



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 24, 2024
AGENDA DATE: May 1, 2024
PROJECT ADDRESS: 201 Palisades Drive (PLN2023-00344)

TO: Daniel Gullett, Principal Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470, ext. 4551
 Megan Arciniega, Senior Planner I
 Pilar Plummer, PPlummer@SantaBarbaraCA.gov

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing 427-square-foot two-car garage and construct a new 492-square-foot two-car garage and a 798-square-foot single-story Accessory Dwelling Unit (ADU) with solar panels. The existing single-story residence is proposed to remain.

II. REQUIRED APPLICATIONS

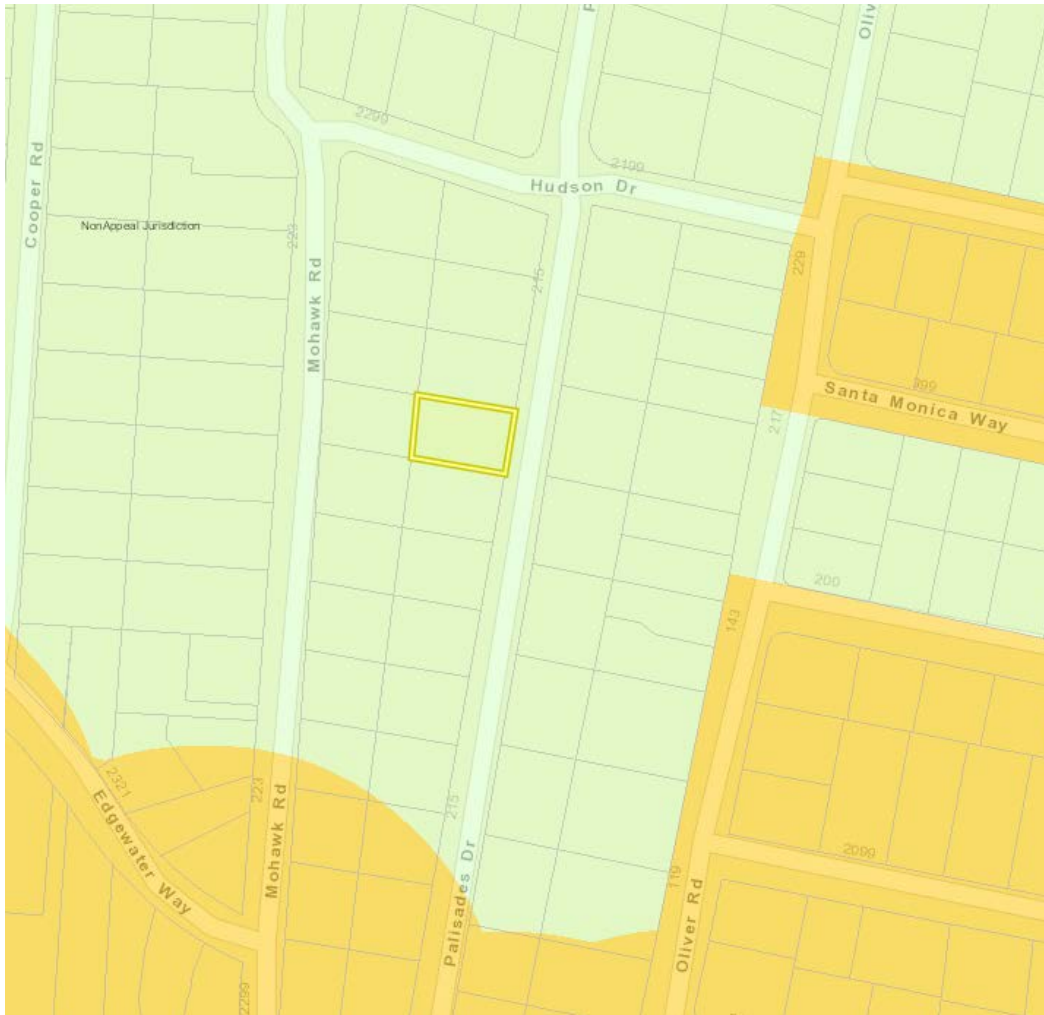
The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

- A. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060); and
- B. Determine 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].

Application Deemed Complete: April 5, 2024
Date Action Required: July 4, 2024

III. RECOMMENDATION

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



Vicinity Map – 201

Palisades Drive (outlined in yellow)
Non-Appealable Jurisdiction (green overlay); Appealable Jurisdiction (yellow overlay)

IV. BACKGROUND

Accessory Dwelling Units (ADUs) in the City’s coastal zone are governed by Santa Barbara Municipal Code (SBMC) Chapter 28.86. All ADUs in the coastal zone require approval of a Coastal Development Permit by the Staff Hearing Officer but do not require a public hearing (SBMC §28.44.110.C). Written comments regarding the ADU specifically will be considered by the Staff Hearing Officer prior to deciding on the Coastal Development Permit. The Staff Hearing Officer’s decision on the ADU is not subject to appeal.

Although the Accessory Dwelling Unit (ADU) requires a Coastal Development Permit, the demolition and replacement of the two-car garage qualifies for a Coastal Exemption based on the project site’s location away from any beach, wetland, bluff or environmentally sensitive habitat areas (SBMC §28.44.070.D and §13250 of Title 14 of the California Administrative Code). Therefore, the scope of the discretionary review is limited to the ADU. However, the garage is a necessary component of the ADU’s compliance with local regulations, and therefore is included in this report.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Telios Design House
Property Owner:	Steve & Jenny Belinski
Site Information	
Assessor's Parcel Number (APN):	041-343-001
Zoning District:	E-3/S-D-3 (One-Family Residence/Coastal Overlay). (SBMC Title 28)
Coastal Land Use Plan:	Residential (Max 5 du/ac)
Lot Size:	0.17 acres; approx. 7,518.85 sq. ft.
Avg. Slope:	4%

B. PROJECT STATISTICS

	Existing	Proposed
Primary Living Area	1,696 s.f.	No Change
Garage	427 s.f.	492 s.f.
ADU	N/A	798 s.f.
Floor Area Ratio	0.270 = 67% of Maximum Guideline FAR	0.379 = 95% of Maximum Guideline FAR*
* = ADU included in FAR square footage per SBMC §28.86.055.C.		

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance for the ADU	Complies?
Setbacks		
-Front	20 feet	✓
-Interior	4 feet	✓
Building Height	30 feet	✓
Parking	Primary Residence: 2 covered spaces	Primary Residence: ✓
	ADU: 0 spaces	ADU: ✓
Open Yard	800 square feet	✓

As identified in the table above, the project complies with Zoning Ordinance requirements for the zone.

B. ACCESSORY DWELLING UNIT STANDARDS

The project complies with the City's ADU requirements, as outlined in SBMC Chapter 28.86. Some of the key regulations are discussed in more detail below.

1. REQUIRED FEATURES (SBMC §28.86.050)

The proposed ADU contains all of the required residential elements (kitchen, bathroom, living room, separate sleeping room), has independent exterior access, and exceeds the 400-square-foot minimum unit size.

2. MAXIMUM FLOOR AREA (SBMC §28.86.055.B)

The proposed ADU is attached to the primary residence. Therefore, it is limited to 848 square feet (50% of the living area of the primary residential unit). The proposed 798-square-foot ADU complies with this limitation.

3. FLOOR AREA RATIO (SBMC §28.86.055.C)

As shown in the Project Statistics table above, the Floor-to-Lot Area Ratio for all development on site is 95% of the Maximum Guideline FAR. Therefore, the project is consistent with FAR zoning standards.

4. ARCHITECTURAL REVIEW (SBMC §28.86.060)

The proposed ADU complies with all required ministerial design criteria, including a height of less than 17 feet. Therefore, the ADU is exempt from design review.

5. PARKING (SBMC §28.86.080)

The proposed ADU is located within a half-mile (2,640 feet) of a public transit stop and is outside of any Key Public Access Areas as delineated in Figure 3.1-2 of the Coastal Land Use Plan. Therefore, no parking is required for the ADU. The existing two-car garage for the primary residence will be demolished and replaced with a new two-car garage, and therefore, is consistent with parking standards.

C. COASTAL CONSISTENCY

The project site is in the Coastal Zone and must be found consistent with the California Coastal Act and the City's Local Coastal Program (LCP), including the Land Use Plan (LUP), which implements the California Coastal Act. Staff finds that the project is consistent with applicable Coastal Act and LUP policies (refer to Exhibit D for applicable policies), as identified in the draft Findings in Section VIII below.

VII. DESIGN REVIEW

The ADU is exempt from design review per California Government Code 65852.2.

VIII. RECOMMENDED FINDINGS

The Staff Hearing Officer finds the following:

A. ENVIRONMENTAL REVIEW

The project is exempt from further environmental review under Section 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for construction of a second dwelling unit in a residential zone.

No significant project-specific or cumulative environmental impacts are expected because of the project. The project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site. Therefore, none of the categorical exceptions (per Guidelines Section 15300.2) apply.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The Accessory Dwelling Unit project is consistent with the policies of the California Coastal Act and the project will not have significant adverse effects to the coast or coastal resources. The project site is in an existing, developed single-family neighborhood with adequate public services including public transportation, fire prevention, police, and utility services. The project will not result in any adverse effects related to coastal resources, including public views, public access to the coast, or coastal bluff erosion. Both parking and open space minimum requirements will be maintained for the primary residence. The project is consistent with Coastal Act policies 30250 (Location; existing developed area), 30251 (Scenic and visual qualities) and 30252 (Maintenance and enhancement of public access) because the project site is not located on a coastal bluff or adjacent to any designated public access points for the coast, and there are no mapped biological, archaeological, or visual resources on the site.

The project is consistent with Coastal Act policy 30253 (Minimization of adverse impacts) because the project site is not located in an area of high geologic, flood, or fire hazard. The project site is not located along any bluffs or cliffs and does not require construction of any protective device that would impact existing landforms. The proposed Accessory Dwelling Unit is located on a flat portion at the rear of the lot and the project will not contribute to geologic instability or destruction of the site because the area has withstood existing development of similar size and scale and the project would be constructed in accordance with California Building Code requirements for the geologic and soil conditions of the site.

2. The Accessory Dwelling Unit 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. The proposed Accessory Dwelling Unit complies with the zoning ordinance in terms of setbacks, parking, and height, and complies with all requirements of the City's Accessory Dwelling Unit Ordinance, as identified in Section VI of the staff report dated April 24, 2024. The proposed Accessory Dwelling Unit is compatible with neighborhood development because the surrounding neighborhood includes a mix of attached and detached accessory structures, as well as one- and two-story residences, and therefore the proposed accessory structure/development will be consistent with the surrounding building typology. The development will not impact any public views because it is situated at the rear of the lot and there are no important public views across the site. The project will not impact public access to the coast because it is on an existing developed lot with no separate access to the bluff or the beach. The project site is not located on a coastal bluff or any visually-, biologically-, or archaeologically sensitive area.

The proposed ADU is a 798-square-foot two-bedroom unit with no designated on-site parking space; the unit is also considered accessory to the primary residence and hence, it would most likely be more affordable than a standard market rate unit within the City. Adequate parking is provided for the primary residence and the ADU does not require parking due to its location near a bus stop.

The project includes new or replaced impervious area between 500 and 1,999 square feet, and therefore must comply with the City's Tier 2 post-construction storm water requirements. Consistent with requirements for Tier 2 of the Storm Water Management Program, the project proposes disconnected downspouts, which will be required as part of the building permit plan check and inspection process.

Exhibits:

- A. Draft Conditions of Approval
- B. Project Plans
- C. Applicant's Letter, dated August 15, 2023
- D. Applicable Coastal Policies

DRAFT STAFF HEARING OFFICER CONDITIONS OF APPROVAL

201 PALISADES DRIVE
COASTAL DEVELOPMENT PERMIT
MAY 1, 2024

I. In consideration of the project approval granted by the Staff Hearing Officer 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. **General Conditions.**

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on May 1, 2024, is limited to an Accessory Dwelling Unit and the improvements shown on the plans signed by the Staff Hearing Officer 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. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
4. **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.
5. **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 Staff Hearing Officer.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Staff Hearing Officer 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.
6. **Litigation Indemnification Agreement.** The 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’s

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.

B. 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.

- 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. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

2. Community Development Department.

- a. **Recorded Agreement.** Prior to zoning clearance on a building permit for the proposed Accessory Dwelling Unit, the property owner shall execute a Covenant stating the following: (1) The Accessory Dwelling Unit will not be sold separately from the existing primary residence. (2) The Accessory Dwelling Unit shall not be rented for less than 31 days. When a building permit application is submitted, City Administrative Staff will prepare the Covenant and send an email from ADUCovenant@SantaBarbaraCA.gov letting the applicant know that the Covenant has been created. Written instructions will be provided to you

on how to complete the procedure. The permit will not be issued until the final agreement is recorded. **Certificate of Occupancy will not be granted without the Covenant being recorded.**

- b. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits:

The undersigned have read and understand the required conditions, and agree to abide by any and all conditions.

Signed:

_____	_____
Property Owner	Date
_____	_____
Property Owner	Date

- C. **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 and telephone number 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 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 Public Works Director with a Public Works permit.

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

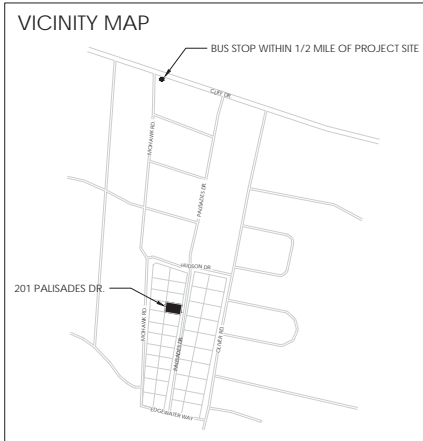
- 1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall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

II. Time Limits:

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer 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. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
2. 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.



PROJECT DATA

OWNER: Steve and Jenny Belinski
PROJECT ADDRESS: 201 Palisades Dr. Santa Barbara, CA 93109
APN: 041-343-001
LOT SIZE: 7,518 S.F.
ZONING: E-3/S-D-3
SLOPE: 2%
CONSTRUCTION TYPE: TYPE V-B
310 GROUP: R3
SETBACKS: FRONT: 20 FT.
 REAR: 6 FT.
 SIDE: 6 FT.
 1'

NUMBER OF STORIES: NO
HIGH FIRE ZONE: NO
FLOOD ZONE: NO

GRADING CALCULATIONS
 CUT: N/A FILL: N/A

FLOOR AREA:	NET	GROSS
(E) PRIMARY RESIDENCE	1769 S.F.	1769 S.F.
(E) TWO CAR GARAGE	427 S.F.	453 S.F.
(E) EXISTING TOTAL	2123 S.F.	2222 S.F.
(P) DEMO EXISTING 2 CAR GARAGE	-427 S.F.	-453 S.F.
(P) NEW 2 CAR GARAGE	492 S.F.	539 S.F.
(P) NEW 2 BEDROOM ACCESSORY DWELLING UNIT	798 S.F.	891 S.F.
(P) PROPOSED TOTAL FLOOR AREA	2986 S.F.	3199 S.F.
(P) TOTAL NET FAR FLOOR AREA	2986 S.F.	

PARKING	EXISTING	PROPOSED	REQUIRED BY CODE
(E) PRIMARY RESIDENTIAL UNIT	2 COVERED/ 0 UNCOVERED	2 COVERED/ 0 UNCOVERED	2 COVERED/UNCOVERED
(P) STUDIO ACCESSORY DWELLING UNIT	N/A	0 COVERED/ 0 UNCOVERED	0 PARKING SPACES REQUIRED ADU IS LOCATED WITHIN A WALKING DISTANCE OF 1/2 MILE OF A PUBLIC TRANSIT STOP PER SBMC. 28.86.080

SHEET INDEX

C	COVER
A1	SITE PLAN & DEMOLITION PLAN
A1.1	GENERAL NOTES
A2	FLOOR PLAN
A3	ROOF PLAN
A4	EXISTING EAST & WEST ELEVATIONS
A4.1	EXISTING NORTH & SOUTH ELEVATIONS
A4.2	PROPOSED EAST & WEST ELEVATIONS
A4.3	PROPOSED NORTH & SOUTH ELEVATIONS
A5	SECTIONS
A6	SITE PHOTOS

F.A.R. Calculator

ENTER Project Address: 201 Palisades Drive

Is there a basement or cellar existing or proposed? **No**

ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.): 2,986

ENTER Zone ONLY from drop-down list: E-3/S-D-3

ENTER Max Lot Area (in sq. ft.): 7,518

Is the height of existing or proposed buildings 47 feet or greater? **No**

Are existing or proposed buildings two stories or greater? **No**

The FAR Requirements are: **GUIDELINE****

ENTER Average Slope of Lot: 2.0%

Does the height of existing or proposed buildings exceed 35 feet? **No**

Is the site in the Hillside Design District? **No**

Does the project include 500 or more cu. yds. of grading, exclude the main building footprint? **No**

An FAR MOD is not required per SBMC §28.15 or §30.20.030

FLOOR AREA RATIO (FAR):	Lot Size Range:
MAX FAR Calculation (in sq. ft.):	4,000 - 9,300 sq.ft.
100% MAX FAR:	1,290 = (0.25 x lot size in sq.ft.)
100% MAX FAR (in sq. ft.):	0.422
85% of MAX FAR (in sq. ft.):	3,109
80% of MAX FAR (in sq. ft.):	2,653
80% of MAX FAR (in sq. ft.):	2,535
The 2986 square foot proposed total is 94% of the MAX FAR.*	

* NOTE: Percentage total is calculated as follows:
 2986 / 3199 = 93.34% (rounded to 94%)

** NOTE: If your project is located on a site with multiple or nearby lots, please contact Planning Staff to confirm whether the FAR limitations are "Maximum" or "Minimum"

Average Conversion Calculator

ENTER Acreage to Convert to square footage: 1.40

Net Lot Area (in sq. ft.): 43,560.00

SCOPE OF WORK

DEMO (E) DETACHED 427 NET S.F. GARAGE AND REBUILD NEW 492 NET S.F. SINGLE STORY ATTACHED 2 CAR GARAGE. 420 S.F. OF (E) DRIVEWAY TO BE REMOVED. (E) DRIVEWAY TO REMAN. CONSTRUCT NEW (P) ATTACHED, SINGLE STORY, TWO BEDROOM 798 NET S.F. ACCESSORY DWELLING UNIT. SOLAR PANELS TO BE INSTALLED ON SOUTH ROOF OF (N) ADU BY SEPARATE PERMIT.

PROJECT TEAM

DESIGNER
 TELIOS DESIGN HOUSE
 27 W. ANAPAMU STREET, SUITE 368, SANTA BARBARA, CA 93101
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telios DESIGN HOUSE
 HAROLD JOHN POWELL
 27 WEST ANAPAMU STREET SUITE 368
 SANTA BARBARA, CA
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STEVE & JENNY BELINSKI RESIDENCE
 201 PALISADES
 SANTA BARBARA, CA 93109

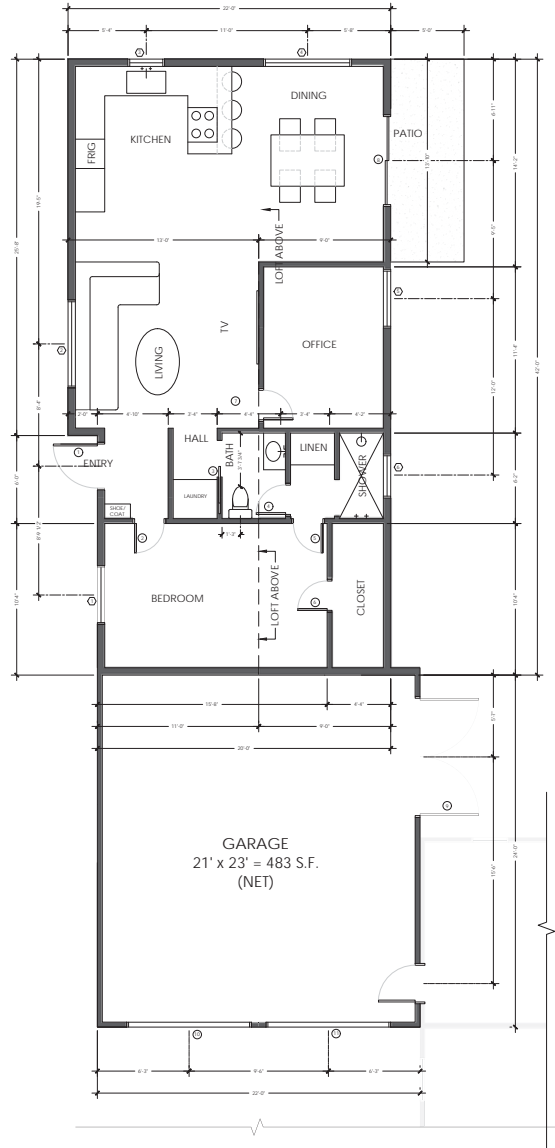
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WINDOW SCHEDULE

○	TYPE	W	H	U-FACTOR	SHGC	NOTES
1	CSMNT	4'-0"	4'-0"			
2	DBL CSMNT	6'-0"	4'-0"			
3	CSMNT	2'-0"	4'-0"			
4	DBL CSMNT	6'-0"	4'-0"			
5	CSMNT	4'-0"	3'-0"			
6	TRANSOM	3'-0"	2'-0"			
7	TRANSOM (5)	4'-0"	2'-0"			

DOOR SCHEDULE

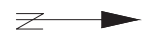
○	TYPE	W	H	U-FACTOR	SHGC	NOTES
1	ENTRY	3'-0"	6'-8"			
2	BDRM	2'-6"	6'-8"			
3	BTH POCKET	2'-6"	6'-8"			
4	BTH INT	2'-0"	6'-8"			
5	BTH INT	2'-6"	6'-8"			
6	CLST INT	2'-6"	6'-8"			
7	OFFICE	2'-6"	6'-8"			
8	EXT FRNCH	6'-0"	6'-8"			
9	DBL FRNCH	8'-0"	8'-0"			
10	GARAGE DOOR	8'-6"	10'-0"			
11	GARAGE DOOR	8'-6"	10'-0"			



① FLOOR PLAN

Scale: 1/4" = 1'-0"

MAIN RESIDENCE BEYOND

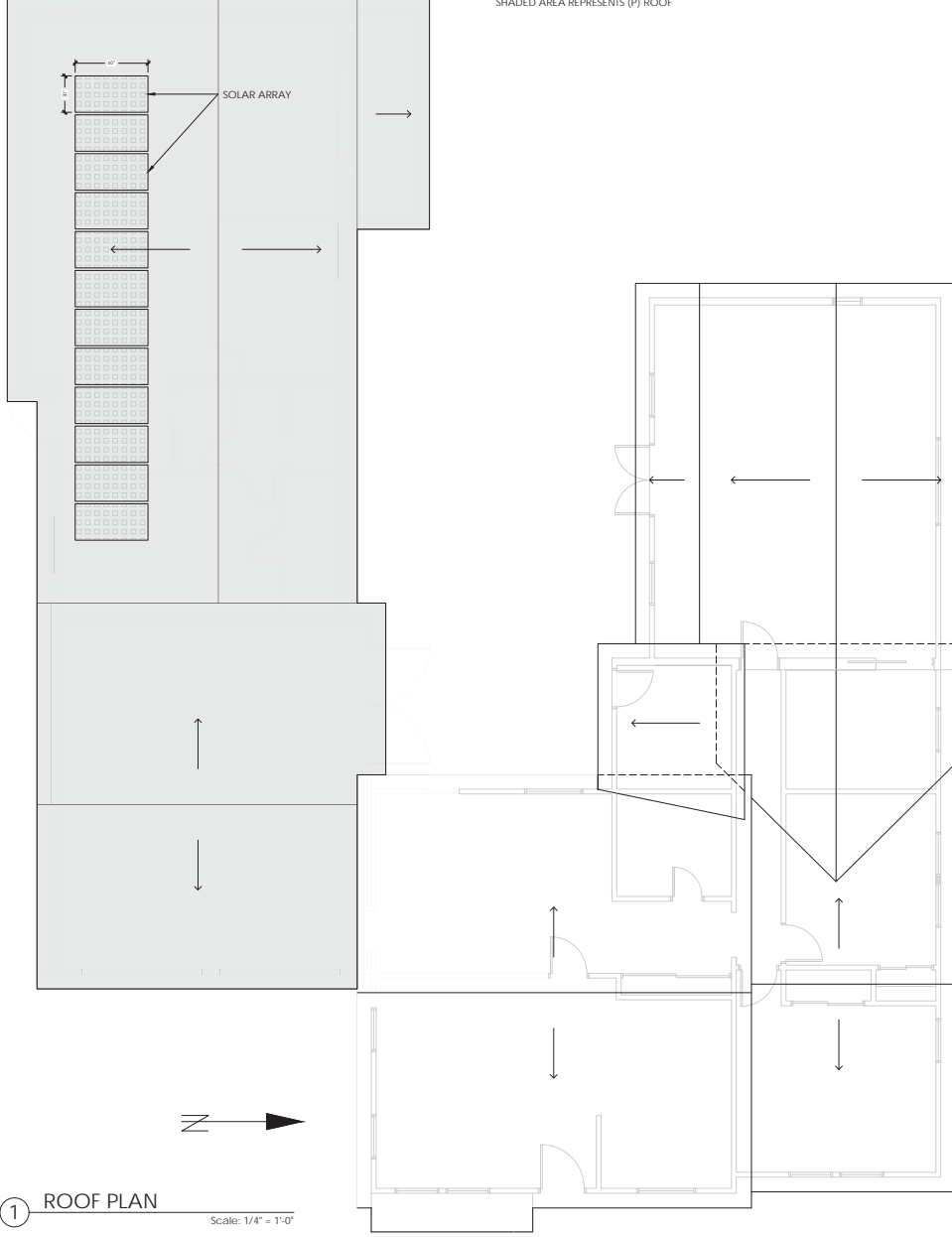


2/7/2024

1

ROOF PLAN

Scale: 1/4" = 1'-0"



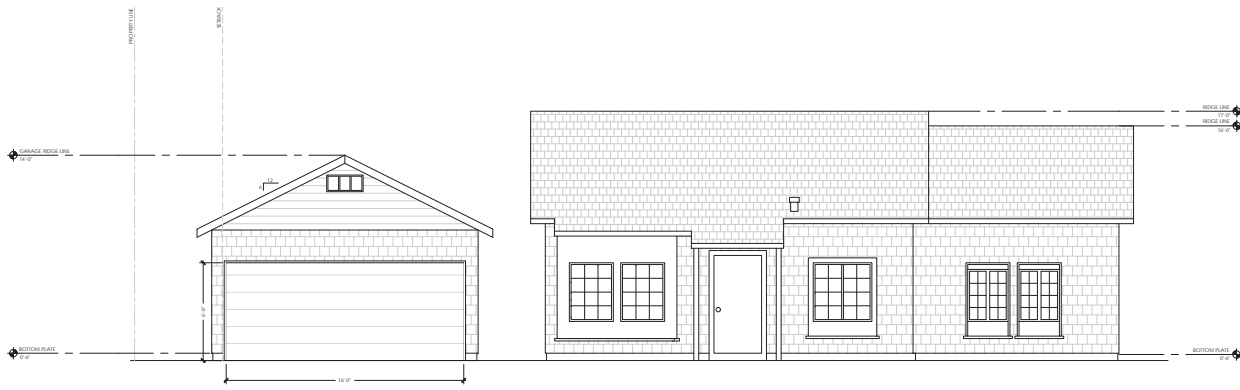
SHADED AREA REPRESENTS (P) ROOF

SOLAR ARRAY

A3

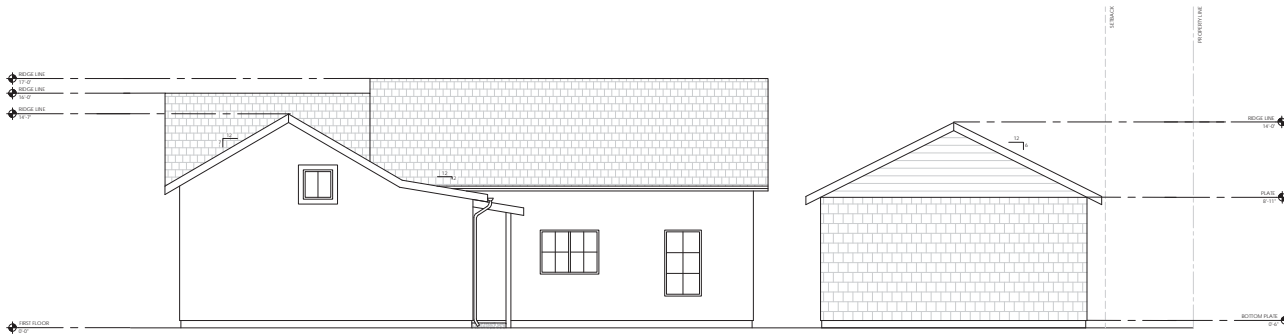
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① EXISTING EAST ELEVATION

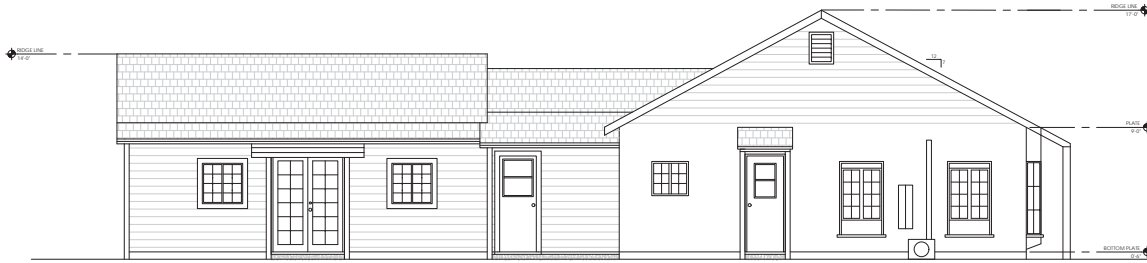
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② EXISTING WEST ELEVATION

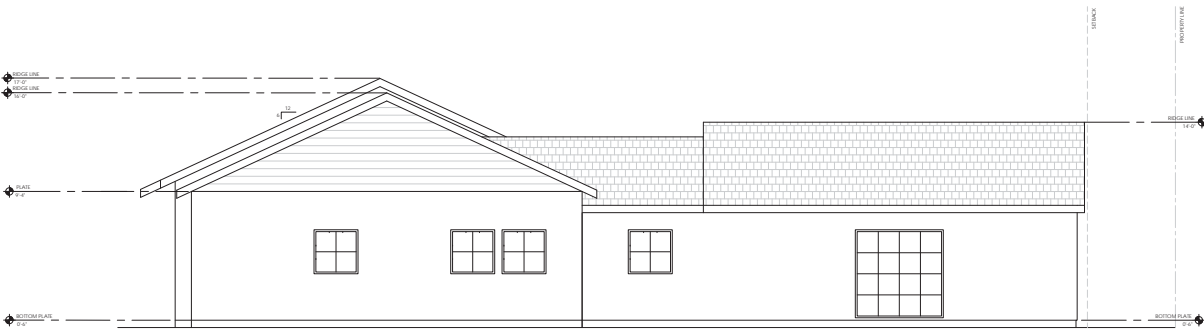
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3 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION

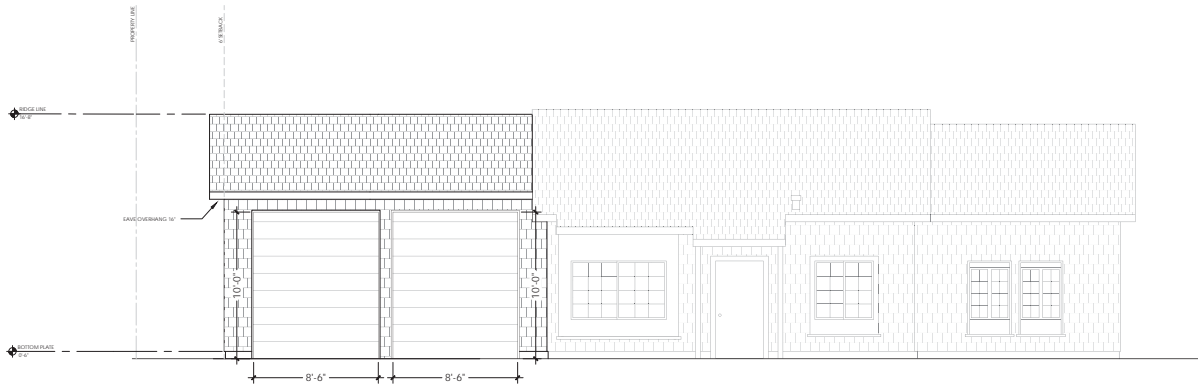
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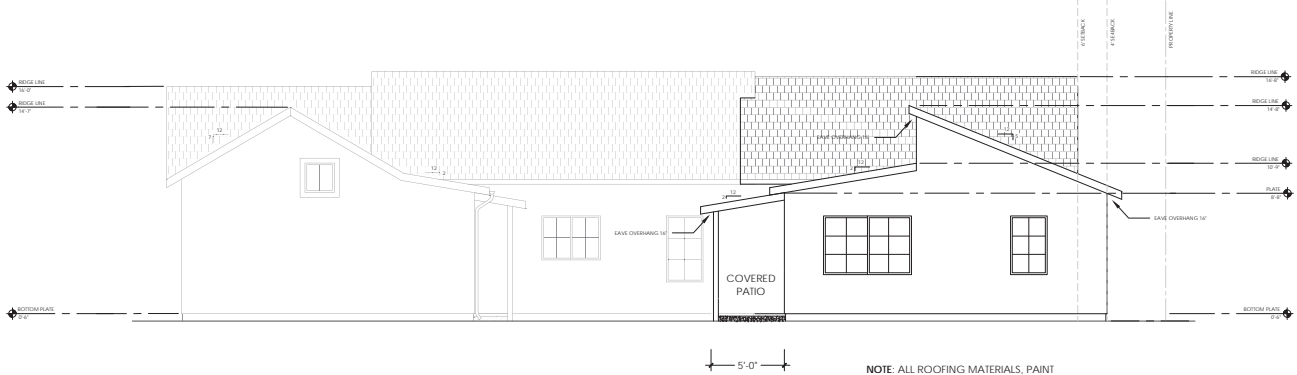
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1 EAST ELEVATION

NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

Scale: 1/4" = 1'-0"



2 WEST ELEVATION

NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

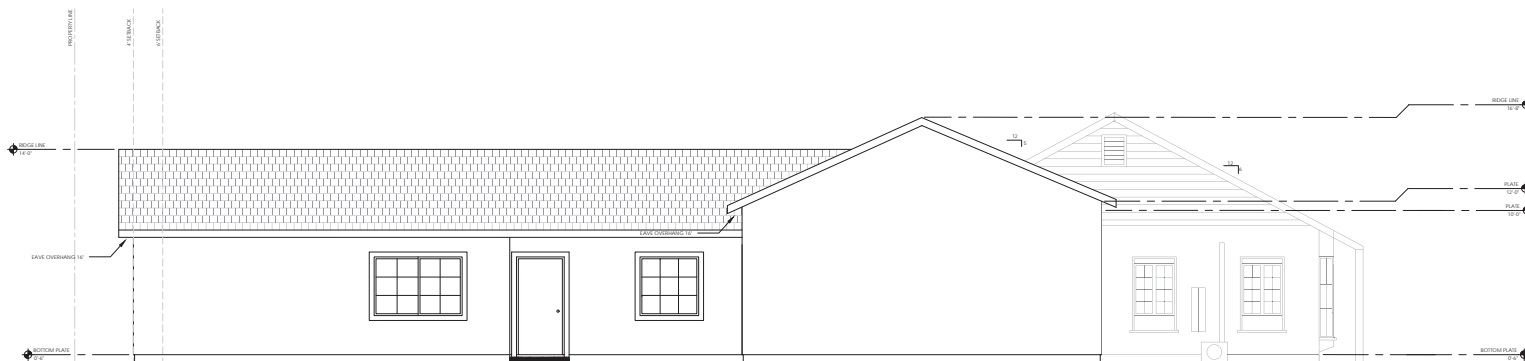
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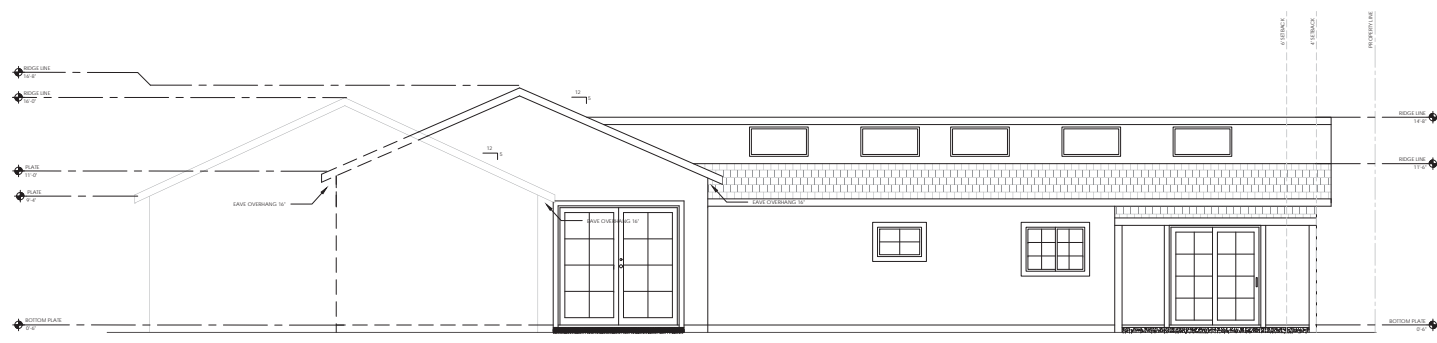
A4.2



NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

3 SOUTH ELEVATION

Scale: 1/4" = 1'-0"



NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

4 NORTH ELEVATION

Scale: 1/4" = 1'-0"

telios DESIGN HOUSE
 HAROLD JOHN POWELL
 27 WEST ANAPAMU STREET SUITE 368
 SANTA BARBARA, CA
 805.232.6257 | haroldjpowell@gmail.com



STEVE & JENNY BELINSKI RESIDENCE
 201 PALISADES
 SANTA BARBARA, CA 93109

A4.3



1. EAST ELEVATION - FRONT OF PROPERTY



2. SOUTH ELEVATION - FRONT SECTION OF HOUSE



3. SOUTH ELEVATION - REAR SECTION OF HOUSE



4. SOUTH ELEVATION - AT PROPERTY LINE



5. WEST ELEVATION - BACK OF PROPERTY



6. NORTH ELEVATION



7. NEIGHBOR TO THE NORTH



8. NEIGHBOR TO THE SOUTH



9. PROPERTIES ACROSS THE STREET



10. STREETScape FROM NORTH LOOKING SOUTH



11. STREETScape FROM SOUTH LOOKING NORTH



City of Santa Barbara
Staff Hearing Officer
630 Garden St.
Santa Barbara, Ca 93101

Re: Coastal Zone Review Supplemental Application
201 Palisades Dr SB Ca 93109

Dear Staff Hearing Officer,

Design intent is to replace the existing two car single story garage, with a new two car single story garage in approximately the same location. At the rear of garage, construct a new two bedroom, single story Accessory Dwelling Unit. This will not only enhance the neighborhood, but also add needed housing.

This project is to demolish existing detached 427 S.F. net substandard single story two car garage and replace with new 492 S.F. net, single story two car garage, to be attached to the existing 1696 S.F. net Single Family Residence. At the rear of the proposed garage, construct a 798 S.F. net, two bedroom, single story Accessory Dwelling Unit. The south roof of new ADU is designed to accommodate solar panels for the entire property.

This project will match the existing architecture, and building materials. From the street it will not be appreciatively different from existing, as the proposed new single story garage overlaps the footprint of the existing single story garage. The new proposed ADU is at the rear of the property and will not be visible from the street. Its architecture and materials will match existing.

Sincerely,

Harold Powell
Applicant

APPLICABLE COASTAL ACT AND COASTAL LAND USE PLAN POLICIES

201 PALISADES DRIVE; PLN2023-00344

Coastal Act Policies

**ARTICLE 6
DEVELOPMENT**

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

(Amended by Ch. 1090, Stats. 1979.)

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252 Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
 - (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
 - (d) Minimize energy consumption and vehicle miles traveled.
 - (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.
- (Amended by Ch. 179, Stats. 2008)

Coastal Land Use Plan Policies

Policy 2.1-17 Land Use Categories and Map Designations. The land use categories and designations in Tables 2.1-1 through 2.1-5 establish the type, density, and intensity of land uses within the City's Coastal Zone. Figure 2.1-1 *Local Coastal Program Land Use Map* depicts the land use designation for each property and is intended to provide a graphic representation of policies relating to the location, type, density, and intensity of all land uses in the Coastal Zone. Allowable densities are stated as maximums but may be increased pursuant to an approved Coastal Development Permit that includes density bonus, inclusionary housing, or a lot area modification for affordable housing. However, compliance with the other policies of the Coastal LUP may limit the maximum allowable density of development. Accessory dwelling units are considered accessory uses and are not included as "units" when calculating allowable density.

Policy 3.1-29 Off-Street Parking for New Development and Substantial Redevelopment.

- A. Parking standards in the Zoning Ordinance are designed to ensure sufficient off-street parking is provided for new development and substantial redevelopment so as to avoid significant adverse impacts to public access to the shoreline and coastal recreation areas. Off-street parking for new development and substantial redevelopment, therefore, shall be consistent with the Zoning Ordinance.
- B. Zoning modifications to allow reduced off-street parking in the West Beach, Lower State, and East Beach Component Areas shall only be approved if a project specific evaluation of parking demand shows that the reduced parking will provide for the anticipated parking demand generated by the development. In determining parking demand, the following may be considered: proximity to transit facilities; mix of uses in the immediate area; offsite parking agreements; and provisions of a transportation demand management plan where it is demonstrated that the plan's measures will sufficiently reduce the demand for parking.

- Policy 4.2-22** Storm Water Management. All development shall be planned, sited, and designed to protect the water quality and hydrology of coastal waters in accordance with the requirements of the City's Storm Water Management Program, approved by the Central Coast Regional Water Quality Control Board under California's statewide National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer System (MS4) Storm Water Permit (Order No. 2013-0001 DWQ, effective July 1, 2013, or any amendment to or re-issuance thereof).
- Policy 4.3-4** Visual Evaluation Requirement. A site-specific visual evaluation shall be required for new development and substantial redevelopment that has the potential to impact scenic resources or public scenic views. The visual evaluation shall be used to evaluate the magnitude and significance of changes in appearance of scenic resources or public scenic views as a result of development.
- Policy 4.3-5** Protection of Scenic Resources and Public Scenic Views. Development shall be sited and designed to avoid impacts to scenic resources and public scenic views. If there is no feasible alternative that can avoid impacts to scenic resources or public scenic views, then the alternative that would result in the least adverse impact to scenic resources and public scenic views that would not result in additional adverse impacts to other coastal resources shall be required. Methods to mitigate impacts could include, but not be limited to: siting development in the least visible portion of the site, managing building orientation, breaking up the mass of new structures, designing structures to blend into the natural setting, restricting the building maximum size, reducing maximum height standards, clustering building sites and development, requiring a view corridor, eliminating accessory structures not requisite to the primary use, minimizing grading, minimizing removal of native vegetation, incorporating landscape elements or screening, incorporating additional or increased setbacks, stepping the height of buildings so that the heights of building elements are lower closer to public viewing areas and increase with distance from the public viewing area. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to visual resources, public scenic views, or public viewing areas.
- Policy 4.3-6** Obstruction of Scenic View Corridors. Development shall not obstruct public scenic view corridors of scenic resources, including those of the ocean viewed from the shoreline and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.
- Policy 4.3-7** Compatible Development. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.
- Policy 4.3-8** Mitigating Impacts to Visual Resources. Avoidance of impacts to visual resources through site selection and design alternatives, if feasible, is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts, shall not substitute for project alternatives including resiting, or reducing the height

or bulk of structures. When landscaping is required to screen the development, it shall be maintained for the life of the development for that purpose.

Policy 4.3-9 Minimize Excavation, Grading and Earthwork. Minimize alteration of natural landforms to ensure that development is subordinate to surrounding natural features such as drainage courses, prominent slopes and hillsides, and bluffs. Site and design new development and substantial redevelopment to minimize grading and the use of retaining walls, and, where appropriate, step buildings to conform to site topography.

Policy 5.1-18 Hazard Risk Reduction. New development and substantial redevelopment shall do all of the following, over the expected life of the development, factoring in the effects of sea level rise:

- A. Minimize risks to life and property from high geologic, flood, and fire hazards;
- B. Assure stability and structural integrity; and
- C. Neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.