



# **COUNTY OF SANTA BARBARA BOARD OF SUPERVISORS**

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## **Urbany/Pinkham Appeal of the Bonillo New SFD**

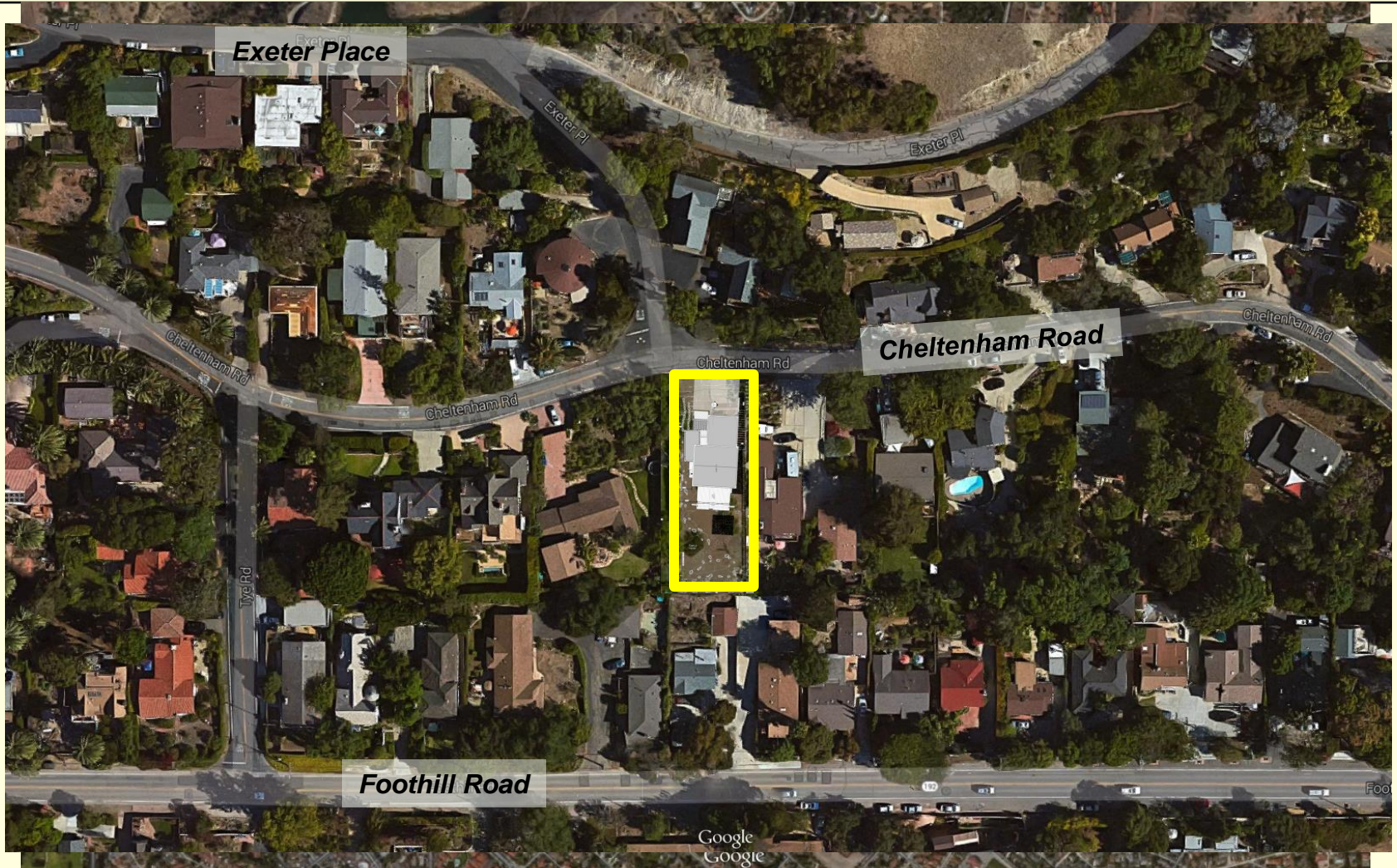
**15APL-00000-00017,  
14LUP-00000-00144 & 14BAR-00000-00063**

May 3, 2016

J. Ritterbeck, Planner



# Vicinity Map





# Site Plan





# Appeal Issues

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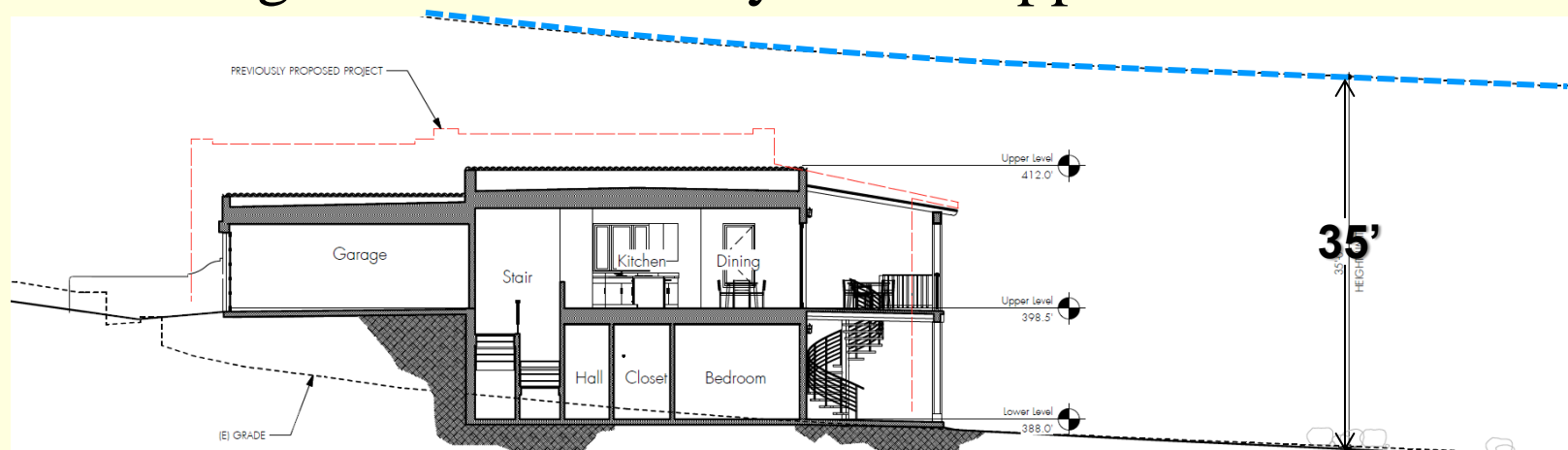
## #1 Site Drainage and CEQA

- ❖ Appellants state that construction of the new dwelling is not CEQA exempt due to unusual circumstances.
  - Unsubstantiated claim / no evidence
  - Preliminary grading & drainage plan (sheet GP1)
    - Reviewed and approved by BAR and P&D
  - CEQA exemption §15303 is appropriate

# Appeal Issues

## #2 Neighborhood Compatibility

- ❖ Appellants claim the project does not comply with County LUDC or Mission Canyon Community Plan.
  - County L.U.D.C.
  - Mission Canyon Community Plan
  - Design Control Overlay / BAR approval





# Policy Consistency

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Consistent with applicable policies of County Comprehensive Plan:

➤ Land Use Element

➤ Mission Canyon Community Plan

- |                      |                   |              |
|----------------------|-------------------|--------------|
| ✓ Land Use           | ✓ Biological      | ✓ Geological |
| ✓ Circulation        | ✓ Public Services |              |
| ✓ Visual / Aesthetic | ✓ Flood           |              |



# Policy Consistency

## Consistent with Mission Canyon Residential

### Design Guidelines: ➤ **Size, Bulk, Scale [§4.15 – §4.18]** ➤ **Second Stories [§4.20 – §4.22]**

- Grading [§3.08 – §3.11]
- Watershed Management [§3.12]
- Onsite Parking [§3.17 – §3.18]
- Public Views [§3.20 – §3.21]
- Eaves & Articulation [§4.24 – §4.27]
- Architectural Style [§4.28]
- Garage Design [§4.31]
- Exterior [§4.40 – §4.45]

**Neighborhood Scale Guidelines**

4.15 Design new and remodeled dwellings to appear proportional and complementary to nearby dwellings.

4.16 Minimize size, bulk, and scale through the use of appropriate roof style and pitch, form and materials, varied setbacks, window treatment and location, and door size and type. Break up mass to create interplay between various building elements.

4.17 Design the entry in proportion to the scale of the dwelling. Avoid the use of columns, towers, and other entry features that are out of scale or style with the dwelling and/or neighborhood.

4.18 Structures that significantly differ from adjacent dwellings in size, bulk, scale, height, or architectural style may be allowed if the new or remodeled dwelling is consistent with the Design Guidelines. However, such structures should be held to an exceptionally high standard of design because they will be highly visible and distinguishable as examples for the design of surrounding future dwellings.

**Second Story Design and Location Guidelines**

4.19 Set the second story back and to the center of the first story (Figure 26). In general, the second story should not be located within the side yard encroachment plane, which is defined as a 30 degree angle measured from the vertical at a point 6 feet above existing grade on the interior side property line (Figure 27). Increase the second story setback when a two-story dwelling is proposed adjacent to a one-story dwelling.

4.20 Avoid locating a second story only over the garage or one small portion of the dwelling.

4.21 Minimize the cantilevering of upper story walls over lower story walls. Use cantilevered walls only if they are consistent with the existing architecture and the scale of other homes in the neighborhood.

4.22 Design plate heights (the horizontal member of a frame wall) to be consistent with the scale of existing homes in the neighborhood.

4.23 Design second-story additions with the same or consistent architectural style, building materials, roof form, and windows as those of the principal structure (Figure 28).



# Ordinance Compliance

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Compliant with County LUDC zoning requirements

# Environmental Review

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Categorically Exempt from CEQA review

**§15303** - [New Construction or Conversion of Small Structures]





# Staff Recommendation

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## P&D recommends the Board:

1. Deny the appeal, Case No. 15APL-00000-00017;
2. Make the required findings for approval, Case Nos. 14LUP-00000-00144 and 14BAR-0000-00063, included as Attachment 1, including CEQA findings;
3. Determine that approval of the project is exempt from CEQA pursuant to Section 15303, as specified in Attachment 3; and
4. Grant *de novo* approval of the project, Case Nos. 14LUP-00000-00144 and 14BAR-00000-00063, subject to the conditions included as Attachment 2.

# Neighborhood Compatibility

