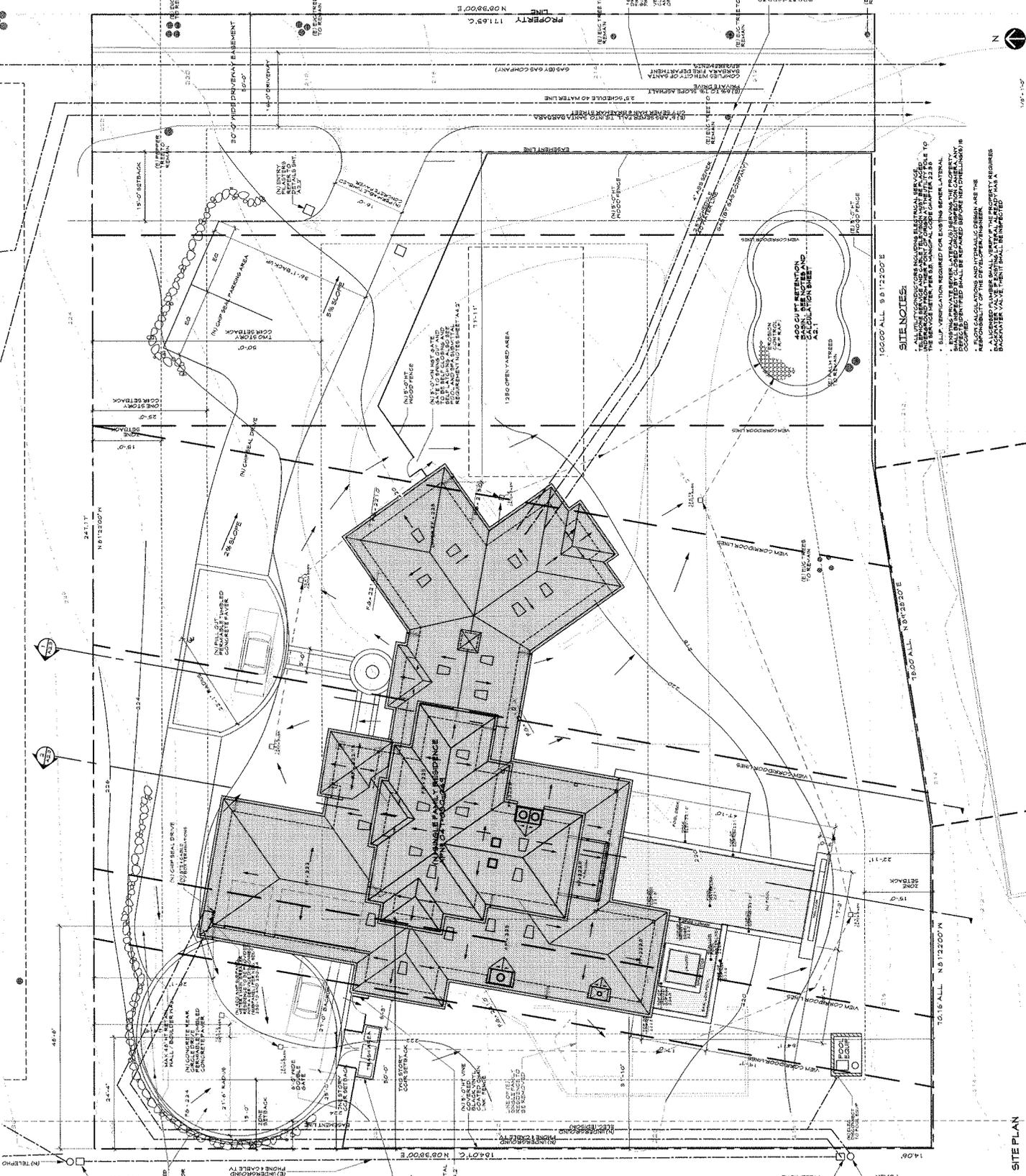


All items shown and their dimensions are shown for information only. They are not to be used for construction without the approval of the engineer. The engineer is not responsible for the accuracy of the information shown on this drawing. The engineer is not responsible for the accuracy of the information shown on this drawing. The engineer is not responsible for the accuracy of the information shown on this drawing.

Revised	Description	Date

Sheet 4 of 4

A2



**SITE NOTES:**

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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EXHIBIT B

SITE PLAN



PACIFIC ARCHITECTS

117 Park Street  
Melbourne, FL 32906  
953.4143.1010

3250 BRAEMAR DRIVE

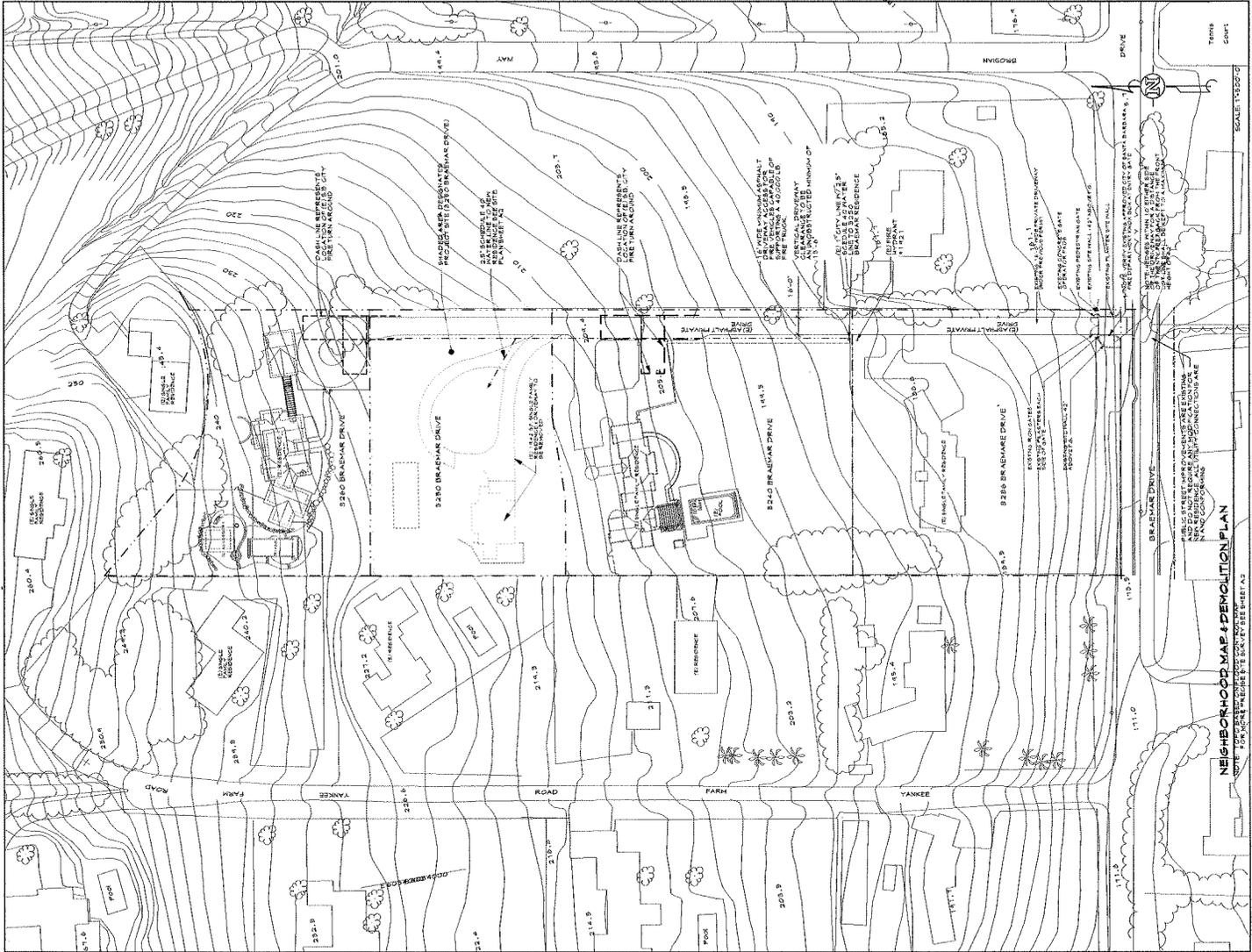


All work shown and done  
herein is the work of the  
engineer named above and  
is not to be construed as  
an approval or endorsement  
of any product or material  
shown or used in the work  
shown or done hereon  
except as may be indicated  
thereon.

Revision	Description	Date
1	AS NOTED	02/20/07
2	AS NOTED	02/20/07

A2.1

SHEET 07



**HIGH FIRE HAZARD AREA REQUIREMENTS:**

1. STRUCTURES WITHIN THE DESIGNATED HIGH FIRE HAZARD AREA SHALL BE CONSIDERED "COMPLY" WITH THE REQUIREMENTS OF THE FLORIDA FIRE MARSHAL'S OFFICE. THE DESIGNATED HIGH FIRE HAZARD AREA SHALL BE IDENTIFIED BY THE FLORIDA FIRE MARSHAL'S OFFICE. THE DESIGNATED HIGH FIRE HAZARD AREA SHALL BE IDENTIFIED BY THE FLORIDA FIRE MARSHAL'S OFFICE. THE DESIGNATED HIGH FIRE HAZARD AREA SHALL BE IDENTIFIED BY THE FLORIDA FIRE MARSHAL'S OFFICE.

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**Detention Basins.**

Detention of storm water runoff allows for the setting of fine sediment and debris. Detention basins are designed to reduce the peak flow rate of storm water runoff. Detention basins are designed to reduce the peak flow rate of storm water runoff. Detention basins are designed to reduce the peak flow rate of storm water runoff.

1. The volume calculation will be completed as follows:  
 $Q_{AVG} = (Q_{IN} + Q_{OUT}) / 2$   
 $Q_{AVG} = (12.7 \text{ CFS} + 12.7 \text{ CFS}) / 2 = 12.7 \text{ CFS}$   
 $VOLUME = Q_{AVG} \times TIME = 12.7 \text{ CFS} \times 1.2 \text{ HOURS} = 18.36 \text{ CU FT}$

2. The volume calculation will be completed as follows:  
 $Q_{AVG} = (Q_{IN} + Q_{OUT}) / 2$   
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3. The volume calculation will be completed as follows:  
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4. The volume calculation will be completed as follows:  
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1. ALL PLANTING ALONG ROADWAYS AND ALONG DRIVEWAYS ARE SETBACK TO 10 FEET FROM THE CURB OR DRIVEWAY.

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NEIGHBORHOOD MAP & DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

DATE: 02/20/07





David and Kristin Young  
3250 Braemar dr.  
Santa Barbara, Ca  
805-682-7880 hm  
805-689-7245 cell

12-20-06

Planning Commission  
City of Santa Barbara

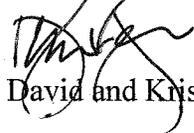
Re: Coastal Development Permit Application for 3250 Braemar dr.; APN: 047-030-049;  
A-1/SD 3 zone

Dear Planning Commissioners:

We are requesting a coastal development permit to allow the demolition of a sub-standard 1942 sq. ft. house that we currently occupy in the non-appealable jurisdiction of the Coastal Zone. Our family has lived in the Braemar area for approximately ten years.

We are proposing a new 4390 sq. ft home with 750 sq.ft. attached garage and a pool that sits on a 43775 sq. ft. lot. Our homeowner's association setbacks exceed the city's requirements. We built and lived in the home directly behind us and created view easement with our new neighbors that purchased the home. The design incorporates features from the homes above (3260) and home below us (3240). Our new home will incorporate all existing utilities and will not require any construction activity off of our property. There will be no removal of any significant vegetation. Our grading operation will include 110 yards of cut under the footprint, 388 yards of cut outside the foot print and approximately 288 yards of fill. We will be exporting approximately 163 yds. The demolition operation will take 2-3 days. Grading will immediately follow lasting and addition 5 days. All construction staging will be confined to 3250 Braemar dr. We are estimating construction of the home for a period of 12 months.

Sincerely,



David and Kristy Young





## DESIGN REVIEW ACTIVITIES SUMMARY

**3250 BRAEMAR DR**

**MST2004-00490**

**R-NEW RESIDENCE**

*Proposal to construct a new two-story 4,348 square foot single family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development permit is required as this is a demo/rebuild of a single family residence located in the Hillside Design District (the existing 1,900 square foot single family residence and garage are being demolished under a separate building permit).*

Status: Pending

DISP

Date 3

**ABR-Concept Review (New)**

**CONT**

**08/02/04**

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

(6:46)

Bill Wolf, Architect; and David Young, Applicant, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is ready for preliminary approval. 2) The house and its outbuildings and paving are appropriate to the site. 3) Upsize 25% of the trees. 4) Adequately screen the guest parking area.

Action: Bartlett/Manson-Hing, 8/0/0.

**ABR-Concept Review (Continued)**

**CONT**

**08/07/06**

(Second Concept Review)

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

( 3:25)

Present: David Young, Owner; Bill Wolf, Architect.

Motion: Continued indefinitely to the Planning Commission with the following comments: The Board carried forward the following comments from the August 2, 2004 meeting: 1) The project is ready for preliminary approval. 2) The house and paving are appropriate to the site. 3) Upsize 25% of the trees. 4) Adequately screen the guest parking area.

Action: LeCron/Wienke, 7/0/0. (Bartlett absent)

## EXHIBIT D

