City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: September 27, 2012

AGENDA DATE: October 4, 2012

PROJECT ADDRESS: 1607 Shoreline Drive (MST2010-00193)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 20,006 square-foot site is currently developed with a 2,501 square foot, two-story residence with an attached two-car garage. The proposed project involves the demolition of 288 square feet of the existing residence, and construction of a 1,230 square foot addition on both the ground floor (344 s.f.) and second floor (886 s.f.), and a roof deck. The proposal also includes site improvements including installation of safety fence, as-built installation of a fountain, as-built installation of buffalo grass, installation of drainage improvements and the removal of unpermitted improvements seaward of 75-year, seacliff retreat line, including a wall, hardscape, and fence.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Coastal Development Permit (CDP2011-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

APPLICATION DEEMED COMPLETE: August 28, 2012
DATE ACTION REQUIRED: October 27, 2012

III. RECOMMENDATION

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

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jim Zimmerman, Architect		
Property Owner:	Chad Yonker		
Site Information			
Parcel Number:	045-173-042	**Lot Area:**	20,066 sf
General Plan:	Residential 5 units/acre	**Zoning:**	E-3 Single Family Residential
Existing Use:	Residential	**Topography:**	25% Slope
Adjacent Land Uses			
North - Residential **South** – Pacific Ocean		**East** - Residential **West** - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,501	3,443
Garage	533	533
Total SF	3,034	3,976
Floor Area Ratio	0.15 = 65% of Maximum Guideline FAR	0.20 = 85% of Maximum Guideline FAR

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks					
-Front	20'	20'		20'	
-Interior	6'	6'		6'	
-Rear	6'	6'		6'	
Building Height	30'	23'		22'	
Parking	2 covered spaces	2 covered spaces		2 covered spaces	
Open Yard	1,250 sf	>1,250 sf		>1,250 sf	
Lot Coverage					
-Building	N/A	2,211 sf	11.0%	2,467 sf	12.3%
-Paving/Driveway	N/A	3,649 sf	18.2%	2,661 sf	13.3%
-Landscaping	N/A	14,206 sf	70.8%	14,938 sf	74.4%

The project would meet the requirements of the E-3 Zoning Ordinance.

B. GENERAL PLAN CONSISTENCY

1. LAND USE ELEMENT

The project site is located in the East Mesa Neighborhood; which is border on the north by the Mesa Hills; on the south by the Pacific Ocean; on the east by Oceano Avenue; and on the west by Meigs Road. The East Mesa is characterized as a small lot single-family neighborhood with the exception of some multiple-family areas near Oceano and Barranca Avenues. Most of the East Mesa has a General Plan designation of five dwelling units per acre with E-3 Single-Family Residence zoning. There is a commercial area near the corner of Cliff Drive and Meigs Road. The proposed addition to an existing single-family residence is consistent with the goals and policies of the general plan.

C. LOCAL COASTAL PLAN CONSISTENCY

In order to be found consistent with the City's Local Coastal Plan projects must also be found consistent with the Coastal Act.

1. COMPONENT 2: ARROYO BURRO CREEK TO WESTERLY BOUNDARY OF SANTA BARBARA CITY COLLEGE

The three-mile long section of the City's coastal zone between Arroyo Burro Creek and the campus of the City College south of Cliff Drive is, with few exceptions, a single family residential neighborhood zoned E-3. This area, appropriately referred to as "the Mesa," is situated on relatively level, continuous bluffs that vary in elevation but average 150 feet. Private homes line the cliffs, varying in setback distance from the precipice. The city has no minimum setback from the cliffs' edge required in the Zoning Ordinance. Erosion and cliff retreat have resulted in damage to some structures in this neighborhood.

Major Coastal Issues for Component 2 include: the protection of the riparian habitat of Arroyo Burro Creek; hazards of seacliff retreat and flooding; maintaining and providing access, both vertically and laterally, along the bluffs; protection of recreational access to Arroyo Burro County Beach Park; protection of archaeological resources; maintenance of existing coastal views and open space; and provision of adequate circulation on Las Positas Road.

a. Hazards

(1) Seacliff Retreat

The LCP states that new development on the top of a cliff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its expected lifetime. Adam Simmons has analyzed the project proposal (attached as Exhibit D) and determined the limits of the seacliff retreat setback as shown on Sheets A-1.1 and L.1 of the plan set and noted as the "structural setback line". The proposed additions to the residence have been located outside of the seacliff retreat setback and approximately 85 feet from the bluff top. Unpermitted structures that were located within the 75-year, seacliff retreat setback and beyond the bluff face are proposed to be removed including an unreinforced wall, hardscape and an unpermitted fence. For safety a new visually permeable guardrail will be installed a minimum of five feet from the bluff top consistent with direction received from the California Coastal Commission.

(2) Drainage

The addition of water to the seacliff can significantly lower inherent cliff stability. The project includes area drains in the open yard to capture excess water or rainwater and directs the run-off to the northerly side of the property to detention basins for treatment of run-off prior to releasing water into the City's storm drain system in compliance with the City's adopted Storm Water Management Policies consistent with LCP policies 8.1 and 8.2. A previous owner had altered the rear yard by removing a significant amount of impermeable hardscape and installing Buffalo grass on the bluff top. Annual grasses are strongly discouraged in the coastal zone due to the potential for water to load the bluff top and its potential to affect bluff top stability. The Architects have provided analysis showing that the existing buffalo grass would only require 6" of water per year in comparison to drought tolerant planting that would require 12" of water per year (Exhibit E).

b. Neighborhood Compatibility

Policy 5.3 of the Local Coastal Plan states that 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 neighborhoods shall not be

permitted. The project has been reviewed by the Single Family Design Board and has been found to be compatible with the neighborhood.

The neighborhood consists of a mix of single-story and two-story houses. The house immediately to the east is a single story, and the house immediately to the west is two-stories. The houses directly across the street are single-story, but the houses to the east and west are two-stories. The architectural styles of the houses range from single-story ranch to two-story Spanish-style to two-story Cape Code-style. The proposed project's architectural style would change from a two-story ranch/contemporary style to a two-story Spanish style, which would be compatible with the two-story Spanish-style house directly to the west. The SFDB appreciated the Spanish-style of the proposed project.

c. Views

Policy 9.1 of the LCP states that existing views to and from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. The proposed additions to the residence would not inhibit existing public views to, from or along the ocean or any scenic coastal areas, because there are no public views of the ocean from this portion of Shoreline Drive. The existing single- and two-story houses block ocean views. The closest view of the ocean is from a vacant lot two lots to the east. The closest view of the ocean to the west is from a vacant lot 11 houses away. Therefore, this project is consistent with this Policy of the LCP.

VI. ENVIRONMENTAL REVIEW

The project is determined to be Categorically Exempt from further environmental review per California Environmental Quality Act (CEQA) Guidelines, Section 15301 (e): Additions to existing structures if the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. A registered geologist, Adam Simmons, has reviewed the proposed addition to the residence, removal of hardscape, and the landscaping and irrigation plans, and has determined that these features would not exacerbate instability on the bluff. The proposed demolition of a portion of a wall and patio would mitigate the existing structural hazards associated with erosion of the bluff, and improve safety of the area. The bluff is proposed to be restored to its natural topography and planted with native drought tolerant plantings.

VII. DESIGN REVIEW

This project was reviewed by the SFDB on four separate occasions (meeting minutes are attached as Exhibit F). As a result of the reviews, both the building and the roof deck were reduced in size, and the roof deck was moved to a more central part of the building. The reviews also resulted in a project that the SFDB found to be compatible with the neighborhood.

On January 13, 2012, the SFDB considered the Project Compatibility Considerations in SBMC §22.68.045, and provided the following comments pertaining to project compatibility to the Planning Commission: The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, good neighbor guidelines, and found the proposed landscaping to be appropriate. The SFDB

requested that the applicant study the roof connections between the roof forms and provide additional details on the colors and materials.

VIII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because the proposal includes construction of additions to the residence that are located 80 feet from the 75-year seacliff retreat line; removal of unpermitted improvements in the area between the seacliff retreat line and below the top of bluff; and the restoration of the natural topography and planting of native drought tolerant plants at the top of bluff, as described in Section V.C. of the Staff Report.

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 because the project minimizes or eliminates existing hazards that contribute to bluff top erosion, is compatible with the neighbor, and does not affect public views, as described in Section V.C. of the Staff Report.

Exhibits:

A. Conditions of Approval
B. Site Plan – Under Separate Cover
C. Applicant's letter, dated June 27, 2011
D. Geology Reports prepared by Adam Simmons, dated October 25, 2011 and March 12, 2010
E. Buffalo Grass Water Usage Information
F. SFDB Minutes
G. Applicable Local Coastal Plan Policies

PLANNING COMMISSION / STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1607 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
OCTOBER 4, 2012

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

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition G "Construction Implementation Requirements." If demolition is proposed on the same building permit as the new construction, include the demolition in step 5., below.
4. Record any required documents (see Recorded Conditions Agreement section).
5.
   a. Make application and obtain a Building Permit (BLD) for construction of approved development.
   b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 4, 2012 is limited to the demolition of 288 square feet of the existing residence, and construction of a 1,230 square foot, two-story addition to an existing 2,501 square foot two-story residence with an attached garage. The proposal also includes site improvements including installation of safety fence, as-built installation of a fountain, as-built installation of buffalo grass, installation of drainage improvements and the removal of unpermitted improvements seaward of 75-year, seacliff retreat line, including a wall, hardscape, and fence, 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

2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **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).

4. **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, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.

5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

6. **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.

7. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, 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.

8. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff. 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.

2. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. 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.

3. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, solar panels and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.

4. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star level requirement or equivalent.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction*

Rights. Engineering Division Staff prepares said agreement for the Owner's signature.

b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan treatment, rate and volume. The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual.

2. **Community Development Department.**

a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in section B.: "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.

c. **Conditions on Plans/Signatures.** The final 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 sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.

3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

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

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission / Staff Hearing Officer.

   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the

permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

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

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

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission / Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.

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

3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the

development with the General Plan or any other applicable ordinances, resolutions, or other laws.

City of Santa Barbara
California

Exhibit B: The site plan for 1607 Shoreline Drive has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates: www.SantaBarbaraCA.gov.

JAMES J. ZIMMERMAN, A.I.A.
ARCHITECTS
MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

June 27, 2011

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

RE: Coastal Development Permit
1607 Shoreline Drive
Santa Barbara, CA 93109

Dear Planning Commission of Santa Barbara,

We are requesting Planning Commission approval for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone for the addition and remodel to an existing single-family residence with an attached 2-car garage.

The existing structure includes a two-story 2,501 square feet single-family residence with 533 square feet attached garage, located on a 20,066 square foot lot. Our proposal would consist of 344 square feet addition to the first floor, 866 square feet of second floor addition, the demolition of 279 square feet of floor area and existing patio/deck totaling 431 square feet, a new second floor balconies totaling 140 square feet and a roof patio addition of 531 square feet. Project also includes remodels of approximately 2,349 square feet of interior floor area, an exterior stairwell, approval of an as-built fountain in the back yard, alterations to the landscape plan which includes a removal of an existing juniper tree, and alterations to an existing stucco posts and walls at the front property line to not exceed 42". Total development on site will result in a 3,985 square foot structure on a 20,066 square foot lot in the appealable jurisdiction of the Coastal Zone, which is 85% of the maximum guideline floor-to-lot area ratio.

We feel this design conforms to the characteristics of the neighboring residences along Shoreline Drive.

Do not hesitate to contact me if you have any questions regarding this request.

Sincerely,

James J. Zimmerman, A.I.A.

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

EXHIBIT C

Adam Simmons -- Consulting Geologist
CERTIFIED ENGINEERING GEOLOGIST & HYDROGEOLOGIST -- CEG #2015 RG #6234 HG #509

October 25, 2011

Mr. Chad Yonker
C/o Zimmerman Architects
16 W Mission Street
Santa Barbara, California 93101

Attn: Mr. James Zimmerman

Re: Preliminary *Geologic Investigation – Addendum Report*
Existing single family residence
1607 Shoreline Drive
Santa Barbara, California

Dear Mr. Yonker:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff (Dart Letter dated, July 22, 2011) with regards to my Preliminary Geologic Investigation Report prepared for the Property (dated March 12, 2010). The responses to the comments by the City staff are outlined below.

There is a reference to a "probable mature landslide" on or near the subject property. Review of a Landslide Hazard Map of the area (Bezore & Wills; DMG Open File Report 99-12; dated 2000) suggests a "probable landslide" approximately 250 feet wide and 200 feet long, situated across 4 parcels east of and including the subject property. The probable landslide is designated as "dormant-mature" category based on the Keaton & Degraff classification (1996). The "probable landslide exhibits several of the diagnostic landslide features, including but not limited to headwall scarps, rounded toes, etc....but other explanations are possible" (Bezore & Wills; 2000).

Based on my site inspection of the subject property and review of historic aerial photographs dating back to 1938, the subject property is **not** located within a landslide area as the map suggests. The sea bluff is composed of in-place shale bedrock with no evidence of deep seated past landslide activity in the past. The closest moderate sized landslide to the subject property had occurred on the sea bluff on a nearby property, two parcels to the west. This approximate 60 foot wide landslide was denoted in the Hoover study conducted for the City of Santa Barbara in 1978. This landslide is not likely to cause damage to the subject property due to the underlying geologic conditions and slope geometry.

My office had examined a more recent landslide that had occurred in 2001 on a neighboring property, three parcels to the east. I had conducted numerous investigations on that property and had provided detailed geologic reports on the approximate 12 thick landslide. This landside had occurred within the Monterey shale and Older Alluvium largely as a result of unfavorable (unsupported) bedding planes, dipping southward within the Monterey Shale. This unfavorable bedding is not found on the subject property and is therefore not considered a potential hazard to this property.

The bowl shaped area visible on the sea bluff may have been mistakenly considered a probable landslide on the 2000 Landslide Hazard Map. Many of the mapped landslides are based on aerial photographic review without field confirmation. Therefore, the exiting cove is actually formed from different rates of erosion along the sea bluff. A very hard, resistant shale bedrock lens has extended out well beyond the bluff forming a small cove at the base of the sea bluff below the property. Slightly softer shale beds have eroded behind the harder shale lens thereby creating the cove shaped area at the base of the sea bluff. This is not related to landslide activity.

No significant landslides were noted on the sea cliff, which explains the steep sea bluff topographic configuration. Therefore, no landslide evaluation would need to be conducted at this site. The request for a slope stability analyses in addition to the Geologic Investigation would not be practical since this would not provide a structural setback as conservative as the structural setback based on the geologic conditions. No geologist with local experience would allow the structure to be built closer to the bluff, even if the Geotechnical calculations supported that possibility. I have also reviewed the "Establishment Development Setbacks from Coastal Bluffs" (2002) and have properly performed the recommended guidelines for a geologic investigation.

However, several small, shallow landslides and rock fall have been observed along the steep sea bluff as a likely result of wave erosion along the base of the sea bluff within the Monterey Shale and lesser erosion at the top of the slope within the Older Alluvium (terrace) deposits from past uncontrolled runoff water. The potential for damage to the proposed additions from landslide activity is considered low to remote within the 75 year time span.

In addition, I had mentioned that most of the retaining walls appear to be in relatively good condition on the property, however, the poorly placed retaining wall located near the top of the sea bluff approximately 97 feet south of the residence (located within the Structural Setback Line) is tilted, cracked, and failing and should be removed.

The existing chain link fence located near the top of bluff is currently not at risk of falling down the sea bluff. If portions of the fence are undermined during the next 75 years, (which is likely) the fence would be supported by those portions of the fence that are securely positioned on either side of the undermined portion of the fence. This strategy is similar to the policy for the chain link fence visible along the south side of Shoreline Park.

Based on the site specific retreat rate of 3.2 inches per year for the property, and a design life of 75 years (Santa Barbara County and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 20 feet from the current top of bluff. This is equivalent to approximately 68 feet south of the residence. This rate of retreat is based on actual past rates of erosion on the property and is consistent with other rates of retreat as measured from the neighboring properties along Shoreline Drive. However, it is my opinion that a safe structural setback from the top of slope is approximately 20 feet additional to the calculated 20 feet (total 40

feet), since this would provide an additional 20 foot buffer area between the projected future top of bluff and the residence in 75 years.

As previously described within my previous prepared in March 12, 2010, I recommended reducing the weight of the soil near the sea bluff. I therefore recommended minimizing the placement of any high water use plants (including lawn) and/or heavy, shallow rooted succulents (i.e. jade plants) within 20 feet of the sea cliff. The use of deep rooted, drought tolerant plants in the landscaping of the property is recommended in order to minimize the potential for over saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under saturation.

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may passed down slope as sheet flow causing surface erosion in the past. The Older Alluvium is susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. Erosion scars were visible along the beach bluff. The erosion scars are inferred to be the result of concentrated runoff water (from rainfall, irrigation water, or residential runoff overflow) directed onto the sea bluff. The potential for significant erosional damage has been greatly reduced following the drainage control measures that have been proposed on the subject property. The erosion and drainage control plan includes capturing surface water runoff from the impermeable surfaces and directing the runoff water into the 2 proposed 27 cubic foot infiltration gravel pits located on the north side of the property via 4 inch diameter drainage pipes.

The site consists of approximately 3,577 square feet of relatively impervious surfaces (roofs, concrete, etc.) and 12,517 square feet of landscaped area, that slopes to the existing, permitted surface drains in the southern portion of the property. I have provided runoff calculations below using the Rational Method using a minimum time of concentration of 12 minutes for the 25 and 100 year storm events. The drainage calculations have been

PRE-DEVELOPMENT RUNOFF CALCS

Q = CIA C = Runoff Coefficient I = Intensity and A = Area
Roof and hardscape runoff: C = 0.90
Landscape runoff C = 0.35
Q (25 year) = 3.18 ((0.9 x 3,235) + 0.35 (12,517))/(12 x 3600) = 0.316 cubic feet/second

Q (100 year) = 4.03 ((0.9 x 3,499) + 0.35 (12,517))/12 (3600) = 0.373 cubic feet/second

POST-DEVELOPMENT RUNOFF

The proposed post-development site contains approximately 342 square feet of additional impermeable surface. Therefore the total proposed impermeable surface would be 3,577 square feet and 12,175 square feet of permeable area.

Q = CIA C = Runoff Coefficient I = Intensity and A = Area
Roof and hardscape runoff: C = 0.90
Landscape runoff C = 0.35 (moderately permeable silty sandy soils)

Q (25 year) = 3.18 ((0.9 x 3,577) + 0.35 (12,175))/(12 x 3600) = 0.336 cubic feet/sec

Q (100 year) = 4.03 ((0.9 x 3,577) + 0.35 (12,175))/12 (3600) = 0.399 cubic feet/sec
Note:

There is only a slight change in post development runoff from the pre-development runoff. There is an additional 0.02 to .026 cubic feet/sec of additional calculated runoff water from the 25 year and 100 year events, respectively.

Therefore, the proposed increase in permeable surfaces is more than offset with the proposed placement of the two gravel infiltration beds. These 27 cubic feet gravel beds have a storage capacity of 27 C.F x .40 (40% void ratio) = 10.8 x 2 = 20.8 CF of available storage.

The proposed drainage system is more than adequate to capture the runoff from the above calculated flow rates from a 25 year and 100 year storm event. The infiltration beds are located a sufficient distance north of the sea cliff to prevent any slope related issues. Therefore it is my opinion that the proposed drainage plan is feasible from a geologic perspective

Please contact my office if there any questions or additional information is required.

Sincerely,

Mr. Adam Simmons
Certified Engineering Geologist & Hydrogeologist
State of California
PG #6234 EG #2015 HG #509

Adam Simmons -- Consulting Geologist
CERTIFIED ENGINEERING GEOLOGIST & HYDROGEOLOGIST-CEG #2015 PG #6234 HG #509

March 12, 2010

Mr. Chad Yonker
C/o Sotheby's International Realty
1106 Coast Village Road
Montecito, California 93108

Attn: Ms. Maureen McDermut

Re: Preliminary *Geologic Appraisal*
Existing single family residence
1607 Shoreline Drive
Santa Barbara, California

Dear Mr. Yonker:

1. INTRODUCTION

Pursuant to your request, we present herewith the results of our preliminary geologic investigation of the above captioned beachfront property. The existing residence is located on the elevated terrace in the northern portion of the property, approximately 40 feet south of Shoreline Drive. An approximate 104 foot high south facing sea bluff is located approximately 88 to 100 feet south of the residence. The location of the subject property and the general geologic conditions of the surrounding area are graphically shown on the attached map entitled ***REGIONAL GEOLOGIC MAP*** (see Figure 1).

2. TOPOGRAPHY

The northern portion of the parcel (including the existing residence) is situated on an uplifted terrace with a gentle oceanward slope of 2° to 5° to the south. The slope angles on the moderately steep sloping sea bluff face range from approximately 45° to vertical in some areas, with an average slope angle of approximately 60°. Elevations on the property range from a low of near sea level (or mean high tide) at the southern property boundary to a maximum of approximately 115 feet near the residence pad, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995).*

3. GEOLOGY

3.1. Regional Geologic Setting

The South Coast is part of the Transverse Range Province of California, locally dominated by the east-west trending Santa Ynez Mountain Range and adjacent coastal valleys. Folding and faulting of the region through time has created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene age make up the majority of the Santa Ynez Range. Much younger (typically Pleistocene age) unconsolidated to weakly consolidated deposits, typically composed of the erosional remnants of the older formations, are commonly found in the lower elevations between the high mountains and the shoreline. These materials typically overlie the bedrock as an unconformity (a

depositional hiatus between the two formations). The earth materials that are in close proximity to the project site are described in greater detail in the following section.

3.2. Local Geology

Our surface investigation of the property revealed a silty sandy soil, fill material, beach sand, Older Alluvium, and the Monterey Formation. Fill material is inferred to be located behind the retaining walls located on the property.

3.2.1.Fill Material

Some Fill material was observed along the sea bluff. Some of the fill material may have been placed to create an observation deck near the top of slope. Some fill material had also been placed behind the existing retaining walls around the property.

3.2.2.Beach Sand

A southward thickening blanket of beach sand is found at the toe of the bluff and extending into the Pacific Ocean. This Holocene age deposit is denoted as "**Qs**" on Figure 1. The beach sand is generally composed of tan colored, unconsolidated, well-sorted sands and gravels.

3.2.3.Older Alluvium

The elevated terrace on the subject property (including the existing residence) is underlain by Late (?) Pleistocene age Older Alluvium. This stratigraphic unit is graphically shown as "**Qoa**" on Figure 1. The Older Alluvium is generally composed of tan to reddish-brown colored, unconsolidated to weakly consolidated sands, silts, clays, and lesser amounts of gravel conglomerate. The gravels mainly consist of sub-rounded to rounded sandstone pebbles and cobbles to 10 inches in diameter (possibly larger) with lesser amounts of smaller diameter chert and quartzite pebbles. Bedding within Older Alluvium on this property is inferred to be near flat lying to gently inclined (dip) to the south. The total depth of the Older Alluvium on the elevated terrace is variable due to its unconformable contact with the underlying bedrock (Monterey Formation). The depth of the Older Alluvium may range from zero (where it daylights on the sea bluff) in the southern portions of the property, to approximately 10 feet or more in the northern portions of the property.

3.2.4.Monterey Formation

Unconformably underlying the beach sand and Older Alluvium on the property, and exposed along the sea bluff in the southern portion of the property is the Miocene age Monterey Formation. Several good exposures of the Monterey Formation are found along the sea bluff. This marine deposited strata is graphically shown as "**Tml**" on Figure 1 (Dibblee Geologic Map). The Monterey Formation is generally composed of a well bedded, white to tan colored, siliceous shale with interbedded dark gray bituminous shale. Thin partings of soft, weathered white bentonite clay lenses may also be present within the Monterey shale bedrock. Bedding attitudes within the Monterey Formation on this property and

surrounding sea bluff strike approximately North 45° to 50° West and dip to the northeast at approximately 43° to 64°. The Monterey shale exposed on the sea bluff reveals that the bedding planes are inclined (dip) into the surrounding sloping sea bluff face and therefore the shale bedrock is supported.

3.2.5.Faulting & Liquefaction

No known faults are believed to be present on the property. According to the published and unpublished geologic maps of the area, however, small, insignificant faults are visible on the sea bluff. The closest mapped fault to the subject property is the Lavigia Fault. The generally northwest-southeast trending Lavigia Fault is inferred to be located approximately 1,500 feet north of the parcel, according to a geologic map prepared by Hoover (1980). The Lavigia Fault is believed to be truncated by (or branch from) the Arroyo Parida/More Ranch Fault where the two faults intersect, approximately 1.6 miles to the west. Some fault studies suggest that the Lavigia Fault offsets Older Alluvium at a point near its intersection with the Arroyo Parida/More Ranch Fault. Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". This fault system is considered inactive by the Santa Barbara County Seismic Safety Element (SBCSSE; 1979). It is my opinion, however, that the Lavigia Fault should be considered potentially active because of the inferred age of its last movement and its possible structural relationship to the potentially active or active (?) More Ranch Fault.

It is my preliminary opinion that the potential for liquefaction (the transformation of a granular material from a solid state to a liquefied state as a result of increased pore pressure) is unlikely, since the earth materials generally consist of poorly sorted Older Alluvium and the groundwater table is inferred to be greater than 50 feet below the surface.

3.2.6.Landslide and Slope Stability

In general, moderate to steep sloping terrain that is underlain by the Monterey Formation and its associated clay rich soils is notorious for shallow and sometimes deep seated slope instability along the South Coast. However, more resistant shale beds exposed on the sea bluff have provided a relatively steep sea bluff that has remained in tact for many decades with only minor, shallow slope failures. Evidence of past shallow landslide activity and/or erosion was noted in the southeast and southwest corners of the top of the sea bluff. Chain matting was noted in this area to reduce the potential for future erosion.

The cause of most of the slope failures on the sea bluff is due to several factors that have effectively eroded back the sea bluff. The greatest contributing sources for the slope failure include the accelerated erosion and undercutting of the bluff due to wave erosion, consequently steepening and removing the basal support for the sea bluff. Undermined Monterey shale bedrock can be seen along the sea bluff particularly where resistant beds are exposed due to erosion of softer bedding below. In addition, rainfall can cause saturation of the soil, Older Alluvium, and bedrock on the property. This addition of water increased the overall weight of the earth materials on the bluff, thereby increasing the force of gravity acting upon the earth materials on the bluff.

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow causing surface erosion. The Older Alluvium is susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. The potential for significant erosional damage will be reduced provided proper drainage control measures are implemented.

3.3. Sea Cliff Retreat

To aid in the process of determining rates of sea cliff erosion on the subject property, I have conducted a detailed photogrammetric and topographic analysis of the site and surrounding area that measures distances between existing fixed markers and the same fixed markers as seen in old aerial photographs of the area. The detailed investigation of sea cliff retreat included the establishment of several fixed points (i.e. Shoreline Drive; house, retaining walls, etc) on the subject property that could be identified on old aerial photographs and are still in place in the field today. I have also reviewed previously published and unpublished reports and maps that document rates of sea cliff retreat elsewhere along the South Coast.

Initially, air photos of the area taken in 1928 and 1938 (Fairchild) were inspected and reviewed. These older photographs were not particularly useful for this project because of their relatively small scale (I inch equals 1,667 and 2,000 feet, respectively). No sea cliff retreat rate data could be determined from the 1928 and 1938 photos because of its relatively small scale. I then reviewed the 1965 and 1995 topographic maps of the site from the Santa Barbara County Flood Control (scale 1 inch = 200 and 100 feet, respectively). Several key features on the 1965 map are still currently present in the area with which to accurately determine the amount of retreat that has occurred since that time. The top of bluff was determined as the inflection point where the break in the slope was observed. By analyzing these maps and contrasting them with the existing sea cliff location, subtle changes along the coastline were measured.

Several markers were used on the parcel and were measured to the top of the bluff, with a total maximum retreat of approximately 8 feet on the subject property during the 45-year time period (from 1965 to present). This is equivalent to an average approximate retreat rate of 0.18 feet per year (8 feet/45 years), or 2.1 inches per year.

It should be noted that sea cliff retreat rates are closely related to weather, tides, and surf conditions. While average long term rates of sea cliff retreat are usually reported as occurring at rates of inches or feet per year, the actual process is typically episodic, with sudden larger than average losses occurring when severe storms and/or high surf episodes attack the coastline, followed by years or even decades of very little retreat. For example, a measurement of 4 feet of retreat was noted at the southwest top of bluff during a 15-year time period (from 1965 to present). This is equivalent to an average approximate retreat rate of 0.27 feet per year (4 feet/15 years), or 3.2 inches per year. This may have occurred in one event during the winter storms of 1997-1998 or 2004-2005. Examples of recent severe winter conditions occurred during the winter seasons of 1969-70, 1979-80, 1982-83, 1994-95, 1997-98, and 2004-2005.

Because the time interval over which our sea cliff retreat analysis included several of these severe winter erosion episodes, it is our preliminary opinion that the above listed average rate calculations of 2.1 inches per year are reasonably representative of a longer term time frame.

I have also examined the retreat rate at the toe of the sea bluff. In summary, approximately 4 feet of retreat was measured at the toe of slope during a 30-year time period (from 1965 to 1995). This is equivalent to an average approximate retreat rate of 0.13 feet per year (4 feet/30 years), or 1.6 inches per year. This lower retreat rate likely reflects the protection from the nearby resistant point located near the eastern property line. The point revealed higher retreat rates since it is more vulnerable to the erosion by wave action. The point revealed approximately 16 feet of retreat at the toe of slope during a 30-year time period (from 1965 to 1995). This is equivalent to an average approximate retreat rate of 0.53 feet per year (16 feet/30 years), or 6.4 inches per year.

Application of the site specific, conservative retreat rate of 3.2 inches per year and a design life of 75 years (Santa Barbara County and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 20 feet from the current top of bluff. This is equivalent to approximately 68 feet south of the residence. It is noteworthy that the preliminary structural setback line prepared for the City of Santa Barbara, suggests the setback line is approximately 35 feet south of the current residential footprint (Hoover, 1978). However, since this study was conducted in 1978, a structural setback line generated today would be approximately 20 feet from the southern perimeter of the existing residence.

4. CONCLUSIONS & RECOMMENDATIONS

The geologic conditions surrounding the residence appeared relatively good, although some hairline to 1/32 inch wide cracks were observed on the interior and exterior walls of the residence. Larger cracks up to approximately ½ inch wide were noted on the concrete walkway around the residence. These cracks are likely due to the presence of tree or plant roots. The concrete slabs placed behind the approximate 54 inch tall, block retaining wall have settled approximately 3 inches or more. This likely attributed to the poor compaction of fill material behind the retaining wall. Additional fill material may be compacted behind the retaining wall if level concrete slabs are desired. Foundations that fully penetrate soil and fill profiles and good drainage control can reduce the potential for settlement and cracking of the residential structure.

Although some drainage improvements have been made on the property, I recommend additional improvements in the drainage system around the residence. I also recommend that a follow-up site inspection be conducted during or immediately following heavy rainfall period.

I recommend collecting the water from all of the roof gutter downspouts with non-perforated, 4 inch diameter, PVC, schedule 40 pipe or SDR 35 drainage pipes. Portions of the surface soils along the perimeter of the residence (including within the planters) should be re-contoured to slope away from the structure to reduce the potential for water seepage adjacent to the foundation. The re-contoured surface

soils should slope into several existing or proposed surface drains. The proposed surface drainage pipes may empty into the proposed downspout drainage pipes where feasible.

All of the surface drainage pipes collecting water from the downspouts and surface drains should carry the collected runoff water away from the structures to an appropriate disposal area. Ideally, all surface water should be transported to Shoreline Drive or all the way to the base of slope (if unable to direct to the street).

In order to reduce the weight of the soil near the sea bluff, I do not recommend the placement of any high water use plants (including lawn) and/or heavy, shallow rooted succulents (i.e. jade plants) within 20 feet of the sea cliff. The use of deep rooted, drought tolerant plants in the landscaping of the property is recommended in order to minimize the potential for over saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under saturation.

There are some block retaining walls located around the property. Most of the retaining walls appear to be in relatively good condition, however, the poorly placed retaining wall located near the top of the sea bluff approximately 97 feet south of the residence) is tilted, cracked, and failing and should be removed.

You should inspect the entire property during a heavy rainfall event to determine if there are any areas where runoff could cause erosion, ponding, and/or drainage problems. All gutters, drains, and pipes should be periodically inspected and cleaned to allow for proper disposal of the runoff water. Minimizing runoff is also essential in reducing ground saturation near the residence and reducing the potential for erosion and settlement of the surrounding earth materials.

The above-described conclusions should be considered preliminary in nature. I recommend that you consider a more detailed site geologic and soils investigation in order to confirm my findings and to provide more specific recommendations. I recommend that you create a ***PHOTOGRAPHIC LOG*** of the structure, patios, walls, and surrounding area. These photographs should include areas where there is cracking, erosion, or other potential long term difficulties. These photos should be annotated, dated, and stored for long-term review if any settlement or drainage issues become apparent later.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,

Mr. Adam Simmons
Certified Engineering Geologist & Hydrogeologist
State of California PG #6234 EG #2015 HG #509

August 22, 2012

Assistant Planner
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Attention: Suzanne Riegle

Re: Use of UC Verde Buffalo Grass for:
1607 Shoreline Dr.
Santa Barbara, CA. 93109
APN #045-173-042, Zone E-3/SD-3

Dear Suzanne,

I spoke with Madeline Ward of the City of Santa Barbara's Water Conservation Program and she made the determination that the use of UC Verde Buffalograss is in accordance with the definition of a water wise plant in the City's Landscape Design Standards for Water Conservation.

If you wish to speak to Madeline regarding the use of UC Verde buffalo grass, you can reach her at (805) 897-2672.

Sincerely,

Jim Zimmerman, AIA
Zimmerman Architects

EXHIBIT E

James Zimmerman A.I.A.
ARCHITECTS
16 W. MISSION ST. SUITE H • SANTA BARBARA, CA 93101 PHONE: (805) 569-1039
FAX: (805) 569-7093 • EMAIL: ZIMMERMANARCH@AOL.COM

YONKER RESIDENCE
1607 SHORELINE DR.
SANTA BARBARA, CA.

DATE: 2-10-2012

INCENTIVES TO RETAIN EXISTING LAWN:

- NO DISRUPTION TO THE SOIL AT THE TOP OF BLUFF
- ALL RUNOFF WATER FROM IMPERVIOUS AREAS SUCH AS ROOFS, PATIOS, AND FRENCH DRAINS WILL BE DIVERTED AWAY FROM THE BLUFF.
- LESS EROSION FROM WIND AND WATER.
- THE ROOT SYSTEM IS ALREADY IN PLACE.
- THE EXISTING BLEND OF GRASS IS DROUGHT TOLERANT (UC VERDE BUFFALO GRASS)
- THE OWNER LETS THE GRASS GROW LONG, WHICH PULLS MOISTURE OUT OF THE SOIL AND FOSTER DEEPER ROOTS.
- A NEW "SMART IRRIGATION CONTROLLER" IS INSTALLED.

CALCULATION:

- TRADITIONAL TURF REQUIRES 24" OF WATER/YEAR
- DROUGHT TOLERANT PLANTS REQUIRE 12" OF WATER/YEAR

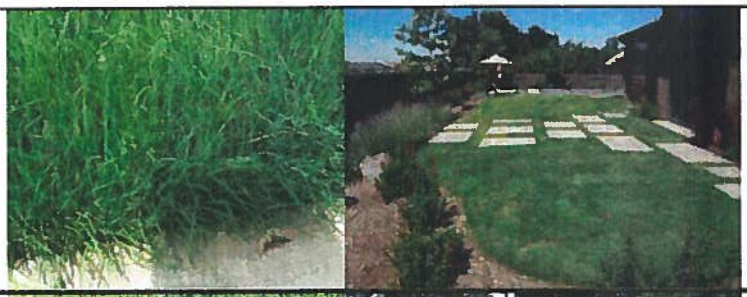
THE EXISTING UC VERDE BUFFALO GRASS IS ALREADY DROUGHT TOLERANT AND ONLY REQUIRES AS LITTLE AS A FOURTH OF THE AMOUNT OF WATER AS DO TRADITIONAL TURF GRASSES, LEADING TO A SAVINGS OF 50 - 75% OF THE VOLUME OF WATER.

UC VERDE BUFFALO GRASS USES 6"-12" OF WATER/YEAR. THE EXISTING LAWN COULD SURVIVE ON THE SAME AMOUNT OF WATER THAT DROUGHT TOLERANT PLANTING COULD.

city of santa barbara
Water Conservation Program

Water Wise Lawn Alternatives

Keep that green lawn feel without the high water bills.

'UC Verde' Buffalo Grass *Buchloe Dactyloides 'UC Verde'*		Planted from plugs. The deep root system uses up to 75% less water and can be mowed every 2-3 weeks or less. Demonstration lawn at UCSB's Loma Pelona Center. Ideal to plant during summer.
Blue Grama *Bouteloua gracilis* (CA Native)		Planted from seed. Spreads slowly and tolerates foot traffic. Can mix grama and buffalo grass. The Santa Barbara Botanic Garden has a blue grama lawn as part of their Home Demonstration Garden. Ideal to plant during summer.
California Meadow Sedge *Carex pansa* (CA Native)		Planted from plugs. Can be mowed or weed wacked regularly, occasionally, or not at all, as you prefer. Traffic tolerant and grows best with sun exposure. Ideal to plant during summer.
Clustered Field Sedge *Carex praegracilis* (CA Native)		Planted from plugs. Very similar to *Carex pansa* but can grow taller. Can be mowed to a lawn or allowed to grow into a meadow with a graceful, floppy habit. Quite resistant to weed infestations. Ideal to plant during summer.
California Bent Grass *Agrostis pallens* (CA Native)		Planted from seed or sod. A small perennial grass that goes dormant in the summer with no watering. Light green leaves grow to about 4" high, requires little mowing. Tolerates both sun and shade and foot traffic. Ideal to plant during fall.

Berkeley Sedge or European Grey Sedge *Carex tumulicola or C. divulsa* (C. tumulicola is CA Native)			Planted from plugs. Both species are clump-forming and can be mowed early on to keep from clumping; otherwise they can be used as meadow. Highly adaptable to slopes, sun, or shady areas. Ideal to plant during summer.
"No Mow" Grass			Planted from seed. Blends of fescues which grow to approximately 6", mowing is needed once a month or less. Needs less watering, mowing, fertilizing and weeding than traditional lawns. Seeds sold through www.nomowgrass.com
Blue Sedge *Carex flacca or C. glauca*			Planted from plugs. A silver-blue evergreen sedge that spreads slowly and can tolerate foot traffic. Grows to about 6" but can also be mowed. Ideal to plant during summer.
Common Yarrow *Achillea millefolium*			Planted from seed or plugs. Mow about every 6 weeks, or less if the surface was not going to be walked on. Also great for in between pavers. Flowers without mowing. Some native cultivars are available. Ideal to plant during winter.
Silver Carpet *Dymondia margaretae*			Planted from plugs. Great for in between permeable pavers or out in the parkway. This is a slowly spreading, very flat groundcover with silver green leaves and tiny yellow flowers in summer. No mowing required. Ideal to plant during winter.

LAWN CARE:

- Reduce the size of your lawn to match your needs for recreation.
- Water wisely. Figure out how much water your lawn needs by using the Landscape Watering Calculator and Watering Index at SaveWaterSB.org.
- Avoid watering when it is windy, or in the middle of the day when evaporation is high.
- Check your sprinkler system regularly. Many lawns are irrigated at night, so mis-aligned or broken sprinkler heads go undetected.

UC VERDE BUFFALOGRASS
GROWN BY TAKAO NURSERY

- Save Water
- Save Time

NOW CARRYING PRESTIGE BUFFALOGRASS FOR THE SOUTH/SOUTHEASTERN US!

- About
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About

THE BENEFITS

You'll save yourself time, you'll keep more money in your pocket and you'll be helping out good old Mother Earth and conserving water at the same time!

Save Water!

It's good to save water. But it's even better using less when you're on meters and you have to pay for it!

Both UC Verde Buffalograss and Prestige Buffalograss varieties once established ***will thrive on just 1/4 inch of water per week, resulting in up to a 75% reduction in water consumption!*** These native grasses have a deep root system that will grow 6-8 feet into the soil.

Buffalograss is even eligible for water rebates in many cities with limited supplies of water. Did you know that approximately 50-70% of our residential water is used for landscaping - most of it to water lawns, which total approximately 20-30 million acres in the United States.

UC Verde Buffalograss was developed by UC Davis and UC Riverside specifically for the warm climate of the west coast and Prestige Buffalograss was created by the University of Nebraska for the conditions of the south and southeastern United States!

Less Chemicals!

Don't we all want to avoid nasty chemicals if we can?

UC Verde Buffalograss and Prestige Buffalograss are ***resistant to most turf damaging insects so the need for an insecticide is rare***. It is also very dense and aggressive once established, making it more difficult for weeds to infest the turf. With a reduced use of chemicals you are helping to save the environment since polluted water run off is the single largest source of water pollution nationwide according to the EPA.

Less Pollution & Save Time!

Wouldn't you rather spend your weekend doing something other than mowing your lawn?

With UC Verde and Prestige Buffalograss you can ***mow your lawn every 3 weeks or not at all***, saving you time and helping to keep our air clean. Both varieties will grow to a maximum height of just 4 to 6 inches. Did you know a gas-powered lawnmower emits 11 times the air pollution of a new car!

Better for your Allergies!

There's already enough out there to make your allergies flare up, your lawn shouldn't be one of them!

UC Verde and Prestige Buffalograss are the turfgrass choice for a pollen reduced landscape. Both are ***considered seedless and produce very few if any seed heads.***

APPENDIX 1 TABLE 1

Calculation of species water needs for July for several locations in California. Listed are historical ET_o values for July and three categories of water needs. Select the appropriate location and water need category. Look down the column to find the estimated water need. This was calculated by multiplying ET_o x water need category (0.1 - 0.9)

Estimated species water needs (inches per month)*

	ETo	LOW			MEDIUM			HIGH		
		0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
NORTH CENTRAL COASTAL										
Novato	5.9	0.5	1.1	1.7	2.3	2.9	3.5	4.1	4.7	5.3
San Francisco	4.9	0.4	0.9	1.4	1.9	2.4	2.9	3.4	3.9	4.4
Concord	7.0	0.7	1.4	2.1	2.8	3.5	4.2	4.9	5.6	6.3
San Jose	6.5	0.6	1.3	1.9	2.6	3.2	3.9	4.5	5.2	5.8
Monterey	4.3	0.4	0.8	1.2	1.7	2.1	2.5	3.0	3.4	3.8
San Luis Obispo	4.6	0.4	0.9	1.3	1.8	2.3	2.7	3.2	3.6	4.1
CENTRAL VALLEY										
Auburn	8.3	0.8	1.6	2.4	3.3	4.1	4.9	5.8	6.6	7.4
Sacramento	8.4	0.8	1.6	2.5	3.3	4.2	5.0	5.8	6.7	7.5
Modesto/Stockton	8.1	0.8	1.6	2.4	3.2	4.0	4.8	5.6	6.4	7.2
Fresno	8.4	0.8	1.6	2.5	3.3	4.2	5.0	5.8	6.7	7.5
Bakersfield/Redding	8.5	0.8	1.7	2.5	3.4	4.2	5.1	5.9	6.8	7.6
SOUTH COASTAL										
Santa Barbara	5.5	0.5	1.1	1.6	2.2	2.7	3.3	3.8	4.4	4.9

UC VERDE BUFFALO GRASS
1/4" PER WEEK → 1" PER MONTH

DESIGN REVIEW ACTIVITIES SUMMARY

Status: Pending	DISP	Date 3
SFDB-Concept Review (New)	**CONT**	**07/06/10**

(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

Actual time: 5:42

Present: James Zimmerman, Architect.

Public comment was opened at 5:57 p.m.
Grace Dodson, neighbor to the west: concerned about width and height, three-story appearance, stairwell, privacy from windows, roof
top deck, and landscaping on the delicate bluff.
Kip Fulbeck, neighbor to north-west: concerned about the loss of community character.
Public comment was closed at 6:04 p.m.

Letters in opposition from Grace Dobson and Eric Fricker, and from Paula Westbury were acknowledged.

Motion: Continued two-weeks to the Full Board with the following comments:
1) Redesign to be more compatible with the neighborhood and consistent with Design Guidelines.
2) Redesign to reduce the size, bulk, and scale to reflect existing structures in the neighborhood.
3) Reduce or eliminate the upper level roof deck.
Action: Miller/Bernstein, 5/0/0. Motion carried. (Zimmerman stepped down. Woolery absent.)

SFDB-Concept Review (Cont.)	**CONT**	**01/18/11**

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(4:40)

Present: Jim Zimmerman, Architect.

Public comment opened at 4:52 p.m.

Grace Dodson (opposition) spoke with concerns regarding the stairwell which causes interferes with natural light to adjacent property, and concerns on the landscaping for the bluff site.

Public comment closed at 4:55 p.m.

Motion: Continued two weeks to Full Board with comments:
1) Study simplifying the complexity of the architecture, to include the following:
a) Study reducing the scale of the ocean-facing doors and trellis.
b) Study eliminating the spiral staircase connection between the roof deck and lower deck.
c) The applicant is encouraged to continue to scale down or reduce the square footage of the roof deck to less than 700 square feet.
2) Applicant is encouraged to consult with a civil engineer or landscape architect to show compliance with Tier 3 Storm Water Management Program (SWMP) requirements and Best Management Practices (BMP).
Action: Woolery/Miller, 6/0/0. Motion carried. (Zimmerman stepped down).

SFDB-Concept Review (Cont.)	**CONT**	**01/31/11**

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(3:12)

Present: Jim Zimmerman, Architect.

EXHIBIT F

Public comment opened at 3:16 p.m. As no one wished to speak, public comment was closed.

A letter expressing support from Kate Meehan was acknowledged.

One letter expressing concerns from Grace Dobson and Eric Fricker was acknowledged.

Straw vote: How many of the Board can support two sets of exterior stairs to the roof deck as presented? 1/5 (failed, Miller supported).

Straw vote: How many of the Board can support one exterior stair solution to the roof deck? 2/4/0 (failed, only Bernstein/Deisler supported).

Straw vote: How many of the Board can support one exterior stair solution to a reduced roof deck located in the middle of the property that would be compatible with the neighborhood? 5/0/1, (passed, Miller abstained).

Motion: Continued indefinitely to Full Board with comments:
1) Carry over comments #1a and #2 from January 18, 2011 minutes, as follows:
#1) Study simplifying the complexity of the architecture, to include the following:
a) Study reducing the scale of the ocean-facing doors and trellis.
#2) Applicant is encouraged to consult with a civil engineer or landscape architect to show compliance with Tier 3 Storm Water Management Program (SWMP) requirements and Best Management Practices (BMP).
2) A majority of the Board still found the second-story exterior rear deck to be too large. Applicant to reduce the size of the second-story exterior rear deck and relocate it to the middle of the proposed project.
3) Provide one staircase to the second-story exterior deck.
4) Provide two building sections through the building and show the profile of the existing structure to be altered.
Action: Zink/Bernstein, 6/0/0. Motion carried. (Zimmerman stepped down).

SFDB-Concept Review (Cont.) CONT 01/03/12

(Fourth Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed on January 31, 2011.)

(3:40)

Present: James Zimmerman, Architect.

Public comment opened at 3:53 p.m.

Grace Dodson, opposition (submitted a letter); with expressed concerns regarding blocked natural sunlight by the proposed stairwell's proximity to her property.

Public comment closed at 3:55 p.m.

Motion: Continued indefinitely to Planning Commission and return to Consent with comments:
1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, good neighbor guidelines, and found the proposed landscaping to be appropriate.
2) Provide materials and a color board consistent with the elevations as drawn on the plans.
3) Study the roof connections between the roof forms and how they intersect (how the front parapet terminates against each gable, and
how the back parapet turns the corner and intersects the hip roof); and provide additional details of the connections.
4) Specify materials of the exterior rear stairway.
Action: Miller/Woolery, 5/0/0. Motion carried. (Zimmerman stepped down).

Local Coastal Plan Policies

Housing

LCP Policy 5.3 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 neighborhoods shall not be permitted.

Water and Marine Environments

LCP Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Hazards

LCP Policy 8.1 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.

LCP Policy 8.2 With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access and pipelines for scientific research or coastal dependent industry. To the maximum extent feasible, these structures shall be designed to minimize alteration of the bluff and beach.

Visual Quality

LCP Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

(1) Acquisition of land for parks and open space;

(2) Requiring view easements or corridors in new developments;

(3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;

(4) Developing a system to evaluate view impairment of new development in the review process.

LCP Policy 9.3 All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.