



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 25, 2013
AGENDA DATE: May 2, 2013
PROJECT ADDRESS: 3425 Sea Ledge Lane (MST2012-00135 & CDP2012-00004)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4531
 Renee Brooke, AICP, Senior Planner *RJB*
 Kelly Brodison, Assistant Planner *KB*

I. PROJECT DESCRIPTION

The subject project is a proposal for alterations and additions to an existing one-story, 1,589 square foot, single-family residence with detached garage, located on a 17,490 square foot blufftop lot in the Hillside Design District. The proposed construction consists of 1,566 square feet of one and two-story additions, a 449 square foot basement; demolition of the existing garage to be replaced with a 451 square foot, two-car garage and a 220 square foot, one-car carport and a 1,211 square foot "as-built" deck with above-ground spa. Proposed grading includes approximately 340 cubic yards of cut, 180 cubic yards of fill and 160 cubic yards of export. The resultant residence of 3,826 square feet (which includes a 100% basement floor area reduction) is 87% of the guideline floor-to-lot area ratio (FAR).

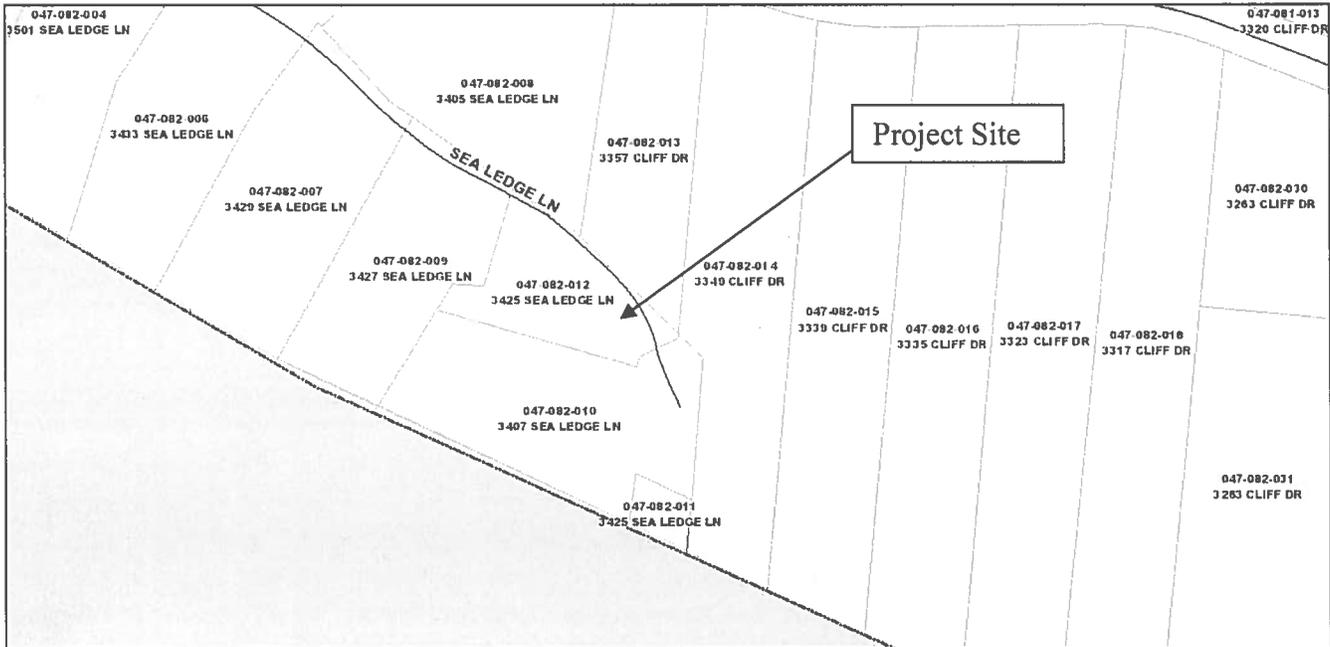
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2012-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

APPLICATION DEEMED COMPLETE: March 20, 2013
DATE ACTION REQUIRED: May 19, 2013

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 VIII of this report, and subject to the conditions of approval in Exhibit A.



3425 Sea Ledge Lane - Vicinity Map

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Russ Banko		
Property Owner:	Jacques Habra		
Site Information			
Parcel Number:	047-082-012	Lot Area:	17,490 sq. ft.
General Plan: Hillside - Low Density Residential (Max 1 du/acre)		Zoning:	A-1/SD-3, Single-Family Residence and Coastal Overlay Zone
LCP Land Use: Residential (1 du /acre)		Topography :	~19%
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	1,196 sq. ft.	3,604 sq. ft.
Garage and Carport	393 sq. ft.	671 sq. ft.
Total:	1,589 sq. ft.	4,275 sq. ft. (less 449 sq. ft. basement)
Floor Area Ratio	1,589 sq. ft. = 36% of Maximum Guideline FAR	3,826 sq. ft. = 87% of Maximum Guideline FAR

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	35' 15'	NA 10' Non-conforming	NA No change
Building Height	30'	1 story	22'
Parking	2 covered	1 covered	3 covered
Open Yard	160 sq. ft. (sloped yards)	>160 sq. ft.	>160 sq. ft.

Lot Coverage					
-Building	N/A	2,300 sq. ft.	12%	3,050 sq. ft.	16%
-Paving/Driveway	N/A	5,040 sq. ft.	27%	5,800 sq. ft.	31%
-Landscaping	N/A	11,618 sq. ft.	61%	10,108 sq. ft.	53%

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, and remain nonconforming to the interior setback requirement.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

An LCP amendment has not been approved for the recently updated General Plan. Therefore, the previous General Plan Land Use Designation acts as the Local Coastal Plan Land Use Designation. This project site has a Land Use Designation of Residential (1 du /acre). Also, the site is located in the Campanil area of the City of Santa Barbara. The Campanil area is bordered on the north by Arroyo Burro Creek; on the south by the Pacific Ocean; on the east by the City limits line; and on the west by Hope Ranch. This neighborhood is characterized as large parcels which are either vacant or contain single-family dwellings. The project involves a remodel and a two story addition to an existing one-story residence. The newly remodeled two-story home would remain consistent with the pattern of single-family residential development in the area which is a mixture of one and two story bluff top homes. No change in residential density is proposed.

A Coastal Development Permit (CDP) is required for any project located within fifty feet of the edge of a coastal bluff or, 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. In order to approve a Coastal Development Permit, the project must be found consistent with both the City’s Local Coastal Plan and the California Coastal Act. The project is located in Component One of the City’s Local Coastal Plan (LCP) which stretches from the city’s westerly boundary, adjacent to Hope Ranch, east to Arroyo Burro Creek, and extending inland 1,000 yards. A majority of this area is zoned A-1 which requires a minimum lot size of one acre per dwelling unit and is primarily a low density residential area developed with single family residences and very limited development potential.

The site does not serve as a public facility, recreation area, or public coastal access point. The proposed two story addition would not alter any natural landforms and public views will not be affected because the project site is not visible from any public viewing areas and cannot be seen from Cliff Drive, which is the nearest public street. Also, there are no issues with unstable soils, high groundwater, seismic safety, flooding or fire.

The major coastal issues in this area that are applicable to this project include hazards of seacliff retreat, drainage, maintaining and providing public access both vertically and laterally along the bluffs, maintenance of existing public views of the coast and open space, protection of archaeological resources and neighborhood compatibility. The project’s consistency with these LCP Policies and the City’s General Plan (although the General Plan is not the standard of review in this case, it provides additional guidance in the following

analysis) is described below. For these reasons, the project can be found consistent with the applicable policies of the California Coastal Act, the Local Coastal Plan, and all implementing guidelines.

1. HAZARDS

The General and Local Coastal Plans strive to eliminate or reduce the hazards created by loading and drainage related issues, which contribute to bluff erosion and undercutting of the slope.

Seacliff Retreat

The project site is developed with a one-story residence and detached garage and is a relatively level area situated between an uplifted terrace towards Cliff Drive to the north and a neighboring residence (3407 Sea Ledge Lane) and the sea cliff to the south. The house pad is supported by a concrete and beam retaining wall near the top of the slope just south of the existing residence. The bluff continues to slope down from the retaining wall with dense vegetative cover to meet the house pad of the adjacent property to the south.

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. This policy is implemented by locating new development outside the 75-year geological setback to protect bluffs from erosion and maintain the natural topography of the bluffs. The 75-year geological setback is determined by an engineering geologist based on an average annual rate of erosion and material loss.

A Geologic Investigation dated May 16, 2011, with addendums dated May 16, 2011, November 28, 2012, and March 4 and April 17, 2013 (Exhibit E) was prepared by Adam Simmons. These reports determine that the top of bluff as it pertains to this site is in line with the aforementioned retaining wall located approximately 16' south of the existing residence and 17' south of the proposed addition. The top of the sea bluff is actually approximately 100 feet south (downslope of the existing residence) of the site retaining wall where the southerly neighbor's residence and driveway are located below. There is also a rock revetment located along the toe of the slope which provides additional protection from wave-induced erosion.

Because there is a retaining wall on-site, and an existing residence below the subject site with the added benefit of a rock revetment, the rate of retreat due to wave attack and erosion for this particular property is zero inches per year. Based on observations of the site immediately to the west, with no retaining wall, and to provide additional safety, a 15 foot setback from the top of bluff is recommended for the proposed addition, which is consistent with what is shown on the plans. An as-built redwood deck and above-ground spa are proposed between the retaining wall and the existing house. The April 17, 2013 geologic report concludes that the patio and spa will not impact the stability of the slope, due to the presence of the retaining wall, so long as the spa is setback at least 6.25 feet from the top of the wall.

Drainage

LCP Policy 8.1 requires all new bluff top development to have drainage systems that carry runoff away from the bluff to the nearest public street. Because of the site topography described above, runoff cannot be directed to the nearest public street, which is Cliff Drive to the north. In these types of situations, private bluff drainage systems are permitted if the following is accomplished:

- 1) The system is 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; and
- 3) The drainage system is designed to be minimally visible on the bluff face.

A Drainage Analysis/Hydrology Report prepared by LaChaine & Associates, Inc., dated November 12, 2012, and an addendum dated March 11, 2013, (available under separate cover) describes the existing drainage system on site. The existing system collects water from the existing development and two off-site runoff sources (the asphalt driveway and the slope north of the property) and is conveyed along the northern shoulder to the parking/turnaround area southeast of the site where two (2) six inch corrugated plastic pipes carry the water down to the beach.

Two site drains/drop inlets along with a bio retention planter box are proposed to be added to the eastern corner of the property to accommodate the increase in building footprint. The LaChaine report states the footprint of the proposed addition will replace approximately 1,475 square feet of existing impermeable surface. The creation of additional landscaping areas will result in a 260 sq. ft. net loss of impermeable surface on the property. The report states that the two pipes have the capacity to convey the runoff from on and off-site sources.

Water Quality

The applicant is proposing a 60 square foot bio retention planter box to assist in removing sediment from storm water runoff before flowing to the beach. Also proposed are six small landscaped areas around the home that will provide natural treatment/filtration of site runoff.

2. NEIGHBORHOOD COMPATIBILITY

LCP 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." The proposal would remain consistent with the single-family residential development in the area. In accordance with LCP Policy 5.3, the proposed residential addition is compatible in scale, size and design with the surrounding neighborhood, which is comprised of one and two-story structures. The project has received favorable comments from the Single Family

Design Board and will return for Project Design and Final approvals after Planning Commission review.

3. ACCESS

LCP Policies 2.1 and 2.4 serve to protect public access in coastal bluff areas. The project does not include public access because the property is located at the end of Sea Ledge Lane, a private driveway. Adequate access to the beach is currently available from Arroyo Burro Beach County Park to the east of the project site.

4. VISUAL RESOURCES

LCP Policy 9.1 serves to protect existing views to, from, and along the ocean. One of the stated goals of the Coastal 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. The project site is surrounded by existing residential development and there is another residence between the beach and the project site. The proposed addition includes a second story element that will be visible from the public beach area below, however, the project site is on a private driveway developed with one and two story single family residences and public views of the ocean are not blocked due to the angle at which the property is viewed from above on Cliff Drive, which is the nearest public street. The project would remain visually compatible with the character of the site and the Sea Ledge Lane neighborhood. Therefore, the second story addition is not likely to significantly impact existing views to and from the ocean, or obstruct scenic view corridors, consistent with applicable portions of the Coastal Act.

5. ARCHAEOLOGICAL RESOURCES

The property is located in the Prehistoric Sites and Watercourse sensitivity zone. An Archaeological Letter Report was completed for the adjacent property at 3427 Sea Lane and no resources were found. Therefore, the subject site was determined to have a low potential to impact intact significant prehistoric or historic cultural remains and further investigation was not required. The recommended conditions of approval provide guidance if archaeological resources are discovered during ground disturbance activities.

VI. 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 50% of the existing floor area, or 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. No ground disturbance is proposed within the 75 year bluff setback, therefore, the project does not substantially affect an environmentally sensitive area and all public services are available for the existing residential development along Sea Ledge Lane.

VII. DESIGN REVIEW

This project was reviewed by the SFDB on two separate occasions (meeting minutes are attached as Exhibit D). On April 23, 2012, the SFDB requested that the applicant provide a more detailed site plan and provide a roof plan. The Board requested that the applicant study a more comprehensive style that compliments the existing architectural style and enhances the entry way. They also requested that the applicant study reducing the proposed addition and overall mass of the building.

On August 21, 2013, the project returned to the SFDB for a second conceptual review. The applicant provided a roof plan and a building section. The Board made positive comments and found the general direction of the project to be acceptable. Although the Board supported the general approach of the addition, some Board members felt that the second story bathroom and hallway could be redesigned to further reduce the second story mass and suggested a slight reduction of the overall square footage. The project was forwarded to the Planning Commission with these concerns to be addressed when the project returns to the SFDB for further review.

VIII. FINDINGS

The project is consistent with the policies of the California Coastal Act, with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines and all applicable provisions of the Municipal Code. Therefore, Staff recommends that the Planning Commission approve the Coastal Development Permit, subject to the Conditions of Approval in Exhibit A and make the following findings for the project.

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse affects related to coastal resources, including views and public access and the proposed addition is located outside of the 75-year seacliff retreat line as described in Section VI.B. 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 addition is compatible with the surrounding bluff top neighborhood, will not impact views from public view corridors, will not impact public access, is not an archaeologically sensitive site and would improve potential safety and drainage hazards on the bluff as described in Section VI.B. of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated April 3, 2012
- D. SFDB Minutes
- E. Preliminary Geologic Appraisal prepared by Adam Simmons, Consulting Geologist dated March 4, 2013 and April 17, 2013.
- F. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

3425 SEA LEDGE LANE
COASTAL DEVELOPMENT PERMIT
MAY 2, 2013

I. 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. **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. The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said 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 May 2, 2013 is limited to a remodel and addition to an existing single-family residence resulting in a 4,275 square foot two-story residence including a 449 square foot basement, a 451 square foot garage, a 220 square foot carport and a 1,211 square foot "as-built" deck with above-ground spa 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.
2. **Development Restrictions.** Habitable structures are prohibited within the 15-foot "structural setback," as noted on the plans and as recommended by Adam Simmons in the report titled "Seacliff Retreat Project – Addendum," dated April 17, 2013.

Minor improvements, including the current extent of the “as-built” redwood deck, “as-built” above-ground spa (set back the recommended 6.25 feet from the top of the retaining wall), drought-tolerant landscaping and limited hardscape improvements, are allowed between the existing retaining wall and the 15-foot “structural setback,” as noted on the plans.

3. **Parking.** Add and maintain a “no parking” sign in the designated Fire Department turn-around area located between 3425 and 3407 Sea Ledge Lane.
4. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
5. **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 coastal development permit is required to authorize such work.
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. **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.
8. **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.

9. **Sewer Connection Requirement.** 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.
 10. **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.
 11. **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.
- 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. **Landscaping on Bluff Top Properties.** The Single Family Design Board (SFDB) shall review any new landscaping, irrigation and/or improvements to said landscaping north of the top of bluff setback. Per the Geologic Investigation prepared by Adam Simmons, dated November 28, 2012, the existing deep rooted, drought tolerant plants should be maintained on the sloping areas of the property 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. The re-vegetation program (in areas where the existing vegetation is sparse or to be removed) should be implemented as soon as practical after the construction, if necessary. Minimize the planting of high water use plants (including lawn) within 20 feet of the slope south of the retaining wall. 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. **Drainage.** Drainage improvements shall be shown on the Landscape Plan and Site Plan and shall be installed per the Drainage Analysis and Hydrology Report prepared by LaChaine & Associates, dated November 12, 2012, and the Bio-Retention Planter Box calculations, dated March 11, 2013, and the Geologic Investigation prepared by Adam Simmons, dated November 28, 2012, to include:

- Installation of a 60 square foot bioretention planter box, to aid in removing sediment from storm water runoff generated by the subject property, at the eastern corner of the property between the rock bench and the driveway.
- Installation of two new site drains/drop inlets to the east side of the house pad.
- All runoff water from impervious areas such as roofs, patios, decks, French Drains (for basement) and driveways shall be captured and directed via an impervious conduit to an appropriate disposal area. No surface water or captured subsurface water shall be allowed to pass in an uncontrolled manner onto the surrounding slopes below. The collected water shall be transported to the base of slope via the existing non-perforated drainage pipes.

3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.

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 for treatment, rate and volume. The Owner shall comply with the Drainage Analysis and Hydrology Report prepared by Lachaine & Associates, Inc., dated November 12, 2012, and the Bio-Retention Planter Box calculations prepared by Lachaine & Associates, Inc., dated March 11, 2013, as described in Condition C.2. 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.
 - c. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site. The Haul Routes shall be approved by the Transportation Manager.
 - d. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
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 condition 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. **Preliminary Geotechnical Investigation.** All recommendations in the Preliminary Geotechnical Investigation Report prepared by GSI Soils, Inc. dated June 20, 2012 shall be incorporated into the project plans and specifications.
 2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, and telephone number(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.
 3. **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.
 4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed

water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

- k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - o. The engine size of construction equipment shall be the minimum practical size.
 - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
5. **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. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.

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.
 - 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. **Site Maintenance.** The existing site/structure(s) shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.

5. **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 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.

RECEIVED
APR 03 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

To: City of Santa Barbara
Re: 3524 Sea Ledge Lane Coastal Development Permit
From: Russ Banko

I am seeking a Coastal Development Permit and need Planning Commission approval.

The existing property is a single family residence of 1681 sq. ft. plus a 1 ½ car garage of 435 sq. ft. in the A-1 zone. We are proposing to remodel the existing residence as well as add 1721 sq. ft. above ground to the residence and a 484 sq. ft. finished basement. Additionally, the existing substandard garage will be demolished and replaced with a new 484 sq. ft. 2 car garage plus a 275 sq. ft. carport.

The site is 17,490 sq. ft. of land. The steep hillsides to the north and south are already vegetated and will not be changed. No trees will be removed and the existing landscaping will remain. The small areas directly adjacent to the addition will be landscaped. This represents approximately 500 sq. ft.

Drainage is already in place with a concrete v. ditch and catch basins & piping above the decline to the south. There is additionally a retaining wall (4ft tall) with 70' deep caissons 10 ft. on center along the south side of the yard for stability.

Along with the 2 car garage and the 1 car carport there is a dedicated easement for parking an additional 2 cars adjacent to the east end of the parcel.

The proposed coverage is as follows:

Building 3050 sq. ft. 17.4%

Decks, balconies, walks, etc. 2400 sq. ft. 13.7%

Pavement-includes easement driveway to house below 3400 sq. ft. 19.3%

Landscaping-native and/or planted 8640 sq. ft. 49.6%

There is essentially no visible grading. Excavation for the footings and for the basement are about 160 cu. Yds. to be exported. The site for disposal has not yet been determined. Since the soil is good (non expansive) it will be easy to find a site for disposal.

The parcel is on Sea Ledge Lane-a gated private road off of Cliff Dr. The entire area is single family residential with primarily A-1 zoning. This is true in all 4 directions.

There will be additional exterior lighting at all new egress doors. They will be hooded to minimize light pollution. All lights are on 1st story except 1 on balcony on second floor.

The previous owner had a geologic study done. This resulted in the 4' retaining wall with the 70' caissons to make sure the downhill side of the property didn't fail in the future. In the new design we followed his recommendation to stay back 15' from the retainer.

The driveway which is an egress easement to the property is also a trail to get to the beach. The portion of the trail on the property to the south (going down the steep incline) failed many years ago. There is currently no access to the beach.

The property is on public water from the City of Santa Barbara. Sea Ledge Lane has no sewer service and all properties are on private septic systems.

EXHIBIT C

The demolition and removal of the garage will take about 4 days. The excavation of the basement will take approximately 1 week. The entire construction and remodel project should take 6-7 months. Demolition requires 3-4 workers, an excavator and trucks to haul soil. The construction phase will have about 4-10 workers at any given time. This is a very tight parcel. During excavation there is ample room around excavation area. Once construction begins materials will be housed on the patio to the east, the flat area behind the garage and in the carport.

The final house will have 5 bedrooms. 4 1/2 baths, 2 fireplaces and 3 covered parking spaces. The house will be 3402 sq. ft. with a 484 sq. ft. finished basement.

The average size of the 27 houses in the vicinity (see neighborhood plot plan-page 1) is 3030 sq. ft. The largest is 6235 sq. ft. and the smallest is 1350 sq. ft.

Previous contact with city staff has verified that Sea Ledge Lane (private road) ends at the west property line of the subject property. The paving from there on is a private driveway for the last 2 houses.

The existing house is about the smallest in the area. It is also very dated and the garage won't even fit 2 cars. The new owner wants a modern house that is the size and quality of his neighbors on Sea Ledge lane. This design provides this with room for guests and adequate parking.

The lot configuration is the most difficult aspect of this project. Going to living space above the garage & carport was the solution to the space issue. Using a basement for a media room also fulfilled a need without visually increasing the size of the house.

Sincerely,

Russ Banko



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

3425 SEA LEDGE LN

MST2012-00135

R-MAJOR ADDITION

Page: 1

Project Description:

Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing detached 393 square foot, two-car garage, located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,568 square feet of one and two-story additions, and a new 436 square foot basement addition; the demolition of the existing 393 square foot garage to be replaced with the construction of a new 436 square foot, two-car garage. A new 264 square foot, one-car carport, and an "as-built" approximately 1,072 square foot deck is also proposed. The project includes a total of 200 cubic yards of grading, to include 40 cubic yards of fill and 160 cubic yards of export. The proposed total of 3,857 square feet, includes a 100% basement floor area reduction, is 88% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.

Activities:

8/21/2012

SFDB-Concept Review (Cont.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed by SFDB on April 23, 2012.)

(3:21)

Present: Russell Banko, Architect; and Jacques Habra, Owner; and Kelly Brodison, Assistant Planner.

?

Mr. Habra commented that the proposed project, with regard to size, provides more usage space and is significantly smaller than the adjacent properties that have already received approvals. He believes that the proposed project will blend and fit comfortably into the surrounding neighborhood, and respectfully requested a conceptual approval.

Public comment opened at 3:37 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:

- 1) The Board had positive comments and found the general direction of the project, the general approach on the exterior of the project, and the proposed material and detailing are acceptable.*
- 2) A few Board members suggested a slight reduction of the proposed overall square footage and FAR.*

Activities:

3) Return with more details of the front porch, balcony exterior details, chimney caps details, trellis details, general details of the gutters and down spouts, and details of the proposed sandstone pattern (provide photos).

4) Provide a conceptual landscape plan; include all existing and proposed landscaping, and address site drainage.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Miller absent).

8/13/2012**SFDB-Resubmittal Received****7/11/2012****SFDB-Resubmittal Received**

resubmittal received

Update 8-6-2012 Resubmittal received on 7-11-12 is incomplete. Items from the 4-23-12 motion have not been satisfied; NEEDS: pictures, site & building sections (including the basement), a more detailed site plan including showing the heights and locations of all existing hedges on the site plan. ~MJB 8-6-2012.

4/23/2012**SFDB-Concept Review (New) - PH**

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

(3:36)

Present: Russ Banko, Designer; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:48 p.m.

1) Cecilia Stull, on behalf of Dr. and Mrs. Jerome Bastian (neighbors), submitted letter in opposition, expressed concerns regarding the retaining wall and privacy issues.

2) Jacques Habra, Owner; clarified for the Board his efforts for neighborhood communication, neighborhood compatibility, and offered a history of the existing hedges.

3) Andy Roteman, Architect for the Lunt property; after a mutual meeting with the owner, attempted to clarify for the Board continued communication efforts between neighbors and the owner.

Letters with expressed concerns from Leon and Joyce Lunt (adjacent neighbors), Dr. and Mrs. Jerome Bastian (adjacent neighbors; c/o Cecilia Stull), and Paula Westbury, were acknowledged.

Public comment closed at 3:52 p.m.

Ms. Brodison clarified pending staff research into Ordinance requirements or scope of work

Activities:

requirements of the proposed deck, and pending research into hedge height Ordinance requirements.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide additional photographs of the site in relation to neighboring homes and neighborhood.*
- 2) Return with a more detailed site plan, including documentation of the existing hedges in regards to compliance with zoning code, and specify heights, locations, and details of the proposed spa and decks.*
- 3) Provide a roof plan.*
- 4) Provide site and building sections, especially including the proposed new basement.*
- 5) Study the proposed addition for a more comprehensive style that compliments the existing architecture style; and making the entry more welcoming.*
- 6) Study a possible reduction of the proposed addition and the overall mass.*

Action: Bernstein/Sweeney, 5/0/0. Motion carried. (Zimmerman stepped down).

4/23/2012 **SFDB-NoticePrepared-PC/SHO Req**

4/12/2012 **SFDB-Resubmittal Received**

100-foot coastal tenant labels received a.m. on 4-12-12.

4/3/2012 **SFDB-Posting Sign Issued**

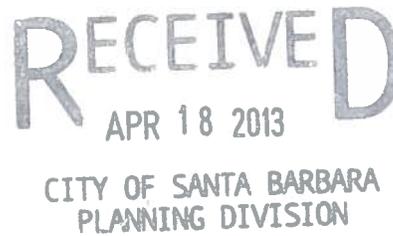
Gave to Russ

April 17, 2013

Mr. Jacques Habra
c/o Banko Design
21 East Carrillo Street
Santa Barbara, CA 93101-2706

Attn: Mr. Russ Banko

Re: *Sea Cliff Retreat Project - Addendum*
3425 Sea Ledge Lane
Santa Barbara, California



Dear Mr. Habra:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff with regards to the presence of a new redwood patio located on the south side of the residence. I have also reviewed my Preliminary Geologic Investigation Report prepared for the Property (dated November 28, 2012). The purpose of my review was to examine the redwood patio located on the south side of the residence to determine the potential risks, if any, where the patio is situated adjacent to the descending slope.

The presence of the redwood patio and spa will not impact the stability of the slope since the deck is less than 18 inches in height and is situated behind an existing caisson supported retaining wall. The spa should maintain a minimum 6.25 foot setback from the top of slope and side yard setbacks required by the City of Santa Barbara. Likewise measurement of past erosion suggests zero erosion over the past 46 years due to the presence of the retaining wall. Therefore a setback from the current existing top of the sea cliff has been determined to be zero feet. However, given a more conservative setback observed on the neighboring property to the west, I recommend the "proposed addition" be setback a minimum of 15 feet from the current top of slope (existing retaining wall). This setback does not include the redwood patio and spa. If accelerated erosion was to undermine the redwood patio in the next 75 years (unlikely with the existing retaining wall), there would be no safety concerns.

Likewise the existing sandstone bench located on the eastern portion of the property is situated approximately 13 feet from the "top of bluff". It is my opinion that removing the bench to a distance of 15 feet from the top of bluff is not necessary since the bench is located near relatively gentle slopes (approximately 2:1 or less). The bench is therefore not subject to erosion or landslide activity and may remain in its present location.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Simmons", written over a horizontal line.

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

March 4, 2013

Mr. Jacques Habra
c/o Banko Design
21 East Carrillo Street
Santa Barbara, CA 93101-2706

Attn: Mr. Russ Banko

Re: *Geologic Investigation - Addendum*
Sea Cliff Retreat Project
3425 Sea Ledge Lane
Santa Barbara, California

Dear Mr. Habra:

Pursuant to your request, we have reviewed the comments from the City of Santa Barbara staff with regards to our Preliminary Geologic Investigation Report prepared for the Property (dated November 28, 2012). The responses to the comments by the City staff are provided below. We have included within this addendum report section profiles of the subject property and property to the west (3427 Sea Ledge Lane) in Figure 4 (scale 1 inch = 50 feet).

The existing residence is located on a relatively level bench situated between an uplifted terrace to the north and neighboring residence and sea cliff to the south. Neighboring residences are located above (north) and below (south) and west of the subject property. The slope angles on the moderately steep sloping hillside above and below the residence range from approximately 30° to 60° (along the road cut). The southern perimeter of the residence is situated at angle of approximately 23° from the toe of the beach bluff. Elevations on the property range from a low of 75 feet above mean sea level (or mean high tide) at the southeastern property boundary to a maximum of approximately 90 feet along the western property boundary, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995)*.

A slope stability analysis was conducted by a local engineering geologist, Anikouchine (2006) for the proposed residential remodel right next door, to the west, with the **same** geologic conditions encountered on the subject property. The subject property and all of the adjoining properties on Sea Ledge Lane and portions of Bajada Lane are located on a pre-historic landslide. The landslide is approximately ½ mile wide by 200 to 550 feet long. The results of the Anikouchine 2006 study suggests the minimum factors of safety (FOS) determined for that site exceeds the recommended 1.5 FOS for static and 1.1 FOS for pseudo loadings.

Since the proposed residential addition site is situated on the same down dropped block of Monterey shale as the neighboring property to the west, and the project site is situated approximately 9 feet lower in elevation than the neighbor's residence and the hillside slopes less than the neighbor's slope, it is my opinion that the project site at 3425 Sea Ledge would exhibit higher FOS than the neighboring property to the west at 3427 Sea Ledge. This is due to the fact that the factor of safety is calculated by dividing

SEA CLIFF RETREAT STUDY - Addendum: Habra Residential Project
March 4, 2013

the forces resisting movement by the forces driving movement. Therefore, driving forces are greater on the neighboring property to the west (than the subject property) since the neighboring residence is higher in elevation on a steeper slope than the subject property.

It is my opinion that the potential for any future landslide impacting the proposed residential addition is very low. Although no significant slope instability problems were apparent on or directly adjacent to the proposed main residence site, a deep foundation design, good drainage and vegetative cover are proposed.

I have also reviewed the recent study regarding the effects of rising sea level on the California and Santa Barbara coastlines titled "City of Santa Barbara Sea-level Rise Vulnerability Study" by Griggs et al (2012). This study suggests an average rate of sea level rising along the California coast has been approximately 8 inches since 1900. Projection of the future rise in sea level has been estimated to rise approximately 10 to 17 inches by 2050. Theoretical projections of future ocean levels beyond 2050 become more difficult to predict with a range of 31 to 69 inches, depending on which model is used. While the rising sea level may increase the rates of sea cliff retreat for some properties found along the California coastline; the subject property will likely experience lower rates of sea cliff retreat due to the protection from the existing rock revetment located at the toe of the bluff.

Application of the site specific, conservative retreat rate of 1 inch per year (based on observations without a retaining wall west of the site) 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 6.25 feet from the current top of bluff (from the sea wall). This is equivalent to approximately 10 feet south of the proposed residential addition (and existing residence) at its closest point to the top of bluff. However, to provide additional safety for the structure, I recommend a 15 foot structural setback from the top of bluff/retaining wall, which is approximately the current distance from the existing residence to the top of bluff.

Based on review of these documents, inspection of the existing 62 year old residence, and numerous previous geologic and soils engineering reports and maps for the property and surrounding area including Anikouchine (2006), Cousineau (1998), Coast Valley Testing (1998, 1999), Coastal Geosciences (1999), and recent site inspections of the property, it is my opinion that the findings observed in above referenced reports reflect the current soils and geologic conditions found on the existing building envelope.

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

Sincerely,



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



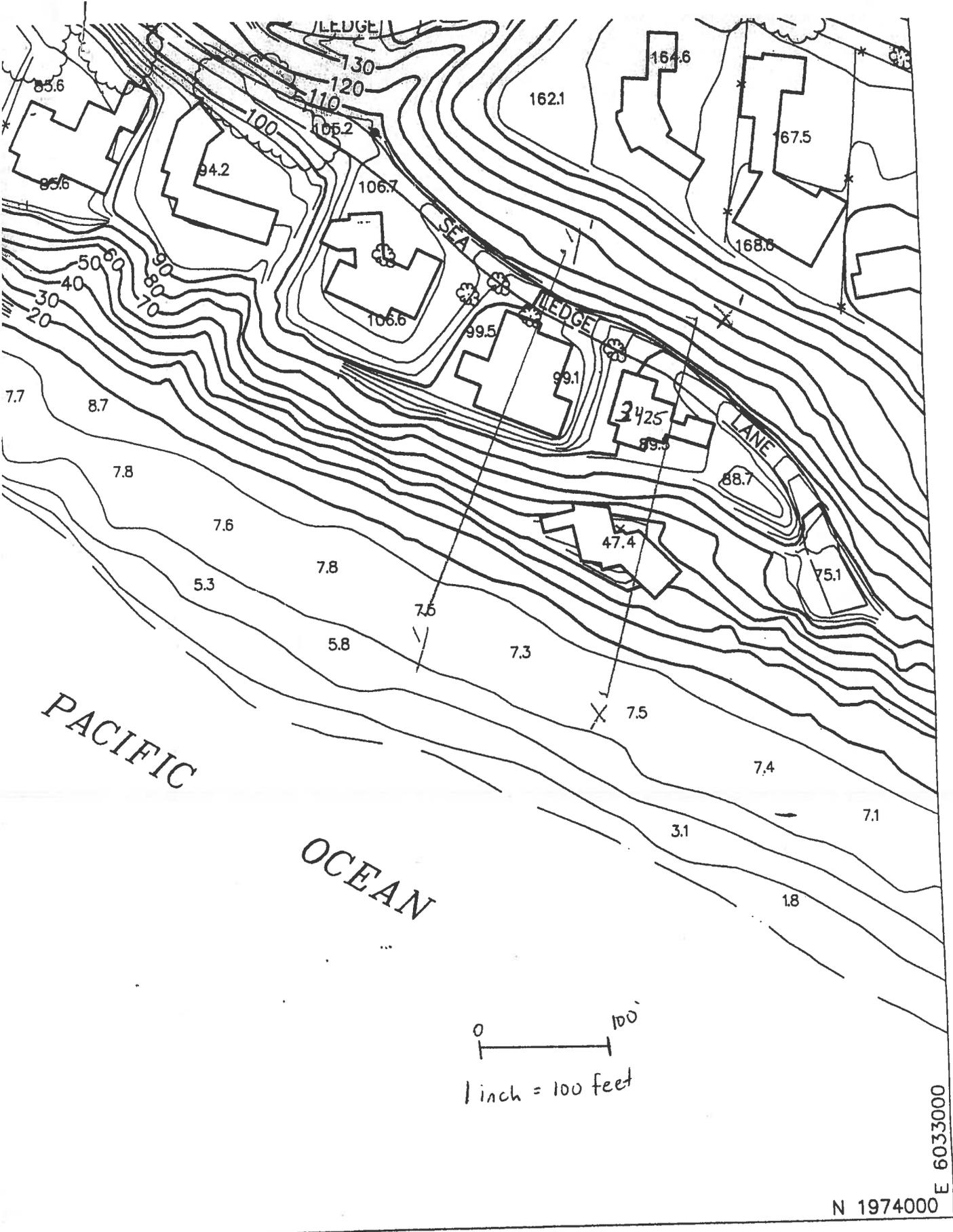


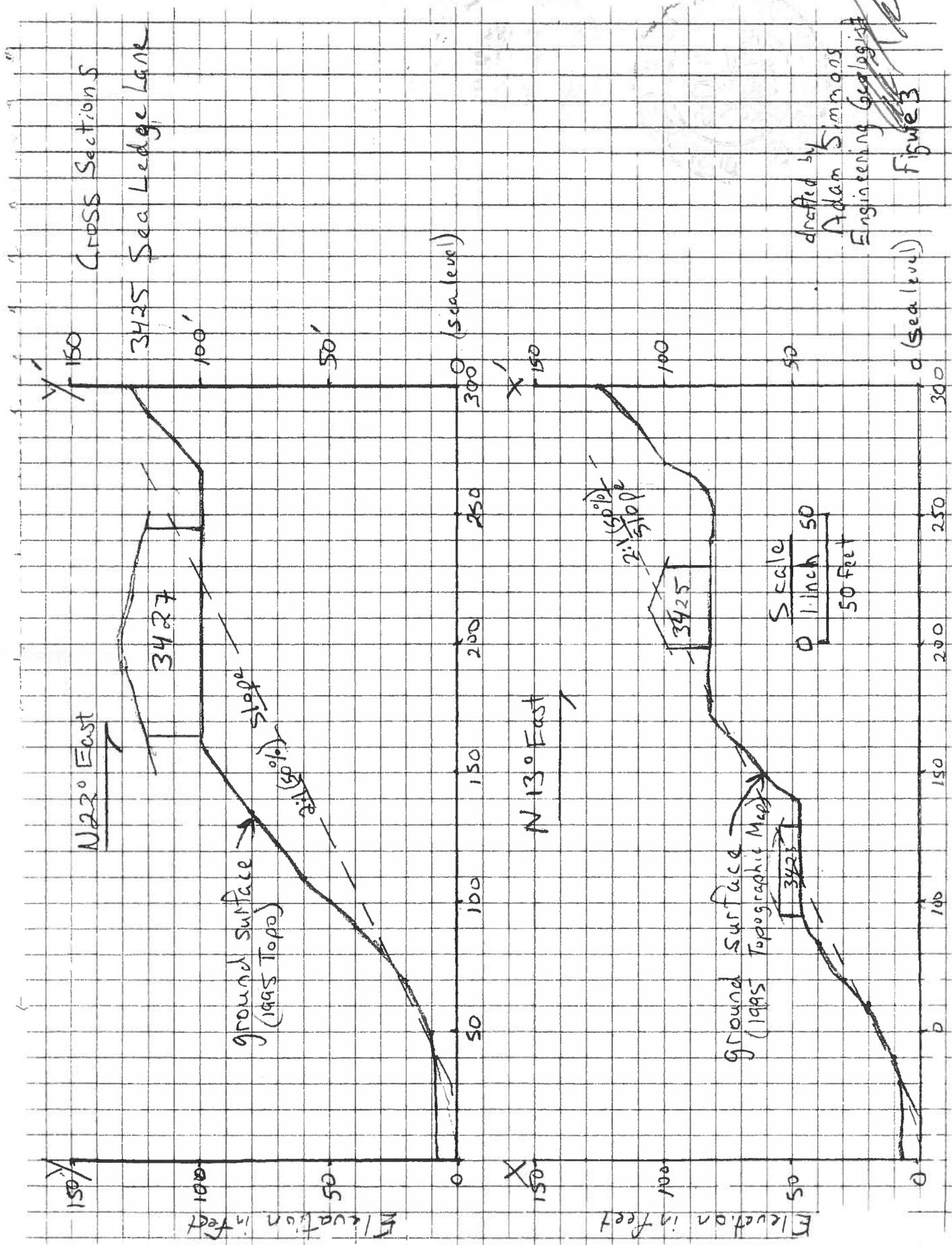
Figure 4



CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT



SANTA BARBARA COUNTY
FLOOD CONTROL AND
WATER CONSERVATION



Cross Sections

3425 Sea Ledge Lark

drafted by
Adam Simmons
Engineering Geologist

Figure 3

LOCAL COASTAL PLAN POLICIES

GENERAL POLICIES

Policy 1.1 The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2 Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

Policy 1.3 Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

HOUSING POLICIES

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.

Action

Projects in the coastal zone will be reviewed by the Architectural Board of Review or Historic Landmarks Commission in accordance with the established rules and procedures.

HAZARDS POLICIES

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.

VISUAL QUALITY POLICIES

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:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (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.

(5)

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.