



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 26, 2016
AGENDA DATE: June 2, 2016
PROJECT ADDRESS: 1401 Shoreline Drive (MST2016-00028)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4531
 Beatriz Gularte, Senior Planner *BEG*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of 45 square feet of first-story and 325 square feet of second-story additions to an existing 1,776 square foot two-story single family residence with an attached 429 square foot two-car garage on a 7,332 square foot lot. The project also includes a new covered entry porch, new 711 square foot rear deck with outdoor barbecue, and 180 square feet of balconies. The proposed total of 2,578 square feet is 85% of the required floor-to-lot area ratio (FAR). The project site is located in the E-3 Zone, the Hillside Design District, and the Appealable Jurisdiction of the Coastal Zone.

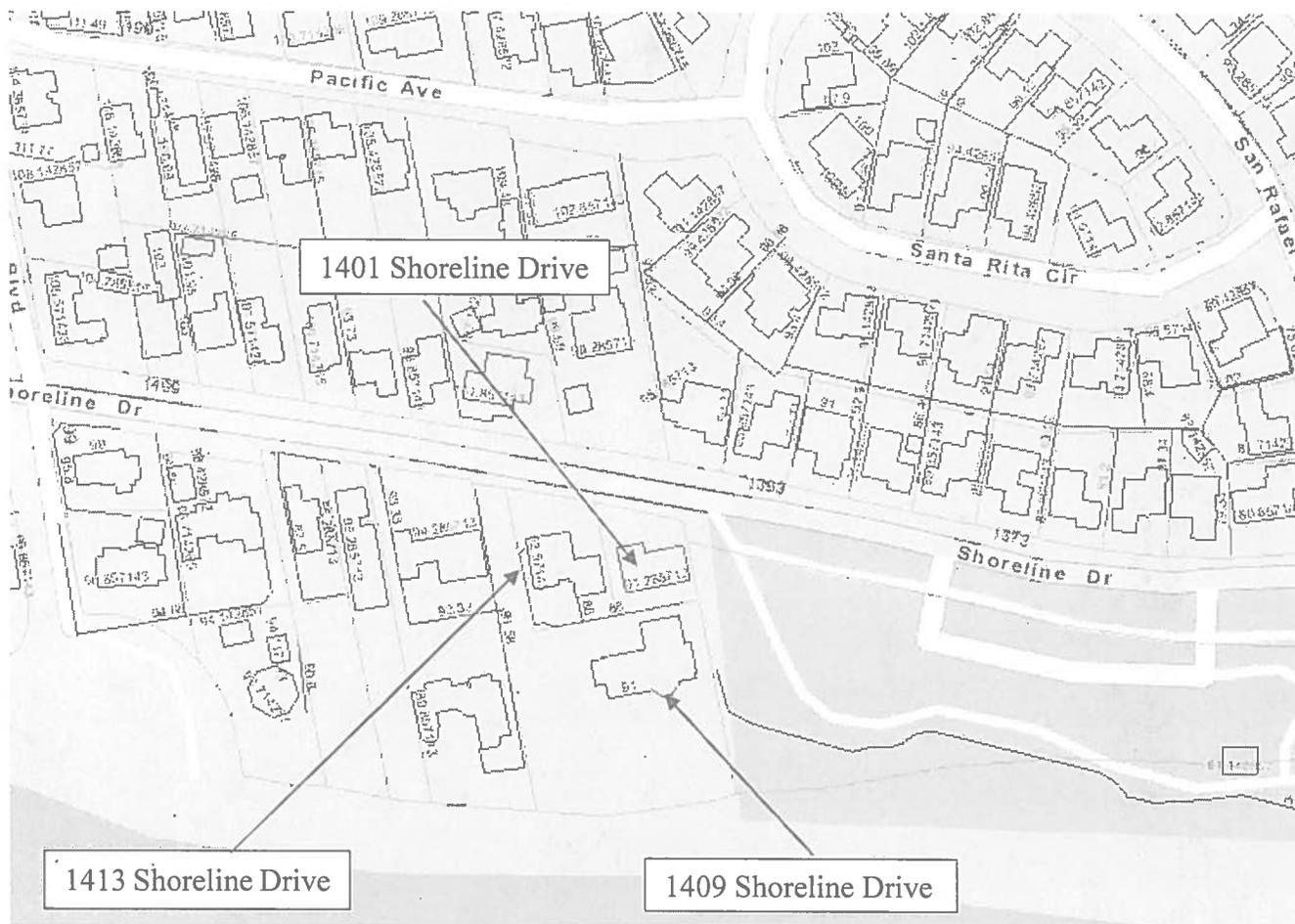
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: April 27, 2016
DATE ACTION REQUIRED Instructions: July 5, 2016

III. RECOMMENDATION

If proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. The proposed project was reviewed by the Single Family Design Board and the size and massing of the project were determined to be 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.



Vicinity Map - 1401 Shoreline Drive

IV. BACKGROUND

On December 4, 1986, the Planning Commission approved a three lot subdivision which created the lots addressed as 1401, 1409 and 1413 Shoreline Drive (Exhibit D – Planning Commission Resolution 96-86). At that time houses existed on all three lots. Subsequently, on March 5, 1987, the Planning Commission approved a Coastal Development for an addition and remodel of the existing home at 1401 Shoreline Drive and the construction of a new two-story residence on the newly created bluff top lot, 1409 Shoreline (Exhibit E – Planning Commission Resolution 026-87). At that time a geologic study and soils engineering investigation was prepared and the 75 year seacliff retreat line was determined to be at least 50 feet south of the new bluff top residence at 1409 Shoreline Drive.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bill Wolf, Pacific Architects		
Property Owner:	David and Maureen Ellenberger		
Site Information			
Parcel Number:	045-185-016	Lot Area:	7,332 square feet
General Plan:	Low Density Residential Max 5 du/acre	Zoning:	E-3/SD-3
Local Coastal Plan: Residential - 3 du/acre			
Existing Use:	Single Family Residence	Topography:	~3%
Adjacent Land Uses			
	North – Shoreline Drive and Residential	East – Shoreline Park	
	South – Residential and Pacific Ocean	West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,776 sq. ft.	2,149 sq. ft.
Garage	429 sq. ft.	No Change
Floor Area Ratio		2,578 sq. ft. = 85% of Maximum Required FAR

VI. ZONING CONSISTENCY ANALYSIS

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			No Changes
-Front	20'	>30'	
-Interior	6'	>6'	
-Rear	6'	24'	
Building Height	30'	2 story	23'-8", 2 story
Parking	2 covered	2 covered	2 covered
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	1,250 sq. ft.

Lot Coverage					
-Building	N/A	1,549 sq. ft.	21%	1,602 sq. ft.	22%
-Paving/Driveway	N/A	2,455 sq. ft.	33%	2,306 sq. ft.	31%
-Landscaping	N/A	3,335 sq. ft.	46%	3,431 sq. ft.	47%

The proposed project would meet the requirements of the E-3 Zone related to building height, setbacks, open yard and parking.

VII. ISSUES

A. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which allows for small additions to existing structures.

B. COMPLIANCE WITH THE GENERAL PLAN

The proposed project is located in the East Mesa neighborhood, as identified in the Land Use Element of the General Plan, and has a land use designation of Residential, five units per acre. This area is recognized as uniformly developed with small-lot, single-family residences with some multi-family developments in the vicinity of Oceano and Barranca Avenues. The remodeled residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one and two-story homes. Further, the single family residence is located on an existing 7,332 square foot lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

C. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project site is located within the Coastal Zone and thus must be found consistent with the City’s Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the LCP, which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and that it has very limited additional development potential. The major coastal issues identified for Component Two include hazards of seacliff retreat and flooding; maintaining and providing public access, both vertically and laterally along the bluffs; preventing overuse of public facilities; protection of recreational access; protection of archaeological resources; and the maintenance of existing coastal views and open space. Refer to Exhibit G for a list of LCP policies applicable to the project. The project site is not located on the coastal bluff and was not found to be archaeologically sensitive. Although adjacent to Shoreline Park, this project would not affect public access to the park, the parking lot or the public beach. Public views will not be affected because there are no public view corridors on the project side of the street. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

VIII. DESIGN REVIEW

This project was reviewed by the SFDB on February 22, 2016 (meeting minutes are attached as Exhibit F). The SFDB appreciated the quality of architecture and materials and stated that the

proposed addition was appropriate in size bulk and scale, finding the project to be compatible with the Single Family Design Guidelines.

IX. COASTAL DEVELOPMENT PERMIT FINDINGS (SBMC §28.44.150)

The following findings would support an approval of the proposed project:

- A. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access, as described in Section VII of the Staff Report.
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, as identified in Exhibit G of the Staff Report, all applicable implementing guidelines, and all applicable provisions of the Code because the project is compatible with the existing neighborhood, is not visible from the beach, will not impact views from public view corridors, will not impact public access, will not contribute to safety or drainage hazards on the site, is not in an archaeological sensitivity zone and will not affect a coastal bluff.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 1, 2016
- D. Planning Commission Resolution 96-86
- E. Planning Commission Resolution 026-87
- F. SFDB Minutes
- G. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1401 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
JUNE 2, 2016

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:

- a. Obtain all required design review approvals.
- b. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
- c. Record any required documents (see Recorded Conditions Agreement section).
- d. 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:

- a. **Approved Development.** The development of the Real Property approved by the Planning Commission on June 2, 2016 is limited to a two-story addition of approximately 370 square feet to an existing 1,776 square foot two-story residence, a 711 square foot rear deck, 180 square feet of balconies and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
- b. **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.
- c. **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).
- d. **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.

- e. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. 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.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB).
- 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. *Following Planning Commission:***
 - a. **Sewer:** A videotaped sewer lateral inspection is required prior to the issuance of the building permit (BLD) due to the addition of two or more plumbing fixtures per SBMC 14.46.040. A list of over sixty qualified closed-circuit television survey and recording contractors and the Sewer Inspection Form (SLIP) is available on the City of Santa Barbara website www.santabarbaraca.gov. Please submit the sewer video and paperwork to the Public Works Counter.
 - b. **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 and needs to be contacted.

b. **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. **Drainage and Water Quality.** The project proposed less than 500 square feet of new/redeveloped impervious area and is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. 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 unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.
- c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board, and all elements/specifications shall be implemented on-site.
- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. 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
Architect		Date
Engineer		Date
		License No.
		License No.
		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.

- a. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the point of entry to the site that list the contractor's name, and

telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. 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 six square feet if in a single family zone.

- b. **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 Public Works Director with a Public Works permit.
- c. **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:
 - a. **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.

- b. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

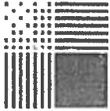
G. General Conditions.

- a. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolutions 96-86 and 026-87.
- b. **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.
- c. **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.
- d. **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.

- II. **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.



Pacific Arc INC. Architects

February 1, 2016

City Of Santa Barbara Planning and Zoning Department
630 Garden Street
Santa Barbara, CA. 93101

Re: Minor Coastal Development Permit Submittal Letter
Project Address: 1401 Shoreline Drive, Santa Barbara, CA. 93109
APN: 045-185-016

Dear Planning Department:

I am writing this letter to request a Minor Coastal Development Permit for a remodel and additions to the existing single family residence located at 1401 Shoreline Drive.

Because we are in the coastal zone and we are adding some new square footage to the upper floor of an existing single family residence we are required by the City Ordinance to apply for a Minor Coastal Development Permit.

Here are the particulars of the property

LOT SIZE= APPROX 7247.61 S.F. (0.17 AC)
AVERAGE SLOPE OF THE PROPERTY 3%

BUILDING AREA CALCULATIONS

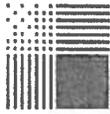
<u>GROSS SQ. FT:</u>	<u>EXISTING</u>	<u>NEW</u>
LOWER FLOOR	1136 S.F.	54 S.F.
UPPER FLOOR	751 S.F.	328 S.F.
GARAGE	413 S.F.	
TOTAL	2300 S.F.	2682 S.F. GROSS

<u>NET SQ. FT:</u>	<u>EXISTING</u>	<u>NEW</u>
LOWER FLOOR	1084 S.F.	49 S.F.
UPPER FLOOR	728 S.F.	318 S.F.
GARAGE	400 S.F.	
TOTAL	2212 S.F.	2579 S.F. NET

RECEIVED
FEB 19 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

NEW COVERED FRONT ENTRY PORCH = 35 S.F.
REAR DECK : EXISTING NON PERMEABLE =764 S.F. REMOVED.
NEW PERMEABLE DECK = 711 S.F. ADDED
WALKS: EXISTING = 462 S.F. TO REMAIN
DRIVEWAY: EXISTING = +/- 1165 S.F. TO REMAIN
UPPER FLOOR BALCONIES = EXISTING = 226 S.F. - NEW BALCONY TOTAL= 180 S.F.
PARKING: 2 COVERED EXISTING GARAGE

1117 Coast Village Road • Santa Barbara, California 93108
telephone: 805.565.3640 • facsimile: 805.565.3641 • email address:
bwolf@pacificarchitectsinc.com



PROJECT SCOPE / NOTES:

- 1. Remodel and addition to an existing 2-story single family residence w/ attached 2 car garage.*
- 2. 1st floor and 2nd floor residential additions w/ new covered entry porch*
- 3. Rebuild balconies on front and rear of home*
- 4. Replace all doors and windows entire home.*
- 5. New interior and exterior finishes including roof and walls materials*
- 6. New lighting, mechanical and plumbing throughout.*
- 7. New raised outdoor deck with outdoor barbeque / bar area*

- 8. We will not be completing any grading for this proposal.*
- 9. No trees will be removed in this proposal.*
- 10. Site drainage to remain as existing*
- 11. Rain barrels will be added for storm water collection to meet storm water management tier 1*
- 12. The Existing landscaping will remain in this proposal .*
- 13. Portion of rear concrete patio and all of raised rear porch will be removed and replaced with a raised wood deck*
- 14 Replace existing site wall at street property line with new 42" ht fence and pedestrian gate*
- 15. The existing driveway and curb cut will remain*

•PROJECT NEIGHBORHOOD:

This existing residence has existing single family residences located on the west and south side of the property. It abuts the city park to the east (Shoreline Park) and the city maintained roadway of Shoreline Drive to the north. Single family Residences are also across Shoreline Drive to the North.

•EXTERIOR LIGHTING:

New exterior lighting is proposed as per code outside all exterior doorways. The lighting will be low wattage and shall meet the requirements of the city ordinance.

•ENVIRONMENTAL CONCERNS:

This residence has an existing fireplace that will be removed and a new fireplace will replace it in a slightly different location. No other smoke or odors will come from this home.

This home might have a air conditioning condenser on the east or west side of the home but they will meet the requirements of the noise ordinance and abide by the required setbacks for that type of equipment.

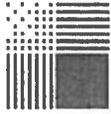
No reports have been completed for this property, soil, geology, biological, historic, archaeological or any other.

•EASEMENTS:

There appears to be an 8'-0" wide utility easement on the east side of the property and a approx. 6'-0" wide utility easement on the west side of the existing residence, not quite at the property edge.

• PROPERTY DESCRIPTION:

This existing residence is located directly behind a residence that is located on the ocean bluff.



There are no other water courses on this property.

This residence is currently served by the City of Santa Barbara water and City Sewer district.

• CONSTRUCTION PROCESS:

- We anticipate that the Demolition and material removal process of this project will run about 2 months.
- The construction staging and rebuilding process will run another 10 months.
- The excavation for new footing at the front porch, the rear dining addition and the rear deck is very minimal and will be accomplished most like by hand digging.
- No large equipment is anticipated in the construction of this with exception of the need for lifts to lift materials onto the upper floor and the roof. It is possible that scaffolding may be installed on the two story portion of the building to assist in the application of the exterior materials.
- Delivery of materials will come to the site on Shoreline Drive and will be dropped in the front driveway with some of that material stored in the garage.
- We do not anticipate more than 10 workers on site at any one time.

• HOUSING ORDINANCE:

- This existing residence was sold by the previous property owner who has move out.

STORM WATER MANAGEMENT:

- New Covered front entry porch = 35 S.F.
- Rear Deck :Existing Non permeable to be removed =764 S.F
- New raised wood Permeable deck = 711 S.F.
- Walks Existing to remain = 462 S.F.
- Driveway existing to remain = +/- 1165 S.F.

- SWMP tier 1 proposal: Direct roof rain water into rain barrel collection.

We are not aware of any other issues with this existing residential property.

Please call me if you have any questions or if you need anything else. Thank You

Sincerely,

William S. Wolf
For Pacific Arc INC. Architects
cc: File

DRAFT

SANTA BARBARA CITY PLANNING COMMISSION

RESOLUTION 96-86

December 4, 1986

1401, 1409, 1411, 1413 Shoreline Drive

SUBJECT:

Application of Mike Richardson, Agent for Tasos Belias, for a modification of provisions of Santa Barbara Municipal Code, Section 28.15.080, as applied to Assessor's Parcels 45-185-013 & 014 located at 1401-1413 Shoreline Drive in an E-3 One Family Residence Zone, in order to permit a proposed three (3) lot subdivision with one (1) lot having 31.6 feet of public street frontage instead of having the required 60 feet of frontage.

Tentative Subdivision Map for Mike Richardson, Agent for Tasos Belias, to divide Assessor's Parcels 45-185-013 & 014 located at 1401-1413 Shoreline Drive in an E-1 One Family Residence Zone into three (3) lots.

WHEREAS, the Planning Commission has held the required public hearing on the above application.

WHEREAS, 0 person(s) appeared to speak in favor of the application and 0 person(s) appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report, November 6, 1986
2. Site Plan
3. Revised Site Plan
4. Letter from applicant.
5. Minutes from ERC, May 30, 1986
6. Letter from agent waiving 50-day requirement.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission approve the request.

I. Making the following findings:

- A. The modification is necessary to secure an appropriate improvement on a lot, and is consistent with the purposes and intent of this title.
- B. The tentative subdivision map is consistent with the General Plan and Zoning Ordinance of the City of Santa Barbara.

II. Said approval is subject to the following conditions:

- A. The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded with the Parcel Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as to form and content by the City Attorney:

EXHIBIT D

1. Owner waives the right to protest the formation of any and all street, street lighting, traffic, underground utility and other public improvement districts which include any portion of the Real Property.
2. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
3. There shall be no further subdivision of the Real Property.
4. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses.
5. The existing trees shown on the Development Plan that are indicated to remain shall be preserved, protected and maintained. During construction, protection measures shall be provided including but not limited to fencing of the area surrounding the trees.
6. The street trees within the City's right-of-way shall be preserved and protected.
7. The applicant agrees not to construct future protective devices for the bluff, including but not limited to, seawalls, revetments, or similar facilities, as per Policy 6.3 of the Local Coastal Plan which describes that shore protection devices may only be used to protect existing principal structures.
8. Owner shall comply with the landscape plan for that area between the 75 year bluff setback line and the blufftop as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless written approval is obtained from the ABR. The landscaping on the real property shall be provided and maintained in accordance with said landscaping plan.
9. Owners shall create an unincorporated homeowners association to establish a systematic maintenance schedule for existing and future drainage systems (both individual and common systems). A representative of the Homeowners Association shall submit a report on said maintenance to the City Community Development Director on an annual basis or after a major storm, if any major damage occurs to the bluff or slopes during said storms.

10. Owners shall maintain the slopes and bluffs to avoid unnecessary erosion to the extent feasible including but not limited to eradication of all burrowing animals.
 11. The portion of the Real Property located north of the 75 year bluff setback line shall be graded to drain toward the street. That portion of the site which is on the ocean side of the 75 year bluff setback line shall be allowed to drain naturally.
 12. Development rights for those portions of the Real Property located south of 75 year bluff setback line designated on the approved Parcel Map shall be deeded to the City of Santa Barbara in order that those portions of the Real Property remain in a natural state. Development rights shall include but not be limited to the right to develop the Real Property with any grading, irrigation, buildings, structures or utility service lines. The owner shall continue to be responsible for (i) maintenance of the area for which development rights have been granted to the City and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment. Such areas shall be shown on the Parcel Map.
- B. The owner shall submit to the Public Works Department, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer.
- C. The owner shall submit the following, or evidence of completion of the following to the Public Works Department prior to the recordation of the Parcel Map:
1. Preliminary soils report as required by Section 66490 of the California Government Code.
 2. Improvement plans for construction of "100 year storm" flood control and drainage improvements on site. These plans shall be prepared by a registered civil engineer and shall be reviewed and signed by the City Engineer.
 3. Improvements plans for construction of improvements, specifically, connection to City Storm Drain. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.
 4. Executed Agreement for Land Development Improvements and improvement security for construction of improvements.

5. Dedicate or offer to make a dedication for:
 - a. Easements for water, sewer, and other utilities.
 - b. Easements as shown on the approved Tentative Subdivision Map, or described as follows, subject to approval by the the Public Works Department and/or the Division of Land Use Controls:
 1. Storm drainage.
 2. Sanitary sewer.
 - c. The property between the 75 year set back line and the bluff.
- D. The following is subject to the review and approval of the Architectural Board of Review:
 1. Textured or colored pavement shall be used throughout the project to minimize the visual effect of the expanse of paving.
 2. Exterior lighting, where provided, shall be of low intensity in order to provide aesthetically pleasing lighting which promotes safety, but does not impose on adjacent properties and uses.
 3. Prior to Preliminary ABR approval, the developer shall meet with the City Police Department Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed and installed so as to reduce the potential number of calls for police service from occupants of the real property.
 4. Landscaping of area between the 75 year setback line and the top of the bluff, as well as the bluff face, shall be limited to drought tolerant plants that, once established, require no watering. Succulents and plants with a high surface weight shall not be used. Existing ice plant and succulents in this area shall be removed by surface eradication methods to minimize disturbance of root structures to protect the slope from erosion.
 5. Trees within the construction zone shall be fenced at the driplines during construction.
- E. The Owner shall complete the following prior to the issuance of building permits:
 1. The existing fire hydrant(s) shall be replaced with one (1) - four inch (4") and one (1)-two and one-half (2½") outlets for residential in accordance with City Standards.

2. A Residential fire hydrant shall be located within 500 feet of the farthest most point on any building within the subdivision. The fire hydrant shall have a fire flow in excess of 750 gallons per minute. The flow rate will be tested by the Fire Department upon request by the Applicant (or Owner). Fire flow test results shall be submitted to the Public Works Department prior to Parcel Map recordation.

If fire flow is insufficient, the Owner shall submit to the Public Works Department prior to the recordation of the final/Parcel Map the following:

- a. Improvement plans for construction of improvements to the water main system in order to obtain sufficient fire flow. The improvement plans shall be prepared by a registered civil engineer and reviewed and signed by the City Engineer.
- b. Executed Agreement For Land Development Improvements and security for construction of improvements.

3. The Applicants shall obtain all other necessary approvals and/or permits as required by the California Coastal Act, and the City of Santa Barbara.

F. The following requirements shall be incorporated into, or submitted with the construction plans submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:

1. A soils report prepared by a licensed soils engineer.
2. A geology report prepared by a licensed engineer, geologist or equal.
3. A special investigation report (request to be filed by Applicant and prepared by the Building Division) for existing structures by Licensed Architect or Engineer.
 - a. Compliance with all codes as adopted by the City ordinance.
4. All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a 15 gal. size tree of an appropriate species or like species.
5. Any root pruning and trimming shall be done under the direction of a qualified arborist.
6. Driveway access for fire vehicles shall be 16 ft. in width, all weather concrete or asphalt pavement capable of supporting a 32,000 lb. fire truck. Vertical clearance shall be a minimum of 13 ft. - 6 in.

7. Driveway slope shall not exceed a 16 percent grade.
 8. The existing street light shall be retired. Provide one type B light standard on Shoreline Drive.
 9. Smoke detectors shall be provided pursuant to the Fire Code.
- G. Prior to issuance of the Certificate of Occupancy, the owner of the Real Property shall complete the following:
1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist.
 2. Provide individual water meters of the appropriate size for each dwelling unit at curbside subject to review and approval by the Public Works Department. Installation shall conform to Public Works Department Construction Standard Details.
 3. Individual sewer lateral of the appropriate size shall be provided for each dwelling unit. Installation shall conform to Public Works Department Construction Standard Details.
 4. All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Chapter 14 of the Municipal Code (Section 14.20.020 - Water Saving Devices).
 5. Place utilities underground from the transmission source and within the real property.
 6. The applicant shall root prune and trim existing street tree(s) under the direction of the City Arborist.
 7. Obtain a demolition permit to remove the "Tea House" which may be used as an office during construction. The structure must be removed before the Certificate of Occupancy can be issued.
 8. The existing street light shall be retired. Provide one type B light standard on Shoreline Drive.

Passed and adopted this 4th day of December, 1986, by the Planning Commission of the City of Santa Barbara, by the following vote:

The modification:

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

The Tentative Subdivision Map:

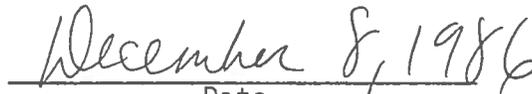
AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

The Local Coastal Plan Consistency:

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date:


Linda Sanderfer, Acting Secretary


Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS OF THE HEARING DATE.

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION 026-87

1401-1413 Shoreline Drive
March 5, 1987

SUBJECT:

Application of Tasos Belias, for a Coastal Development Permit for an addition and remodel of a single-family residence, and construction of a new single-family residence on separate lots at 1401-1413 Shoreline Drive (APN 45-185-13 and 14).

WHEREAS, the Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, (0) persons appeared to speak in favor of the application and (0) persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report, March 5, 1987
2. Site Plan

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission approve the subject request making the following findings:

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of Santa Barbara Municipal Code Section 28.45.009.

The approval is subject to the following conditions:

- A. Prior to the issuance of Building Permits, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded in a written instrument which shall be reviewed as to form and content by the City Attorney:
 1. Owner waives the right to protest the formation of any and all street, street lighting, traffic, underground utility and other public improvement districts which include any portion of the Real Property.
 2. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

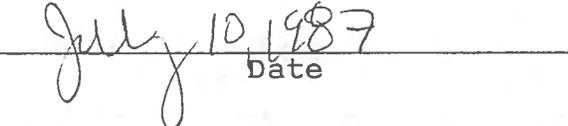
3. Development of the Real Property is limited to 1) one (1) new single-family residence on the southernmost lot and 2) a 1579 square foot single-family residence on the lot with frontage on Shoreline Drive, including a 434 square foot addition of a two-car garage as shown on the Development Plan which was approved by the Planning Commission on March 5, 1987.
4. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses.
5. All plumbing fixtures in new construction shall be water-conserving devices (low-flow shower heads and 1.5 gallon flush toilets) pursuant to Chapter 14 of the Municipal Code (Section 14.20.020-Water Saving Devices).

Passed and adopted on this 5th day of March, 1987 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date:


Pat Saley, Principal Planner


Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS OF THE HEARING DATE.

SINGLE FAMILY DESIGN BOARD MINUTES
1401 SHORELINE DRIVE

February 22, 2016

Public comment opened at 8:28 p.m. As no one wished to speak, public comment was closed.

Comments:

1) The Board finds the project meets neighborhood compatibility guidelines, it has quality architecture and materials, its size, bulk, and scale are appropriate.

2) The applicant has taken into consideration the street presence of the property.

Action: Bernstein/Moticha, 5/0/0. Motion carried. (Pierce and Miller absent).

Motion: Continued indefinitely to Planning Commission for return to Full Board.

LOCAL COASTAL PLAN POLICIES
2321 EDGEWATER WAY

GENERAL POLICIES

The general policies of the Land Use Plan for the City's coastal zone are as follows:

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 resources, i.e. land, 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

Policy 5.3¹

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

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

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.

Actions

- Explore Federal, State, and local funding sources for park and open space acquisition.
- Delineate view corridor locations on new construction/ development plans by additional building limits, building orientation, and setback requirements.
- Establish standards of acceptable view protection to be utilized by developers, City staff, and discretionary bodies to ascertain a project's height, setback, and clustering of buildings.

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.

Action

- The City will work with the utility companies to hasten the undergrounding of utilities in the coastal zone.