



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 27, 2013
AGENDA DATE: December 5, 2013
PROJECT ADDRESS: 1222 Shoreline Drive (MST2013-00207)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 5482
 Renee Brooke, AICP, Senior Planner *RLB*
 Peggy Burbank, Project Planner *PB*

I. PROJECT DESCRIPTION

The project consists of demolition of an existing one-story single family residence and detached garage, and construction of a new two-story, 1,680 square-foot single family residence and 440 square-foot detached garage on a 5,662 square-foot lot in the East Mesa Neighborhood.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00005) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.110).

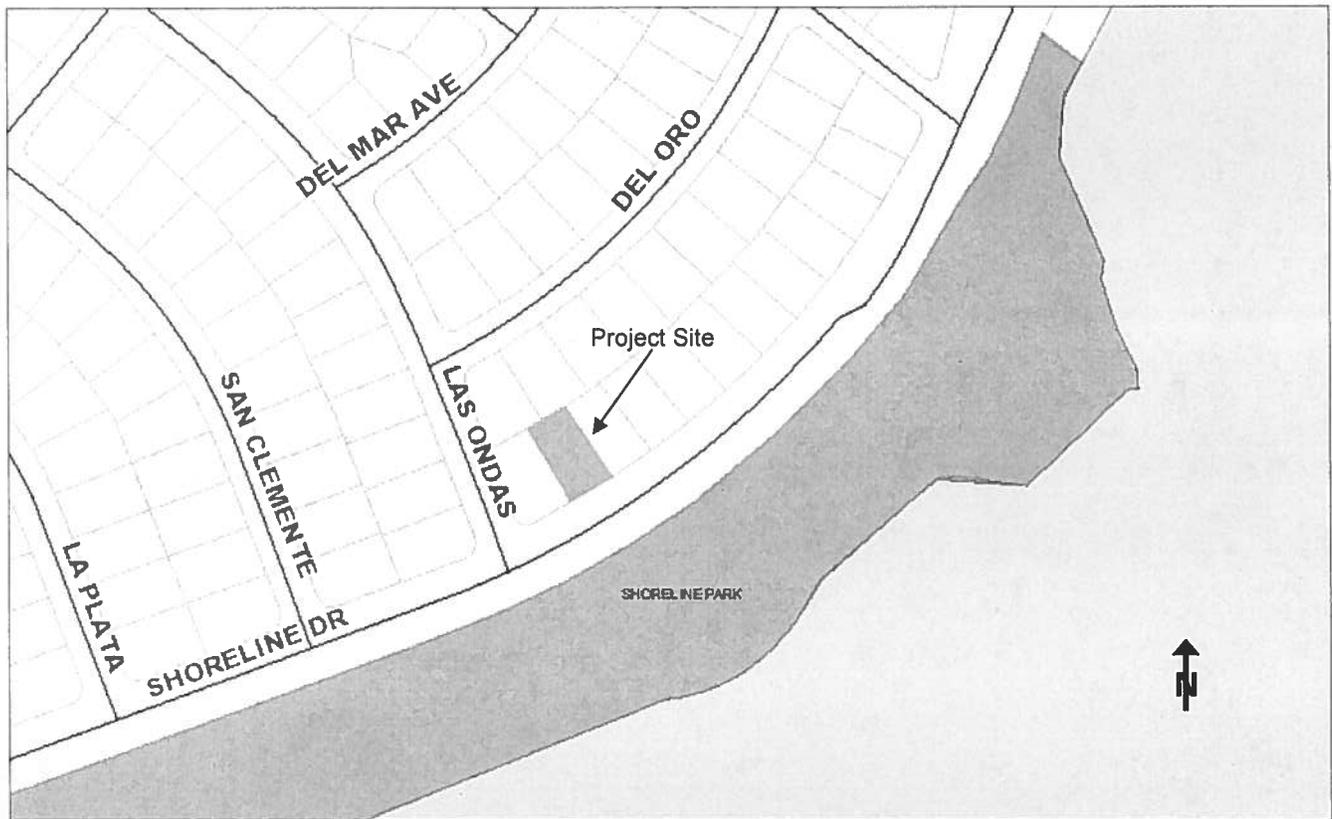
APPLICATION DEEMED COMPLETE: November 1, 2013

DATE ACTION REQUIRED: January 29, 2014

III. RECOMMENDATION

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

Figure 1: Vicinity Map for 1222 Shoreline Drive



IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	James Zimmerman		
Property Owner:	Janice and Robert Kopf		
Site Information			
Parcel Number:	045-214-021	Lot Area:	5,662 square feet
General Plan:	Low Density Residential (5du/acre)	Zoning:	E-3/SD-3
Local Coastal Plan:	Residential (5 units/acre)	Topography:	Flat
Existing Use:	Single Family Residential		
Adjacent Land Uses			
	North – Single Family Residential South – Shoreline Park		East – Single Family Residential West – Single Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,160 square feet	1,680 square feet
Garage	400 square feet	440 square feet
Accessory Space	50 square feet	0
Floor Area Ratio	.28 = 62% of Maximum Required FAR	.37 = 82% of Maximum Required FAR

V. POLICY AND ZONING CONSISTENCY ANALYSIS

The proposed project is located on an existing parcel that is non-conforming to size and street frontage. This is typical in this neighborhood of older, small lots.

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 feet	16 feet	20 feet
-Interior	6 feet	0 feet (shed)	6 feet
-Rear	6 feet	0 feet (garage)	6 feet
Building Height	30 feet	13.75 feet	24 feet
Parking	2, covered	2, covered	2, covered
Open Yard	1,250 square feet	2,164 square feet	1,250 square feet

Lot Coverage					
-Building	N/A	1,745	30.8%	2,280	40.2%
-Paving/Driveway	N/A	1,969	34.8%	1,921	33.9%
-Landscaping	N/A	1,948	34.4%	1,461	25.9%

As indicated in the above tables, the proposed project conforms to the basic requirements of the E-3 Zone. The proposed project would be set back from the street frontage slightly further than the existing house and meet the interior setback requirements. The new two-story house would be taller than the existing one-story houses on either side, but not existing houses to the rear of the property. On January 17, 2013, the Planning Commission approved a second-story addition to the neighboring house on the east side of the subject parcel (PC Reso 001-13). That applicant has yet to apply for a building permit.

B. LOCAL COASTAL PLAN CONSISTENCY

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 Two of the LCP, located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of sea cliff retreat and flooding, maintaining and providing public access along the bluffs, preventing overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

The project site is not located on the coastal bluff and is not located in archaeologically sensitive zones. Public views will not be affected because there are no public view corridors on the north side of Shoreline Drive. As detailed below, the project is consistent with applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

1. NEIGHBORHOOD COMPATIBILITY

LCP Policy 5.3 states, “new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.” The proposed project consists of replacing an existing one-story single-family residence with a new two-story residence in an established single family residential neighborhood. This has been the development pattern in this neighborhood for some time and, as a consequence, the neighborhood contains a mix of one- and two-story houses.

2. VIEWS

Policy 9.1 of the LCP states that existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. The proposed two-story residence would not inhibit existing public views to, from or along the ocean or any scenic coastal areas. Shoreline Park is located south of the proposed project, removing the potential for shading of the park by a taller structure on this site. Since the proposed house complies with the 20-foot front setback, and an existing 9.5-foot landscaped parkway strip further separates the development from the public sidewalk, road and

park, the proposed two-story residence would not dominate or obstruct views to or from Shoreline Park. Therefore, this project is consistent with this Policy of the LCP.

3. WATER AND MARINE ENVIRONMENT

LCP Policy 6.9 urges the use of best management practices to protect Santa Barbara's watersheds and marine environment. The proposed project complies with the City's Storm Water Management Program Tier 3 requirements for reduction, retention and treatment of storm water by incorporating two retention sumps into landscaping along the southern boundary of the parcel, minimizing hardscape, and using permeable pavers in the driveway and walkways, consistent with this policy.

VI. ENVIRONMENTAL REVIEW

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures), which allows for the construction of a new single-family residence on a legal lot.

VII. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on three separate occasions (meeting minutes are attached as Exhibit D). After significant design changes to address the privacy concerns of a neighboring resident, the SFDB on August 12, 2013 continued the item indefinitely to the Planning Commission, with the comment: "The applicant has addressed the Single Family Design Board's concerns. The project represents a compatible and acceptable architectural design and site plan."

VIII. FINDINGS

The Planning Commission finds the following: **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse affects related to coastal resources, including views and public access, as described in Section V.B of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the proposed residence would maintain the single-family character of the East Mesa Neighborhood, maintain views to, from and along the coast and the recreational experience of Shoreline Park, and maintain or improve the quality of marine waters through improved on-site storm water management, as described in Section V of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated August 16, 2013
- D. SFDB Minutes
- E. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1222 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
DECEMBER 5, 2013

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owners and occupants 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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition G "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on December 5, 2013 is limited to demolition of the existing single family residence and detached garage and construction of one new single-family dwelling unit comprising approximately 1,680 square feet and a 440 square-foot two-car, detached garage and all other improvements as shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board.

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
 5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. 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.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Parks and Recreation Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Parks and Recreation Commission for the removal of the trees in the front setback.
 2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department**

- a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit a hydrology report for Post Construction Practices prepared by a registered civil engineer or licensed architect or landscape architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, storm water facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
- c. **Shoreline Drive Public Improvements.** The Owner shall submit Public Works plans for construction of improvements along the property frontage on Shoreline Drive. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California.

As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 30 linear feet of sidewalk, driveway apron modified to meet Title 24 requirements with a maximum width of 16 linear feet, 10 linear feet of curb and gutter, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

- b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C “Design Review,” and all elements/specifications shall be implemented on-site.
- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
 - 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors names, contractors telephone numbers, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
 - 2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
 - 3. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program or shall obtain an APCD permit.
- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

- j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - o. The engine size of construction equipment shall be the minimum practical size.
 - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

4. **Site Maintenance.** The existing site/structure shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.
5. **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 being notified of a lawsuit regarding 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.

II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

August 16, 2013

Planning Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Coastal Development Permit for:
1222 Shoreline Drive
MST#2013-00207
APN:045-214-021

RECEIVED
AUG 21 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Planning Commission of Santa Barbara,

We are currently involved with a project located at 1222 Shoreline Drive in which our clients would like to make improvements to their existing residence. We are requesting Planning Commission approval for a Coastal Development Permit in the appealable jurisdiction of the City's Coastal Zone, for the demolition of the existing structures and rebuild of a two-story, single-family residence with a detached 2-car garage.

The existing structure includes a one-story 1,160 square foot, one story, single-family residence and 400 square foot detached garage/workshop. Our proposal would consist of a complete demolition of the existing one-story structure and the detached garage/workshop and construction of a new 1,680 square foot, two story, single family residence with a detached 440 square foot two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,120 square feet. The project is 82% of the required floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2013-00048. Violations will be abated by the demolition of the structures.

We feel this design conforms to the characteristics of the neighboring residences along Shoreline Drive. The design received good comments from Single Family Design Board (S.F.D.B.). The proposed design compliments this portion of the Mesa being across from Shoreline Park and had received Shoreline neighborhood compatibility approval. Do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James J. Zimmerman, A.I.A.

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

EXHIBIT C

C. Consent Calendars:

Motion: Ratify the Consent Calendar of August 5, 2013. The Consent Calendar was reviewed by Brian Miller and Lisa James.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Pierce and Zimmerman absent.)

Motion: Ratify the Consent Calendar of August 12, 2013. The Consent Calendar was reviewed by Brian Miller and Lisa James.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals. No announcements.

E. Subcommittee Reports. No subcommittee reports.

****THE BOARD TOOK A BRIEF RECESS AT 3:09 P.M. AND RECONVENED AT 3:12 P.M.****

SFDB-CONCEPT REVIEW (CONT.)

1. 1222 SHORELINE DR

E-3/SD-3 Zone

(3:10)

Assessor's Parcel Number: 045-214-021
Application Number: MST2013-00207
Owner: Janice & Robert Kopf Trust
Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 440 square foot garage and construction of a new 1,680 square foot, two-story, single-family residence, with a detached 440 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

(Third concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed at SFDB on June 17, 2013.)

Actual time: 3:12 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect; and Robert and Janice Kopf, Owners.

Public comment opened at 3:22 p.m.

- 1) Kathy Koury; wants the master bedroom window sill height to be conditioned at a minimum of 5-foot 6-inches height to preserve the privacy of her bedroom and private yard areas, and had a question regarding the size of the north bathroom window.

Public comment closed at 3:24 p.m.

Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:

- 1) The applicant has addressed the Single Family Design Board's concerns. The project represents a compatible and acceptable architectural design and site plan.

Action: Sweeney/Pierce, 6/0/0. Motion carried. (Zimmerman stepped down).

PROJECT DESIGN REVIEW

2. 448 ALAN RD

E-3/SD-3 Zone

(3:45)

Assessor's Parcel Number: 047-072-007
 Application Number: MST2013-00062
 Owner: Merrill Family Living Trust
 Architect: Kurt Magness
 Engineer: Dale Weber
 Applicant: Michael Merrill

(Proposal to demolish an existing, one-story 1,529 square foot, single-family residence and 329 square foot detached carport, and construct a new, one-story, 1,645 square foot, single-family residence and an attached, 434 square foot, two-car garage. The proposal involves a total of 3,620 cubic yards of site grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 010-13.)

Actual time: 3:30 p.m.

Present: Kurk Magness, Architect; Michael Merrill, Owner; and Chuck McClure, Landscape Architect.

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 to Consent for Final Approval with comments:

- 1) The Board had positive comments regarding neighborhood compatibility, quality of architecture and materials, and consistency and appearance.
- 2) Study the chimney.
- 3) Provide spec sheets and photos of the garage door.
- 4) Provide a color board.

Action: Miller/James, 7/0/0. Motion carried.

****THE BOARD TOOK A BRIEF RECESS AT 4:01 P.M. AND RECONVENED AT 4:10 P.M.****

- Motion: Ratify the Consent Calendar of **June 10, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.
- Action: Miller/Woolery, 6/0/0. Motion carried. (Sweeney abstained from Item B, Zimmerman absent.)
- Motion: Ratify the Consent Calendar of **June 17, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.
- Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Zimmerman absent.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
No announcements.
- E. Subcommittee Reports.
No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)

*****2:00 p.m. – Organized Board Site Visit to 1222 Shoreline Dr.*****

1. 1222 SHORELINE DR E-3/SD-3 Zone

(3:10) Assessor’s Parcel Number: 045-214-021
 Application Number: MST2013-00207
 Owner: Janice and Robert Kopf Trust
 Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 400 square foot garage and construction of a new 1,949 square foot, two-story, single-family residence with an attached 499 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,448 square feet. The project is 85% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction of the garage floor area. The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

(Second concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed at SFDB on June 3, 2013.)

Actual time: 3:04 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect.

Public comment opened at 3:19 p.m.

- 1) Kathy Corey, opposition; expressed concerns regarding privacy.

Public comment closed at 3:21 p.m.

- Motion: Continued indefinitely to Full Board with comments:**
 - 1) Reduce square footage on the second floor by 6-7 feet in the north-south direction, affecting the master bathroom and master wardrobe, which would allow for a one story roof configuration over that area.

- 2) Windows located on the west elevation to be no larger than 24" by 24", with a sill height of 5 feet or higher.
- 3) Consider smaller windows on the north elevation, to enhance privacy of the adjacent neighbor's backyard.
- 4) Consider retaining the existing pittosporum tree.
- 5) The Board is generally in favor of the design language/architecture, and is supportive of the Shoreline Dr. street elevations.
- 6) Provide a landscape plan.
- 7) Reduce plate height to 8 feet on the first floor.

Action: Sweeney/Pierce, 5/1/0. Motion carried. (Bernstein opposed).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2201 EDGEWATER WAY

E-3/SD-3 Zone

(3:40)

Assessor's Parcel Number: 041-350-016
 Application Number: MST2013-00185
 Owner: C & M Hofman Revocable Trust
 Applicant: Permit Planners
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition to an existing 3,243 square foot, two-story, single-family residence with an attached 476 square foot two-car garage, located on a 21,777 square foot lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes replacement of all existing windows and doors with new, a new 129 square foot second-floor deck, new exterior stairway and gates within the front yard, new site fences, landscaping alterations, and the replacement of the existing asphalt driveway and brick patio with new permeable pavers. The project includes Planning Commission review for a Coastal Development Permit and zoning modifications.)

(Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit and zoning modifications.)

Actual time: 3:56 p.m.

Present: - Raymond Appleton, Permit Planners; Sam Mafis, Landscape Architect; Steven Sennikoff, Architect; and Craig and Mary Kauffman, Owners.

Public comment opened at 4:26 p.m.

- 1) John Sharratt expressed support for the project.

Public comment closed at 4:26 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) The proposed modification for the stairs and the garage door are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The proposed modification for the height of the railing, columns and entry gate are aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **Tuesday, May 28, 2013**. The Consent Calendar was reviewed by Fred Sweeney and Lisa James.

Action: Miller/Pierce, 5/0/0. Motion carried. (Woolery and Zimmerman absent.)

Motion: Ratify the Consent Calendar of **June 3, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Denise Woolery.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

a. Ms. Bedard announced that Vice-Chair Sweeney will be stepping down from Item #3, 2521 Anacapa St. Board Member Miller volunteered to chair that item.

E. Subcommittee Reports.

No subcommittee reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 1222 SHORELINE DR

E-3/SD-3 Zone

(3:10)

Assessor's Parcel Number: 045-214-021

Application Number: MST2013-00207

Owner: Janice & Robert Kopf Trust

Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 400 square foot garage and construction of a new 1,949 square foot, two-story, single-family residence with an attached 499 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,448 square feet. The project is 85% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction of the garage floor area. The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

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

Actual time: 3:07 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect.

Public comment opened at 3:24 p.m.

1) Kathy Corey, 1224 Shoreline, expressed concerns regarding privacy and loss of morning sunlight.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 3:29 p.m.

- Motion:** **Continued indefinitely to Full Board with comments:**
- 1) Erect a standard level of vertical and horizontal story poles.
 - 2) The Board requested an organized Board site visit to view story poles.
 - 3) Study alternative window options for the master bedroom and master bathroom.
 - 4) Provide a site landscape plan.
 - 5) The Board finds that the style of the architecture is acceptable.
- Action:** Pierce/Miller, 4/1/0. Motion carried. (Bernstein opposed, Zimmerman stepped down, Woolery absent).

SFDB-CONCEPT REVIEW (CONT.)

2. 2230 CLIFF DR **E-3 Zone**
(3:40) Assessor's Parcel Number: 041-252-071
 Application Number: MST2013-00162
 Owner: Jory Teri & Seth Geiger
 Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,066 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,515 square feet is 99% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on May 20, 2013.)

Actual time: 3:48 p.m.

Present: Doug Keep, Architect.

Public comment opened at 3:55 p.m.

1) Robert Pietch, 405 Fellowship Rd., expressed concerns regarding the property's open space.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 3:59 p.m.

Straw vote: How many Board members are in favor of requiring a standard level of story poles? 3/2/0 (passed).

- Motion:** **Continued indefinitely Staff Hearing Officer to return to Full Board with comments:**
- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility and quality of architecture and materials.
 - 2) The Board appreciates the reduction in square footage, and the change in roofing materials.
 - 3) Erect a standard level of vertical and horizontal story poles.
 - 4) The Board will conduct an independent site visit to view story poles.
 - 5) The Board feels that due to the constraints of the lot, the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.
- Action:** Bernstein/Miller, 6/0/0. Motion carried. (Woolery absent).

1222 Shoreline Drive New Single Family Residence

Local Coastal Plan Policies

Santa Barbara Local Coastal Plan

Component 2: Arroyo Burro Creek to Westerly Boundary of Santa Barbara City College

General Policies

Policy 1.1. The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2. When policies in the land use plan overlap, the policy which is the most protective of resources, i.e. land, water, air, etc., shall take precedence.

Policy 1.3. Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

Housing

Policy 5.3. New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

Water and Marine Environments

Policy 6.9. The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Views

Policy 9.1. The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.