



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 4, 2016
AGENDA DATE: February 11, 2016
PROJECT ADDRESS: 1211 Serra Vista Lane (MST2015-00211)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4539
 Beatriz Gularte, Senior Planner *BGL*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The project consists of a second story addition and an attached garage for an existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development (PRD) on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a new 552 square foot second floor, and an attached 494 square-foot attached two-car garage at the second floor level accessed from a new driveway on the uphill side of the lot. The total square footage of the proposed residence, exclusive of the garage, is 1,981 square feet.

The project is before the Planning Commission because the applicant is requesting an amendment to a 1991 Planning Commission condition of approval on the Conditional Use Permit for the PRD which limits the maximum square footage on the subject lot to 1,800 square feet (exclusive of open porches and garages).

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. An Amendment to the Conditional Use Permit that governs the Planned Residence Development to increase the maximum allowable square footage for the subject lot (Lot 4) from 1,800 to 2,000 square feet exclusive of garages and open porches (SBMC §28.94.030.F);
- B. A Setback Modification to allow the proposed second story addition to encroach into the required setback from the exterior boundary of the Planned Residence Development (SBMC §28.92.110).

APPLICATION DEEMED COMPLETE: December 22, 2015
DATE ACTION REQUIRED: February 20, 2016

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are

The current request would amend Condition II.A.6 of Planning Commission Resolution 003-91 which limits the maximum square footage on the subject lot (Lot 4) to 1,800 square feet (Exhibit B). The proposed amendment would increase this maximum floor area from 1,800 to 2,000 square feet and allow the existing house to be improved and enlarged to 1,981 square feet exclusive of the proposed 494 square foot garage (Exhibit C).

In 1998, a similar request was approved by the Planning Commission for the neighboring house to the west at 1227 Serra Vista Lane that increased the maximum allowable floor area. That approval also included a minor lot line adjustment to slightly increase the size of the lot and buildable area.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jarrett Gorin, Vanguard Planning, LLC		
Property Owner:	Brian & Cindy McCoy		
Site Information			
Parcel Number:	029-510-004	Lot Area:	3,070 square feet
General Plan:	Low Density Residential 3 du/ac	Zoning:	E-1
Existing Use:	Single-Family Residential	Topography:	23% 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	1,202 square feet	1,981 square feet
Garage	none	494 square feet
Total Floor Area	1,202 square feet	2,475 square feet

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Building Height	30 feet	18 feet	24 feet
Setback from exterior boundary of PRD	Setback distance equal or greater than height of structure	25 feet conforming (25 > 18)	20 feet* non-conforming (20 < 24)

Parking	2 spaces	2 uncovered spaces		2 garage spaces	
Lot Coverage					
-Building	N/A	1,269 sq.ft.	41%	1,733 sq.ft.	56%
-Paving/Driveway	N/A	1,479 sq.ft.	48%	1,072 sq.ft.	35%
-Landscaping	N/A	322 sq.ft.	11%	266 sq.ft.	9%

*Modification requested

With the approval of the Modification described below, the project would meet the requirements of the Zoning Ordinance.

1. PLANNING COMMISSION AMENDMENT TO A CONDITIONAL USE PERMIT

Staff supports the requested Amendment to increase the maximum square footage to 2,000 square feet to allow updating and enlargement of the house. The size of the proposed two-story house and attached two-car garage is compatible with the neighborhood. The applicant submitted an analysis of the sizes of the surrounding houses as a tool to help evaluate the proposal's compatibility in terms of its size. This analysis of the 20 closest lots used the City's well-established methodology which is the standard analysis used by the SFDB for projects which have relatively high floor-to-lot-area ratios (FARs).

Staff has determined that FARs are not applicable in this case. The PRD looks and feels like a condominium development with the small lots that serve as development envelopes, and the square footage limitation imposed by the condition in the Resolution serves as an alternative to an FAR that limits house size.

2. MODIFICATION

The 1991 Planning Commission approval included a front yard setback modification for this lot. SBMC Section 28.33.045 requires main and accessory buildings to be set back from the perimeter of the PRD a distance equal or greater to the height of the building. The proposed addition along the northern property line has a height of 24 feet, therefore, would require a 24 foot setback. The applicant is proposing the addition along the northern property line to be located a distance of 20 feet from the northern perimeter of the PRD, therefore, a modification is required for this four foot encroachment.

Staff supports the Setback Modification because conforming to the required setback for a new second story on the existing house would constrain the developable area within the small lot area which serves as a building envelope. The proposed two-story design within the lot lines is reasonable in square footage and compatible with the sizes of twenty closest houses. The proposed height of 24 feet is reasonable and will appear lower as viewed from Alameda Padre Serra due to the downward slope of the property.

This project was reviewed by the Single Family Design Board (SFDB) on June 1, 2015. The SFDB commented favorably on the proposal's size, bulk, scale, architectural style, placement of second-story, compatibility, and found the requested setback modification is aesthetically appropriate and is consistent with guidelines (meeting minutes are attached as Exhibit D).

B. GENERAL PLAN CONSISTENCY

The proposed Amendment has a negligible effect on policies of the General Plan. The proposed project is increasing the size of the existing house substantially, but only 181 square feet more than would be allowed without the Amendment. The SFDB reviewed the project for compliance with applicable design guidelines and found the proposal acceptable.

VII. ENVIRONMENTAL REVIEW

Staff has determined that the project is Categorical Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 for Existing Facilities.

VIII. FINDINGS

The Planning Commission finds the following:

Findings for the Amendment to the Conditional Use Permit (SBMC §28.94.020)

1. *Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan.*

The Amendment is essential and desirable to the public convenience or welfare and is consistent with applicable policies of the Santa Barbara General Plan.

2. *Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.*

The Amendment will not be materially detrimental or effect property values. The increase in allowed floor area will allow development consistent with this particular neighborhood.

3. *The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.*

As discussed in Section IV above, the PRD subdivision created lot boundaries immediately around the existing houses, and serve as development envelopes. The Amendment allows greater floor area, however it must all be contained within the lots, and has no effect on site area or setbacks.

4. *Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.*

The Amendment does not affect parking because the limitation on square footage excludes carports and garages. A two-car garage is proposed to replace two undersized uncovered parking spaces.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purposes set forth in this title.

The Amendment allowing 200 additional square feet of floor area does not significantly affect the appearance of the developed site or the design of open space.

Findings for the Setback Modification (SBMC §28.92.110)

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot because conforming to a setback equal to the increased height of the proposed new second story on the existing house would constrain the developable area within the small lot area which serves as a building envelope. The proposed two-story design within the lot lines is reasonable in square footage and compatible with the sizes of twenty closest houses.

Exhibits:

- A. Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated January 20, 2016
- D. SFDB Minutes June 1, 2015

PLANNING COMMISSION CONDITIONS OF APPROVAL

1211 SERRA VISTA
AMENDMENT TO CONDITIONAL USE PERMIT AND SETBACK MODIFICATION
FEBRUARY 11, 2016

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. **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 (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Record any required documents (see Recorded Conditions Agreement section).
4. 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 required public improvements and complete said 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 February 11, 2016 is limited to approximately 1,981 square feet of net floor area for the residence, an attached 494 square foot attached two-car garage, and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara. A Setback Modification is approved to allow the 24 foot high two-story addition to be set back 20 feet from the perimeter of the Planned Residence Development.
2. **Amendment to Condition of Approval.** Condition II.A.6 in Planning Commission Resolution 030-91 (1010 & 1020 Newton Road) limiting maximum square footage exclusive of open porches, carports and garages is hereby amended to increase the maximum square footage allowed on Lot 4 of the Planned Residence Development from 1,800 to 2,000 square feet.
3. **Development Rights Restrictions.** Other than Condition I.B.2 above, which increases the maximum square footage limitation for Lot 4, all development restrictions in Planning Commission Resolution 030-91 remain in effect.

EXHIBIT A

4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. 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 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).
- 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 prior to the issuance of any permit for the project. 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**

Private Road Improvements. The proposed Serra Vista Lane private road improvements shall be constructed to the same standards as public roads, as outlined in the 1975 Interim Design and Improvement Standards, the DRAFT Engineering Design Guidelines, and as approved by the Public Works Director.
 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. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City’s Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater 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 unpermitted 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. **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.
- d. **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 contractor(s) name, contractor(s) and telephone number(s), 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 six square feet 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 Public Works Director with a Public Works permit.

- 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.
- G. **General Conditions.**
1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 030-91, with the exception of Condition I.B.2 which supersedes Condition II.A.6 with regard to the maximum square footage limitation for Lot 4 in Planning Commission Resolution 030-91.
 2. **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.
 3. **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.
 4. **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.

NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

SITENWORK SPECIFICATIONS

- 200 GENERAL REQUIREMENTS
- 201 GENERAL NOTES
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PROJECT ADDRESS: 1211 SANTA VERA LANE (PRIVATE) SANTA BARBARA, CA 93101-7000	OWNER: BRUNNEN, FRANK & SONS SANTA BARBARA, CA 93101-7000	PROPOSED WORK: GRADING, EROSION CONTROL, PRECISION CONTROL	APR: 02/15/2004	LAND USE ZONE: E-1	LOT AREA (LOT 4 OF PUD): 5070 SF / 0.07 AC	PROJECT AREA (988 P): 4500 SF / 0.02 AC	DISTURBED AREA: 1600 SF / 0.023 AC	FLOOD ZONE: NO	FIRE ZONE: HIGH FIRE	SECTION 2226: THIS SHEET
PROJECT DATA										
1. CATALOGICAL SURVEY BY: PROBER LAND SERVICES PH 1825 16-14-06										
2. ARCHITECTURAL DRAWINGS BY: RRI DESIGN GROUP										
REFERENCES										
1. WATER: CITY OF SANTA BARBARA 1-805-564-5413										
2. SEWER: CITY OF SANTA BARBARA 1-805-564-5413										
3. GAS: THE GAS COMPANY 1-800-471-2300										
4. CABLE TV: COX COMMUNICATIONS 1-800-693-6400										
5. TELEPHONE: VERIZON 1-800-468-4870										
6. ELECTRICAL: SOUTHERN CALIFORNIA EDISON 1-800-FOR-9123										
UTILITY COMPANY & CONTACTS										
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ASSESSORS MAP	PROJECT ADDRESS: 1211 SANTA VERA LANE (PRIVATE) SANTA BARBARA, CA 93101-7000	OWNER: BRUNNEN, FRANK & SONS SANTA BARBARA, CA 93101-7000	PROPOSED WORK: GRADING, EROSION CONTROL, PRECISION CONTROL	APR: 02/15/2004	LAND USE ZONE: E-1	LOT AREA (LOT 4 OF PUD): 5070 SF / 0.07 AC	PROJECT AREA (988 P): 4500 SF / 0.02 AC	DISTURBED AREA: 1600 SF / 0.023 AC	FLOOD ZONE: NO	FIRE ZONE: HIGH FIRE	SECTION 2226: THIS SHEET
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5. TELEPHONE: VERIZON 1-800-468-4870											
6. ELECTRICAL: SOUTHERN CALIFORNIA EDISON 1-800-FOR-9123											
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1211 Serra Vista Lane Residential Addition

Project Data

Project Description: Addition to existing single family residence including 227 SF (net) first floor area, 552 SF (net) second floor area, 200 SF (net) covered outdoor area, and 494 SF (net) attached 2-car garage.
Address: 1211 Serra Vista Ln., Santa Barbara, CA

APN: 029-510-004
General Plan Neighborhood: Riviera, Lower Riviera

Zoning: E-1

Type Construction: V-A

Existing Use: Single Family Residence

Proposed Use: Single Family Residence

Grading: TBD

Lot Area: 1202 SF

Existing Area: 1202 SF

Additional First Floor Area: 227 SF

Additional Second Floor Area: 552 SF

Garage Area: 494 SF

Additional Outdoor Covered Area: 200 SF

Total: 1,894 SF

Existing: 1,202 SF

Outdoor Covered: 200 SF

Applicable Codes

- 2011 California Building Code
- 2011 California Electrical Code
- 2011 California Fire Code
- 2011 California Energy Code
- City of Santa Barbara Municipal Code

Sheet Index

- Preliminary
- A1 Project Data, Site Plan, & Existing Floor Plan
- A2 Proposed Floor Plans
- A3 Proposed Grading
- A4 Proposed & Existing Elevations

Vicinity Map



Project Team

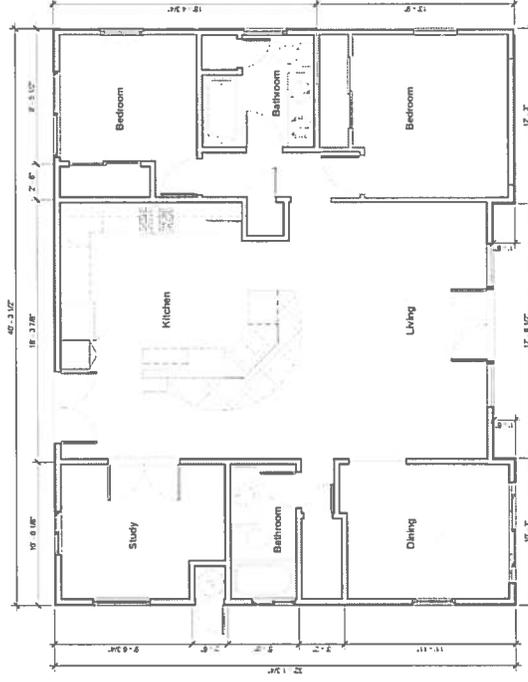
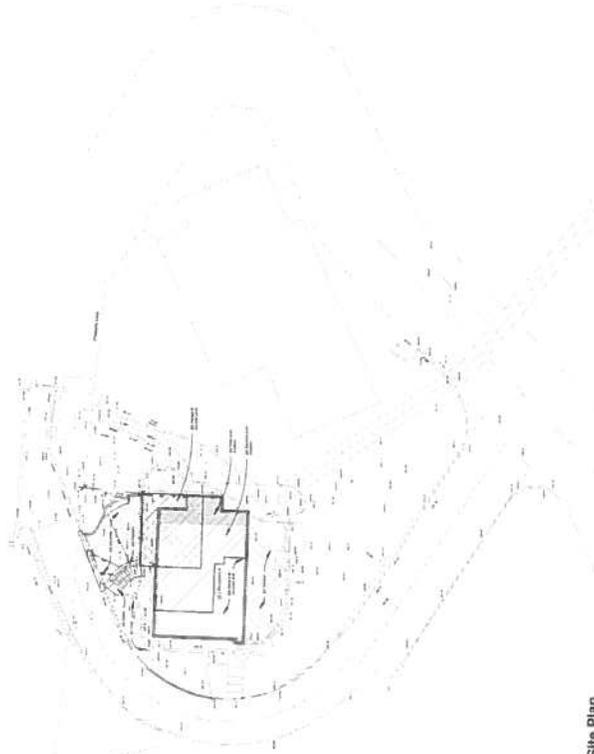
Owner: Blain and Cindy McCoy
 1211 Serra Vista Lane
 Santa Barbara, CA 93103-2009

Architect: RRM Design Group
 10 East Figueroa St., Suite 1
 Santa Barbara, CA 93101
 Tel: (805) 963-8100
 Fax: (805) 963-8104
 Contact: Gordon Brewer

Agent: Vanguard Properties, LLC
 735 State Street, Suite 204
 Santa Barbara, CA 93101
 Tel: (805) 963-3588
 Fax: (805) 963-3588
 Contact: Jarrett Coyn

Site Coverage

	Existing	Proposed
Gross SF	1202 SF	1894 SF
Building	41 %	56 %
Landscaping	11 %	0.8%
Unimproved	48 %	43.2%
Covered Patio	---	0.4%
Total Lot Size	3070 SF	3070 SF



Level 1 Existing
 1/4" = 1'-0"



10 E. Figueroa St., Suite 1
 Santa Barbara, CA 93101
 Tel: (805) 963-8100 Fax: (805) 963-8104
 www.rrmdesigngroup.com

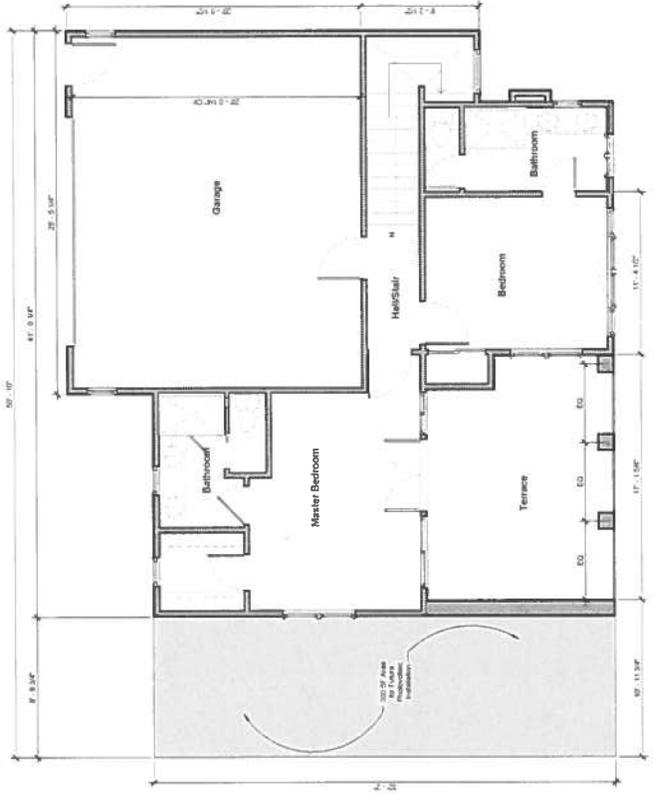
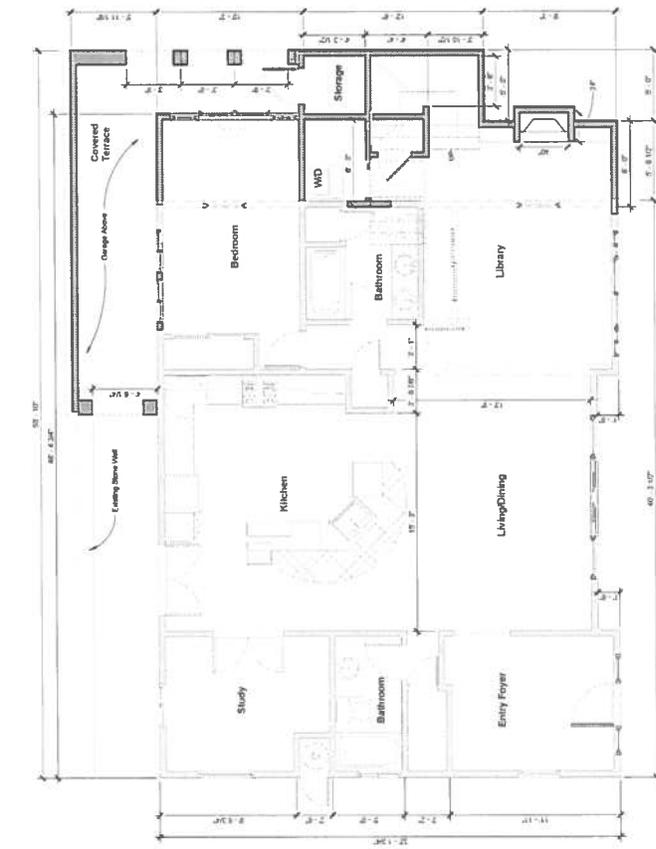
Serra Vista Lane Residential Addition

1211 Serra Vista Lane

Project Data, Site Plan, & Existing Floor Plan

A1

11/12/2015



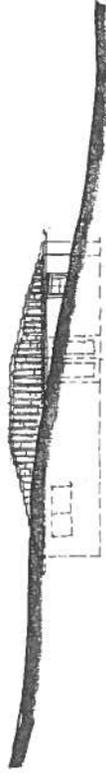
- Wall Legend**
- Proposed
 - Existing, to Remain
 - Existing, to be Demolished



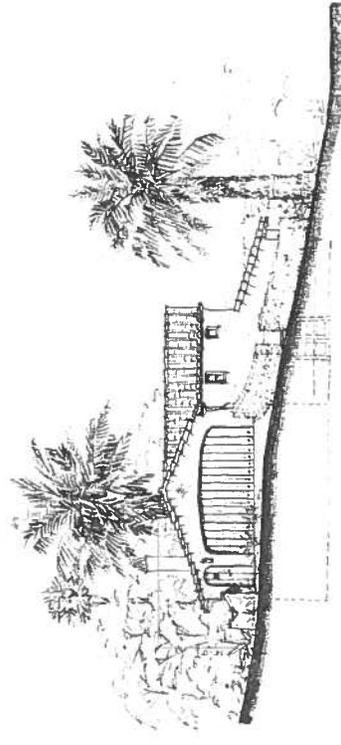
301 E. Fitzgerald St., Suite 1
 Santa Barbara, CA 93101
 Tel: 805.963.8833 Fax: 805.963.8184
 www.rmmdesign.com

Serra Vista Lane Residential Addition
 1211 Serra Vista Lane

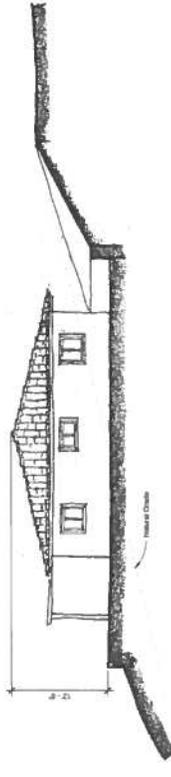
Proposed Floor Plans



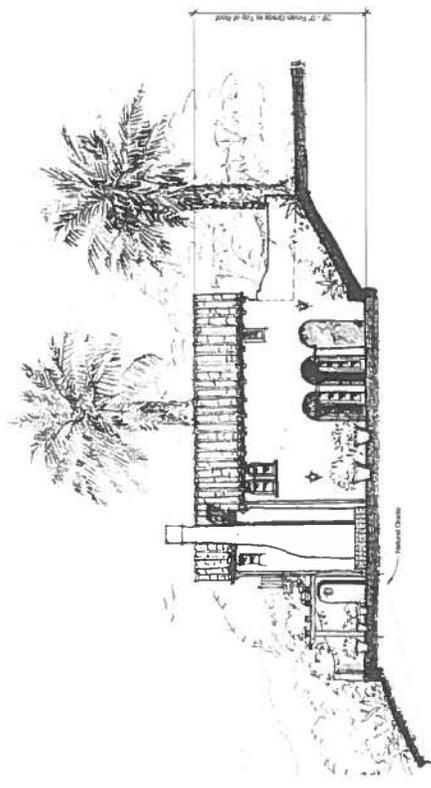
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1/8" = 1'-0"



North Proposed
1/8" = 1'-0"



② East Existing
1/8" = 1'-0"



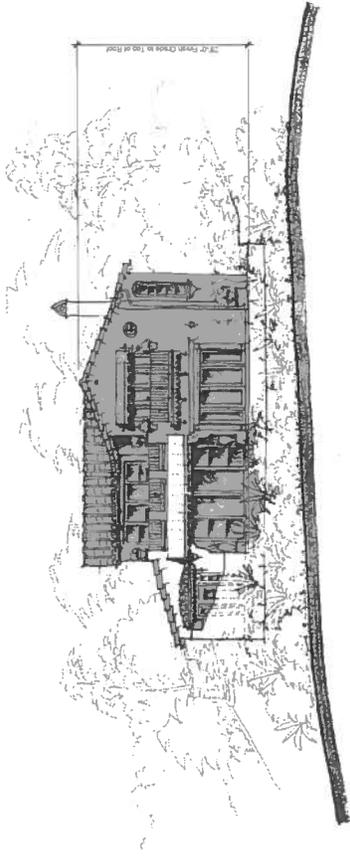
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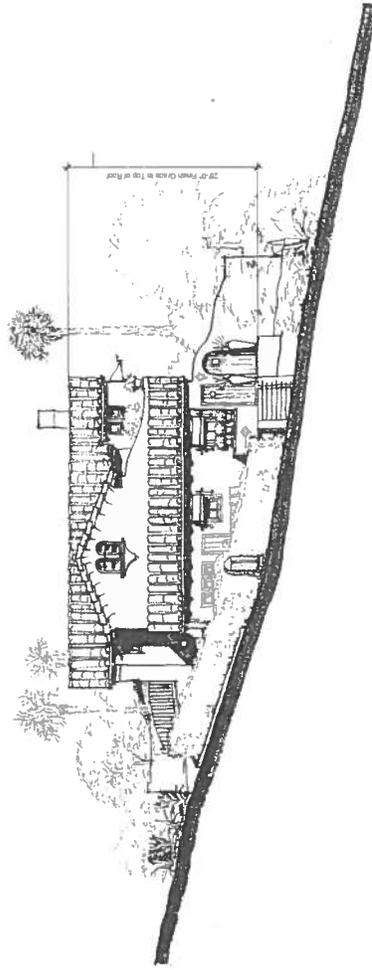
101 E. Fitzgerald St., Suite 1
Santa Barbara, CA 93101
Tel: 805.965.8285 Fax: 805.965.8184
www.rrmgroup.com

Serra Vista Lane Residential Addition
1211 Serra Vista Lane

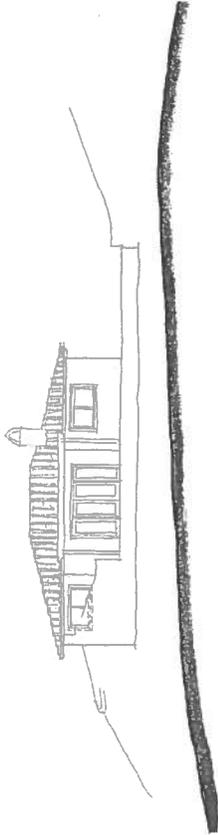
Proposed & Existing Elevations



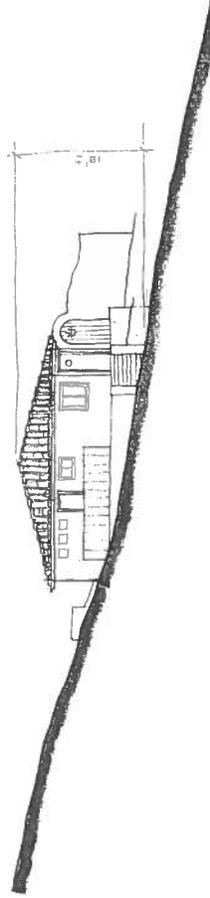
South Proposed
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West Proposed
1/8" = 1'-0"



South Existing
1/8" = 1'-0"



West Existing
1/8" = 1'-0"



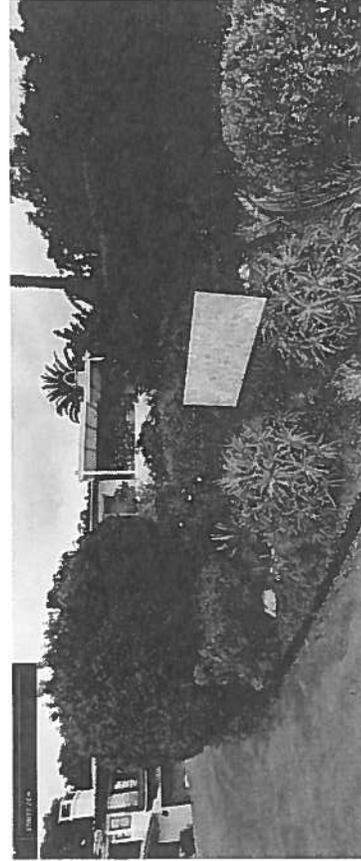
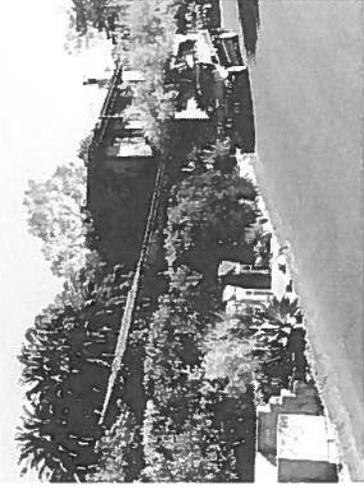
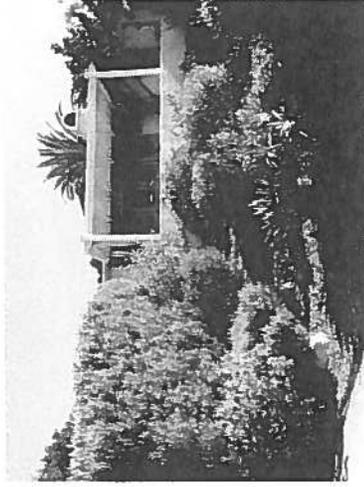
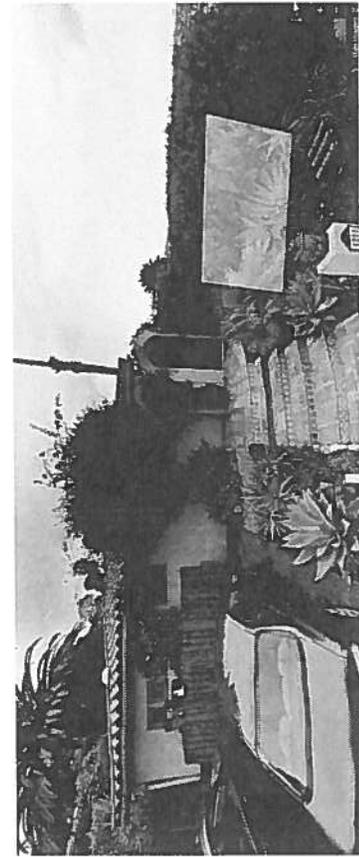
10 E. Figueroa St., Suite 1
Serra, Berkeley, CA 94701
Tel: 805.963.8283 Fax: 805.963.8164
www.rrmdesign.com

Serra Vista Lane Residential Addition

1211 Serra Vista Lane

Proposed & Existing
Elevations

A4
11/12/2015

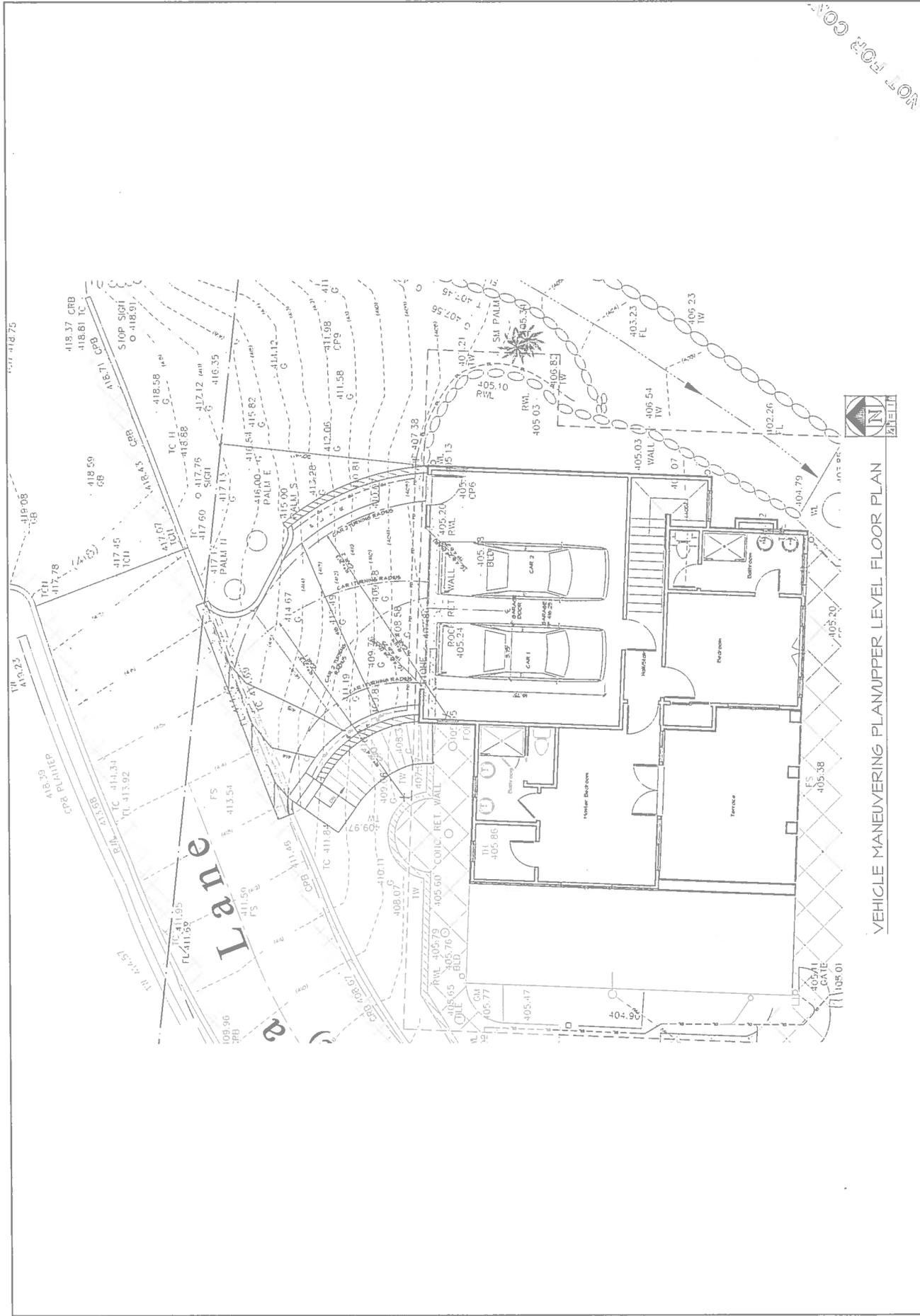


irrm design group
19331 Via Arroyo, Suite 100, San Diego, CA 92128
www.irrmdesign.com
Tel: 619.451.1234 Fax: 619.451.1235

Existing Site Conditions
1014036 - Serra Vista Lane Residential Addition
11/12/2015

A5

19331 Via Arroyo, Suite 100, San Diego, CA 92128
www.irrmdesign.com
Tel: 619.451.1234 Fax: 619.451.1235



VEHICLE MANEUVERING PLAN UPPER LEVEL FLOOR PLAN



Concrete Waste Management

DESCRIPTION: This diagram illustrates the process of concrete waste management, showing a truck dumping concrete into a designated container or area.

NOTES:

- Concrete waste should be managed in accordance with local and state regulations.
- Prohibit concrete from being tracked onto adjacent areas.
- Prohibit concrete from being washed into storm drains.
- Prohibit concrete from being washed into water bodies.
- Prohibit concrete from being washed into the environment.

Straw Bale Barrier

DESCRIPTION: This diagram illustrates the use of straw bales as a sedimentation barrier. The bales are arranged in a line to filter sediment from runoff.

NOTES:

- Straw bales should be placed in a line to filter sediment from runoff.
- Straw bales should be replaced as needed.
- Straw bales should be maintained throughout the construction period.
- Straw bales should be placed in a line to filter sediment from runoff.

Stabilized Construction Entrance/Exit

DESCRIPTION: This diagram illustrates the use of a stabilized construction entrance/exit to prevent sediment from being tracked onto adjacent areas.

NOTES:

- Stabilized construction entrance/exit should be used to prevent sediment from being tracked onto adjacent areas.
- Stabilized construction entrance/exit should be maintained throughout the construction period.
- Stabilized construction entrance/exit should be placed in a line to filter sediment from runoff.

Storm Drain Inlet Protection

DESCRIPTION: This diagram illustrates the use of storm drain inlet protection to prevent sediment from entering storm drains.

NOTES:

- Storm drain inlet protection should be used to prevent sediment from entering storm drains.
- Storm drain inlet protection should be maintained throughout the construction period.
- Storm drain inlet protection should be placed in a line to filter sediment from runoff.

Silt Fence

DESCRIPTION: This diagram illustrates the use of a silt fence to filter sediment from runoff.

NOTES:

- Silt fence should be used to filter sediment from runoff.
- Silt fence should be maintained throughout the construction period.
- Silt fence should be placed in a line to filter sediment from runoff.

BEST MANAGEMENT PRACTICES

CONCRETE WASHOUT AREA

- CONCRETE WASHOUT AREAS SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT AREAS.
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CONSTRUCTION ENTRANCE

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- CONSTRUCTION ENTRANCES SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT AREAS.

STRAW BALE BARRIER

- STRAW BALE BARRIERS SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT AREAS.
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- STRAW BALE BARRIERS SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT AREAS.

STORM DRAIN INLET PROTECTION

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SILT FENCE

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BEST MANAGEMENT PRACTICES

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- BEST MANAGEMENT PRACTICES SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT AREAS.

CONCRETE WASHOUT AREA

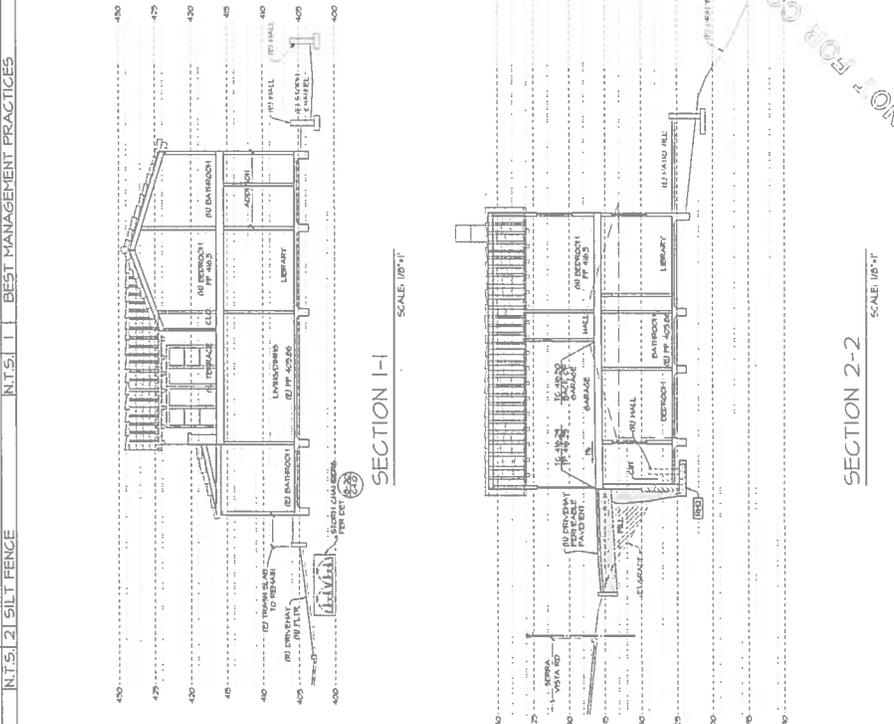
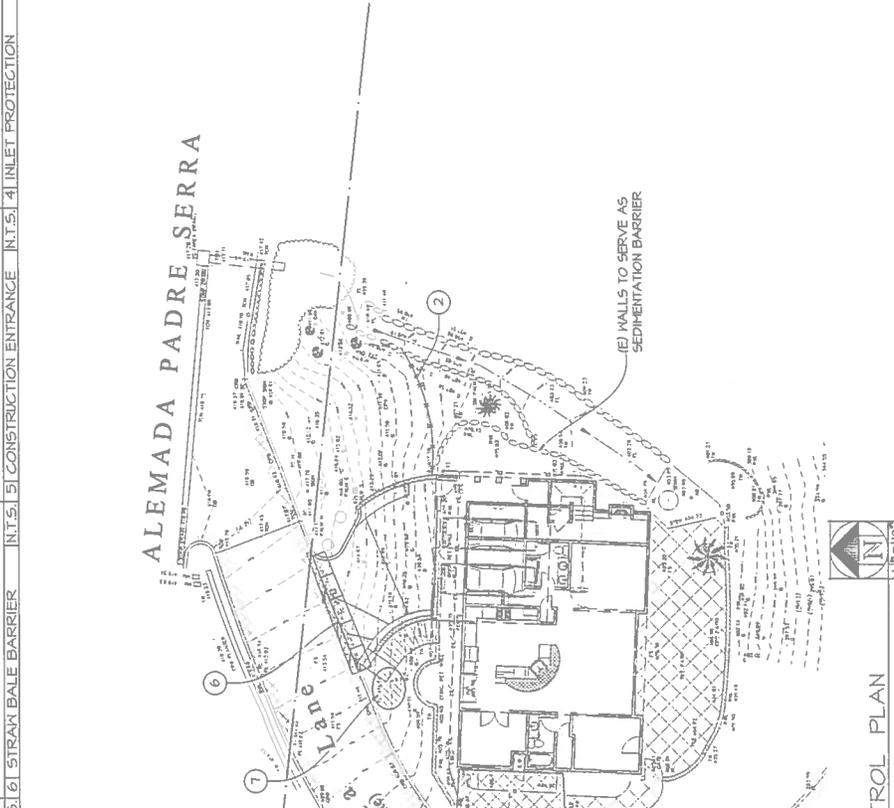
CONSTRUCTION ENTRANCE

STRAW BALE BARRIER

STORM DRAIN INLET PROTECTION

SILT FENCE

BEST MANAGEMENT PRACTICES



EROSION CONTROL PLAN

DATE: 10/22/2019

DRAWING BY: E5

PROJECT: MOCOY RMP DESIGN III

CLIENT: SANTA VISTA LAKE, SANTA BARBARA, CA

SHEET: 5 OF 6

ROBERT F. AGOSTIS ASLA
 LANDSCAPE ARCHITECT
 225 W. 175th St
 San Diego, CA 92161
 (619) 594-1111
 www.rfaasla.com



PRELIMINARY LANDSCAPE PLAN

McCoy Remodel
 1121 Sierra Vista Lane
 Santa Barbara, California 93109

REVISIONS	DATE

SHEET 1 OF 2
 L-1

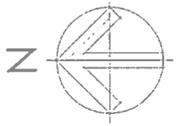
DATE PREPARED
 November 20, 2015

PRELIMINARY PLANT LEGEND

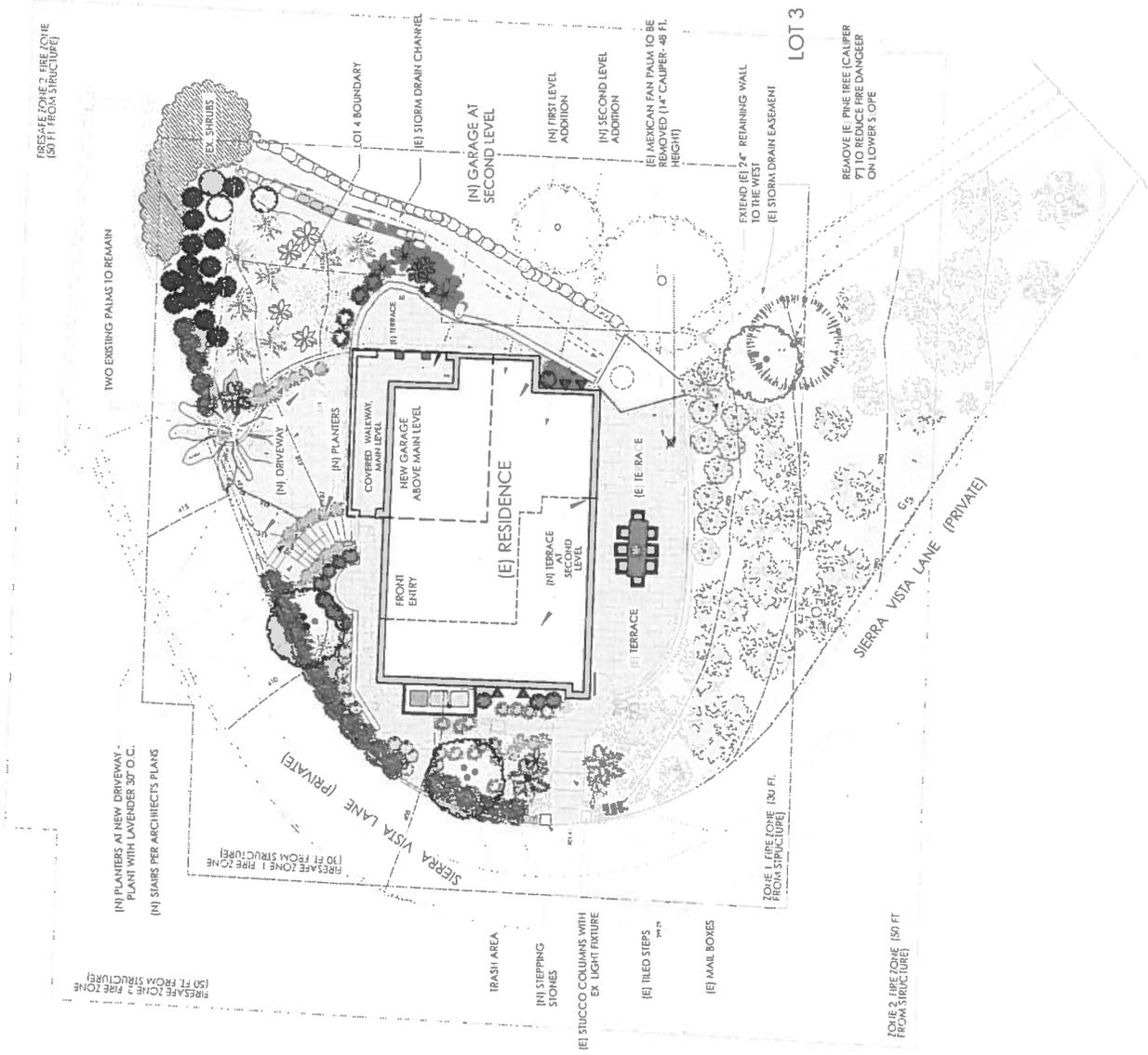
- TREES**
- BOTANICAL NAME (COMMON NAME) - SEE AT PLANTING
 - SEA SURVEY: SWAN HILL (SWAN HILL BIRCHES OAK) - 24" DIA. @ 10 FT. - 1 GAL.
- EXISTING PLANTS TO REMAIN (PALMS, OLIVE, AGAVE)**
- PODOCARPUS GRACILIS (PINE PINE) 5 GALLON PLANT AT 30" O.C.
 - SHRUBS, SUCCULENTS AND ACCENTS
 - AGAVE SHOW GLOW (SHOW GLOW AGAVE) - 5 GALLON
 - AGAVE ATTENUATA (FOXTAIL AGAVE) - 5 GALLON
 - CHAMAEOROPIS ARGENTEA (TALL MOONBURN PALM) - 5 GALLON
 - LAVANDULA DENTATA VAR. CARIBICUS (GRAY LEAVED FRENCH LAVENDER) - 1 GALLON
 - PHLOERODION PANAUDI (DWARF PHLOERODION) - 5 GALLON
- VINES**
- BONGAMVILLEA BARBARA (BONGAMVILLEA) - 1 GALLON
 - JASMINUM LERATI (PRIVET LEAVED JASMINE) - 1 GALLON
- ORNAMENTAL GRASSES**
- CAREX OMBRICA (C. TUMMICOA - (REPEATED EDGE)) 1 GALLON - PLANT AT 24" O.C.
 - ITYMIUS 'CANYON PRINCE (CANYON PRINCE WERTHE) - 1 GALLON
 - JUNCUS PATENS (JUN BLUE RUSH) 1 GALLON
- GROUNDCOVERS AND LOW SHRUBS**
- CENORHIZO 'MICHOR BAY (HEARTS DESIRE CENORHIZO) 1 GALLON AT 36" O.C.
 - LAVANDULA MACULATA (WHITE MIMCT) 1 GALLON @ 18" O.C.
- SEEKED AT 4" INCH BEE FROM PLANT AT 12" O.C.
 BIRCHINGULAR SPACING

KEY LANDSCAPE NOTES

- * PER LOW WATER USE PLANTINGS - PER M/COLS. IN STATE OF CALIFORNIA FOR REGION 2 (SOUTH COASTAL CALIFORNIA)
- * PLANTS NON-INVASIVE PER CALIFORNIA INVASIVE PLANT COUNCIL AND CITY OF SANTA BARBARA
- * PLANTS COMPLY WITH CURRENT HIGH FIRE HAZARD AREA LANDSCAPE REQUIREMENTS (ORD. #5638)
- * ALL PROPOSED PLANTING TO USE DRIP IRRIGATION



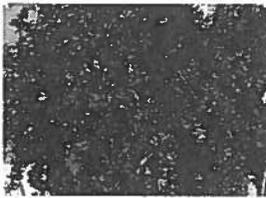
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VINES

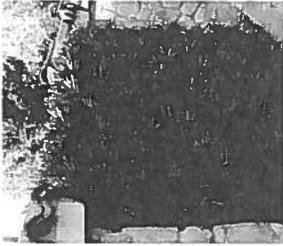


WHITE JASMINE VINE



BOUGAINVILLEA 'BARBARA KARST'

PROPOSED TREES AND INFORMAL HEDGES

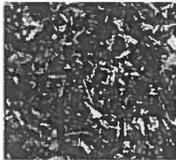


PODOCARPUS HEDGE



SWAN HILL FRUITLESS OLIVE MULTI TRUNK

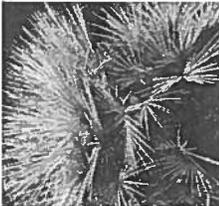
MULCH



CEDAR BARK MULCH - 3" DEPTH



PHILODENDRON XANADU



ATLAS MOUNTAIN PALM



AGAVE SNOW GLOW



FOXTAIL AGAVE

PROPOSED SHRUBS AND ACCENTS

RUSHES, GRASSES



LEYMUS CANYON PRINCE



JUNCUS PATENS (GRAY RUSH)



BERKELEY SEDGE

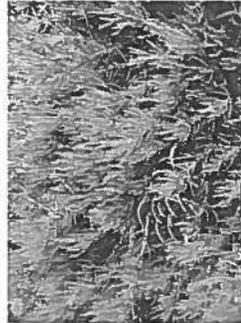
PROPOSED GROUNDCOVERS AND LOW PLANTINGS



LAMIUM (SHADE TOLERANT)



CEANOTHUS GLORIOSUS 'ANCHOR BAY'



SENECIO SERPENS

Robert F. Adams, AIA
LANDSCAPE ARCHITECT
CORPORATE BUILDING
1121 Serra Vista Lane
SANTA BARBARA, CA 93109
805.963.1344
WWW.RFAADAMS.COM
STATE OF CALIFORNIA REG. NO. 479



PRELIMINARY LANDSCAPE
PLANT IMAGES

McCoy Remodel
1121 Serra Vista Lane
Santa Barbara, California 93109

REVISIONS	DATE

SHEET 2 OF 3

L-2

DATE PREPARED
November 20, 2015



January 21, 2016

Page 1 of 3

Tony Boughman, Assistant Planner
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Delivered via E-mail

**RE: Amendment to Condition of Approval and Modification Request for 1211 Serra Vista Lane
APN 029-510-004; MST2015-0211**

Dear Mr. Boughman:

Vanguard Planning LLC represents Brian McCoy, the owner of the above referenced property (the "Subject Property"). We are requesting Planning Commission approval of an amendment to the conditions of approval from Resolution 030-91 (the "Existing Project Conditions") to increase the maximum allowable square footage for the residence on Lot 4 within an existing Planned Residence Development ("PRD"). A setback modification is also requested to allow the proposed second story addition to encroach in the perimeter setback of the PRD. The requested modification and condition amendment would allow for a proposed remodel of the existing residence. The Single Family Design Board ("SFDB") conceptually reviewed the project and provided favorable comments on June 1, 2015.

1.0 BACKGROUND AND PROJECT DESCRIPTION

The Subject Property is located on a private lane, Serra Vista, which connects Newton Road to Alameda Padre Serra on the Riviera. The property is 3,070 square feet (0.07 acres), and bounded by Serra Vista lane on the southwest side, Alameda Padre Serra on the northern side, and the residence on Lot 3 of the PRD on the east. The property is located within a PRD of five (5) lots, with four (4) residences and one (1) common area lot. The City of Santa Barbara (the "City") approved the Subdivision Map for this PRD on May 2, 1991. Resolution 030-91, including the Existing Project Conditions, was included in our DART submittal. The Existing Project Conditions and the PRD's CC&R's specify the maximum allowable square footage for each residence within the PUD, ranging from 1,800 to 3,664 square feet, excluding garages, porches and carports. The maximum square footage allowed for a residence on the Subject Property (Lot 4) is 1,800 square feet. This area appears to have been determined using the then-existing square footage of the structure (which was present at the time the PRD was approved) as a guideline rather than based upon the need for this limitation as a means to make any required finding for approval of the PRD.

The proposed addition is located entirely within the building envelope established by the PRD. Therefore no changes to the PRD map are required. The existing residence on Lot 4 is 1,202 square feet (net). The proposed addition includes 227 square feet of living space and 200 square feet of outdoor covered area on the first floor, and a second story addition that includes 552 square feet of living area, and a 494 square foot garage area. The resulting net square footage of living space proposed is 1,981 square feet (net). A "20 Closest Homes" analysis included as part of our DART submittal confirms that even with this additional square footage, the residence on the Subject Property would remain within the bottom 30% of surrounding residences in terms of size.

2.0 REQUEST FOR SETBACK MODIFICATION (SBMC Sec. 28.33.045.3)

SBMC Sec. 28.33.045.3 states "*No main or accessory building or structure shall be located closer to the exterior boundary of a planned residence development than a distance equal to the height of such structures.*" The existing one story house conforms to this setback requirement. The proposed two-story project would encroach within the standard PRD setback because as the building height increases, the required setback also increases. The proposed second story addition would increase the height of the existing building by six (6) feet, from 18 feet to 24 feet. The closest point between the proposed building and the northern boundary line is twenty (20) feet. Thus this request is for a modification to allow a four (4) foot encroachment into the new measured setback. Plate heights within the proposed residence have already been minimized, and architectural features such as a flat roof on the proposed second story addition would not be aesthetically compatible with homes in the PRD and the surrounding area, or with the balance of architecture on the existing residence. It is not feasible to redesign the project to generate a 20 foot building height that would result in a conforming perimeter setback. The requested modification would result in uniformity of development, and an appropriate improvement on the Subject Property. The modification was evaluated by the SFDB and determined to be aesthetically appropriate.

3.0 REQUEST FOR CONDITION AMENDMENT TO A CONDITIONAL USE PERMIT (SBMC Sec. 28.94.030.F)

An amendment to the Existing Project Conditions is requested to allow an increase in the maximum residential square footage for Lot 4. Per the Existing Project Conditions, the maximum allowable square footages within PRD were limited to:

Lot 1 - 3,664 sq. ft. Lot 2 - 3,290 sq. ft. Lot 3 - 2,000 sq. ft. Lot 4 - 1,800 sq. ft. Lot 5 - 1,800 sq. ft. Lot 6 - 2,000 sq. ft.

Lots 4 and 5 were allowed the least amount of residential square footage. The surrounding neighborhood, including the balance of the PRD within which this project is located, is characterized by homes greater than 2,000 square feet. In 1998, the maximum residential square footage limitation for Lot 5 was amended to allow up to 2,400 square feet (per Resolution No. 055-98). Currently Lot 4 has the most restrictive allocation for residential square footage within the PRD. The proposed remodel of the existing house will result in a house that remains modest in size, given the neighborhood, with 1,981 net square feet (and 2,221 gross) proposed. As discussed in Section 1.0 above, the Subject Property would remain within the lowest 30% of homes in the surrounding neighborhood in terms of size. An increase of only 200 square feet over and above the original 1,800 square foot limitation is necessary to allow for this project. The project on Lot 5 required an increase of 600 square feet.

The Homeowner's Association for the PRD approved the proposed increase in the square footage, as shown the memorandum dated October 31, 2014. The SFDB provided favorable comments to the architecture, size, bulk and scale of the proposed project on June 1, 2015.

4.0 BENEFITS OF THE PROJECT

The proposed project would yield a house that is still smaller than most houses in the surrounding neighborhood. The modest increase in the allowable square footage remains consistent with the purpose and intent of the original size limitations imposed by the Planning Commission in 1991, and can be carried out without any changes to the existing building envelope approved for the Subject Property as part of the original PRD. The proposed size increase is also significantly less than the size increase that the City previously granted for an adjacent property (Lot 5) within the same PRD in 1998.

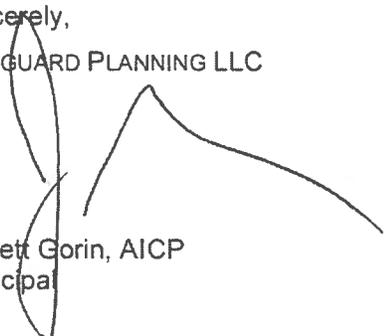
Currently, there is only one legal nonconforming, uncovered parking space on this property. The proposed addition includes a new two-car garage. The proposed project would bring the Subject Property into full conformance with current applicable City parking requirements, and would benefit the PRD by providing an additional off-street parking space. The proposed location and configuration of the garage was conceptually approved by the SFDB on June 1, 2015, and has been reviewed and approved by Public Works Transportation staff.

January 21, 2016
Page 3 of 3

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING LLC



Jarrett Gorin, AICP
Principal

cc: Brian McCoy (via E-mail)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1211 SERRA VISTA LN****E-1 Zone****(3:50)**

Assessor's Parcel Number: 029-510-004
 Application Number: MST2015-00211
 Owner: Cynthia Halpin McCoy Residence Trust
 Applicant: Vanguard Planning, LLC
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. Planning Commission review is requested for an amendment to the conditions of approval to allow increased square footage on the lot, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Comments only; project requires Environmental Assessment and Planning Commission review for an amendment to the conditions of approval and a requested zoning modification.)

Actual time: 4:28 p.m.

Present: Detlev (Detty) Peikert, Architect; and Jarrett Gorin, Applicant.

Public comment opened at 4:43 p.m.

- 1) Kathleen Boomer was concerned about construction and the possible parking obstruction.
- 2) Paul Welterlen, neighbor at 1227 Serra Vista Lane, inquired about a concern with defining lot lines, the footprint of the home adjusted for the terrace, the building height and mitigation factors, and the landscaping concerning tree preservation.

Public comment closed at 4:48 p.m.

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

- 1) The Board approves the style of architecture and finds that the size, bulk, and scale are acceptable.
- 2) Clarify the plate heights for the first and second floor, recommending a 9' plate height on the first floor and a 7' 6" plate height on the second floor.
- 3) The location and placement of the second floor is acceptable.
- 4) The location of the driveway is appropriate to the neighborhood.
- 5) The deck is compatible with the size of the house.
- 6) The consistency and appearance are acceptable, and compatible to the character of the neighborhood, and the quality of architecture and materials is acceptable.
- 7) Follow the good neighbor guidelines.
- 8) Study preserving the two existing palm trees and native foliage.
- 9) The modifications are aesthetically appropriate and do not pose consistency issues with the guidelines.

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

EXHIBIT D