City of Santa Barbara
California

PLANNING COMMISSION
STAFF MEMO

AGENDA DATE: September 6, 2007

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Jaime Limon, Senior Planner
Kelly Brodison, Assistant Planner

SUBJECT: 3427 Sea Ledge Lane (MST2006-00092, CDP2006-00003)

A. BACKGROUND

The above-referenced project was denied by the Planning Commission on June 7, 2007. The project was reconsidered and continued for redesign on June 21, 2007.

The main issues discussed at the June 7 and June 21, 2007, Planning Commission Hearings were:

1. Size of the proposed house is inconsistent with the Single Family Design Guidelines in terms of the Floor Area Ratio (FAR) Guidelines.
2. Size of the proposed house is incompatible with the neighborhood in that it is about twice the size of the average of the 20 closest homes (including the basement).
3. The modifications cannot be supported.
4. Modification for ocean bluff side might be supportable; there might be more damage caused by removing it and it is out of public view.
5. Would prefer to see more two story elements and usable open space. The expanded building envelope results in need for the deck encroachment and suggested relief for the corner to avoid a modification.
6. Would like to see relief for corner of the ocean bluff side; could not support modification.
7. It is possible to secure improvement on the lot. The Commission believes the applicant's program can be achieved with out modification.
8. Concern about the adequacy of the useable open space.
9. Questions regarding parking adequacy for a large house on a narrow private lane.

B. PROJECT DESCRIPTION

Based on direction from the Planning Commission, the applicant has reduced size of the addition and

the scope of work from the original proposal.

The revised project description consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage.

C. PROJECT STATISTICS

Floors/Totals	Existing	6/7/07	Current 9/6/07	Revision
1st Floor	2,954 sq ft	4,104 sq. ft.	3,287 sq. ft	Reduced 817 sq. ft.
2nd Floor	N/A	1,262 sq. ft.	1,016 sq. ft.	Reduced by 246 sq. ft.
Garage	460 sq. ft.	656 sq. ft.	540 sq. ft.	Reduced by 116 sq. ft.
Total SFR	3,414 sq. ft.	6,022 sq. ft.	4,843 sq. ft.	Reduced by 1,179 sq. ft.
Basement	N/A	455 sq. ft.	612 sq. ft.	Increased by 157 sq. ft.
Total w Basement	N/A	6,477 sq. ft.	5,455 sq. ft.	**Net** Reduction by1,022 sq. ft.

D. SIZE OF RESIDENCE

Lot Size:	32,189 sq. ft.	
100% FAR Guideline:	4,848 sq. ft.	15%
85% FAR Guidelie:	4,121 sq. ft.	13%
Previous Size and FAR:	6,022 sq. ft.	19%
Proposed Size and FAR:	4,843 sq. ft.	15%

The recommended maximum Floor Area Ratio (FAR) for a 32,189 square foot lot is 4,848 square feet. The current proposal will result in a 4,843 square foot two story residence which includes an attached 460 square foot two-garage.

As shown in the chart above, the proposed first story addition has been reduced by 817 square feet, the second story addition has been reduced by 246 square feet and the garage has been reduced by 116 square feet.

Please note that FAR calculations do not include gross floor area or basements. Because Sea Ledge

Lane is private, the easement is included in establishing the FAR Guideline.

The average FAR in this neighborhood is 7.78% and this proposal is for a 15% FAR. This home would have the largest FAR in the immediate neighborhood. It would be the second largest house from a square footage standpoint. The house size averages 3,353 square feet for the 13 closest homes. However if the analysis included homes on La Marina Drive, facing Cliff Drive, the average would likely go up.

E. ZONING ORDINANCE CONSISTENCY

As a result of this revised proposal, the applicant has reduced the size of the addition to be within the recommended FAR Guideline. The reduction of the first floor footprint also addresses the concerns regarding adequacy of useable open space. The proposal provides two covered parking spaces, as required in the A-1 Zone, and one additional uncovered space.

Modification

The modification for a two-story encroachment into the interior yard setback along Sea Ledge Lane has been eliminated.

A zoning modification continues to be requested for an as-built section of wood deck encroaching into the interior yard setback at the eastern boundary of the property. Permit records indicate that a portion of this rear deck is not constructed in the previously permitted configuration. The deck is proposed to be repaired in the same footprint. The supporting structure would be left in place and the flooring and guardrail would be replaced.

Staff originally conditioned the project (Condition of Approval B.5) so that the bluff-side deck and all building elements would be redesigned and relocated to be out of the required zoning setback and outside the 75-year bluff setback.

The applicant is requesting that the proposed condition of approval be revised to allow for repair work within the 75-year geological bluff setback area as well as within the required yard . The size of the deck will not increase and no foundation work is proposed. Proposed improvements include the installation of new decking material and a new guardrail over the cantilevered portion of the deck that encroaches into this setback area. Staff had originally recommended no new work be performed in this area. The applicant believes the present deck location and design aids in the preservation of the bluff top and is requesting that the deck be allowed to remain and repaired as presently situated. No disturbance of the bluff top would occur as part of the repair. The geotechnical report that analyzed the project states that continuing to prevent rain water from reaching the bluff top would reduce future erosion. Allowing the deck to remain in the interior yard setback is not necessary to secure an appropriate improvement, prevent unreasonable hardship or promote uniformity of the improvement. Staff believes that portion of the deck should be removed. However, the applicant has presented valid arguments for retaining the deck that cantilevers in the 75-year bluff setback. The Planning Commission should consider these arguments in making this decision. If the Commission chooses to leave the deck in place, proposed condition B.5 should be revised accordingly.

F. RECOMMENDATION/FINDINGS

Staff recommends that the Planning Commission deny the modification and approve the Coastal Development Permit, making the findings as outlined below, and with the Conditions of Approval in Exhibit A. The Planning Commission finds the following:

INTERIOR YARD MODIFICATION

For Denial:

The Planning Commission finds that the requested interior yard setback modification is not consistent with the purposes and intent of the Zoning Ordinance and that it is not necessary to secure an appropriate improvement on the lot.

For Approval:

The Planning Commission finds that the requested interior yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

A. Conditions of Approval
B. Reduced Site Plan and Elevations
C. Applicant's letter dated August 20, 2007
D. FAR Comparison Table
E. June 7, 2007 Staff Report without attachments

PLANNING COMMISSION CONDITIONS OF APPROVAL

3427 SEA LEDGE LANE
MST2006-00092/ CDP2007-00003
COASTAL DEVELOPMENT PERMIT, MODIFICATION
SEPTEMBER 6, 2007

1. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

   A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

      1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

      2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.

      3. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work.

      4. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 6, 2007, is limited to approximately 5,455 square feet of building, including a new 540 square foot attached two-car garage and a new 612 square foot basement, and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

EXHIBIT A

5. **Cliff Drive Sewer Connection Requirement.** As a condition of approval of this project, Owner agrees to connect to the City sewer system when a sewer main is constructed in Cliff Drive at a point adjacent to Owner's Real Property, per Santa Barbara Municipal Code Chapter 14.44. Owner shall, at Owner's sole expense, connect to the City sewer system within one year of being advised in writing that the City sewer main is operable and available for such a connection. In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.

6. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).

7. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

B. **Design Review.** The following is subject to the review and approval of the Single Family Design Board (SFDB):

1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.

2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the SFDB, which should be consistent with the previously approved 1987 Drought Tolerant Landscape Plant List required for the areas adjacent to the bluff top areas. Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.

3. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff and sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and

replaced with appropriate plant material in a manner that does not increase the rate of erosion.

4. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.

5. **Meet Zoning and Coastal Setback Requirements.** Redesign and relocate the bluff-side deck and all building elements to be outside the required zoning setback. Additionally, the deck shall be relocated outside the 75-year bluff setback.

C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Drainage Calculations.** The Owner shall submit approved drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.

2. **Approved 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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.

D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.

2. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Technical Reports.** All recommendations of the structural engineer, geological, and soils reports, approved by the Building and Safety Division, shall be incorporated into the construction plans.

2. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of container for collection of demolition/construction materials.

2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day ..... January 1st*
Martin Luther King's Birthday ..... 3rd Monday in January
Presidents' Day ..... 3rd Monday in February
Memorial Day ..... Last Monday in May
Independence Day ..... July 4th*
Labor Day ..... 1st Monday in September
Thanksgiving Day ..... 4th Thursday in November
Following Thanksgiving Day ..... Friday following Thanksgiving Day
Christmas Day ..... December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

5. **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) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

6. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

7. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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

Repair Damaged Public Improvements. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.[Not a big deal if this is kept, but what is the likelihood that any public improvements will be damaged when the project is on a private street?]

H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

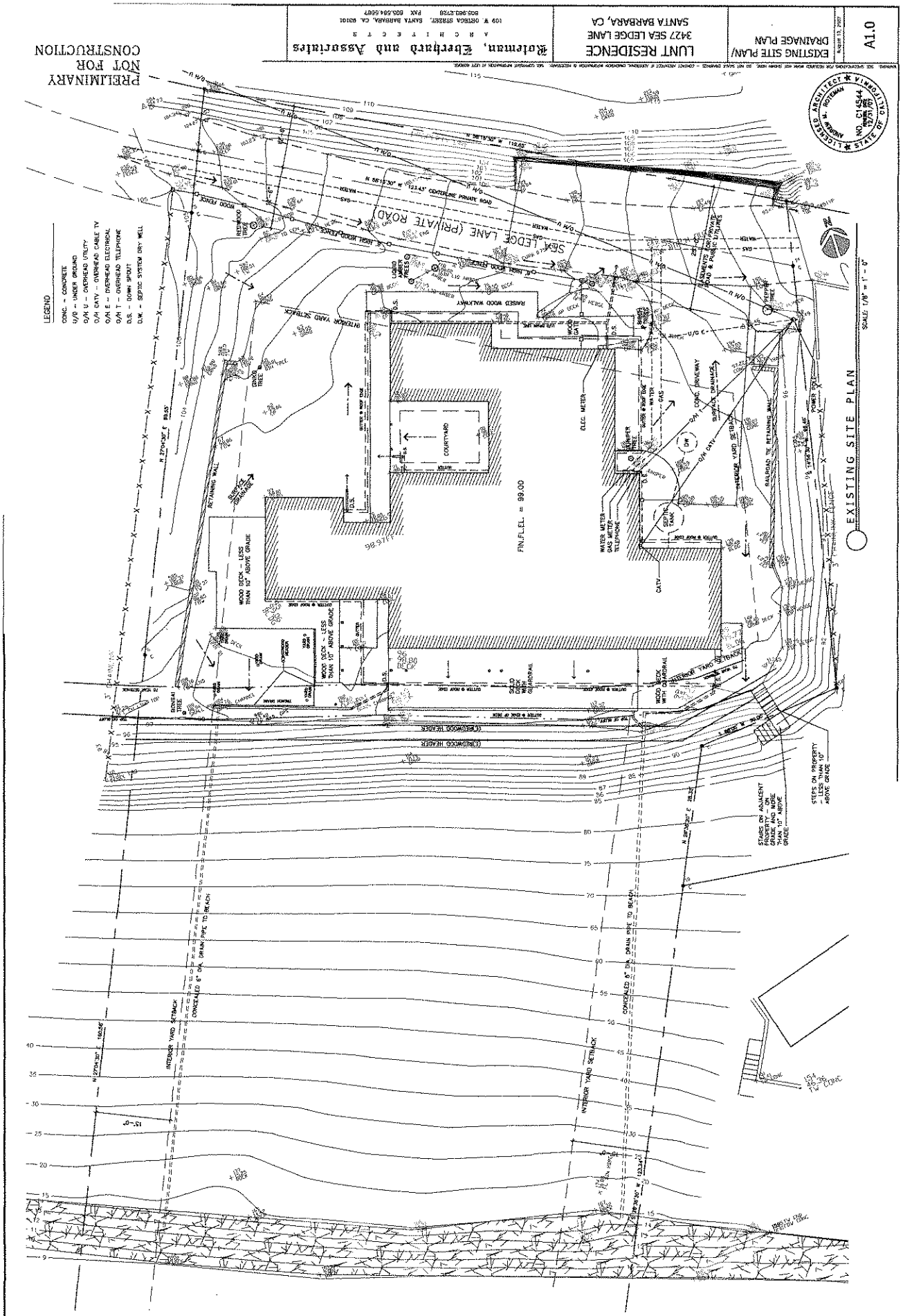
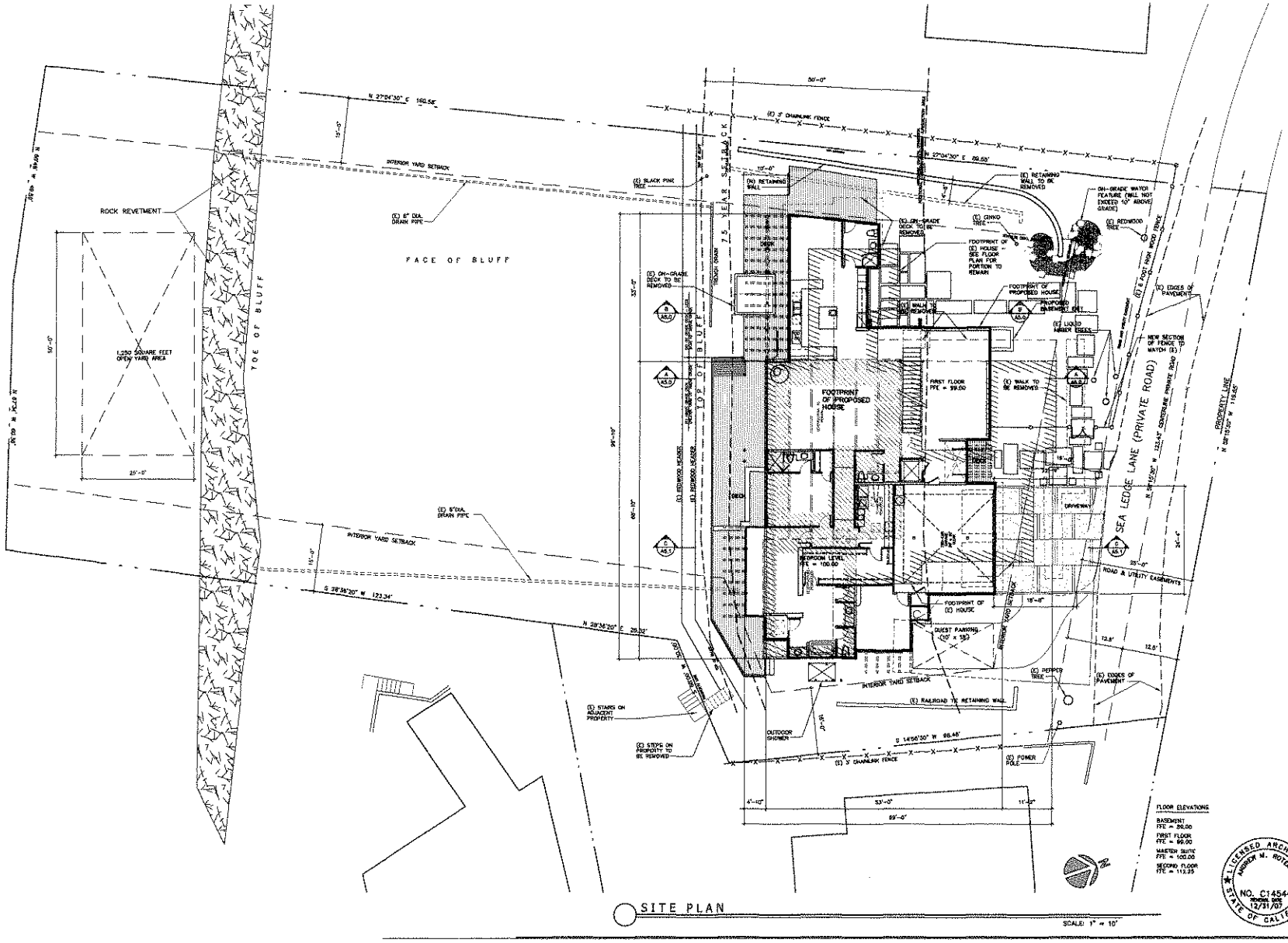

PRELIMINARY
NOT FOR
CONSTRUCTION
Roleman, Eberhard and Associates
ARCHITECTS
109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101
805.963.2728 FAX 805.564.6087
LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA
EXISTING SITE PLAN/
DRAINAGE PLAN
A1.0
LICENSED ARCHITECT
ANDREW M. ROTEMAN
NO. C14544
STATE OF CALIFORNIA
LEGEND
CONC. - CONCRETE
U/G - UNDER GROUND
O/H U - OVERHEAD UTILITY
O/H CATV - OVERHEAD CABLE TV
O/H E - OVERHEAD ELECTRICAL
O/H T - OVERHEAD TELEPHONE
D.S. - DOWN SPOUT
D.W. - SEPTIC SYSTEM DRY WELL
SEA LEDGE LANE (PRIVATE ROAD)
EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"
FIN.FL.EL. = 99.00
COURTYARD
INTERIOR YARD SETBACK
RAISED WOOD WALKWAY
RETAINING WALL
WOOD DECK - LESS THAN 10" ABOVE GRADE
WOOD DECK WITH GUARDRAIL
ELEC. METER
WATER METER
GAS METER
TELEPHONE
CATV
SEPTIC TANK
POWER POLE
RAILROAD TIE RETAINING WALL
STEPS ON PROPERTY - LESS THAN 10" ABOVE GRADE
STAIRS ON ADJACENT PROPERTY - ON GRADE AND MORE THAN 10" ABOVE GRADE
CONCEALED 6" DIA. DRAIN PIPE TO BEACH
CONCEALED 6" DIA. DRAIN PIPE TO BEACH
INTERIOR YARD SETBACK
INTERIOR YARD SETBACK
(E) REDWOOD HEADER
(E) REDWOOD HEADER
N 27°04'30" E 160.56'
N 27°04'30" E 99.65'
N 28°36'20" E 28.32'
N 58°15'30" W 112.65'
N 58°15'30" W 123.43' CENTERLINE PRIVATE ROAD
15'-0"
154 46.36 TW CONC

EXHIBIT B



SITE PLAN

SCALE: 1" = 10'

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

Rothman, Eberhard and Associates
A R C H I T E C T S
109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101
(805) 963.9782 FAX (805) 564.5097

SITE PLAN

AUGUST 10, 2007

A1.1

WARNING: SEE SPECIFICATIONS FOR REQUIRED WORK. DO NOT SCALE DRAWINGS. - CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS NECESSARY. SEE COPYRIGHT INFORMATION IN LEFT MARGIN.

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PLANTING NOTES

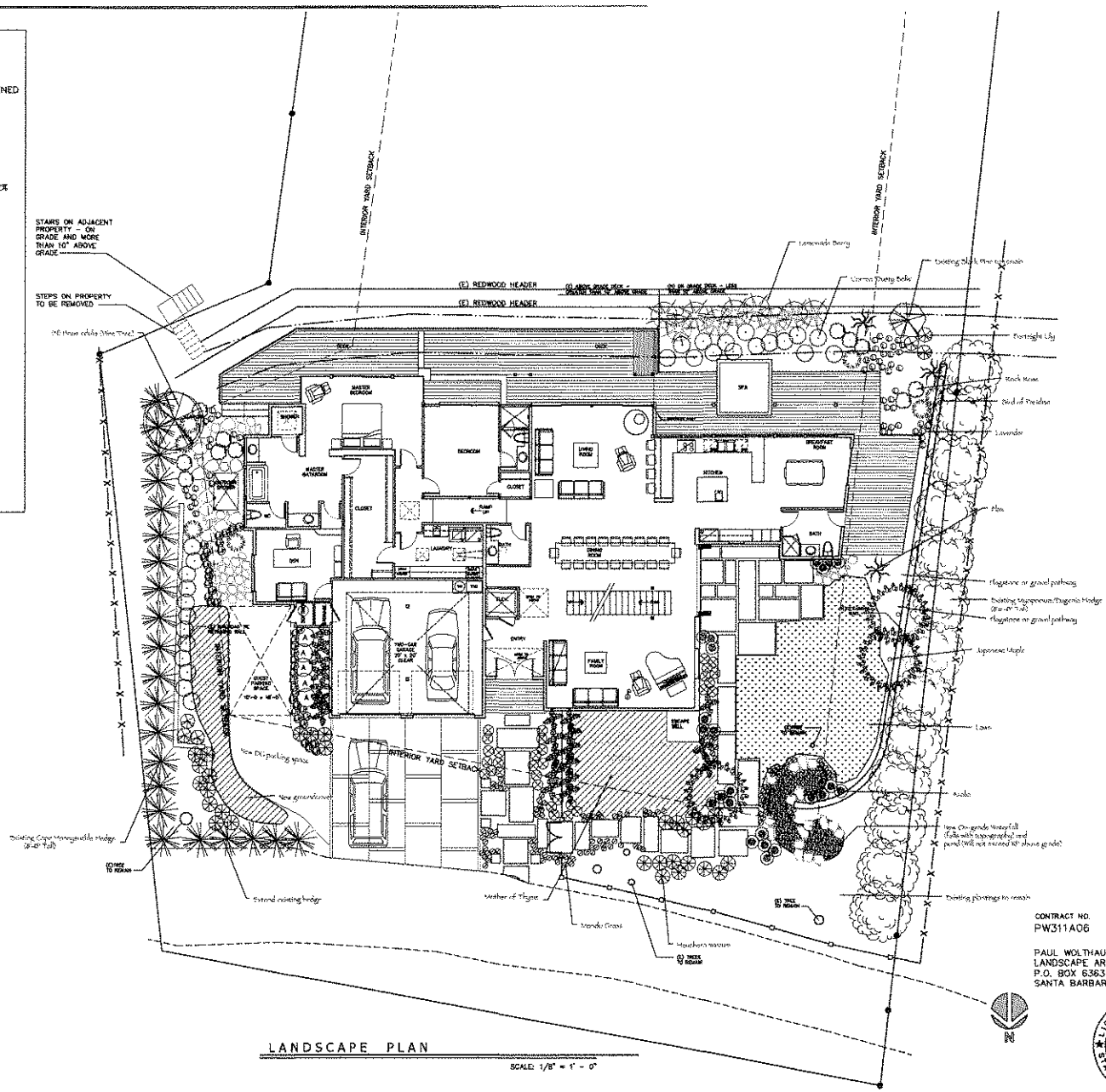
1. PRIOR TO PLANTING PREPARE EXISTING ON-SITE SOIL BY ROTOTILLING TO A DEPTH OF 12" WITH A 3" LAYER OF SCREENED HUMIS
2. FINAL APPEARACE OF ROUGH AND FINISH GRADES AS THEY PERTAIN TO THE LANDSCAPING TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER
3. ALL PLANT MATERIAL AND PATENTED PLANT MATERIAL WILL NOT BE ACCEPTED WITHOUT NURSERY TAGS OR ACCEPTED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT/OR OWNER.
4. ALL PLANTING AREAS SHALL SLOPE TO DRAIN. MINIMUM OF 2% AWAY FROM ALL STRUCTURES.
5. A TWO INCH LAYER OF SHREDED CEDAR WOOD MULCH SHALL BE INSTALLED OVER ALL SHRUB AND GROUNDCOVER AREAS.

IRRIGATION NOTES

1. CONTRACTOR SHALL CALL DIG ALERT ☎800 422-4133, 3-5 DAY PRIOR TO ANY DIGGING OR TRENCHING.
2. ALL BEDS TO BE ON A DRIP IRRIGATION SYSTEM SEPARATE FROM DROUGHT TOLERANT PLANTINGS AND LAWN AREAS.
3. DRIP MATERIALS TO BE 1 AND 2 GAL. EMITTERS BY HARDIE LOW VOLUME AND LOW-PRESSURE EMITTERS BY OLSEN
5. TWO INCHES OF MULCH REQUIRED FOR ALL PLANTINGS.
6. IRRIGATION TO BE DESIGNED TO PREVENT OVER SPRAY.
7. ALL IRRIGATION TO BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER BY IRRI-TROL.
8. ALL AUTOMATIC VALVES TO BE BY WEATHERMATIC-11000CR SERIES OR HARDIE CENTURY SERIES.
9. ALL VALVES TO BE INSTALLED BELOW GRADE IN PLASTIC VALVE BOXES.
10. ALL EQUIPMENT SHALL BE NEW AND INSTALLED ACCORD WITH THE MANUFACTURERS' SPECIFICATIONS, AS WELL AS PER LOCAL CODE.
11. ALL IRRIGATION WATER TO BE PROTECTED BY A REDUCED PRINCIPLE BACKFLO DEVICE

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
Acer palmatum	Japanese Maple	15gal
Ginkgo biloba	Ginkgo	15gal
Pinus thunbergiana	Japanese Black Pine	15gal
SHRUBS		
Abutilon hybridum	Abutilon	5 gal
Agapanthus	Peter Pan	1gal
Azalia		5gal
Cistis Purpureus	RockRose	1gal
Cerastium tomentosum	Snow-in-summer	Flats
Olivia miniata	Olivia	1gal
Correa 'Dusty Bells'	Correa	1gal
Dietes bicolor	Fortnight lily	1gal
Heuchera maximo	Island Alum Root	1gal
Lantana montevidensis	Lantana	1gal
Lavendula dentata	Lavender	1gal
Ophiopogon japonicus	Mondo grass	1gal
Phormium	Sundowner	5gal
Rhus integrifolia	Lemonade Berry	1gal
Rosmarinus Lockwood	Lockwood de Forest	5gal
Salvia leucantha	Mexicon Sage	1gal
Liriope spicata	Silver Dragon Liriope	1gal
Pittosporium wheeler's	Wheeler's Dwarf	1gal
Rosa	Iceburg Rose	5gal
Rhaphiolepis umbellata		5gal
Strelitzia reginae	Bird of Paridise	5gal
Thymus praecox arctious	Mother of thyme	Flats
Trachelospermum Jasminoides	Star Jasmine	Flats



LANDSCAPE PLAN

SCALE: 1/8" = 1' - 0"

CONTRACT NO.
PW311A06

PAUL WOLTHAUSEN
LANDSCAPE ARCHITECT #2327
P.O. BOX 6363
SANTA BARBARA, CA. 93160

LICENSED ARCHITECT ANDREW N. ROTHMAN NO. C14544 REGISTN. DATE 12/31/07 STATE OF CALIFORNIA

Rothman, Eberhard and Associates
A R C H I T E C T S
108 W. ORTEGA STREET, SANTA BARBARA, CA 93101
(805) 893.8728 FAX (805) 564.0097

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

PRELIMINARY
LANDSCAPE PLAN

AUGUST 19, 2007

A1.3

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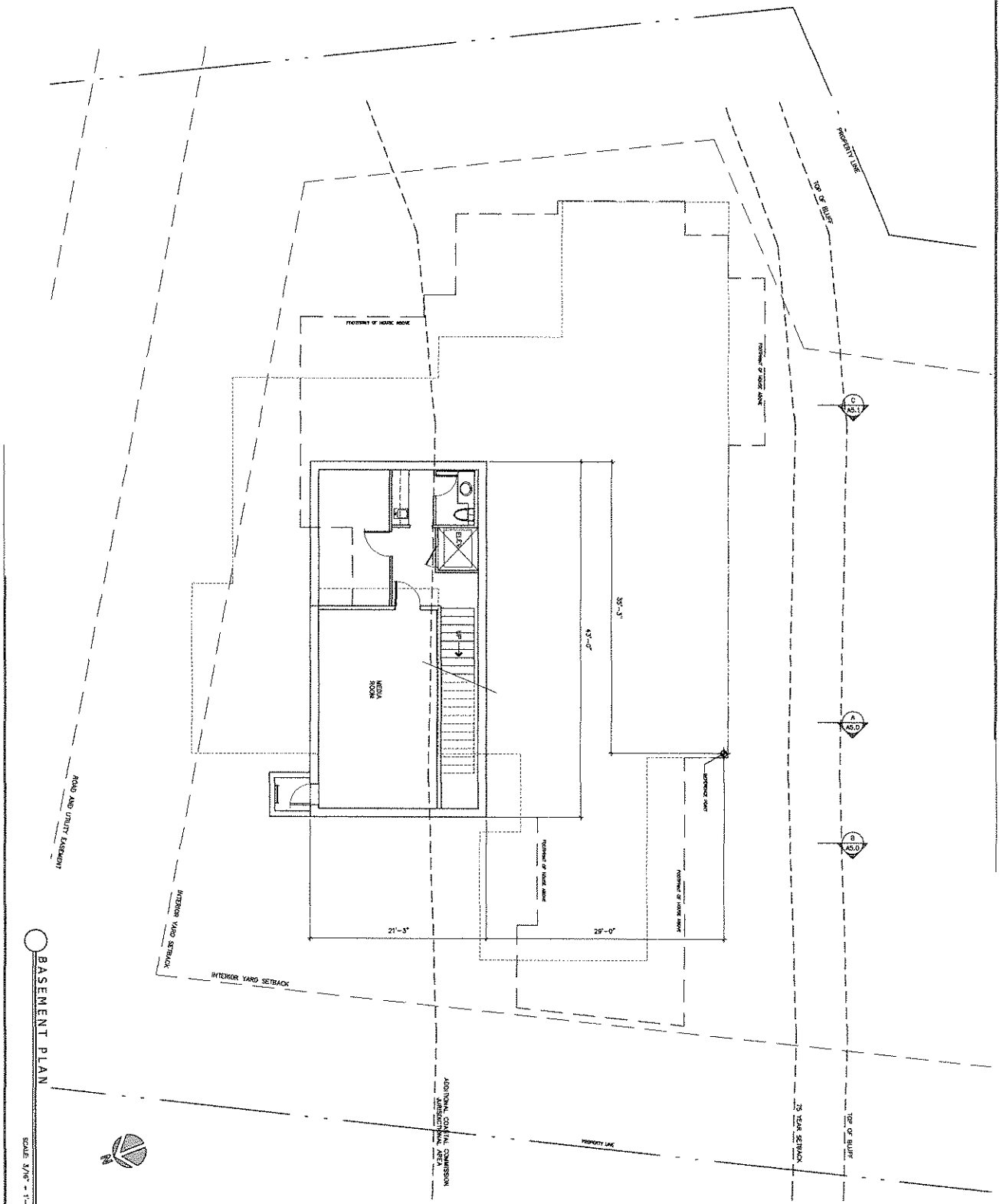

BASEMENT PLAN

SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT ANDREW M. ROTEMAN NO. C14544 12/31/07 STATE OF CALIFORNIA

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A2.0	AUGUST 16, 2007	BASEMENT PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.

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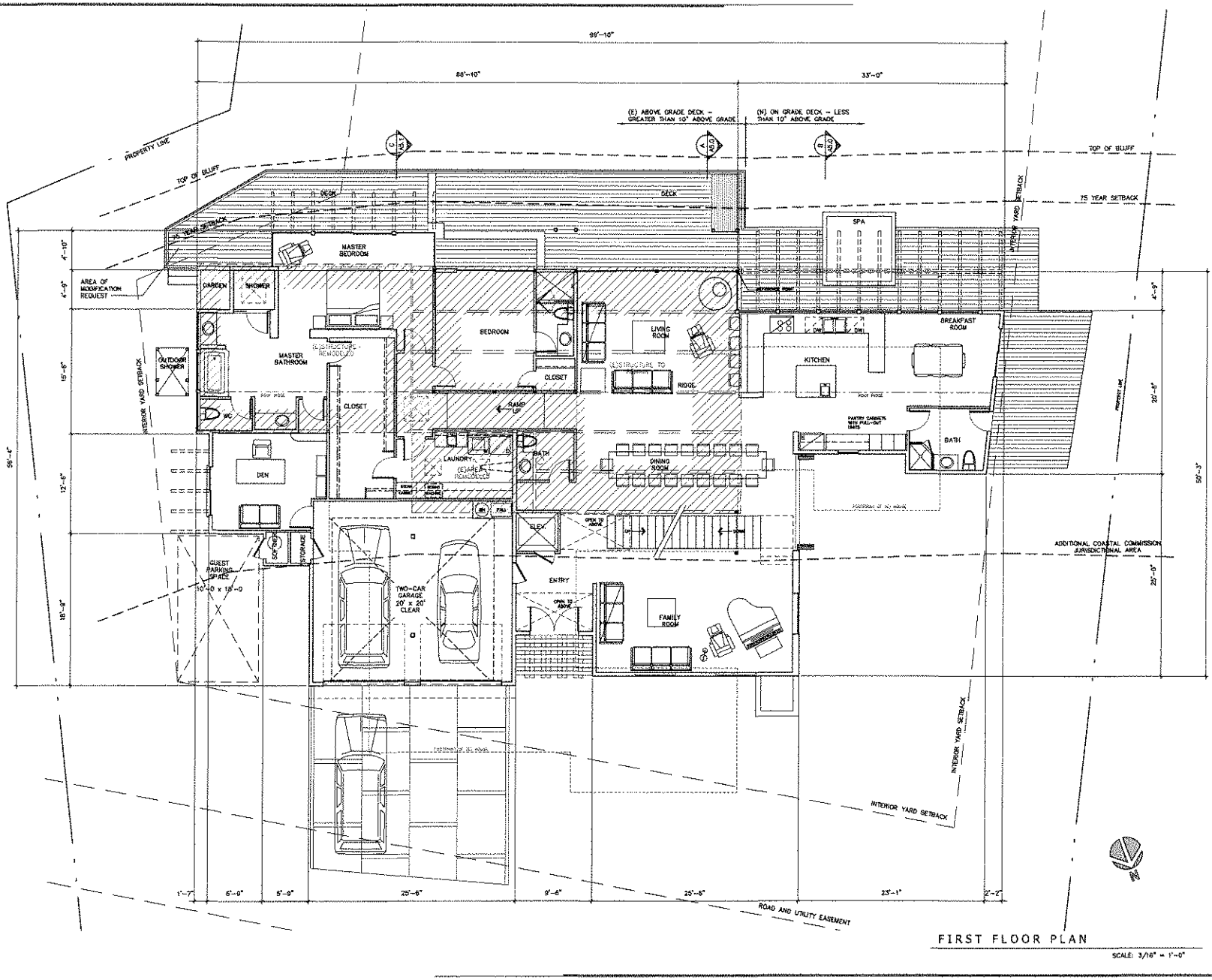

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

FIRST FLOOR PLAN

AUGUST 10, 2007

A2.1

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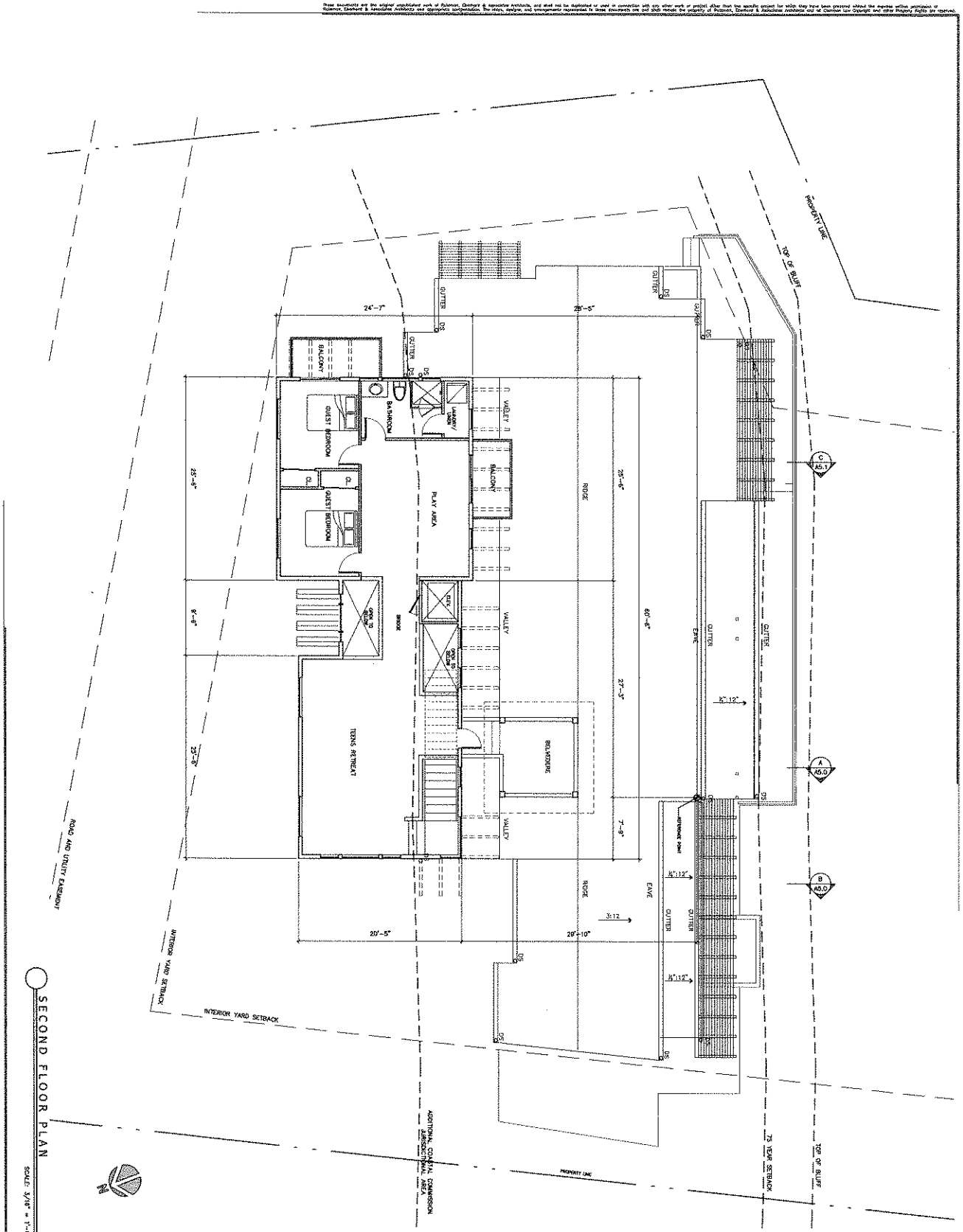

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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A2.2	AUGUST 10, 2007	SECOND FLOOR PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.

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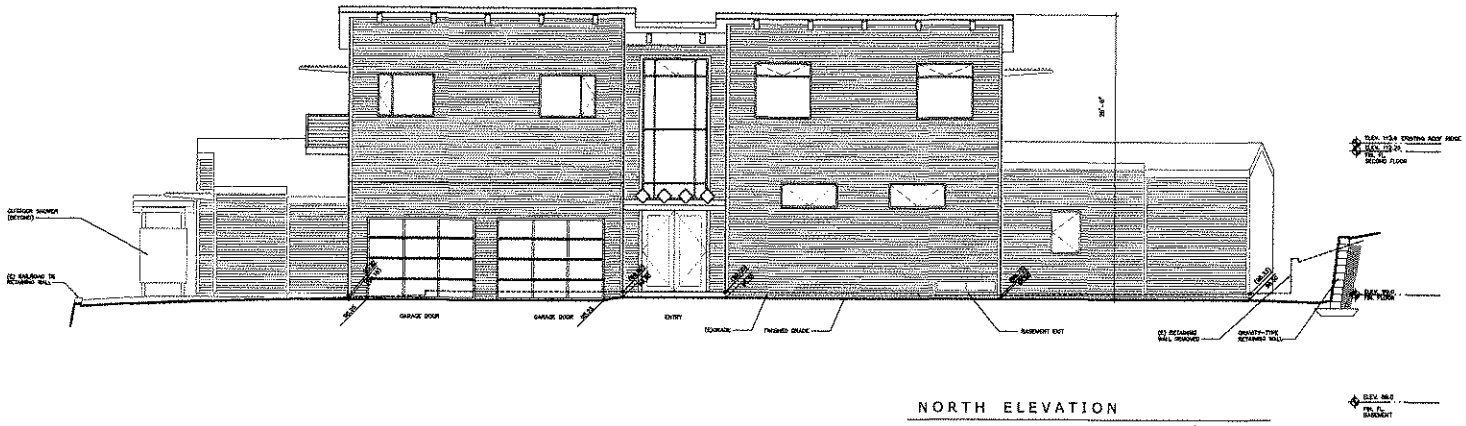

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTES:

1. ALL OUTDOOR LIGHTING FIXTURES AND BULB WATTAGES TO COMPLY WITH THE CITY'S OUTDOOR LIGHTING DESIGN GUIDELINES. LIGHTING SHOULD BE DESIGNED TO CONTROL GLARE AND DIRECT VIEW OF ILLUMINATION SOURCES, AND TO CONFINE ILLUMINATION TO THE PROPERTY ON WHICH THE FIXTURES ARE LOCATED.

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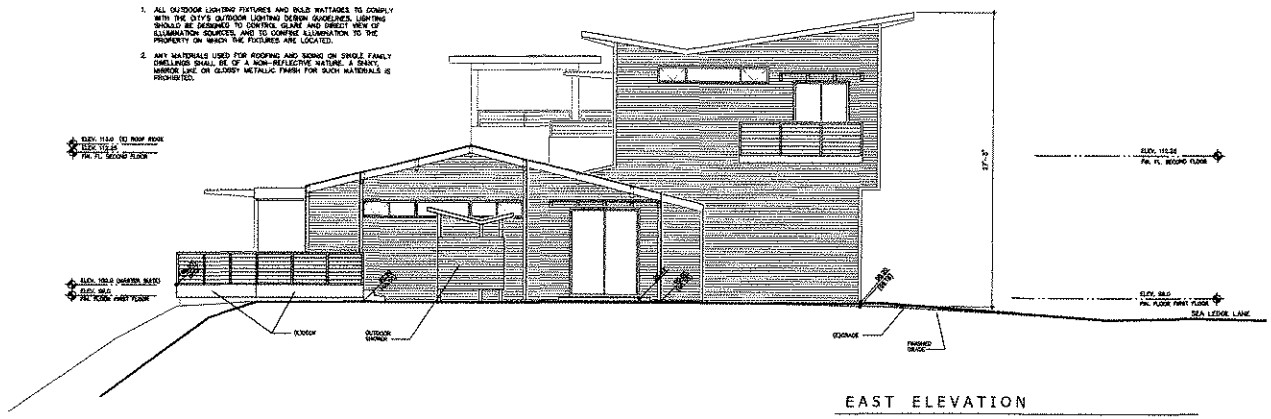

EAST ELEVATION

SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT ANDREW M. ROTEMAN NO. C14544 REGISTRATION EXPIRES 12/31/07 STATE OF CALIFORNIA

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LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

NORTH AND EAST ELEVATIONS

AUGUST 10, 2007

A3.0

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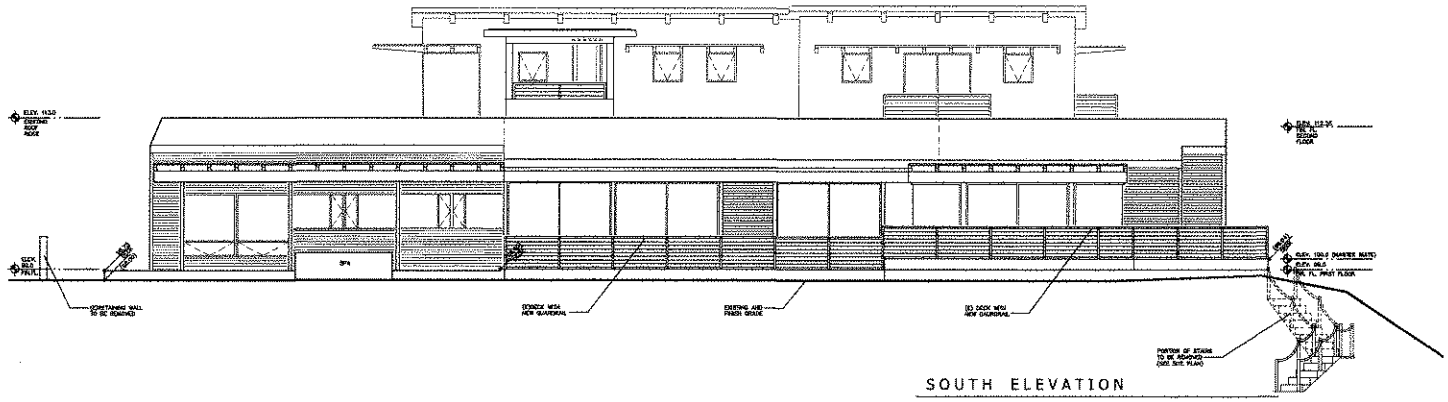

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTES:

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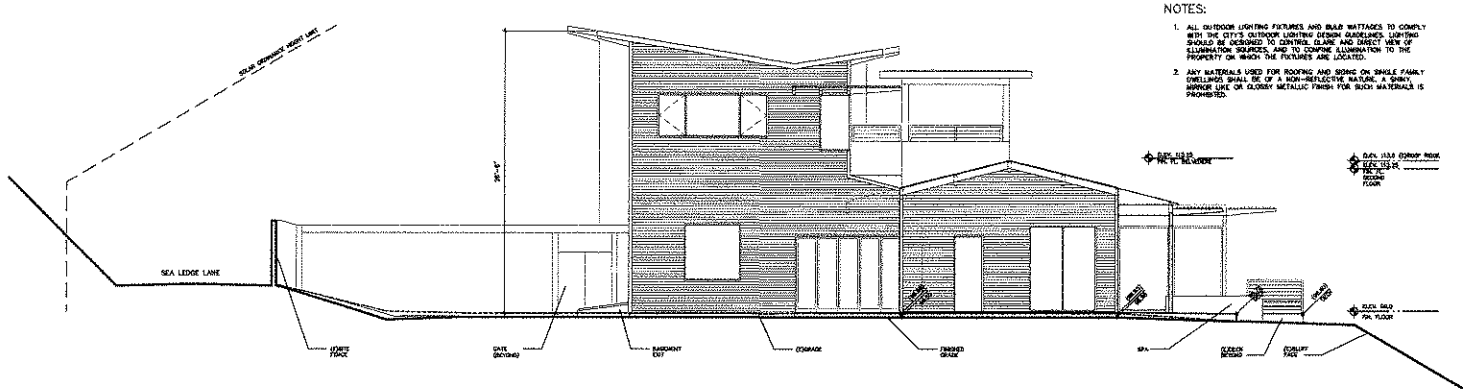
2. ANY MATERIALS USED FOR ROOFING AND SIDING ON SINGLE FAMILY DWELLINGS SHALL BE OF A NON-REFLECTIVE NATURE. A SHINY, MIRROR LIKE OR GLOSSY METALLIC FINISH FOR SUCH MATERIALS IS PROHIBITED.



WEST ELEVATION

SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT
ANDREW M. ROTEMAN
NO. C14544
REGISTRAR DATE 12/31/07
STATE OF CALIFORNIA

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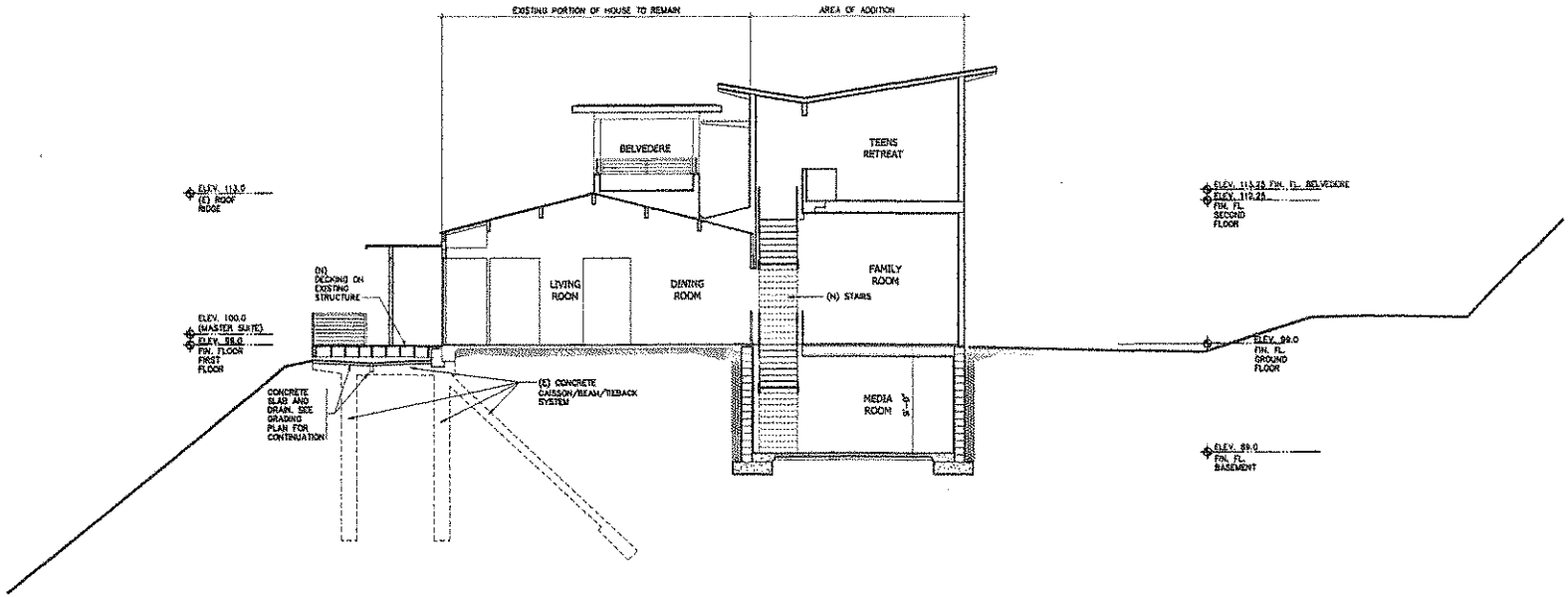
LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

SOUTH AND WEST ELEVATIONS

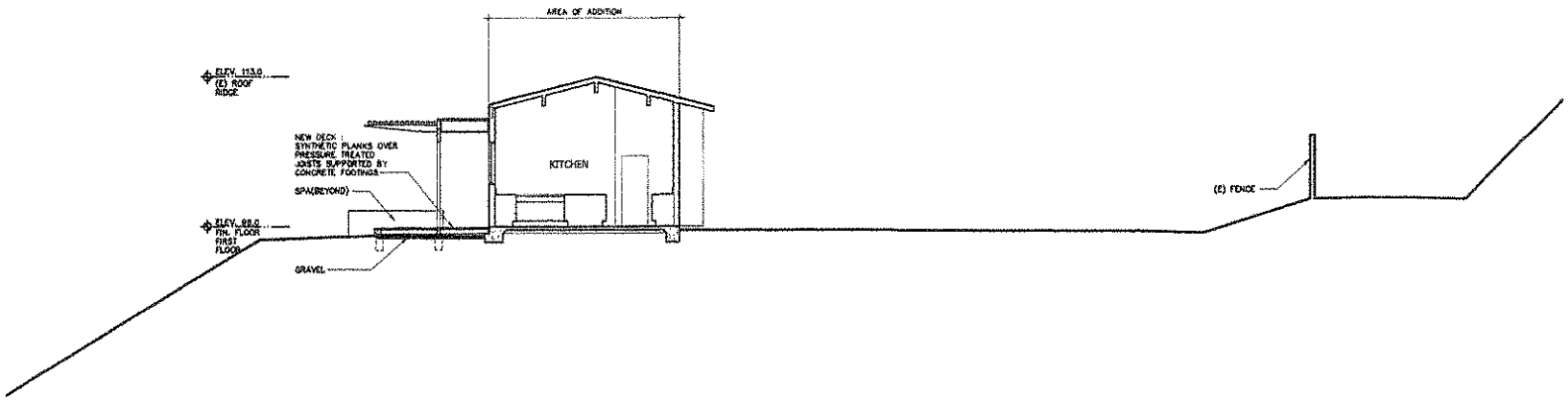
AUGUST 10, 2007

A3.1



SECTION A

SCALE: 3/16" = 1' - 0"



SECTION B

SCALE: 3/16" = 1' - 0"

LICENSED ARCHITECT
ANDREW M. ROTEMAN
NO. C14544
REGISTRATION DATE 12/31/07
STATE OF CALIFORNIA

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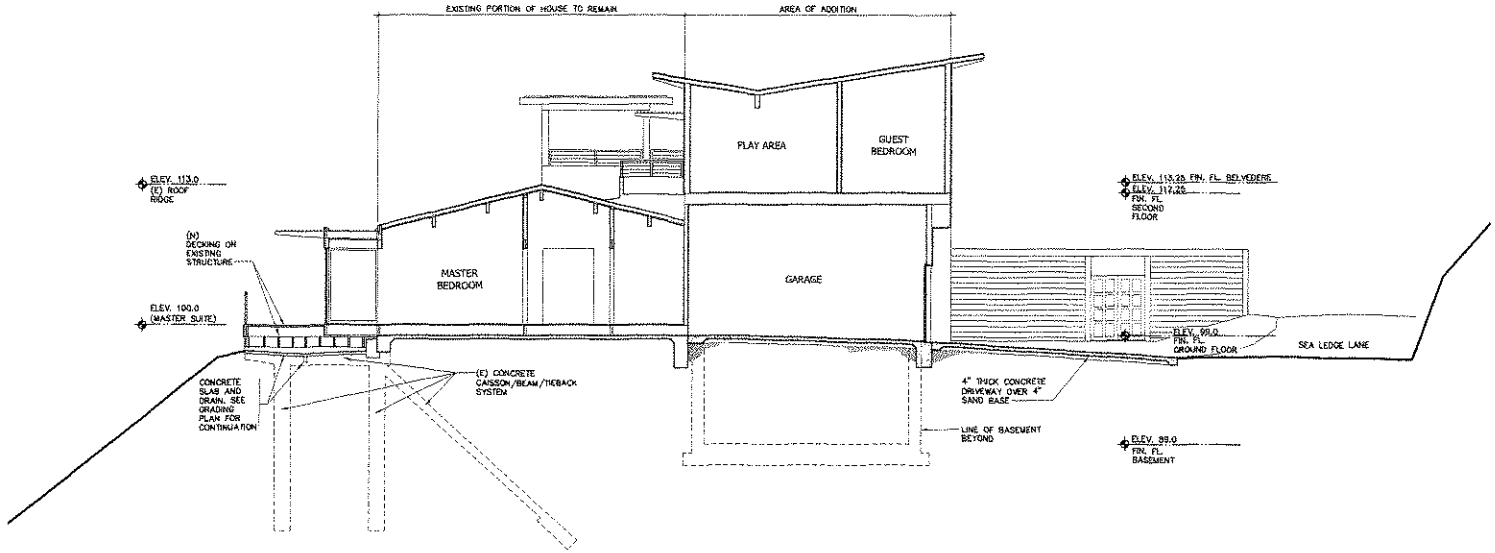
LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

SECTIONS

August 10, 2007

A5.0



SECTION C

SCALE: 3/16" = 1' - 0"

LICENSED ARCHITECT ANDREW M. ROTEMAN NO. C14544 RENEWAL DATE 12/31/07 STATE OF CALIFORNIA

MAKING USE SPECIFICATIONS FOR BIDDING WITH NO SIGNAL NOTE. DO NOT SCALE DRAWINGS. - CONTACT ARCHITECT IF MATERIAL DAMAGE INFORMATION IS LEFT BEHIND. SEE CONTRACT INFORMATION AT LEFT BEHIND.

SECTION

August 10, 2007

A5.1

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

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20 August 2007

RECEIVED
AUG 2 0 2007
CITY OF SANTA BARBARA
PLANNING DIVISION

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

RE: Residential Addition at 3427 Sea Ledge Lane, MST2006-00092

Dear Commissioners:

On behalf of the applicant, Joyce and Leon Lunt, we are pleased to provide the following detailed project description for a residential addition, on the subject site located at 3427 Sea Ledge Lane in the City of Santa Barbara.

I. Existing Setting

The project site is currently developed with a single-story 3,414 square foot residence on an ocean front property of 32,189 square feet. From the beach, the property slopes up toward the existing residence that is situated on the flat portion of the parcel. The property is accessed off of Sea Ledge Lane, an unimproved private road consisting of easements off of Cliff Drive.

The project site is located in the Single-Family Residential/Coastal Overlay Zones (A-1/SD-3) within the City of Santa Barbara. The surrounding neighborhood is characterized by modest to substantially sized single-family residences. The site is located in the Campanil neighborhood, as described in the Land Use Element of the General Plan. Over a period of several years, the City has rezoned this neighborhood to achieve lower density; the Campanil neighborhood is shown on the General Plan at a density of one dwelling unit per acre.

The single-family homes along Sea Ledge Lane are physically separated by the existing grade variation. For example, as Sea Ledge Lane drops in elevation from Cliff Drive toward the beach, the residence immediately adjacent on the west side is 7.5 feet higher than the subject site, the residence immediately adjacent on the east side is 10 feet below the project building site, and the residence further to the east is 50 feet lower in elevation.

The site contains the following mature ornamental vegetation proposed to remain and will be protected in place during construction activities: two 12" and one 16" liquid amber trees, one 8" Ginko tree, one 24" pepper tree, and one 18" redwood tree. One 12" juniper and one 8" birch tree are proposed for removal to make way for the addition.

800 SANTA BARBARA STREET, SANTA BARBARA, CALIFORNIA 93101
TEL 805 966-275 fo@sepps.com

EXHIBIT C

II. Revised Project Description

The project site is currently developed with a single-story 3,414 net square foot residence on the 32,189 square feet lot. The project involves demolition of a portion of the existing residence and the garage (approximately 1,678 net square feet) ,an addition of 2,091 net square feet on the ground floor, including the new garage, a basement level of 612 net square feet, and a new second floor of approximately 1,016 net square feet. The existing deck would be resurfaced and decreased by approximately 100 square feet. The proposed total size of the residence is 5,455 net square feet (including the basement), resulting in a floor area ratio of 0.15. Per ordinance, the basement floor area does not contribute to the floor area ratio.

Planning Commission Review

On June 7, 2007, the project was presented to the Commission for consideration of two interior yard zoning modifications and a Coastal Development Permit. The Commission could not support the request modifications and stated concerns relative to the proposed size of the residence given the recently updated Neighborhood Preservation Ordinance (NPO). The project was continued to a future date for consideration of a redesign.

The project has been redesigned, eliminating rooms on the ground floor. The total amount of reduction is 1,022 net square feet, resulting in a residence that is in compliance with the maximum FAR *guideline* established by the NPO. As stated in The Updated Single Family Residence Design Guidelines (SFRDG), July 2007, maximum FARs as *requirements* apply to properties with residences taller than one story **on lots smaller than 15,000 square feet** in size in single-family zones. Further, the SFRDG goes on to state that properties that contain more than 15,000 square feet, the FARs are applied as guidelines, rather than requirements.

The SFRDG explains that FARs measure and limit a structure's size based on lot size. FARs do not translate to an accurate measure of volume and are used as general parameters for reasonable lot build out. The SFRDG contain additional methods and tools beyond FAR calculations for the decision makers to determine neighborhood compatibility such as architectural style, entry design, exterior finishes and colors. The examples of good compatibility in the SFRDG show highly visible houses on the same level with each other, tightly juxtaposed. Compatibility and context can be easily illustrated in those examples. The Sea Ledge Lane neighborhood is different in that many of the houses on Sea Ledge Lane are not visible, and the juxtapositions, unlike examples indicated by SFRDG, are obscured by drastically different building pad elevations and heavy vegetation. In conclusion, for this project site evaluation of neighborhood compatibility is a challenge and should not be judged solely by an FAR calculation.

At the reconsideration hearing on June 21, 2007, Commission stated that they are not a design board and that land use and City policy are within their purview. The previous project presentation emphasized the project's architectural merits due to the correlation of neighborhood compatibility and the proposed addition given that neighborhood compatibility is one of the findings for consideration of the Coastal Development Permit.

Architectural Design & Architectural Board of Review

The proposed architectural style is intended to contemporize the existing house. The house was constructed in 1966 and was a post and beam style in the spirit of Richard Neutra and the houses developed by Joseph Eichler in the 1940's and 1950's. The architectural style of the proposed project continues the spirit of the original house by carrying the notion of contemporary modernism into our present time.

The new second story is significantly setback from the ocean side of the property and will be visually unobtrusive from beach level views as demonstrated in the Visual Analysis provided in the previous submittal. The Architectural Board of Review reviewed the project on two occasions (March 13 and April 3, 2006); the Board favored the architectural style, provided positive comments relative to size, bulk, and scale, and were neutral toward the modification requests. However, the modification requests for the residential addition on the south and west sides of the structure have been eliminated.

Given the program reductions made to the project and no changes relative to the architectural style, staff determined that it was unnecessary to return to the design board. Due to recent NPO adoption, the project will be required to return to the Single Family Design Board for preliminary and final design approvals.

Landscape Design

Of the 32,189 square foot site, 24,103 square feet is landscaped (with 18,293 square feet being in native vegetation). The landscaping on the south side of the house has been carefully selected to provide additional screening of the residence as viewed from the beach. The landscaping does not require irrigation, in order to maintain slope stability.

Grading/Drainage

The project preliminary grading quantities necessary to construct the basement, the foundations and retaining walls involve approximately 444 cubic yards of export. Outside the main building footprint, the site work would involve approximately 106 cubic yards of cut.

The existing drainage is directed either to Sea Ledge Lane or to a drain system installed along the face of the bluff. Sea Ledge Lane drains to the east and terminates into a culvert leading to a drain pipe to the beach below. The drainage system along the bluff

collects the roof and sheet flow via drainpipes on the east and west sides of the property and directs it to the beach below. The geologist has evaluated bluff erosion and has concluded that little erosion has occurred since the installation of the revetment, providing evidence that the existing drainage system is effective.

III. Environmental Review

Geologic

An engineering geology report that addresses the location of the 75-year geologic setback and the rate of bluff retreat was submitted with the initial DART application (Anikouchine report dated November 16, 2005). A subsequent report/response letter was prepared to address the accuracy of the geologic setback shown on the plans in addition to overall slope stability (Anikouchine report dated May 6, 2006). The report verifies the accuracy of the geologic setback location on the plans and provides a discussion and verification of the slope stability relative to the proposed addition and drainage system. Please refer to Anikouchine's reports for additional details.

Visual Resources

The project site is located in an area of visual sensitivity. The project team has prepared a visual resources analysis of the previous design (1/26/07) which demonstrates that the visual conditions of the surrounding area would not be negatively impacted as a result of the project. Residences are visible from the beach view looking toward the site; project approval would result in a partial view of the first floor overhangs on the south elevation of the residence. The existing residence and proposed additions are not visible from the Cliff Drive overlook above the project site. The project would not result in a significant visual change to the existing surrounding conditions.

California Environmental Quality Act (CEQA)

The project does not result in a significant effect on the environment and can therefore be determined to be categorically exempt from the requirement for the preparation of environmental documents. The project description includes elements that lead to the conclusion that the project would be exempt per §15301 contained in the CEQA guidelines.

IV. Discretionary Action Requested and Findings

The project requests consideration of the following discretionary applications:

1. **Modification** to allow an "as-built" portion of the existing deck to encroach into the 15' required interior yard setback in the A-1/SD-3 Zone (SBMC §28.15.060).

2. **Coastal Development Permit** to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

Modification Findings

In order for the Planning Commission to approve the project with the yard modification request, one of the following findings must be made (per SBMC§28.92.110.A.2), *a modification of yard, lot and floor area regulations where the modification is consistent with the purposes and intent of this Title, and is necessary to (i) secure an appropriate improvement on a lot, (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement, or (iv) the modification is necessary to construct a housing development which is affordable to very low-, low-, moderate- or middle-income households.*

We believe that the interior yard modification requests are necessary to secure an appropriate improvement on the subject lot. The subject site is constrained on the north side by the private access easement (Sea Ledge Lane) and on the south by the 75-year geologic setback. The intent of a minimum required setback is to provide a buffer between adjacent properties in order to preserve a high quality of living.
The yard modification request on the east side of the property involves a portion of the existing deck. When the deck was originally permitted in 1987, the plans showed the deck in compliance with the required setback. However, it is likely that the property boundaries were incorrectly depicted and the deck was inadvertently constructed into the setback. The work was signed off by the building inspector at the time. Rather than remove the existing portion of the deck, we are requesting an "as-built" modification to allow the deck to remain. The addition to the master bedroom encloses a portion of the existing deck, resulting in a less intense use where the property line jogs to the west. We feel that the intent of the setback requirement can still be met by the vertical physical separation between these properties.

In addition to the modification substantiation discussion above, the subject site is non-conforming to the minimum lot area requirements per the A-1 zoning standards. Interior yard setback requirements in the A-1 zone are intended for larger sized lots that inherently facilitate larger setback requirements.

Another element for the Planning Commission to consider is whether the modification request would have a negative impact on the adjacent properties. The affected property owners have written a letter of project support understanding the yard modification requests.

Coastal Development Permit Findings

The project site is located in the Appeal Jurisdiction of the Coastal Zone. The proposed improvements require the Planning Commission to make Coastal Development Permit findings (listed below). We have included the findings in a standard font; the justification for each finding is described below each in italics.

(1)The project is consistent with the policies of the California Coastal Act.

The City's Local Coastal Plan Housing Policy that applies to a project with an existing residential use in a residential neighborhood is Policy 5.3 which states, "New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhood shall not be permitted."

The proposed development has been found to be compatible with the surrounding residential neighborhood in terms of scale, size and design by the Architectural Board of Review. The development does not result in a change or intensification of use and therefore would not result in an overburdening of public circulation and/or on-street parking resources. Further, the proposed addition will preserve significant public scenic views. The existing view from the beach toward Sea Ledge Lane is composed of residences; the proposed addition would not result in a change to the view perspective. The existing and the proposed additions would not be visible from the Cliff Drive overlook.

(2)The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

In general, the policies contained in the City's Coastal Plan involve protection of public access to Coastal Resources. The proposed development involves an addition to an existing single family residence and would not affect the public in terms of beach access or views. Therefore, the project is consistent with all applicable policies with the approval of the requested yard modifications.

Project Justification

The interior yard modification request can be supported due to described site constraints and the need to secure an appropriate improvement. The deck encroachment is existing and would not negatively impact the immediate neighbors, who have provided letters of support for the proposed project.

The project can be found to be consistent with the intent and purposes of applicable General Plan policies, the City's Local Coastal Plan and the standards established in the Zoning Ordinance. As evidenced by the discussions and conclusions contained in the technical studies provided, the project will not result in a significant effect on the environment. In addition, the necessary findings can be made to approve the requested modifications and the Coastal Development permit.

On behalf of the applicant project team, we thank you for your consideration of this project.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES

Trish Allen, AICP
Associate Planner

FAR COMPARISON TABLE - NEIGHBORING PROPERTIES of 3427 SEA LEDGE LANE

Property	Address	APN	Lot Acerage	Lot Square Footage	Approved Structures SF	FAR	# of stories	FAR Ranking
Nelson	3405 Sea Ledge Lane	047-082-008	1.39	60,548	2,151	3.55%	one	1
Tuscany Equities LLC	3349 Cliff Drive	047-082-014	1.45	63,162	2,571	4.07%	apvd for two*	2
Bastian	3407 Sea Ledge Lane	047-082-010	1.09	47,480	2,756	5.80%	two	3
Mearce	3410 Sea Ledge Lane	047-082-002	1.50	65,340.00	3,794	5.81%	one	4
Sorrell	3429 Sea Ledge Lane	047-082-007	0.92	40,075.00	2,691	6.71%	one	5
Budinger	3511 Sea Ledge Lane	047-082-003	1.12	48,787.00	3,299	6.76%	one	6
Santa Barbara Vip LLC	3339 Cliff Drive	047-082-015	1.30	56,628.00	4,050	7.15%	one	7
JI Trust	3433 Sea Ledge Lane	047-082-006	1.14	49,658.00	3,928	7.91%	partial two	8
Neubauer	3501 Sea Ledge Lane	047-082-004	1.03	44,866.00	3,587	7.99%	one	9
Secord Trust	3335 Cliff Drive	047-082-016	1.45	63,162.00	5,786	9.16%	two	10
Dunlap	3443 Sea Ledge Lane	047-082-005	1.00	43,560.00	3,994	9.17%	one	11
Bremer Trust	3357 Cliff Drive	047-082-013	0.73	31,798	2,983	9.38%	one	12
Weinstock	3425 Sea Ledge Lane	047-082-012	0.44	19,166	2,001	10.44%	one	13
Lunt - Proposed	3427 Sea Ledge Lane	047-082-009	0.76	32,189.00	4,843	15.05%	two	14

SOURCE: County of Santa Barbara Clerk, Recorder Assessor

* PC approval for a total of 5,352 sq.ft. FAR = 8%

EXHIBIT D

City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: June 1, 2007

AGENDA DATE: June 7, 2007

PROJECT ADDRESS: 3427 Sea Ledge Lane (MST2006-00092, CDP2006-00003)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Jaime Limon, Senior Planner
Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 2,368 square feet for the first floor, 1,262 square for the second floor, a new 455 square foot basement and a new 656 square foot attached two-car garage for a net increase of 3,063 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single family residence with an attached 460 square foot two-car garage. The proposal also includes replacing the existing 565 square foot deck, replacement of a retaining wall and the replacement of the existing septic system and drywells, (See Exhibit B). When the project is complete, the development on the site will consist of a 6,477 square foot three-story residence which includes the 455 square foot basement and a 656 square foot attached two-car garage.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

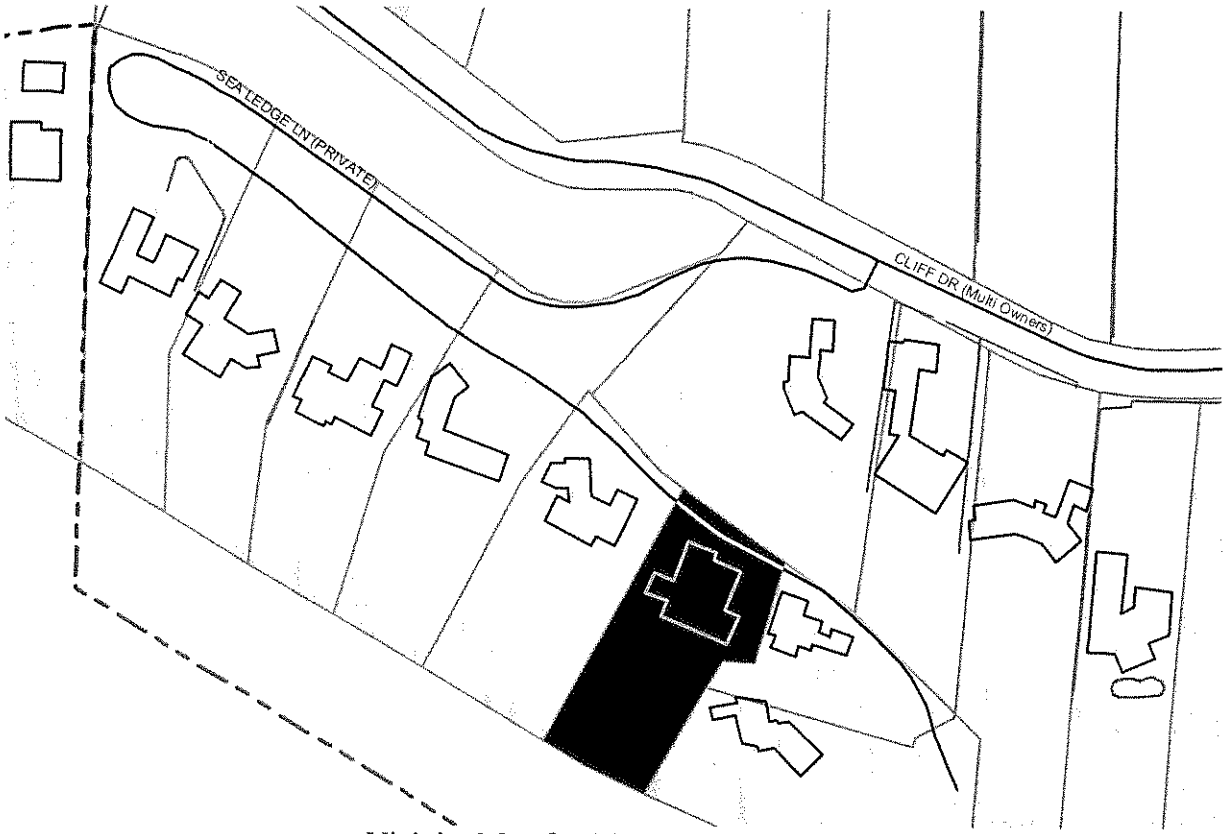
1. A Modification to allow an "as-built" portion of the existing deck to remain in the required interior yard setback in the A-1 Zone (SBMC §28.15.060.2);
2. A Modification to allow encroachment of the two-story addition into the required interior yard setback along Sea Ledge Lane in the A-1 Zone (SBMC §28.15.060.2);
3. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.45.009);

III. EXECUTIVE SUMMARY

Planning Staff is recommending that the project be revised to eliminate the need for all zoning modifications. Staff advised this applicant that there is limited support for the proposed quantity of modifications based on the intensive nature of the development proposed within 50 feet of the ocean bluff top. The applicant changed the project design from the original proposal to reduce the size of the home and the quantity of zoning modifications being requested from four down to two. As part of the DART review process, Staff indicated that the development proposal still appeared aggressive in size for the bluff top property location. Given the proposed size of the home, Staff is of the opinion that there is little justification to make the required findings that the zoning modifications requested are "necessary to secure an appropriate improvement to the property".

Although the requested zoning modifications are small area encroachments, they may not be supportable by the Planning Commission as they contribute to the concerns expressed above. It should be noted, however, that the project could be redesigned to avoid the need for any modifications. Planning Commission's recent discussion and direction to Staff has been "that modifications should be minimized especially where there are other reasonable alternatives".

The applicant believes there is appropriate justification to support approval of the modifications due to the physical constraints of the site. Furthermore, the applicant believes the size of the home is reasonable given the Architectural Board of Review support for the project design and there is only a minor percentage increase in the actual new building footprint, (See Exhibit C). Staff believes that the Planning Commission could disagree with Staff and make supporting arguments for approval of the modifications due to the project's limited visibility, location on a constrained site, and the minor nature of the encroachments proposed. Staff, however, recommends that the Planning Commission approve a redesigned, smaller project to eliminate the modifications and make the findings outlined in Section IX of this report, and subject to the Conditions of Approval in Exhibit A. Further, Staff recommends the Planning Commission refer the project back to the Single Family Design Board with specific design direction.



Vicinity Map for 3427 Sea Ledge Lane

DATE APPLICATION ACCEPTED: March 29, 2007
DATE ACTION REQUIRED: June 27, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Bob Price	Property Owner: Joyce and Leon Lunt
Parcel Number: 047-082-009	Net Lot Area: 29,129 square feet Gross Lot Area: 32,189 square feet
General Plan: Residential, 1 unit/acre	Zoning: A-1/SD-3, Single-Family Residence and Coastal Overlay Zone
Existing Use: Residential	Topography: ~38% average slope
Adjacent Land Uses: North – Sea Ledge Lane South – Pacific Ocean	 East – Single-Family Residential West – Single-Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,954	5,821
Garage	460	656
Grand Total	3,414	6,477
*FAR	11.7%	22.2%

*Note: The FAR is a regulation for two-story single-family residences on lots less than 15,000 square feet. It is used only as a guideline for all other single-family residences which are single story or are located on lots which exceed 15,000 square feet. The FAR calculation method uses the net square footage for lots, in this case the easement portions of the lot are deducted. In this instance, the house would exceed the FAR guideline which would allow for a maximum house size of 4,809 square feet. (See Exhibit H). A house of 6,477 square feet would exceed the FAR guideline by 35% (6,477/4809= 1.35).

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks					
-Front	35'	N/A		N/A	
-Interior	15'	20'		7'	
Building Height	30'	16'		24'-8"	
Parking	2 covered	2 covered		2 covered	
Open Yard	1,250	1,250		1,250	
Lot Coverage					
-Building/Decks	N/A	4,949 sq. ft.	15.4 %	6,196 sq. ft.	19.3%
-Paving/Driveway	N/A	2,931 sq. ft.	9.1%	2,777 sq. ft.	8.6%
-Landscaping	N/A	24,309 sq. ft.	75.5%	23,216 sq. ft	72.1%

The proposed project would meet the requirements of the A-1/SD-3 zones related to building height, solar access, open yard requirements and parking with the exceptions of the two modifications requested for interior yard setback encroachments.

VI. PROJECT SITE DESCRIPTION:

The project site is a bluff-top property located at the southwestern-most corner of the City that is accessible from Sea Ledge Lane, a private road stemming from Cliff Drive. Entrance into this small community of seaside homes is restricted by an electronically controlled security gate. The Sea Ledge Lane neighborhood rests upon an ancient, inactive landslide.

The property is located near the end of Sea Ledge Lane. The general topography rises abruptly from the water's edge to a height of approximately 150 feet. The base of the bluff is protected

with an existing rock revetment. Inland from the bluff's edge, the topography continues to gradually slope upward toward Cliff Drive and further towards Braemar Ranch and an elevation of approximately 500 feet at the periphery of the coastal zone.

The developable house pad lies to the northern side of the property at the edge of the bluff top. The current residence is a one-story 2 bedroom house. The majority of the existing house footprint, as well as a 100 square foot portion of the proposed 1st floor addition, is located within 50 feet of the bluff top. A cliff-side deck is currently located at the ocean side of the property and projects out into the top of the bluff and into the 75-year setback. At the time the existing rock revetment was approved in 1989, this deck was described as a concrete patio. In 1987 permits were issued for a wood deck, however, it appears that the deck configuration was not built per plan. In order to meet current building codes, the deck would have to be replaced and an upgraded railing would need to be installed.

The project as proposed would require two modifications into interior yard setbacks and an encroachment into the 75-year setback as determined and outlined in the geologist report (Exhibit F).

VII. OTHER COMMITTEE REVIEW

C. SINGLE FAMILY DESIGN BOARD

The Architectural Board of Review(ABR) reviewed this project on two occasions. The first review occurred on March 13, 2006. At that time, the Board continued the project with comments that the project's mass, bulk, and scale were too aggressive, and the project was incompatible with the neighborhood. The Board, however, appeared to support the contemporary architectural style of the house and the butterfly second story roof expression as the Board stated it would not be detrimental to surrounding neighbors.

The project was reviewed by the ABR again on April 3, 2006, at which time the Board commented that the width of the second story on the East and West elevations should be reduced, the volume of the tower and stairway should be restudied, and second story decks and windows should be reduced to respect neighbors' privacy. As a response to the ABR's comments, as well as to meet Transportation's minimum driveway length the project size was reduced by approximately 393 square feet (the 1st story addition was reduced by 262 square feet, the second story addition was reduced by 41 square feet and the basement and garage were reduced by 90 square feet). Other changes include the provision of a guest parking space, and lengthening the driveway to meet the minimum requirements. At that same meeting, the Board continued the project indefinitely to the Planning Commission but made a clarification to the prior minutes indicating the Board's direction on the zoning modifications was "to restudy the scale of the floor plan configurations back to within the building envelope".

Refer to Exhibit D for complete Minutes from the ABR meetings.

D. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental

review pursuant to the California Environmental Quality Act Guidelines Section 15301(e). Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive. Because all of the proposed development, with the exception of a small amount of deck area, is located outside the 75 year setback, Staff has determined that the project does not substantially affect an environmentally sensitive area.

VIII. ISSUES

A. ZONING ORDINANCE CONSISTENCY

The proposed addition would comply with all of the setback and height requirements of the E-3 Zone except for the zoning modifications being requested. The proposed parking on site is also conforming in terms of size and quantity. The proposed project would provide adequate solar access, the required 1,250 square feet of open yard area, and two covered parking spaces, consistent with the Zoning Ordinance.

Zoning Modifications

The first zoning modification requested involves an as-built section of wood deck encroaching into the interior yard setback at the eastern boundary of the property. Permit records indicate that a portion of this rear deck is not constructed in the previously permitted configuration. The deck is proposed to be rebuilt in the same footprint. .

The second modification being requested is for a two-story addition to encroach a maximum of 3.5' feet into the required interior yard setback along Sea Ledge Lane. Although the new structure is making the building more conforming, the design of the two-story addition could be accomplished without any encroachment. The ABR reviewed the project and also had some initial concerns regarding the number of modifications being requested under the first review. After the project was revised to reduce some of the modifications, the Board indicated that the additions, size and massing of the project are consistent with the surrounding neighborhood.

Staff, however, expressed concerns to the applicant regarding possible overbuilding of the site based on the proposed size of the residence and the modifications being requested in relation to the buildable area on site. The applicant believes there is appropriate justification to support approval for the size of the home and the need for modifications and submitted FAR and Building Site Coverage statistics to support their case, (See Exhibit E). Furthermore, the applicant believes the size of the home is reasonable given that the Architectural Board of Review supported the project design and there is only a minor percentage increase in the actual new building footprint. Staff's opinion, however, is that the apparent need for modifications is being exacerbated due to the size of the addition combined with the floor plan configuration. Staff does not support the modifications as currently proposed.

B. GENERAL PLAN

The General Plan Land Use designation for the site is Residential, One Unit per Acre. The single-

family residence located on the 0.46-acre lot is consistent with this General Plan designation.

The Local Coastal Plan and the Seismic Safety - Safety Element of the General Plan identifies seacliff retreat as a hazard to coastal bluff development and offers recommendations for hazard reduction. Methods to minimize the hazard include placing new development away from the edge of the cliff such that normal rates of erosion and cliff material loss would not seriously affect the structure during its expected lifetime. It is the City's practice to prohibit the placement of primary structures (i.e., residences) within the 75-year geologic setback area. The proposed building structure is entirely outside of the 75-year geologic retreat setback area and only a small portion of the "as-built" deck would be located inside the 75-year setback (less than 64 square feet). Two Geology Reports prepared by William Anikouchine, dated November 16, 2005, have been prepared to support the proposed development on site (see Exhibit F). Therefore, the project complies with applicable portions of the General Plan

The Seismic Safety/Safety Element also states that efforts should be made to *"minimize excess water from being applied to the top of the cliff for gardening purposes,"* and that any vegetation planted in the geologic setback area should be *"native vegetation that is drought resistant and that has deep, strong root systems to aid in stabilizing the cliff material...."*

Although the paving for the driveway will be significantly reduced by approximately 535 square feet, the building footprint will be significantly larger and therefore, the proposed development would increase the amount of non-permeable area to the property by approximately 3.4% due to the improvements proposed and expansion of the building footprint.

C. COMPLIANCE WITH THE LOCAL COASTAL PLAN (LCP)

A Coastal Development Permit (CDP) is required for any project located within fifty feet of the edge of a coastal bluff; and, for property located between the sea and the first public road paralleling the sea, where there would be an increase of ten percent (10%) of the existing structure. The 3,063 square foot addition exceeds this 10% limit and, therefore, the project requires a CDP. The project is located in Component One of the City's Local Coastal Plan (LCP). This area is zoned A-1 and is primarily a low density residential area developed with single family residences and very limited development potential since most of the area has been fully developed. Major coastal issues in this area that are applicable to this project include hazards of seacliff retreat, drainage, public access, maintenance of existing public views of the coast and open space, protection of archaeological resources and neighborhood compatibility.

The project's consistency with LCP Policies related to these issues is discussed below.

1. Hazards/Drainage

Section 30253 of the Coastal Act requires that new development: 1. "minimize risks to life and property in areas of high geologic, flood and fire hazard;" and 2. "assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site.....along bluffs and cliffs". As identified above, most of the proposed development would be located outside of the 75-year geologic setback area and would not contribute to erosion or the geologic stability of the site. However, major expansions are proposed within the 50 feet setback from the bluff top. Additions in

close proximity to the bluff top are more scrutinized in this sensitive location. Geological reports support a basis for approval and have been submitted to provide recommendations on the project.

LCP Policy 8.1 requires that all new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are:

(1) Sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines;

(2) The owner of the subject property allows for the permanent drainage of those parcels through his/her property;

(3) The drainage system is designed to be minimally visible on the bluff face.

The approved drainage system is directed either to Sea Ledge Lane and to a drain system installed along the face of the bluff. Runoff water from the subject property's building site is being controlled with a series of drain pipes leading towards Sea Ledge Lane. Sea Ledge Lane drains to the east and terminates into a culvert leading to a drain pipe to the beach below.

In addition, there are two concealed 6" diameter drainage pipes along the bluff face that collect storm water runoff from the roof and sheet flows via drainpipes on the east and west sides of the property and directs it to the beach below. The bluff portion of the property drains independently to the ocean and would not be affected by the proposed project. In 1985 a rock revetment was installed and is maintained mutually by the Sea Ledge Lane Home Owner's Association.

2. <u>Access</u>

LCP Policies 2.1 and 2.4 serve to protect public access in coastal bluff areas. No public access currently exists through the site and this will remain the case following any project approval. There is access provided nearby at Arroyo Burro Count Beach Park.

3. <u>Visual Resources</u>

Section 30251 of the State Coastal Act (the Act) identifies the scenic and visual qualities of coastal areas as resources of public importance. One of the stated goals of the Act is that new development must be sited and designed to protect views along the scenic coastal area, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas. LCP Policy 9.1 serves to protect existing views to, from, and along the ocean. The project site is surrounded primarily by one-story single family residences, which currently obstruct much of the public views to the ocean in this area. Although the proposed addition to the residence includes a second story, public views of the ocean are not blocked due to the angle at which the property is viewed from Cliff Drive and surrounding public streets. The proposed second story addition roof form

has been minimized and is not likely to be visible from the public beach area below, nor would it impact views along the ocean from nearby public lookouts. Thus, the proposed addition to the residence would not significantly impact existing views to and from the ocean, or obstruct scenic view corridors, consistent with LCP Policy 9.1., (See Exhibit G).

The project although large by comparison would remain visually compatible with the character of the site and with the neighboring bluff top properties if neighborhood compatibility findings can be made. Therefore, the project complies with applicable portions of the Coastal Act.

4. Archaeological Resources

The property is located in the Prehistoric Sites and Watercourses area of cultural sensitivity. An Archaeological Letter Report was prepared by Stone Archaeological Consulting. No cultural resources were identified, and the report concluded that the proposed project is not considered to have the potential to impact significant or important prehistoric or historic cultural archaeological remains. The recommended conditions of approval provide guidance if archaeological resources are discovered during ground disturbance activities.

5. Housing/Neighborhood Compatibility

LCP Housing Policy 5.3 states, "*new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.*" In accordance with LCP Policy 5.3, the proposed residential addition must be found to be compatible in scale, size and design with the surrounding neighborhood, which is comprised of one and two-story structures. The project has been reviewed by the Architectural Board of Review and has received favorable comments with regard to its design, bulk and mass. The project will return to the newly created Single Family Design Board (SFDB) for Preliminary and Final Approvals. If the Planning Commission and the SFDB are both of the opinion that the size of the home is appropriate then the Neighborhood Compatibility Findings can be made. The proposal would remain consistent with the single-family residential development in the area in height and scale.

Staff expressed concerns regarding the size of the residence at this constrained building site and requested an FAR Size and Building Footprint Study to indicate how the proposed residence compares to other homes in the immediate bluff top neighborhood. The information provided indicates the additions proposed will result in the largest home in the area, approximately 6,477 square feet. The proposed project will also expand the existing footprint of the structure by 1,340 square feet. The proposed house would also exceed the maximum FAR guideline size, therefore, Staff believed it was prudent to raise these concerns relative to the expanding footprint size of the proposed residence in relation to the amount of remaining useable open space and its close proximity to the bluff top. (See Exhibit H)

IX. RECOMMENDATION/FINDINGS

Planning Staff has expressed concerns to the applicants throughout the DART process relative to the proposed size of the residence and the inadequate justification to incorporate zoning modifications into the project design. The applicant has responded to Staff's concerns on the house size by indicating that it is their belief that the ABR's support for the project should be the primary basis for the neighborhood compatibility and house size determination. Furthermore, the applicants believe the zoning modifications are minor in nature, are supported by neighbors, and are not readily visible to the surrounding community based on the project location along a private street (See Exhibit H).

Therefore, Staff recommends that the Planning Commission approve the Coastal Development Permit with the condition that the applicant redesign the project to avoid zoning modifications and to consider a design that reduces the size of the building's footprint. Staff recommends the Planning Commission refer the project back to the SFDB with specific design direction.

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

A. Conditions of Approval
B. Reduced Site Plan and Elevations
C. Applicant's letter dated May 30, 2007
D. Architectural Board of Review Minutes from March 13, 2006, April 3, 2006.
E. Applicant's supporting FAR and Building Footprint Comparisons
F. William Anikouchine Geological Reports/Letters dated November 16, 2005, March 2006
G. Visual Analysis
H. FAR Calculator

Senior Planner Jan Hubbell reminded the Commission that there will be a Joint Meeting with the City Council on September 10th at 2:30 P.M. to be held in the Louise Lowry Davis Center. The discussion will be on Plan Santa Barbara with a summary report on the outcome of Round I and a preliminary look at Round II. Also discussed will be building height issues from the Joint meeting with the Council, Architectural Board of Review, and Historic Landmarks Commission held in July.

C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

David Newbauer expressed concern for all the current development on Marina Drive and Campanil Drive without consideration being given to drainage that goes into constrained pipes that run through Sea Ledge Lane in three different spots. Would like the Commission to consider the impact on Campanil Hill and Marina and what it is doing to the bluff and neighboring properties that have to deal with the water issues.

II. NEW ITEMS:

ACTUAL TIME: 1: 06 P.M.

APPLICATION OF BOB PRICE, AGENT FOR LEON F. LUNT AND JOYCE M. LUNT, 3427 SEA LEDGE LANE, APN: 047-082-009, A-1/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2006-00092)

This revised proposal responds to concerns raised by the Planning Commission in June 2007 and consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 1,551 square feet for the first floor, 1,016 square for the second floor, a new 612 square foot basement and a new 540 square foot attached two-car garage for a net increase of 2,041 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes resurfacing the existing 565 square foot deck and replacement of the guardrail, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 5,455 square foot two-story residence which includes the 612 square foot basement and a 540 square foot attached two-car garage.

The discretionary applications required for this project are:

1. A Modification to allow an "as-built" portion of an existing deck to encroach into the 15' required interior yard setback in the A-1 Zone (SBMC §28.15.060);

2. A Coastal Development Permit (CDP2006-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

Case Planners: Jaime Limón, Senior Planner and Kelly Brodison, Assistant Planner
Email: jlimon@SantaBarbaraCA.gov; kbrodison@SantaBarbaraCA.gov

Kelly Brodison, Assistant Planner, gave the Staff's presentation.

Staff responded to the Planning Commission's question about the Single Family Design Guidelines and the square footage Floor Area Ratio (FAR) number being used for this project by stating that the modification proposed does not invoke increasing the size of the house.

Trish Allen, Suzanne Elledge Planning and Permitting Services, gave the applicant's presentation.

Ms. Allen answered Planning Commission questions about the FAR without the basement, which is 15%, and represented a 4% reduction from the last presentation

Mr. Limón responded to the Commission's question about the applicant's response to Architectural Board of Review (ABR)'s earlier comments concerning the width of the second story. ABR reviewed the project at the time the Neighborhood Preservation Ordinance (NPO) was being updated and was generally supportive of the project.

Chair Myers opened the public hearing at 1:48 P.M. and acknowledged the following speakers, in support the project, who waived their time to the applicant's presentation: Alerto Barbaran, John Brooks, and Art Bosse.

The following people spoke in opposition to the project or with concerns:

1. David Newbauer: concerned with size of project, compatibility with area.
2. Paula Westbury: against additional development; house should remain as is.

With no one else wishing to speak, the public hearing was closed at 1:52 P.M. Chair Myers also acknowledged that letters were received both in support and in opposition to the project.

Commissioners' comments:

1. Two Commissioners appreciated the applicant's response to prior hearing recommendations, but still had concerns about: a) the reduction in the second floor not being enough; and b) expansion of basement is inappropriate.

2. Three Commissioners would like to have the Single Family Design Board review the project.
3. Two Commissioners could the support square footage if the modification were removed.
4. Some Commissioners were not as concerned with the size of the house and felt that the volume of the house is less than what is often associated with a house of this square footage. Not as concerned with the slight increase in the basement, especially since it has been pulled back from the setback.
5. One Commissioner supported Staff's position on no deck encroachment modification.
6. Two Commissioners felt that the size of the house and the basement were acceptable and supported the modification as an appropriate improvement stating that a properly built and maintained deck provides bluff top protection; changes to the deck could have an adverse effect. One Commissioner felt that the design is still a little large.
7. One Commissioner asked the Commission to further discuss the deck as a necessity to secure improvements. One Commissioner added that support for the deck provides support for protecting the bluff top. Another Commissioner felt differently by stating that deck expansion is based on the design proposal and not a hardship on the site.

Scott Vincent, Assistant City Attorney, provided interpretation of the necessary finding for a modification in this context, referencing the language in the Staff Report taken from the Zoning Ordinance. Mr. Vincent sees the word 'necessary' as modifying the word 'modification' explaining that the modification is necessary in order for the improvement to exist, not that the improvement is necessary. The word modifying 'improvement' is the word 'appropriate'. In order to approve the modification, the Commission must find that the improvement proposed is appropriate for the site. There is room for interpretation on what is 'appropriate'.

Mr. Limón added additional alternatives to the protection of the bluffs that could be considered, such as on-grade platforms, if the Commission chose to eliminate the deck setback modification.

Ms. Allen reminded the Commission that a lot of modifications had already been removed. The reduction from the last presentation is already eliminating a nonconforming element from the building setback. This modification is asking for an existing condition to remain.

MOTION: Thompson/Bartlett **Assigned Resolution No. 034-07**
Approve the modification and the Coastal Development Permit making the findings outlined in the Staff Report and subject to the conditions of approval in the Staff Report.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Larson,White) Abstain: 0 Absent: 2 (Jacobs, Jostes)

Commissioners Larson and White could support either the modification or the house size, but not both.

Chair Myers announced the ten calendar day appeal period.