



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 17, 2024  
**AGENDA DATE:** July 24, 2024  
**PROJECT ADDRESS:** 3333 Braemar Drive (PLN2023-00510)

**TO:** Daniel Gullett, Principal Planner, Staff Hearing Officer  
**FROM:** Planning Division  
 Marisela Salinas, Senior Planner I  
 Holly Garcin, Assistant Planner  
 Email: [HGarcin@SantaBarbaraCA.gov](mailto:HGarcin@SantaBarbaraCA.gov)

### I. PROJECT DESCRIPTION

The project consists of demolition of the existing detached 550-square-foot horse barn accessory structure and a 113-square-foot shed. The project proposes to construct a new detached 1,063-square-foot horse barn accessory structure and associated 113-square-foot water tank accessory structure, in the Coastal Zone Non-Appealable Jurisdiction. A single-unit residence and detached garage with an Accessory Dwelling Unit (ADU) above are under separate permits. The proposed horse barn and water tank require a ministerial Coastal Exemption and review and approval of a floor area zoning Modification by the Staff Hearing Officer to exceed the maximum allowable detached accessory structure square footage for the lot. The proposed total of 6,842 square feet of development on a 50,779-square-foot lot is 135% of the maximum guideline floor-to-lot area ratio (FAR). Refer to Exhibit A for the Project Plans and Photographs and Exhibit B Applicant Letter, respectively.

### II. REQUIRED APPLICATIONS

The discretionary applications required at this hearing under the purview of the Staff Hearing Officer is:

- A. An Accessory Floor Area Modification to allow the total aggregate floor area to exceed the 500 square feet allowed for the site. (SBMC §28.87.160 and SBMC §28.92.110).

Project Design Approval and Final Design Approval by the Single Family Design Board (SFDB) will also be required for the project at a later date, if the Staff Hearing Officer approves the project (SBMC Chapter 22.69).

**APPLICATION DEEMED COMPLETE:** July 8, 2024  
**DATE ACTION REQUIRED:** September 6, 2024

**III. RECOMMENDATION**

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and conditions in Section VII of this report.



Vicinity Map – 3333 Braemar Drive

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Shelby Messner Janke, SEPPS INC.	
<b>Property Owner:</b>	Lani and Tim Collins	
<b>Site Information</b>		
<b>Assessor's Parcel Number (APN):</b>	047-081-006	
<b>Zoning District:</b>	A-1/S-D-3 (One-Family Residence/Coastal Overlay). (SBMC Title 28)	
<b>Coastal Land Use Plan:</b>	Residential (Max 1 du/acre)	
<b>Lot Size:</b>	1 acre; approx. 50,779 sq. ft.	
<b>Avg. Slope:</b>	6%	
<b>Adjacent Zoning and Land Uses</b>		
<b>North:</b>	Public Road, A-1/S-D-3	Braemar Drive, Residential
<b>East:</b>	A-1/S-D-3	Residential
<b>South:</b>	A-1/S-D-3	Residential
<b>West:</b>	A-1/S-D-3	Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
<b>Existing Primary Residence</b>	4,359 sq. ft. (under separate permit)	No Change
<b>Detached Garage</b>	749 sq. ft.	No Change (under separate permit)
<b>Proposed Detached ADU</b>	N/A	558 sq. ft.* (under separate permit)
<b>Existing Horse Barn To Be Demolished</b>	550 sq. ft.	0 sq. ft.
<b>Proposed Horse Barn</b>	N/A	1,063 sq. ft.
<b>Proposed Water Tank</b>	N/A	113 sq. ft.
<b>Existing Shed To Be Demolished</b>	113 sq. ft.	0 sq. ft.
<b>Floor Area Ratio</b>	6,329 sq. ft. = 125% of Maximum Guideline FAR*	6,842 sq. ft. = 135% of Maximum Guideline FAR*
* = ADU included in FAR square footage per SBMC §28.86.055.C.		

**V. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement</b>	<b>Complies?</b>
<b>Setbacks</b>		
-Front	35 feet	✓
-Interior	15 feet	✓
-Horse Keeping	35 feet & 75 feet*	✓
<b>Building Height</b>	30 feet	✓
<b>Parking</b>	Primary Residence: 2 covered spaces ADU: 1 space	Primary Residence: ✓ ADU: ✓
<b>Open Yard</b>	1,250 sq. ft.	✓
<b>Aggregate Detached Accessory Building Square Footage</b>	500 sq. ft.	1,176 sq. ft**

\* Pursuant to SBMC §28.15.005, the keeping of such animals nor any pen, stable, barn or corral shall be kept or maintained within 35 feet of any dwelling or other building used for human habitation, or within 75 feet of the front lot line of the lot upon which it is located, or within 75 feet of any public park, school, hospital or similar institution. The lot is not adjacent to any public park, school, hospital or similar institution. The proposed barn is approximately 54 feet from the existing residence, approximately 58 feet from the ADU, approximately 136 feet from the front lot line, and approximately 22 from the interior lot line. The existing to remain coral has existed since at least 1988 and was permitted in the existing to remain location.

\*\*Modification requested

With the approval of the Modifications described below, the project would meet the requirements of the Title 28 Zoning Ordinance.

**B. MODIFICATION**

The lot is located in the A-1 One-Family Residence Zone, which is intended to provide areas for single-unit housing, on individual lots at appropriate low densities of one unit per legal lot. The zone also allows for the keeping of horses and necessary outbuildings in conjunction with limitations on how many horses based on lot size and the location allowed.

A zoning Modification is requested for relief of the Accessory Building floor area standards to allow the proposed horse barn and associated water tank to exceed the 500 square feet aggregate allowed for the site pursuant to SBMC §28.87.160.

Alternatives to this proposal were considered by the applicant. A prefabricated barn structure was studied as well as a smaller horse barn. The zoning for the lot, lot size, and barn location allows for the keeping of up to 5 horses.

However, the allowed 500 sq. ft. was considered too small to accommodate the desired number of horses and their associated amenities.

*Secure An Improvement, Prevent Unreasonable Hardship, Promote Uniformity*

The lot size of one acre is considered sizable for the City of Santa Barbara. Larger lots can support more development. The adjacent lots surrounding this parcel are all one acre or more. The request for an additional 676 square feet of accessory floor area is not considered significant in this case due to parcel size and because the horse barn and water tank are the only structures counting toward detached accessory floor area (the detached garage is allowed and the detached ADU is allowed). The proposed horse barn and water tank are approximately only a quarter of the size of the primary residence. Therefore, the horse barn and water tank truly are accessory to the existing main building onsite and the detached garage and proposed ADU.

The proposed horse barn and water tank is located a considerable distance away from all other habitable structures onsite, from habitable structures on neighboring adjacent parcels, and from all lot lines in general. Additionally, the barn and water tank are located behind the existing residence and detached garage and future second-story ADU, making the structures nearly invisible from the public right-of-way. The site is well screened on all lot lines with mature landscape and the adjacent parcels are also well screened creating additional buffer.

A horse barn/stalls, corral, and horses current exist onsite and horse keeping is an allowed use on this parcel zoned A-1. The project proposes to demolish a one-story existing barn and shed and construct a two-story barn and water tank. The shed and water tank are the same square footage. The new barn is a similar footprint as the existing barn and shed, but the additional square footage consists of the partial second-story loft. Therefore, the structure footprint impact onsite is virtually unchanged. The SFDB was supportive of the development at a conceptual review. The flanking adjacent neighbors located at 3319 and 3349 Braemar Drive each have a corral development on the same rear portion of the property and include detached accessory structures throughout each property. Therefore, the pattern of development is consist in the immediate neighborhood.

Given this, Staff is supportive of the Modification request to allow 1,176 square feet of aggregate detached accessory structure floor area; 676 square feet over the allowed amount.

### **C. COASTAL REVIEW**

The project site is located in the Coastal Zone Non-Appealable Jurisdiction 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 C for applicable policies), as identified in the draft Findings in Section VII below.

## **VI. DESIGN REVIEW**

This project was reviewed by the SFDB (meeting minutes are attached as Exhibit D). On February 12, 2024, the SFDB was supportive of the size, bulk, and scale of the proposed horse barn, supportive of the barn's architecture because it is compatible with the main residence and ADU, and supportive of the square footage and Floor-To-Lot Area Ratio (FAR) due to lot size

and compatibility with neighboring properties and the associated structures on the existing property. The Board was supportive and encouraged landscape screening of the proposed water tank.

## **VII. RECOMMENDED FINDINGS**

The Staff Hearing Officer finds the following:

### **A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES AND SBMC CH. 22.100)**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the construction of accessory structures. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption. Based on review of the project, there would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, 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. None of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

### **B. ACCESSORY FLOOR AREA MODIFICATION (SBMC §28.92.110)**

1. The Modification is consistent with the general purposes of Title 28 and the specific purposes of the zoning district in which the project is located because the residential character and allowed uses of the neighborhood would be preserved by the project because the purposes and uses remain the same with the demolition and replacement of the horse barn and associated water tank; and
2. The Modification is necessary to secure an appropriate improvement on the lot because the proposed horse barn and water tank allow for the continuation of keeping horses, an allowed use.

Exhibits:

- A. Project Plans and Photographs
- B. Applicant Letter and Modification Intent Statement
- C. Applicable Coastal Act and Land Use Policies
- D. Single Family Design Board, Meeting Minutes, dated 02/12/2024

Contact/Case Planner: Holly Garcin, Assistant Planner  
(HGarcin@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 4562

# ABBREVIATIONS

<b>AB</b>	Anchor Bolt	<b>LAM</b>	Laminated(D)
<b>ABV</b>	Above	<b>LAV</b>	Lavatory
<b>AC</b>	Asphaltic Concrete	<b>LB</b>	Lag Bolt
<b>AC</b>	Air Conditioning	<b>LF</b>	Lineal Feet
<b>ADJ</b>	Adjustable	<b>LH</b>	Left Hand
<b>AFF</b>	Above Fin. Floor	<b>LOC</b>	Location, Localized
<b>ALUM</b>	Aluminum	<b>LSL</b>	Laminated Strand Lumber
<b>AND</b>	And/or	<b>LT</b>	Light
<b>ANSI</b>	American National Standards Institute	<b>LVL</b>	Laminated Vener Lumber
<b>ARCH</b>	Architect or Architectural Depts.	<b>LWR</b>	Low Wall Register
<b>ARF</b>	Above Rough Floor	<b>MAS</b>	Masonry
<b>ASBY</b>	Assembly	<b>MATL</b>	Material
<b>BLDG</b>	Building	<b>MAX</b>	Maximum
<b>BLW</b>	Below	<b>MB</b>	Machine Bolt, Moisture Barrier
<b>BM</b>	Beam	<b>MD</b>	Med. Density Fiberboard
<b>BTM</b>	Bottom	<b>MDO</b>	Med. Density Overlay Plywood
<b>BUR</b>	Built-Up Roof	<b>MECH</b>	Mechanical
<b>BYND</b>	Beyond	<b>MEMB</b>	Membrane
<b>C</b>	Centifine	<b>MFD</b>	Manufactured
<b>CA</b>	Combustion Air	<b>MFR</b>	Manufacturer
<b>CALGREEN</b>	California Green Building Standards	<b>MIN</b>	Minimum
<b>CB</b>	Catch Basin, Carriage Bolt	<b>MISC</b>	Miscellaneous
<b>CBC</b>	California Building Code	<b>N</b>	New
<b>CEC</b>	California Electrical Code	<b>NIC</b>	Not in Contract
<b>CEC</b>	California Energy Commission	<b>NO</b>	Number
<b>CFC</b>	California Fire Code	<b>NTS</b>	Not to Scale
<b>CMC</b>	California Mechanical Code	<b>O</b>	Over
<b>CPC</b>	California Plumbing Code	<b>OC</b>	On Center
<b>CR</b>	California Residential Code	<b>OC</b>	OC Both Ways
<b>C-C</b>	Center to center	<b>OC E/W</b>	OC Ea. Way
<b>CDX</b>	Ext. Plywd, Const. Grade	<b>OD</b>	Outside Diameter, Dimension
<b>CEC</b>	Calif. Energy Comm.	<b>OH</b>	Overhead
<b>CI</b>	Cast Iron	<b>OH</b>	Opening
<b>CJ</b>	Ceiling Joist, Control Joint	<b>OPNG</b>	Opposite
<b>CLG</b>	Ceiling	<b>OSP</b>	Oriented Strand Board
<b>CLR</b>	Clear	<b>PL</b>	Plate
<b>CMC</b>	California Mechanical Code	<b>P.L. &amp; P.L.V.</b>	Property Line
<b>CHU</b>	Chim. Masonry Unit	<b>PLYWD</b>	Plywood
<b>CO</b>	Cleanout, Conduit	<b>PSL</b>	Parallel Strand Lumber
<b>COL</b>	Column	<b>PTDF</b>	Pressure-Treated Douglas Fir
<b>CONC</b>	Concrete	<b>PTMS</b>	Pressure-Treated Mustard
<b>CONST</b>	Construction	<b>R</b>	Return Air
<b>CONT</b>	Continuous	<b>RA</b>	Radial Riser
<b>CPC</b>	California Plumbing Code	<b>RD</b>	Rad. Roof Drain, Round
<b>CR</b>	Ceiling Register	<b>REC</b>	Recessed
<b>DBL</b>	Double	<b>REIN</b>	Reinforced, Reinforcement
<b>DEMO</b>	Demolish	<b>REQD</b>	Required
<b>DF</b>	Dual Glazed, Decomposed Granite	<b>REQMT</b>	Requirement(s)
<b>DIA</b>	Diameter	<b>REV</b>	Revised, Revised
<b>DIM</b>	Dimensioned	<b>RH</b>	Round Head, Right Hand
<b>DN</b>	Down	<b>RJ</b>	Roof Joists
<b>DS</b>	Downspout	<b>RM</b>	Room
<b>DWG</b>	Drawing	<b>RO</b>	Rough or Rough Opening
<b>E</b>	East	<b>RR</b>	Roof Rafter
<b>EG</b>	Existing Grade	<b>RSS</b>	Ressum
<b>EJ</b>	Expansion Joint	<b>RWD</b>	Redwood
<b>ELEV</b>	Elevation	<b>S</b>	South
<b>EQ</b>	Equal	<b>SA</b>	Supply Air
<b>EQPT.</b>	Equipment	<b>SAS</b>	Surfaced 4 sides
<b>ER, ESPR</b>	ICC Evaluation Service Report	<b>SCHD</b>	Schedule
<b>EXP</b>	Expanded, Expansion, Expanded	<b>SD</b>	Storm Drain
<b>EXT</b>	Exterior	<b>SF</b>	Surface Ft
<b>EXSTG</b>	Existing	<b>SG</b>	Single
<b>FAU</b>	Forced Air Unit	<b>SHTG</b>	Sheathing
<b>FBD</b>	Furnished by Owner, to be installed by Contr.	<b>SIM</b>	Similar
<b>FD</b>	Finish Ceiling	<b>SP</b>	Shear Panel
<b>FDR</b>	Floor Drain	<b>S&amp;P</b>	Sheet & Pole
<b>FDN</b>	Foundation	<b>SPEC</b>	Specification
<b>FF</b>	Fin. Floor, Flush Frame	<b>SS</b>	Square
<b>F.F</b>	Finish to Finish	<b>SS</b>	Stainless Steel, Sanitary Sewer
<b>FG</b>	Finished Grade, Fuel Gas, or Fixed Glass	<b>STD</b>	Standard
<b>FG</b>	Fiberglass	<b>SYM</b>	Symmetrical
<b>FH</b>	Fist Head	<b>T</b>	Tramid
<b>FIN</b>	Finish(ed)	<b>TBD</b>	To Be Determined
<b>FL</b>	Flow Level, Flow Line	<b>TCB</b>	Top of Curb or Concrete
<b>FLR</b>	Floor	<b>TCB</b>	Top of Catch Basin
<b>FOC</b>	Face of Concrete	<b>TEMP</b>	Tempored, Temporary
<b>FOF</b>	Face of Finish	<b>T&amp;G</b>	Tongue and Groove
<b>FOH</b>	Face of Masonry	<b>TKR</b>	Top Kick Register
<b>FOP</b>	Face of Plywood	<b>T.O.S.</b>	Top of Slope, Toe of Slope
<b>FOS</b>	Face of Shear Panel	<b>TP</b>	Top of Paving
<b>FOSP</b>	Face of Stud Panel	<b>TSP</b>	Top of Subfloor or Ro. Slab
<b>FP</b>	Finished Paving	<b>TW</b>	Top of Walk, Threshold
<b>FR</b>	Floor Register	<b>TYP</b>	Typical (Items Typical UON)
<b>FT</b>	Footing	<b>UG</b>	Underground
<b>FG</b>	Foot or Feet	<b>UN</b>	Unless Otherwise Noted
<b>GA</b>	Gauge	<b>UPL</b>	Utility Pole
<b>GALV</b>	Galvanized	<b>VCP</b>	Vertical Clay Pipe
<b>GLB</b>	Glue-Lam. Beam	<b>VCT</b>	Vinyl Composition Tile
<b>GSM</b>	Gals. Sheet Metal	<b>VERT</b>	Vertical
<b>GWB</b>	Gypsum Wallboard	<b>VERT</b>	Vertical Grain Douglas Fir
<b>GYP</b>	Gypsum	<b>VDF</b>	Vent Thru Roof (Floor, Wall)
<b>H</b>	Header	<b>WC</b>	Water Closet
<b>HB</b>	Hose Bibb	<b>WDW</b>	Window
<b>HD</b>	Heavy Duty	<b>WH</b>	Water Heater
<b>HDR</b>	Header	<b>WI</b>	Wrought Iron (Ornamental Iron)
<b>HDR</b>	Hot Dipped Galvanized	<b>WP.</b>	Work Point
<b>HOR</b>	Horizontal	<b>WS</b>	Wood Screws or Water Softener
<b>HP</b>	Horse Power, Heat Pump	<b>WWF</b>	Welded Wire Fabric
<b>H.P.</b>	High Point	<b>W</b>	With
<b>HVAC</b>	Heating/Ventilating/Air Conditioning	<b>WO</b>	Without
<b>HVY</b>	Heavy	<b>WRC</b>	Western Red Cedar
<b>(HR)</b>	Hot Water (return)	<b>WS</b>	Weathertip
<b>HWIR</b>	High Wall Register		
<b>ICC</b>	International Code Council		
<b>ID</b>	Inside Diameter, Dimension		
<b>I.G.</b>	Insulating Glass		
<b>INT</b>	Interior		
<b>INV</b>	Invert		

# GENERAL NOTES

- ▶ All work shall comply with the 2019 Energy Standards of the California Code of Regulations, Title 24, the Americans with Disabilities Act, the 2019 edition of the California Residential Code, 2019 Green Building Standards, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, and all ordinances of the local jurisdiction in which the project is located, and all laws of the State of California.
- ▶ All notes, recommendations, and requirements contained within structural engineering calculations, foundation exploration and soils analysis reports, energy compliance forms, and similar documents submitted to the Building Department are hereby included as a part of these plans.
- ▶ All written dimensions shall take precedence over scaled dimensions, details shall take precedence over small-scale drawings, and specifications shall take precedence over drawings.
- ▶ Dimensions are to face of framing, unless otherwise noted. Where shear panel occurs, face of framing is face of shear panel.
- ▶ Check mechanical, electrical, and floor plans, and interior elevations for future and equipment locations and coordinate with subcontractors for special framing requirements.
- ▶ No changes shall be made in the project which deviate from the plans and specifications without the written consent of the Owner.
- ▶ No structural changes shall be made without the written consent of the Engineer.
- ▶ The Architect and Engineer shall be notified of any unusual or unsafe conditions or situations which may affect the structural integrity or safety of the project, as well as any discrepancies within the plans.
- ▶ Subcontractors must visit the building site and must verify existing conditions and dimensions.
- ▶ Each subcontractor shall perform, supply, and install any and all work, labor, and materials which are necessary, implied, or required to produce the intended result of a complete job.
- ▶ The intent of these drawings and specifications is to provide a building complete in every detail and ready for occupancy. Any discrepancies in these drawings and specifications which would appear to call for less than a complete job should be brought to the attention of the Architect for clarification before submitting bids. Failure to clarify deficiencies and discrepancies does not relieve the contractor from providing a complete product.
- ▶ Where there is a discrepancy within the drawings or between the drawings and specifications or notes, the more restrictive condition, or the higher grade of material or workmanship, shall be assumed unless directed otherwise by the Architect or Engineer.

# NOTICE TO OWNER & CONTRACTORS

- ▶ The Engineer and Architect do not warrant or guarantee the accuracy and completeness of the work contained in these drawings and the engineering calculations beyond a reasonable degree.
- ▶ If any omissions, mistakes, or discrepancies are found to exist within the work product, the Engineer and Architect shall be promptly notified so that they may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the Engineer and Architect of such conditions shall absolve them of any responsibility for the consequences of such failure.
- ▶ The Contractor shall be required to perform and install any and all work, labor, and materials which are necessary, implied, or required to produce the intended result.
- ▶ All Contractors shall be licensed and insured, otherwise the Engineer and Architect do not assume any responsibility for the Engineer's and Architect's work product.
- ▶ Contractors shall verify all dimensions, elevations, and existing conditions prior to starting any work. The Contractor shall promptly and before such conditions are disturbed, notify the Architect and Engineer in writing of subsurface or latent physical conditions at the site differing materially from those indicated in the documents, or unknown physical conditions at the site of an unusual nature differing materially from those similarly encountered and generally recognized as inherent in the work of the character provided for in the work product.
- ▶ All work shall conform to local, state, and national codes, and the work herein is deemed to be an addition to the California Building Code.
- ▶ Engineer always recommends that a soils report be provided by the Owner. If one is not provided, the Engineer shall design footings per Chapters 18 and 19 of the California Building Code.
- ▶ The plans and engineering calculations do not cover latent defects in existing structures; the evaluation of geologic conditions; exterior drainage except as noted on the plans; or damage resulting from insect infestation or rot.
- ▶ No assurance is given that existing structures and systems are built or maintained in accordance with current building codes.
- ▶ The contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. Neither the professional activities nor the presence of the Architect at the construction site shall relieve the contractor of his obligation.
- ▶ The work shall be in strict accordance with the best standard specifications of materials and applications. All fresh material shall be approved by the owner prior to installation.
- ▶ The contractor is responsible for installing and maintaining all necessary temporary bracing and shoring to ensure the safety of the work until it is completed. His shall ensure that all applicable safety laws are strictly enforced.
- ▶ The contractor shall ensure that all work and materials are protected from damage from natural forces and other factors.
- ▶ Special inspections required by Section 1701 of the CBC shall be performed by an inspector of the owner's choice approved by the Building Authority, and fees for such services shall be paid by the owner.
- ▶ Should any disputes arise regarding this work, all parties agree that the sole remedy for any such disputes shall be the arbitration provided by the American Arbitration Association and that the arbitration shall be binding upon all parties. If the Engineer and/or Architect is found to have performed his work per contract or agreement, the Engineer and/or the Architect shall be reimbursed for reasonable attorney's fees. In addition, if it is found that a back-basis claim was filed or owner certified changes made, punitive or treble damages shall be recovered from the claimant and said claimant shall be responsible for consequential or direct impact and loss of efficiency damages to the Engineer and/or the Architect. Under no circumstances shall Engineer or Architect pay claimant attorney fees or other costs associated with this project.
- ▶ Fees or costs associated with the redesign or modification of these plans by Architect as a result of deviation by the contractor from the plans, or due to errors, faulty materials, or faulty workmanship, are to be paid to the Architect by the contractor.
- ▶ Use of the plans and specifications constitutes acceptance by owner and contractor of these terms and conditions.



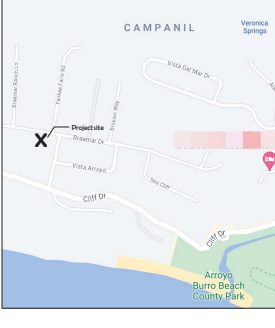
# F.A.R. CALCULATOR-BARN & ADU

<b>ENTER Project Address:</b>	3333 Braemar Drive
Is there a basement or cellar existing or proposed?	No
<b>ENTER Proposed TOTAL Net Floor Area (in sq. ft.)</b>	6,842
<b>ENTER Zone ONLY from drop-down list:</b>	A-1 or RS-1A
<b>ENTER Net Lot Area (in sq. ft.):</b>	50,779
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
<b>The FAR Requirements are:</b>	GUIDELINE**
<b>ENTER Average Slope of Lot:</b>	3.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 600 or more cu. yds. of grading outside the main building footprint?	No
<b>An FAR MOD is not required per SBMC §28.15 or §30.20.630</b>	
<b>FLOOR AREA RATIO (FAR):</b>	0.135
<b>Lot Size Range:</b>	>= 20,000 sq. ft. in sq. ft.
<b>MAX FAR Calculation (in sq. ft.):</b>	4,430 + (0.013 x lot size in sq. ft.)
<b>100% MAX FAR:</b>	0.100
<b>100% MAX FAR (in sq. ft.):</b>	5,099
<b>80% of MAX FAR (in sq. ft.):</b>	4,227
<b>80% of MAX FAR (in sq. ft.):</b>	4,072
<b>The 6842 square foot proposed total is 135% of the MAX FAR.*</b>	

# CONSULTANTS

- ARCHITECT:**  
Steve Hausz  
829 De La Vina Street  
Suite 303  
Santa Barbara, CA 93101-3295  
Cell 805-988-2013  
E: stevehausz@gmail.com
- GENERAL CONTRACTOR:**  
Steven Sorenson  
1219 1/2 Laguna Street  
Santa Barbara, CA 93101  
Phone 805-966-2259  
E: mikesorenson@dooboo.com
- CIVIL/STRUCTURAL ENGINEER:**  
Mike Gones - Civil Engineer  
Mike Gones  
1219 1/2 Laguna Street  
Santa Barbara, CA 93101  
Phone 805-966-2259  
E: mikesorenson@dooboo.com
- SOILS ENGINEERING, SPECIAL INSPECTIONS:**  
Pacific Materials Laboratory  
Ron Pike  
P.O. Box 96  
Goleta, CA 93116  
Phone 805-964-6901  
E: ron@pmlab.com
- ENGINEER COMPLIANCE SUMMARY:**  
Consultant  
Contact  
Address  
Phone  
Fax

# VICINITY MAP



# PROJECT DATA

- ▶ **ASSESSORS PARCEL NUMBER:** 047-001-006
- ▶ **PROPERTY OWNER:** Lani & Tim Collins  
3333 Braemar Drive  
Santa Barbara, CA 93110  
805-970-2110
- ▶ **PROJECT ADDRESS:** 3333 Braemar Drive
- ▶ **PROJECT DESCRIPTION:** New 1063 SF barn with approx. 113 SF metal eistem. Concurrently, under application PLN2022-02945, a new ADU is proposed above the detached garage (Garage is under a separate permit, BLD21-02945). The Project Data for both projects will show the same statistics for existing, demo, and new building areas to be consistent with the FAR Calculator.
- ▶ **LAND USE ZONE:** A-1
- ▶ **COASTAL ZONE:** Yes
- ▶ **HIGH FIRE HAZARD AREA:** Yes
- ▶ **OCCUPANCY:** RS
- ▶ **CONSTRUCTION TYPE:** V/B
- ▶ **LOT AREA:** 50,779 SF, 1.16 AC
- ▶ **LOT SLOPE:** +1.3%
- ▶ **EXISTING BUILDING AREA -**  
Elevation\*\*  
Detached garage\* 4777 SF gross 4309 SF net  
Horse barn 796 SF gross 749 SF net  
Horse barn 960 SF gross 913 SF net  
Shed #1 (previously demo'd) 120 SF gross 113 SF net  
Shed #2 120 SF gross 113 SF net
- ▶ **TOTAL EXIST. BLDG AREA:** 6278 SF gross 5771 SF net
- ▶ **EXISTING BUILDING AREA TO BE DEMOLISHED:**  
Horse barn\*\*\* 885 SF gross 550 SF net  
Shed\*\*\*\* 120 SF gross 113 SF net
- ▶ **TOTAL DEMO:** 705 SF gross 663 SF net
- ▶ **PROPOSED NEW BUILDING AREA:**  
ADU\*\*\*\* 623 SF gross 558 SF net  
BARN\*\*\* 1174 SF gross 1003 SF net  
CORSTEN 113 SF gross 113 SF net  
GOSTEN 1174 SF gross 1174 SF net
- ▶ **TOTAL BLDG AREA:** 7483 SF gross 6842 SF net
- ▶ **EXIST. BLDG AREA:** 6278 SF gross 5771 SF net
- ▶ **LESS DEMO AREA:** 705 SF gross 663 SF net
- ▶ **NEW BLDG AREA:** 1207 SF gross 1174 SF net
- ▶ **TOTAL BLDG AREA:** 7483 SF gross 6842 SF net
- ▶ **OPEN YARD AREA:** 1250 SF with 20' x 20' minimum dimension provided, see Site Plan, Sheet A.0.
- ▶ **PARKING CALCULATION**  
EXISTING: 4 spaces in garage under construction\*  
REQUIRED: 2 covered for residential  
1 uncovered for ADU (0-5 ft. from public transit)\*\*  
PROPOSED: 0 additional spaces

# SHEET INDEX

- COVER** Project Data, Vicinity Map, Notes  
A1.0 Contact Plan, Site Plan, Partial Site Plan, Aerial View  
A2.0 1st & 2nd Floor Plans  
A3.0 Elevations, Section
- ATTACHMENTS:** See Sheet A1.0  
See Sheet A2.0  
See Sheet A3.0
- SPECIAL INSPECTIONS:** See Sheet

**STEVE HAUSZ ARCHITECT**  
RESIDENTIAL COMMERCIAL INTERIORS LIGHTING  
829 DE LA VINA STREET SUITE 303  
SANTA BARBARA, CA 93101  
CELL 805-988-2013  
E: STEVEHAUSZ@GMAIL.COM

**REGISTERED ARCHITECT**  
No. 29628  
STATE OF CALIFORNIA

NEW HORSE BARN FOR  
**LANI & TIM COLLINS**  
3333 BRAEMAR DRIVE :: SANTA BARBARA

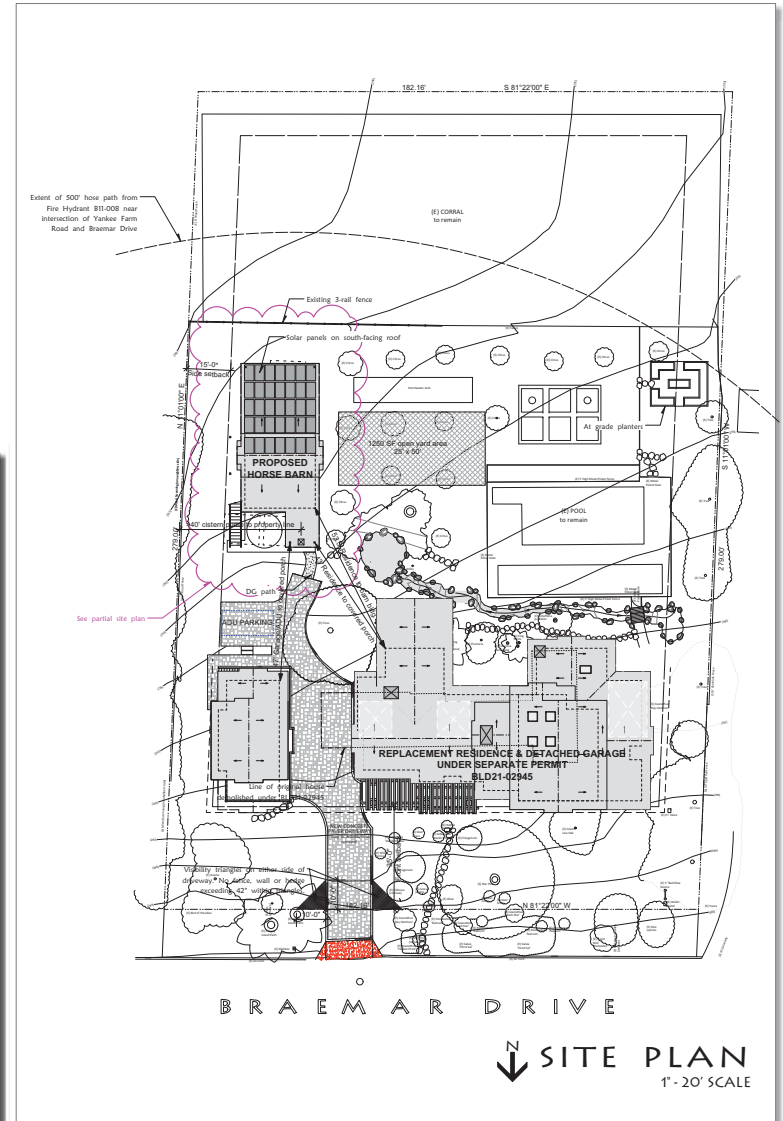
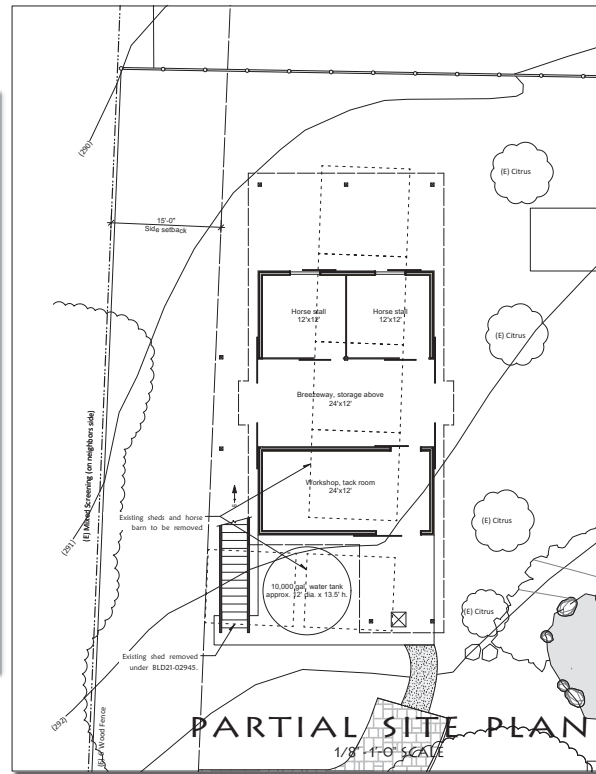
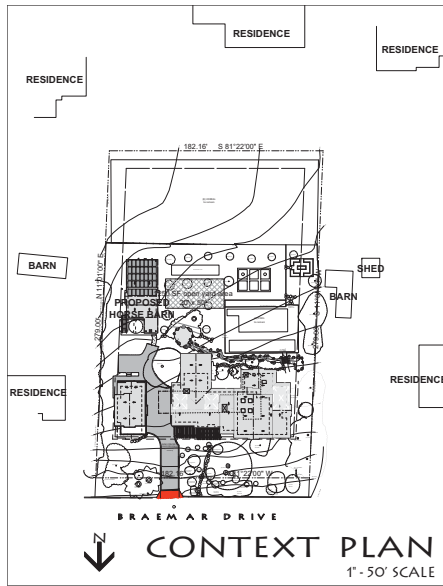
**COVER** PROJECT DATA SHEET INDEX VICINITY MAP GENERAL NOTES

REVISIONS  
A  
B  
C

Issue Date: 11 June 2024

# EXHIBIT A





**SITE PLANS**  
SCALE AS NOTED

**STEVE HAUSZ ARCHITECT**  
RESIDENTIAL  
COMMERCIAL  
INTERIORS  
LIGHTING  
829 DE LA VINA STREET  
SUITE 300  
SANTA BARBARA, CA 93101  
TEL: 805-988-2913  
E: STEVE@HAKZGMAIL.COM

All original design ideas are the property of the architect and are protected by copyright law. These plans may not be copied or used for any other project without permission.

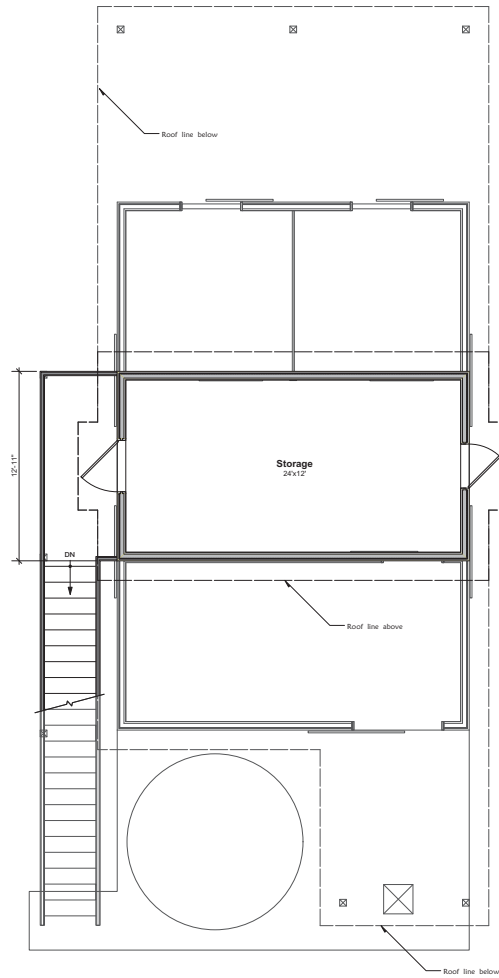
**REGISTERED ARCHITECT**  
**STEVE HAUSZ**  
**C29628**  
EXPIRES 12-31-2024  
STATE OF CALIFORNIA

NEW HORSE BARN FOR  
**LANI & TIM COLLINS**  
3333 BRAEMAR DRIVE :: SANTA BARBARA

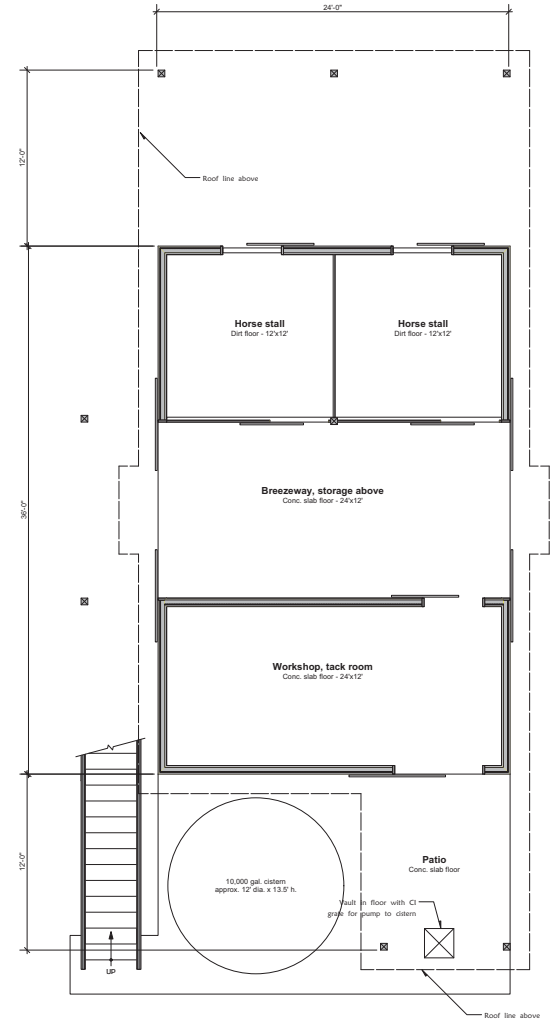
REVISIONS  
A  
A  
**A1.0**  
SITE PLANS

Issue Date: 11 June 2024





**2<sup>ND</sup> FLOOR PLAN**  
1/4" = 1'-0" SCALE



**1<sup>ST</sup> FLOOR PLAN**  
1/4" = 1'-0" SCALE

**STEVE HAUSZ**  
ARCHITECT

RESIDENTIAL  
COMMERCIAL  
INTERIORS  
LIGHTING

829 DE LA VINA STREET  
SUITE 300  
SANTA BARBARA, CA 93101  
CELL: 805-989-2933  
E: STEVEHAUSZ@GMAIL.COM

All original design ideas are the property  
of the architect. Best and perfectible to  
copyright or used for any other project  
without permission.

REGISTERED ARCHITECT  
STEVE HAUSZ  
C29628  
GENERAL CONTRACTOR  
STATE OF CALIFORNIA

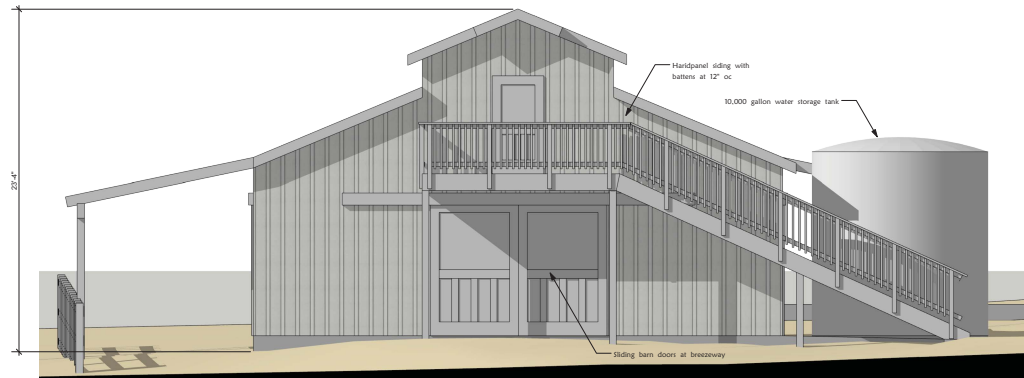
NEW HORSE BARN FOR  
**LANI & TIM COLLINS**  
3333 BRAEMAR DRIVE :: SANTA BARBARA

REVISIONS

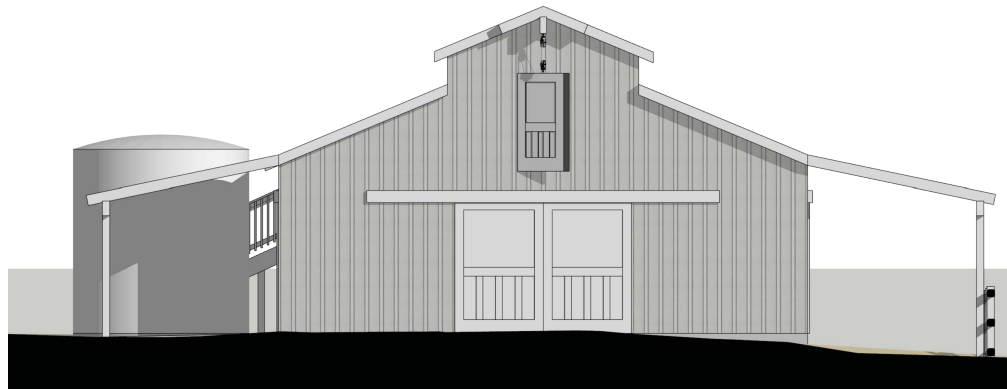

**A2.0**  
FLOOR PLAN  
ELEVATIONS



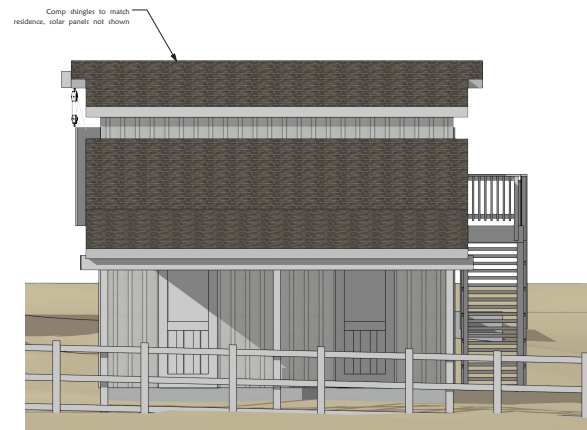
NORTH



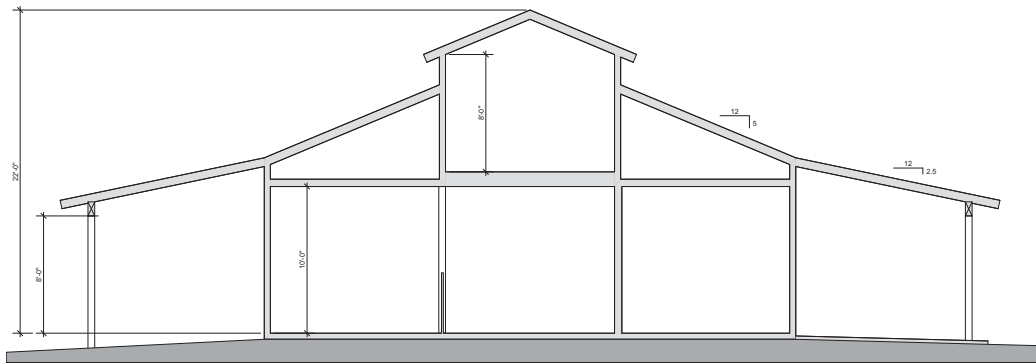
EAST



WEST



SOUTH



SECTION

ELEVATIONS & SECTION

1/4" SCALE

**STEVE HAUSZ**  
ARCHITECT

RESIDENTIAL  
COMMERCIAL  
INTERIORS  
LIGHTING

829 DE LA VINA STREET  
SUITE 100  
SANTA BARBARA, CA 93101  
CELL: 805-988-2933  
E: STEVEHAUSZ@GMAIL.COM

All original design ideas are the property of the architect and are protected by copyright. These plans may not be copied or used for any other project without permission.

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
C29628

NEW HORSE BARN FOR  
**LANI & TIM COLLINS**  
3333 BRAEMAR DRIVE :: SANTA BARBARA

REVISIONS  
A  
A  
A

**A2.0**  
ELEVATIONS

Issue Date: 11 June 2024





SITE PHOTOS





1



3



5



2



4



6

# NEIGHBORHOOD PHOTOS



10 July 2024

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

**SUBJECT:       MODIFICATION APPLICANT LETTER  
                  3333 BRAEMAR DRIVE – APN 047-081-006**

Dear Staff Hearing Officer,

On behalf of the property owners, we are pleased to submit this Modification and Coastal Exemption application for a new, detached horse barn at 3333 Braemar Drive.

### **Project Setting**

The 50,779 square foot project site is located at 3333 Braemar Drive, in the Non-Appeals Jurisdiction of the Coastal Zone. The property is zoned A-1/S-D-3 (Single-Family Residential), with a General Plan Designation of Residential, located within the Campanil Hill neighborhood. The site is surrounded by single-family residential properties on all sides. The neighborhood is comprised of large, semi-rural residential properties, multiple of which contain residential accessory structures and horse-keeping facilities. A new, 4,359 square-foot single family residential dwelling is currently under construction at the subject site, as well as a 749 square foot detached garage (BLD2021-02945). An existing pool is on site and will remain once the new residence and garage are complete. The site is also developed with a horse stable area, horse corral, and detached shed structure. A new, detached Accessory Dwelling Unit (ADU) is also proposed under a separate application, as the ADU requires a Coastal Development Permit (PLN2023-00464).

### **Project Description**

The proposed project involves construction of a new 1,063 square foot horse barn which will replace the existing unenclosed horse stable/stalls and an existing shed structure. As the proposed horse barn exceeds 500 square feet, a modification is required to allow the structure to exceed the maximum allowable Accessory Building square footage, per SBMC 28.87.160.

**EXHIBIT B**

The existing horse barn and shed which will be demolished as part of this application total 663 square feet of floor area. The net gain with the new horse barn will be 400 square feet of new Accessory Building Floor Area.

The project was reviewed by the Single Design Board at a One-Time Concept Review meeting on 12/4/23, in order to gain their valuable feedback on the aesthetics of the barn and supportability of proposed floor area. The SFDB had positive comments for the project and stated that they supported the floor area as proposed.

As noted, the primary residential unit is currently under construction as well as the detached garage. Construction of the existing residence and detached garage is expected to continue through Summer of 2024.

### **Required Approvals**

Staff Hearing Officer – The proposed project requires approval of a floor area Modification by the Staff Hearing Officer per SBMC 28.92.110 to allow the proposed barn to exceed the 500 square foot maximum for accessory buildings.

Coastal Exemption – A Coastal Exemption is required for an Improvement to an Existing Single-Family Residence, including associated structures on site.

### **Findings for Approval**

In order for the SHO to grant the requested modification, the following findings must be made:

1. The Modification is consistent with the general purposes of the Zoning Ordinance or the specific purposes of the zoning district in which the project is located; and  
*The modification is consistent with the general purposes of the Zoning Ordinance and the specific purpose of the zoning district in which the project is located, as the intent of the A-1 zoning district is to allow for single residential units with regulations set to create a “sustainable environment for domestic life...and to prohibit activities which would tend to be inharmonious with or injurious to the preservation of the residential environment.” The proposed modification to allow the barn on site will continue to support the single-family residential zoning and domestic residential environment and will not create a negative or inharmonious use. The site and neighborhood are already developed with single family residential and horse keeping activities. The proposed modification will allow existing horse keeping to continue.*
2. The Modification is necessary to accomplish any ONE of the following:



- Secure an appropriate improvement on a lot.
- Prevent unreasonable hardship due to the physical characteristics of the site or development, or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, proximity to creeks, or other unusual circumstance.
- **Result in development that is generally consistent with existing patterns of development for the neighborhood or will promote uniformity of improvement to existing structures on the site.**

*The proposed horse barn will result in a development that is generally consistent with the existing patterns of development in the neighborhood. The directly adjacent neighbors to the East and West of the project site are both developed with single-family residential with horse stables, corrals and barns. Additionally, the site is already developed with a horse stable, which the proposed barn will replace, so the use has already been established on site as well as within the neighborhood.*

- Construct a housing development containing affordable residential units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures.

### **Modification Justification**

The modification is justified because the subject property is over an acre in size and is well-suited to accommodate an accessory structure of the proposed size. The barn has been located away from the street and property lines so that it will not burden the street frontage or neighbors. Additionally, the net increase in square footage on site is minimal. The project site is currently developed with a horse stable (550 square feet) and one accessory shed (113 square feet), which total 663 square feet. Both of these structures are proposed to be demolished to accommodate construction of the new 1,063 square foot barn. With demolition of the existing horse stable and shed, the net increase in square footage on site is only 400 square feet of development.

Lastly, it is worthwhile to note that though Title 30 has not yet been approved within the Coastal Zone, if and when it is adopted within the CZ, a modification would not be required to allow an accessory structure of this size, as Title 30 included amendments which allowed larger accessory structures, based on lot size. The intent of the changes in Title 30 were to recognize that limiting accessory structure floor areas to a maximum of 500 square feet should not be applied to all properties given the range in lot areas Citywide and variations of neighborhood types. Based on the 50,779 square foot parcel size, if the property were subject to Title 30 requirements, an accessory structure (cumulative with the detached garage) of up to 1,250 square feet would be permitted, and no modification would be necessary.

## **Design Alternatives**

A design alternative which was considered but not pursued was to propose a pre-fabricated barn structure from a barn design company. This alternative was not pursued as the pre-fabricated barn structure would not accommodate the size necessary for horse keeping and a lofted storage space which is a necessity to the owners. Additionally, a smaller, 500 square foot barn which would not require a modification was not pursued for the same reasons, as a barn of that size would not be large enough to accommodate the desired horse-keeping use.

## **Benefits of Project**

The project includes multiple benefits to the site and neighborhood. The existing horse stable on site has served its purpose well and has reach the end of its life for functionality and ability to accommodate horses. The new proposed barn will create a better structure which is safe for the animals with ample space for them to be cared for.

The new barn will also result in an aesthetic improvement which can be considered a benefit as the new construction and architectural style of the structure will be more compatible with the new house and garage currently under construction. The barn design was presented to the SFDB at a One-Time Concept Design Review meeting, and the Board commended the architecture and felt it would have a positive impact on the property.

Finally, the barn has been setback over 140 feet from the right-of-way, in line with the garage and ADU, thereby minimizing visibility of the structure from the public street view.

## **Conclusion**

We feel that the proposed modification to allow the barn to exceed the 500 square foot maximum for accessory structures is justified based on the information presented above, and that it will not only benefit the property, but will benefit the neighborhood as a whole. We look forward to your review of this application for a new horse barn at the subject property. Should you have any questions, please do not hesitate to contact us at (805) 966-2758.

Sincerely,

**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Shelby Messner Janke, AICP

10 July 2024  
3333 Braemar Drive  
Barn Modification/Coastal Exemption Application – Applicant Letter  
Associate Planner III



# MODIFICATION INTENT STATEMENT

The answers you provide below will be used by your assigned planner to conduct project analysis, prepare a staff report, and confirm there is sufficient evidence to support the request. Attach a separate sheet, if needed.

1. Describe the **existing development** on site (*list all existing uses, parking, and sq. ft. of buildings*):

2. Explain the **proposed project** (*provide sq. ft. of additions; note any new buildings, units, or uses*):

3. Describe each **modification request** and a **justification** for each request:

4. Describe any **design alternatives** that you explored, but were not pursued, and why:

5. Provide a detailed statement describing the **benefits** of the project:

**APPLICABLE COASTAL ACT AND COASTAL LAND USE PLAN POLICIES**

3333 BRAEMAR DRIVE; PLN2023-00510

**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 4.1-20** Native Tree Protection. Development shall be sited and designed to preserve to the extent feasible native trees within ESHAs, wetlands, creeks, and required habitat buffers that have at least one trunk measuring four inches (4”) in diameter or greater at four feet six inches (4’6”) above grade in height. Removal or encroachment into the root zone of these native trees shall be prohibited except where no other feasible alternative exists. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the least adverse impacts to native trees and that would not result in additional adverse impacts to other coastal resources shall be required. Adverse impacts to native trees shall be fully mitigated as required by the Coastal LUP, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to native trees.
- 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 4.3-2** Restore and Enhance Visually Degraded Areas. Development shall, where feasible, restore and enhance visual quality in visually degraded areas.
- Policy 4.3-3** Design Review. Development in the Coastal Zone shall be reviewed by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board in accordance with established rules and procedures, as applicable. If any of the rules, procedures, or actions of these design review boards/commissions conflict with the policies of the Coastal LUP, the policies of the Coastal LUP shall take precedence.
- 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 4.3-13** Tree Protection and Replacement.

- A. Trees qualifying as ESHA shall be fully protected as required by the Biological Resources protection policies (Policy 4.1-1 et seq.).
- B. For non-ESHA trees:
  - i. Development shall be sited and designed to preserve and protect, to the extent feasible, mature trees (trees four inches in diameter or greater at four feet six inches above grade in height) and trees important to the visual quality of the property;

- ii. Mature or visually important trees should be integrated into the project design rather than removed or impacted through encroachment into the root zones; and
- iii. Where the removal of mature or visually important trees cannot be avoided through the implementation of project alternatives or where development encroachments into the root zone result in the loss or worsened health of the trees, the removed tree(s) shall be replaced on a minimum 1:1 basis. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

**Policy 4.3-14** Minimize Removal of Native Vegetation.

- A. Native vegetation that meets the definition of ESHA, creek, or wetland, shall be fully protected as required by the Biological Resource policies (Policy 4.1-1 et seq.).
- B. Development shall minimize removal of non-ESHA native vegetation.

**Policy 4.4-4** Paleontological and Archaeological Resource Consideration and Protection.

Potential damage to paleontological and archaeological resources shall be considered when making land-use decisions. Project alternatives and conditions offering the most protection feasible to important paleontological or important or unique archaeological resources shall be implemented.

**Policy 4.4-7** Archaeological Resources Evaluation Requirement.

Development proposed in any area known or suspected to contain archaeological resources, or identified as archaeologically sensitive on the City of Santa Barbara's Archaeological Resources Sensitivity Map, shall be evaluated to identify the potential for important or unique archaeological resources at the site and whether the proposed development may potentially have adverse impacts on those resources if present at the site.

**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.

**Policy 5.1-20** Avoid or Minimize the Effects of High Geologic Hazards. New development and substantial redevelopment in areas of potential fault rupture, groundshaking, liquefaction, tsunami, seiche, slope failure, landslide, soil erosion, expansive soils, radon, or high groundwater shall be sited, designed, constructed, and operated (including adherence to recommendations contained in any site specific geologic evaluation required) to ensure that the development minimizes risks to life and property, assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area over its expected life, factoring in the effects of sea level rise.



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES FEBRUARY 12, 2024

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Jennifer Lewis, *Chair*  
Lauralee Anderson, *Vice Chair*  
Leslie Colasse  
Katie Gerpheide  
Dawn Sherry

### CITY COUNCIL LIAISON:

Mike Jordan

### PLANNING COMMISSION LIAISON:

Sheila Lodge

### STAFF:

Ellen Kokinda, Design Review Supervisor  
Sebastian Herics, Assistant Planner  
Joanie Saffell, Commission Secretary

---

## ATTENDANCE

Members present: Colasse (Items A, B, D, E, and F) and Lewis (Items B)  
Staff present: Herics; Holly Garcin, Assistant Planner; and Saffell

## NEW ITEM: CONCEPT REVIEW

A. **3333 BRAEMAR DRIVE**  
Assessor's Parcel Number: 047-081-006  
Zone: A-1/SD-3  
Application Number: PLN2023-00510  
Owner: TLC Family Trust  
Lani & Timothy Collins, Trustees  
Applicant/Architect: Shelby Messner Janke, SEPPS Inc.  
Steve Hausz

(Demolition of existing detached 550-square-foot accessory structure, (horse barn), and a 113-square-foot shed. Project proposes to construct a new detached 1,063-square-foot horse barn accessory structure and associated 113-square-foot water tank accessory structure, in the Coastal Zone Non-Appealable Jurisdiction. A single-unit residence and detached garage with an Accessory Dwelling Unit (ADU) above are under separate permits. The proposed horse barn and water tank require a ministerial Coastal Exemption and review and approval of a floor area Modification by the Staff Hearing Officer to exceed the maximum allowable detached accessory structure square footage. The proposed total of 6,842 square feet of development on a 50,779-square-foot lot is 135% of the maximum guideline floor-to-lot area ratio (FAR).)

**No final appealable decision will take place at this hearing. Neighborhood Preservation Findings will be required when the project is reviewed for Project Design Approval.**

**EXHIBIT D**

Staff Comments: Ms. Garcin stated that this same project was heard by the Single Family Design Board (SFDB) Full Board under a Pre-Application and received non-binding comments on December 4, 2023. Staff has those meeting minutes available for reference if desired. The project has not changed since the time of the PRE review; the applicant submitted a formal PLN, Planning Application, to pursue entitlement.

The project is here today to receive positive comments specifically on the proposed accessory structures, the horse barn and water tank, before going to the Staff Hearing Office for the required land use decision. The SFDB's purview today is size, bulk, scale, aesthetic appropriateness of the proposed structures, siting, and neighborhood compatibility.

**Continue indefinitely to Staff Hearing Officer with comments:**

1. The Board generally supports the size, bulk, and scale of the proposed horse barn.
2. The Board is generally in support of the square footage and FAR, given the property size and compatibility with the neighbors and the associated structures on the existing property.
3. The Board supports and encourages screening of the water tank with landscaping and is interested in seeing the proposed colors and materials of the proposed horse barn.
4. When the project returns, provide a color and materials board.
5. The Board is in support of the proposed horse barn's architectural language given that it is compatible with the main residence and ADU. However, the proposed horse barn does not necessarily need to match the residence or other structures onsite, and it may reflect a compatible but slightly different architectural style given the agrarian use of the building.
6. The Board reinforces that colors and landscape screening will be important to see at the Project Design Approval stage.