City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: June 1, 2007

AGENDA DATE: June 7, 2007

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

TO: Planning Commission

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

I. PROJECT DESCRIPTION

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

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

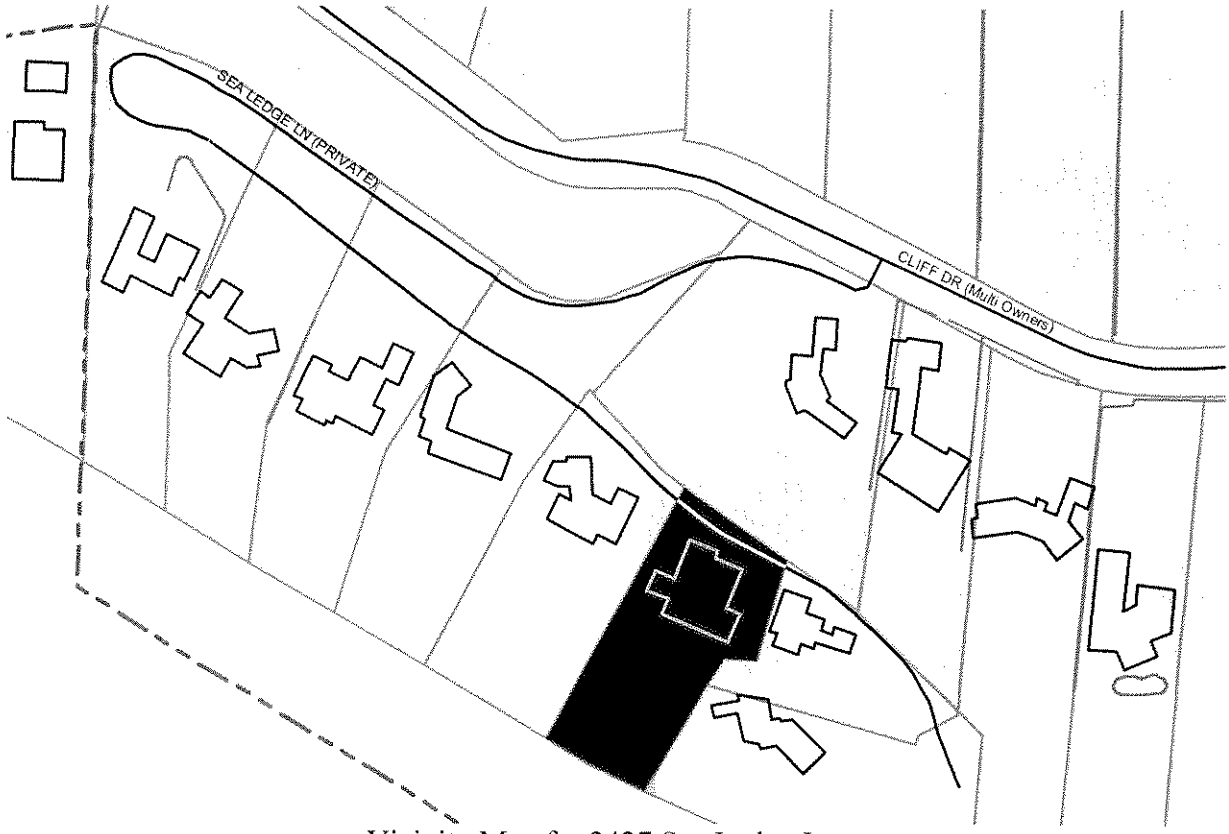
1. A Modification to allow an "as-built" portion of the existing deck to remain in the required interior yard setback in the A-1 Zone (SBMC §28.15.060.2);
2. A Modification to allow encroachment of the two-story addition into the required interior yard setback along Sea Ledge Lane in the A-1 Zone (SBMC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

III. EXECUTIVE SUMMARY

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

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

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



Vicinity Map for 3427 Sea Ledge Lane

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

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

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

B. PROJECT STATISTICS

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

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

V. ZONING ORDINANCE CONSISTENCY

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

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

VI. PROJECT SITE DESCRIPTION:

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

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

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

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

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

VII. OTHER COMMITTEE REVIEW

C. SINGLE FAMILY DESIGN BOARD

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

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

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

D. ENVIRONMENTAL REVIEW

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

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

VIII. ISSUES

A. ZONING ORDINANCE CONSISTENCY

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

Zoning Modifications

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

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

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

B. GENERAL PLAN

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

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

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

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

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

C. COMPLIANCE WITH THE LOCAL COASTAL PLAN (LCP)

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

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

1. Hazards/Drainage

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

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

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

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

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

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

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

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

2. Access

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

3. Visual Resources

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

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

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

4. Archaeological Resources

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

5. Housing/Neighborhood Compatibility

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

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

IX. RECOMMENDATION/FINDINGS

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

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

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

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

Exhibits:

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

3427 SEA LEDGE LANE
MST2006-00092/ CDP2007-00003
COASTAL DEVELOPMENT PERMIT
JUNE 7, 2007

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

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

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

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

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

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

Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.

5. **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).

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

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

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

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

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

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

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

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

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

2. **Approved Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.

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

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

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

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

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

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

Signed:

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

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

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

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

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

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

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

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

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

5. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

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

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

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

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

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

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

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

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

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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

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

LUNT RESIDENCE

3427 SEA LEDGE LANE, SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION SUBMITTAL

ADMINISTRATIVE DATA

ADMINISTRATIVE DATA

OWNER:
LEON & JOYCE LUNT
3427 SEA LEDGE LANE
SANTA BARBARA, CA 93109
(805) 563-0768

ARCHITECT:
ROTEMAN, EBERHARD & ASSOCIATES, ARCHITECTS
ANDREW ROTEMAN LIC. No. C14544
109 W ORTEGA STREET
SANTA BARBARA, CA 93101
(805) 965-2728

LAND USE PLANNER:
SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC.
1NISH ALLEN
828 SANTA BARBARA STREET
SANTA BARBARA, CA 93101
(805) 966-2758

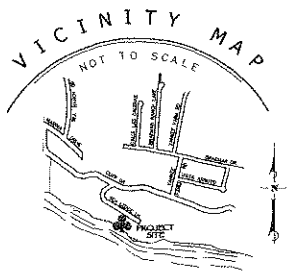
LANDSCAPE ARCHITECT:
CREATIVE LANDSCAPE DESIGN
PAUL WOLTHAUSEN LIC. No. 2327
P.O. BOX 6363
SANTA BARBARA, CA 93160
(805) 964-5031

GEOLOGIST:
MELIHA ANKOUDINE, PH.D
1936 TILLEREST RD.
SANTA BARBARA, CA 93103
(805) 962-4234

ARCHAEOLOGIST:
STONE ARCHAEOLOGICAL
DAVID STONE
27 WEST CONSTANCE AVENUE
SANTA BARBARA, CA 93105
(805) 682-6768

CIVIL ENGINEER:
NORMAN R. CALDWELL
1750 FALLCREST RD.
SANTA BARBARA, CA 93103
(805) 962-0357

VICINITY MAP



DRAWING INDEX

DISCRETIONARY ACTION REQUESTED

1. MODIFICATION TO ALLOW ENCROACHMENTS INTO THE REQUIRED INTERIOR YARD SETBACKS ALONG THE NORTH PROPERTY LINE IN THE A-1/SD-3 ZONE (SBMC §28.15.060).
2. MODIFICATION TO ALLOW ENCROACHMENTS INTO THE REQUIRED INTERIOR YARD SETBACKS ALONG THE EAST PROPERTY LINE IN THE A-1/SD-3 ZONE (SBMC §28.15.060).
3. COASTAL DEVELOPMENT PERMIT TO ALLOW THE PROPOSED DEVELOPMENT IN THE APPEALABLE JURISDICTION OF THE CITY'S COASTAL ZONE (SBMC §28.45.009).

SCOPE OF WORK

REMODEL, DEMO, AND ADDITION TO AN EXISTING SINGLE FAMILY HOUSE. SEE PROJECT DATA FOR ACTUAL SQUARE FOOTAGE OF REMODEL, DEMO, AND ADDITIONS. THE HOUSE IS CURRENTLY A 4 BEDROOM HOUSE. IT WILL STAY 4 BEDROOMS, BUT TWO OF THE BEDROOMS WILL MOVE TO THE NEW SECOND FLOOR. ADD NEW BASEMENT LEVEL FOR MEDIA ROOM. AT MAIN FLOOR, (E) BEDROOM AND LIVING ROOM ARE THE SAME, THE REST OF THE SPACES ARE MOVED, CHANGED, AND/OR ENLARGED. THE SPACES SECURE AND ENLARGED ARE THE M. BEDROOM AND BATH, THE DINING ROOM, KITCHEN, DEN, LAUNDRY, GARAGE, AND FAMILY ROOM. THE TEEN RETREAT IS A NEW SPACE. THE NEW SECOND FLOOR WILL INCLUDE THE MOVED BEDROOMS, AN UPSTAIRS TEEN RETREAT AND A PLAY SPACE.

PROJECT DATA

PROPERTY DATA

ADDRESS:	3427 SEA LEDGE LANE
A.P.N.:	47-082-09
ZONE:	A-1 / SD-3
GENERAL PLAN DESIGNATION:	RESIDENTIAL/1 UNIT PER ACRE
USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	V-N
AVERAGE SLOPE:	38%

SITE DATA	EXISTING:		PROPOSED:	
SITE (GROSS):	32,189 SF	100.0 %	32,189 SF	100.0 %
EASEMENTS/R.O.W.:	3060 SF		3060 SF	
SITE (NET):	29129 SF		29129 SF	
FOOTPRINT:	3535 SF	11.0 %	4875 SF	15.2 %
PAVED SURFACES:	2931 SF	9.1 %	2777 SF	8.6 %
DECKS:	1414 SF	4.4 %	1321 SF	4.1 %
LANDSCAPE(AT GROUND):	6016 SF	18.7 %	4923 SF	15.3 %
BLUFF FACE:	17448 SF	54.2 %	17448 SF	54.2 %
GRADE (NORTH OF DRIVE):	845 SF	2.6 %	845 SF	2.6 %

PARKING:	REQUIRED:	PROPOSED:
SPACES:	2 COVERED	2 COVERED 1 UNCOVERED

GRADING:
per S.B. ORD: 343 CY CUT + 0 CY FILL = 343 CY TOTAL

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

EXHIBIT B

LUNT RES
3427 SEA LE
SANTA BARB

COVER SHEET;
ADMINISTRATIVE DATA,
DRAWING INDEX, and
VINCINITY MAP

JANUARY 22, 2007

A0.0

A. RESIDENTIAL PROJECT STATISTICS

EXISTING

		STRUCTURE TYPE	ZONING NET	BUILDING & SAFETY FLOOR AREA (GROSS)	ALTERATION/ REMODEL B&S (GROSS)	
MAIN BUILDING(S)	ATT. OR DET.					
EXISTING ATTACHED		MAIN HOUSE	2594	2674		
EXISTING DETACHED		ROOM OFF GARAGE +	360	384		
		TOTAL MAIN BLD'G AREA:	2954	3058		
GARAGE/CARPORT						
EXISTING		GARAGE +	460	477		
EXISTING		+				
ACCESSORY STRUCTURES						
EXISTING		+				
EXISTING		+				
EXISTING						
BASEMENT OR CELLAR						
EXISTING						
		TOTAL EXISTING:	3414	3535		

PROPOSED FOR DEMOLITION OR CHANGE OF USE

	STRUCTURE TYPE	NET	B&S (GROSS)	
MAIN BUILDING(S)				
EXISTING DEMOLITION	1st FLOOR	1218	1265	SQUARE FEET
EXISTING				SQUARE FEET
	TOTAL MAIN BUILDING AREA:	1218	1265	SQUARE FEET
GARAGE/CARPORT				
EXISTING DEMO OR CHANGE OF USE?	GARAGE	460	477	SQUARE FEET
EXISTING	CARPORT			SQUARE FEET
ACCESSORY STRUCTURES				
EXISTING DEMO OR CHANGE OF USE?				SQUARE FEET
EXISTING				SQUARE FEET
EXISTING				SQUARE FEET
BASEMENT OR CELLAR				
EXISTING DEMO OR CHANGE OF USE?				SQUARE FEET
	TOTAL DEMOLITION OR CHANGE OF EXISTING USE:	1678	1742	SQUARE FEET

PROPOSED NEW CONSTR., INCLUDING ANY "AS BUILT" PROPOSALS

		STRUCTURE TYPE	NET	B&S (GROSS)	
MAIN BUILDING(S)	ATT. OR DET.				
(ADDITION OR NEW STRUCTURE)		1st FLOOR	2368	2392	SQUARE FEET
		2nd FLOOR +	1262	1333	SQUARE FEET
		TOTAL MAIN BUILDING AREA:	3630	3725	SQUARE FEET
GARAGE/CARPORT					
(ADDITION OR NEW STRUCTURE)		GARAGE +	656	690	SQUARE FEET
		CARPORT +			SQUARE FEET
ACCESSORY STRUCTURES					
(ADDITION OR NEW STRUCTURE)		+			SQUARE FEET
		+			SQUARE FEET
		NON-HABITABLE ACCESSORY TOTAL:	N.A.	N.A.	SQUARE FEET
BASEMENT OR CELLAR					
(ADDITION OR NEW STRUCTURE)		BASEMENT	455	563	SQUARE FEET
		TOTAL ADDITION & NEW SQUARE FEET:	4741	4978	SQUARE FEET

RESIDENTIAL TOTAL (EXISTING-DEMOLITION+NEW)= 6477 | 6771

B&S GROSS RES. SQ. FT. INCLUDES USABLE ROOF DECK SQ. FT. FROM "GENERAL SHEET"

SCHOOL FEE SQ. FT. (EXCLUDES EXISTING & NON-HABITABLE SQ. FT.) = 4085

C. GENERAL PROJECT STATISTICS

FLOOR TO AREA RATIO (SBMC 28.87.300)

LOT AREA	32,189	EXISTING FAR	10.6
- PUBLIC RIGHT OF WAY EASEMENTS	0	PROPOSED FAR	18.7
NET LOT AREA	32,189 SQ. FT.		

FAR IS CALCULATED BY DIVIDING NET PROPOSED RESULTING PROJECT SQUARE FEET BY NET LOT AREA. DOES NOT INCLUDE BASEMENTS WITH LESS THAN A 5' GRADE TO CEILING HEIGHT.

PROJECT RESIDENTIAL UNIT TOTALS (AT PROJECT COMPLETION)

STUDIOS: | ONE - BEDROOM: | 2 - BEDROOM: | 3 + BEDROOM: 1

PARKING (SBMC 28.90.001)

CODE REQUIRED SPACES FOR EXISTING DEVELOPMENT	COVERED	2	UNCOVERED	0
EXISTING SPACES	COVERED	2	UNCOVERED	0
CODE REQUIRED SPACES FOR PROPOSED PROJECT	COVERED	2	UNCOVERED	0
PROPOSED PROJECT SPACES	COVERED	2	UNCOVERED	0

MAXIMUM HEIGHT OF NEW CONSTRUCTION (SBMC 28.04.110)

FEET (AT TOP OF BUILDING RIDGE, FROM NATURAL GRADE): 25'-4"

SLOPE (SBMC 28.15.080)

AVERAGE SLOPE: 38%

GRADING

UNDER MAIN BUILDING AND WITHIN 5' OF MAIN BUILDING

THIS PART OF FORM FOR PRELIMINARY ABR OR HLC APPROVAL

237.8	CUT	WHERE CUT IS GOING TO:	T.B.D.	ON-SITE FILL	0	OFF-SITE EXPORT	237.8
0	FILL	WHERE FILL IS FROM:	N/A	ON-SITE CUT	0	OFF-SITE IMPORT	0
N.A.	RECOMPACTION						
237.8	TOTAL MAIN BUILDING FOOTPRINT GRADING						

ELSEWHERE ON SITE (EACH UNDER DRIVEWAY, DETACHED GARAGE, SWIMMING POOLS OR OTHER ACCESSORY STRUCTURES)

THIS PART OF FORM FOR PRELIMINARY ABR OR HLC APPROVAL

105.6	CUT	WHERE CUT IS GOING TO:	T.B.D.	ON-SITE FILL	0	OFF-SITE EXPORT	105.6
0	FILL**	WHERE FILL IS FROM:	N/A	ON-SITE CUT	0	OFF-SITE IMPORT	0
0	RECOMPACTION						
105.6	TOTAL NON-MAIN BUILDING FOOTPRINT GRADING						

TOTAL GRADING: 345.4 CUBIC YARDS

** INCLUDES FILL ADDED FOR RECOMPACTION ACTIVITIES OUTSIDE THE MAIN BUILDING FOOTPRINT.

DECKS, LOGGIAS & PATIOS (FOR BUILDING AND SAFETY PERMITTING, INSPECTION & FEES) (CA UBC 207)

1ST FLOOR:									
UNCOVERED:	EXISTING:	891	DEMOLITION:	577	NEW:	562	EXISTING-DEMOLITION+NEW =	876
COVERED:	EXISTING:	494	DEMOLITION:	90	NEW:	41	EXISTING-DEMOLITION+NEW =	445
UPPER FLOORS:									
UNCOVERED:	EXISTING:	0	DEMOLITION:	0	NEW:	213	EXISTING-DEMOLITION+NEW =	213
COVERED:	EXISTING:	0	DEMOLITION:	0	NEW:	56	EXISTING-DEMOLITION+NEW =	56
ROOF DECKS:									
USEABLE:	EXISTING:	0	DEMOLITION:	0	NEW:	0	EXISTING-DEMOLITION+NEW =	0

PROPOSED RESULTING PROJECT SUMMARY

PROPOSED RESIDENTIAL (EXISTING-DEMOLITION+NEW) =	5821	6081
PROPOSED COMMERCIAL (EXISTING-DEMOLITION+NEW) =	0	0
PROPOSED GARAGE/CARPORT (EXISTING DEMOLITION+NEW) =	656	690
TOTAL:	6477	6771

LICENSED ARCHITECT ANDREW M. BUTZMAN NO. C14544 EXPIRES 12/31/00 STATE OF CALIFORNIA

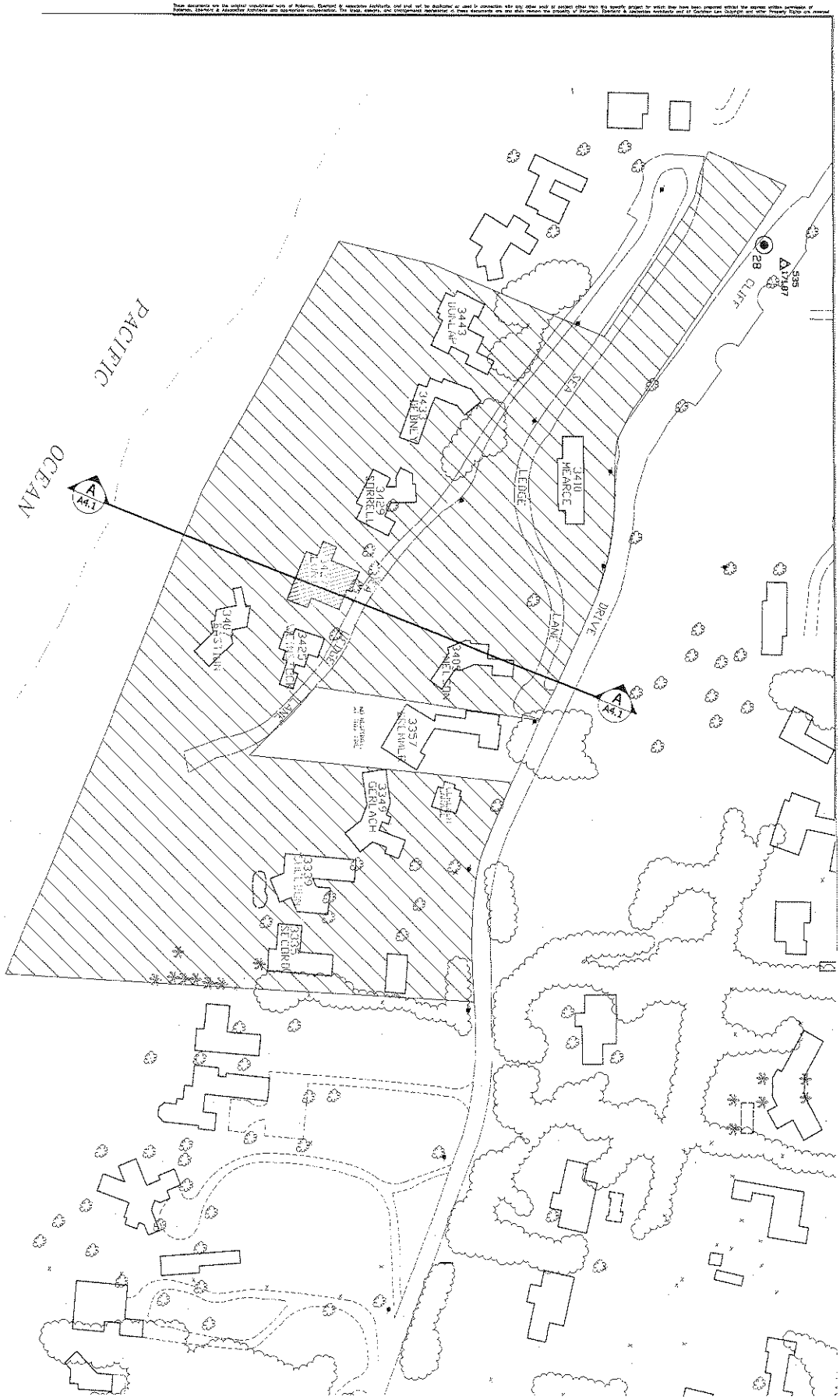
Rotzman, Eberhard and Associates
A R C H I T E C T S
106 W. ORTEGA STREET, SANTA BARBARA, CA 93101
PHONE (805) 963-2795 FAX (805) 564-2407

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

PROJECT STATISTICS

JANUARY 26, 2001

A0.1



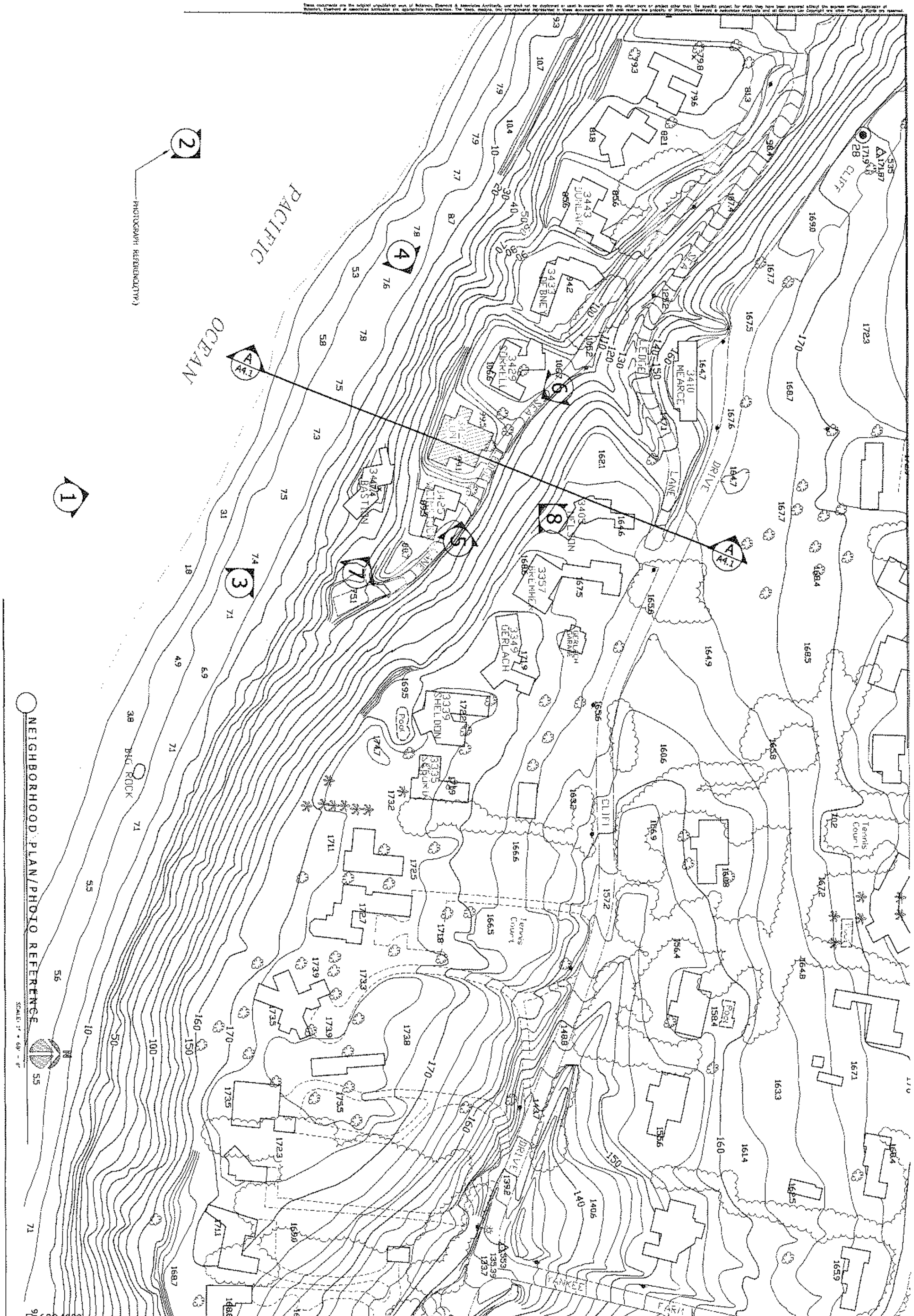
NEIGHBORHOOD PLAN - LETTERS OF SUPPORT

SCALE: 1" = 60' - 0"

N

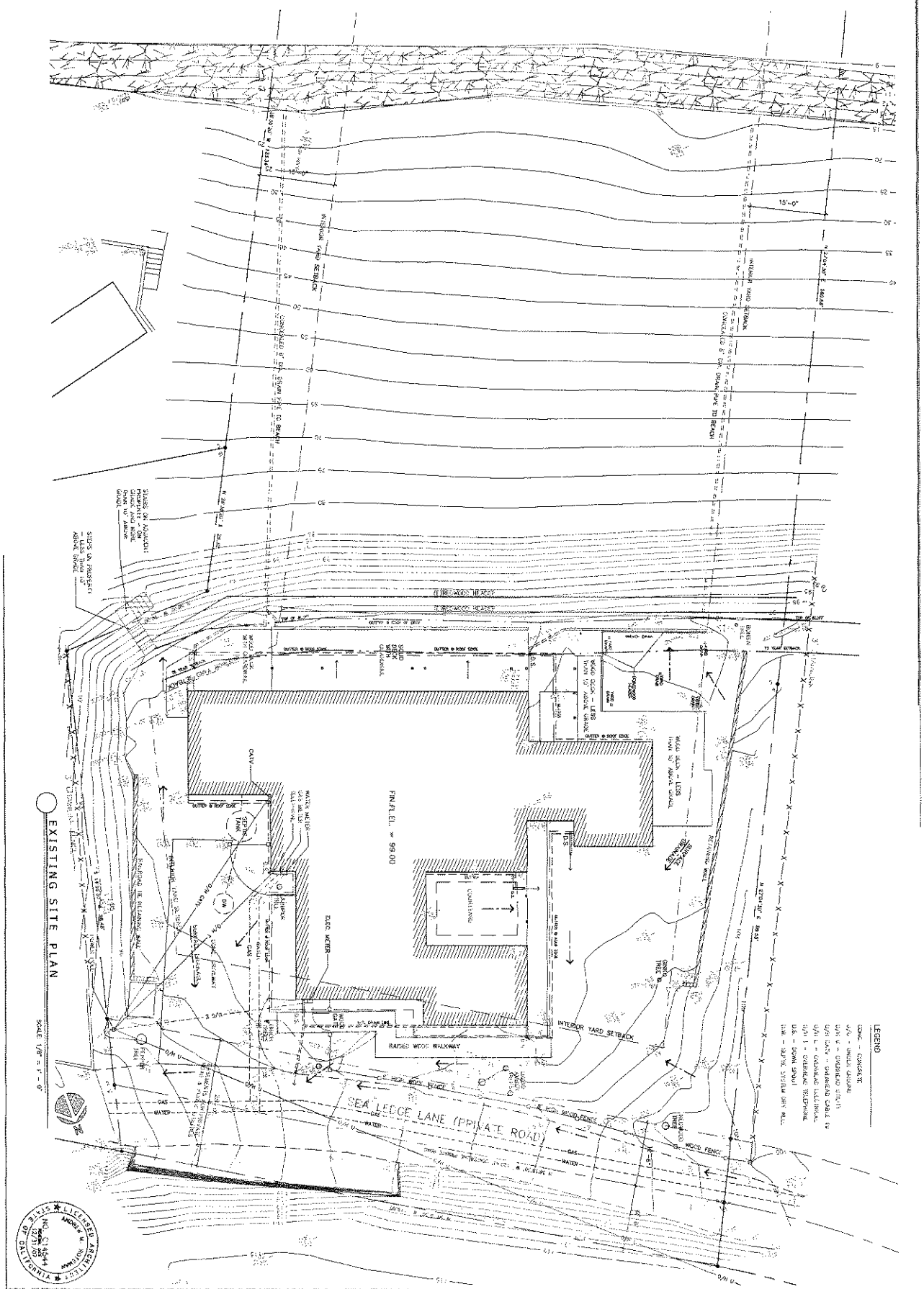
WARNING: SEE SPECIFICATIONS FOR REQUIRED WORK NOT SHOWN HERE. DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF ADDITIONAL DIMENSION INFORMATION IS NECESSARY. SEE CONTRACTOR INFORMATION AT LEFT BORDER.

A0.2	NEIGHBORHOOD PLAN - LETTERS OF SUPPORT	LUNT RESIDENCE 3427 SEA LEDGE DRIVE SANTA BARBARA, CA	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA 93101 805.965.2720 FAX 805.564.5057



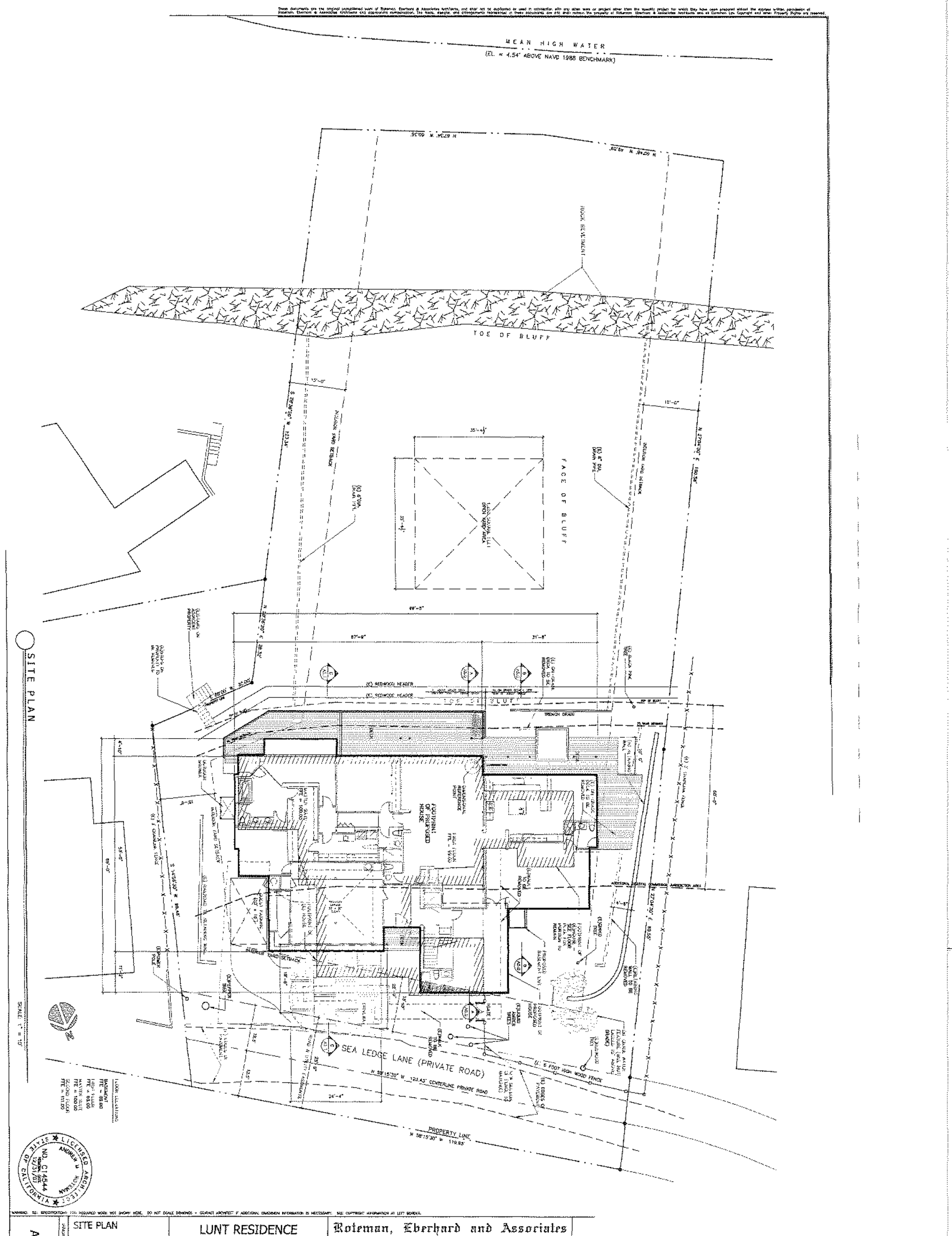
WARNING: SEE SPECIFICATIONS FOR REQUIRED WORK NOT SHOWN HERE. DO NOT SCALE DRAWINGS – CONTACT ARCHITECT IF ADDITIONAL DIMENSION INFORMATION IS NECESSARY. SEE COPYRIGHT INFORMATION AT LEFT BORDER.

A0.3	JANUARY 31, 2001	NEIGHBORHOOD PLAN/ PHOTO REFERENCE	LUNT RESIDENCE 3427 SEA LEDGE DRIVE SANTA BARBARA, CA	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET. SANTA BARBARA, CA 93101 805.963.3729 FAX 805.564.5087

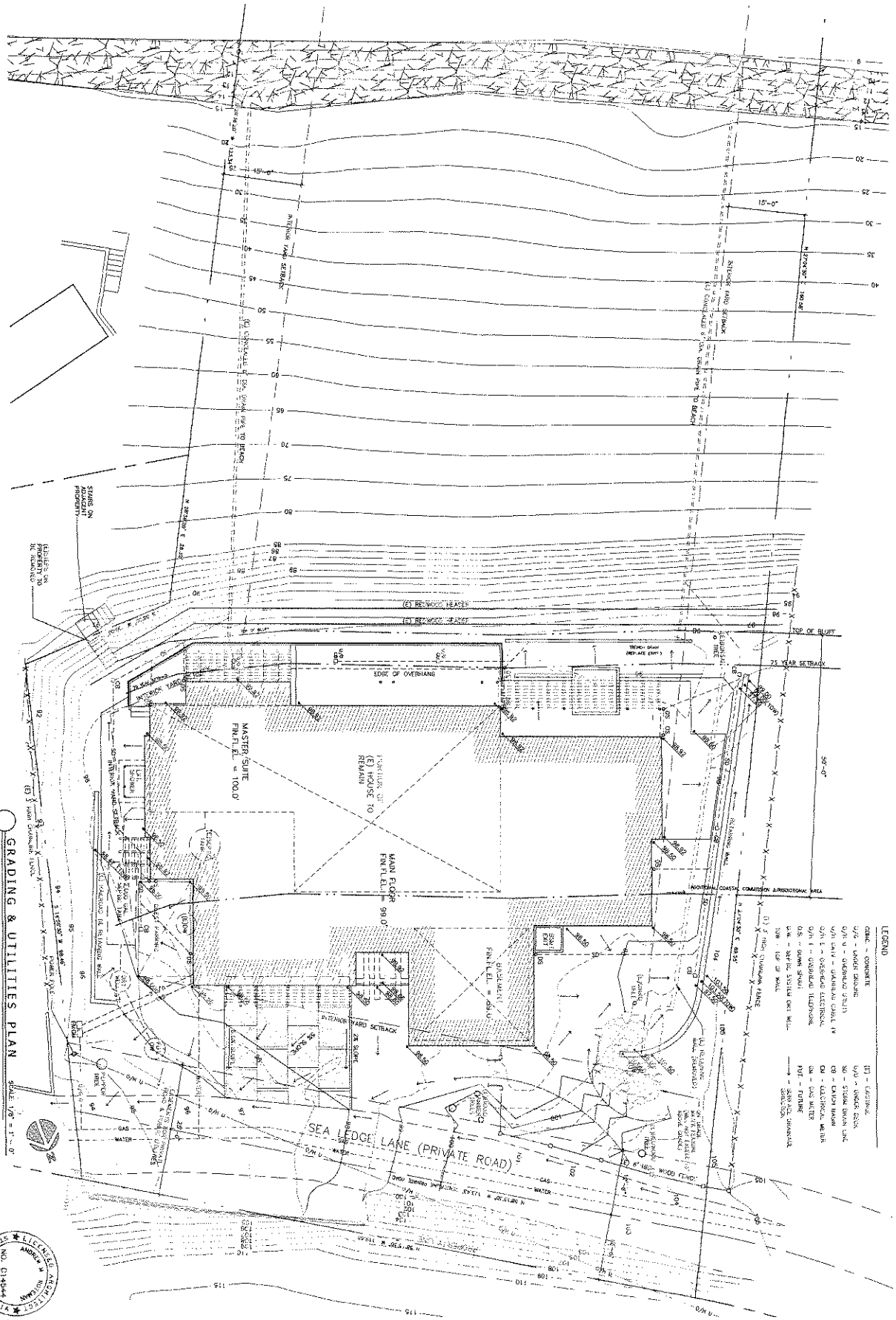


A1.0	EXISTING SITE PLAN/ DRAINAGE PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA	Roleman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.966.2728 FAX 805.564.5067

JANUARY 26, 2011



A1.1	SITE PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET. SANTA BARBARA, CA. 93101 805.963.2728 FAX 805.564.5067



WARNING: PET SPECIFICATIONS: YOU REQUIRED WORK NOT SHOWN HERE, DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF ADDITIONAL DIMENSION INFORMATION IS NECESSARY. SEE CONTRACT INFORMATION AT LEFT MARGIN.

A1.2	GRADING & DRAINAGE PLAN/ UTILITIES PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA	Rateman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2726 FAX 805.564.6087

JANUARY 26, 2007

PLANTING NOTES

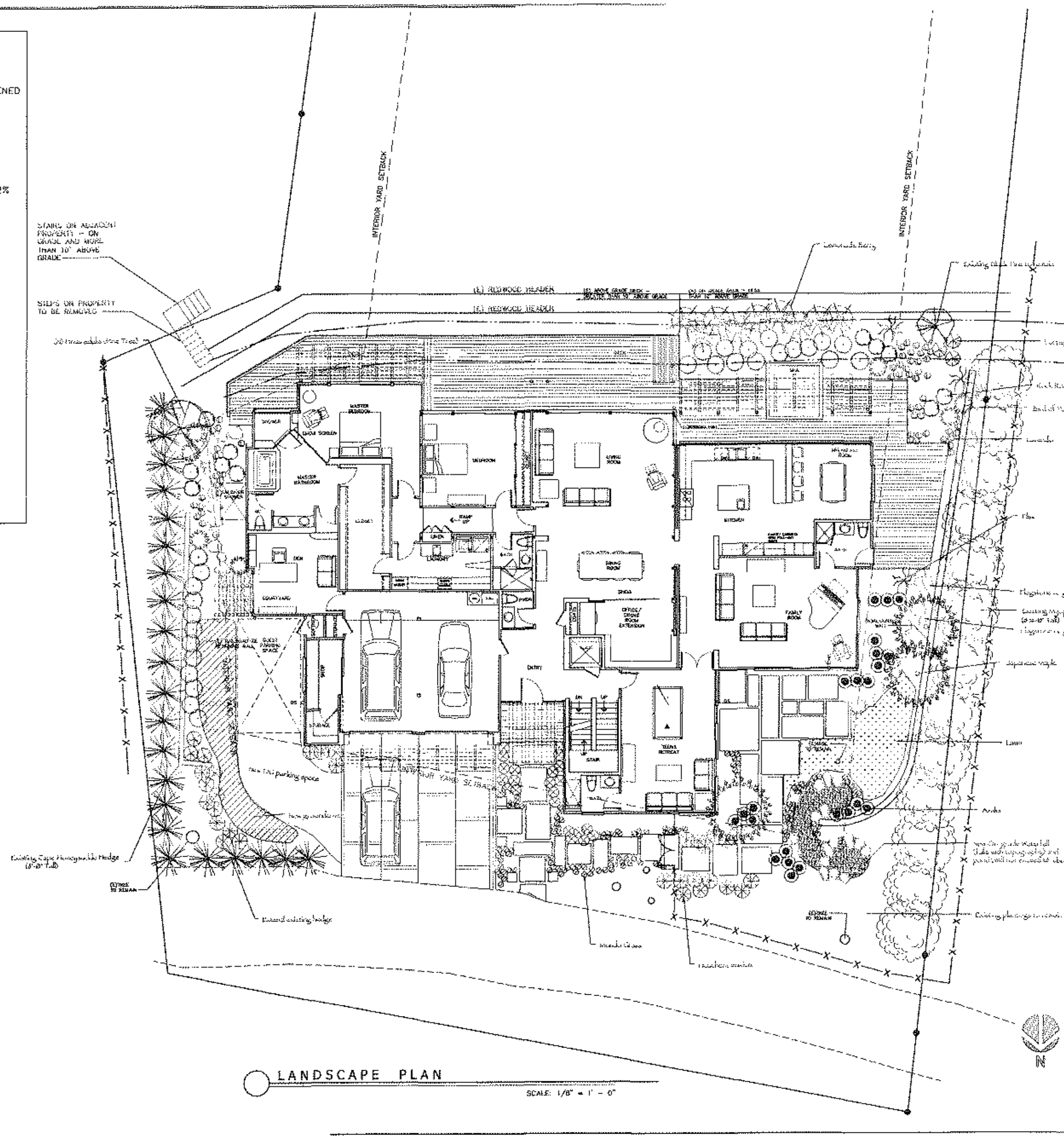
1. PRIOR TO PLANTING PREPARE EXISTING ON-SITE SOIL BY ROTOTILLING TO A DEPTH OF 12" WITH A 3" LAYER OF SCREENED HUMIS
2. FINAL APPEARACE OF ROUGH AND FINISH GRADES AS THEY PERTAIN TO THE LANDSCAPING TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER
3. ALL PLANT MATERIAL AND PATENTED PLANT MATERIAL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

IRRIGATION NOTES

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

PLANT LIST

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



LANDSCAPE PLAN

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

CONTRACT NO.
PW311A06

PAUL WOLTHAUSEN
LANDSCAPE ARCHITECT #2327
P.O. BOX 5363
SANTA BARBARA, CA. 93160

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

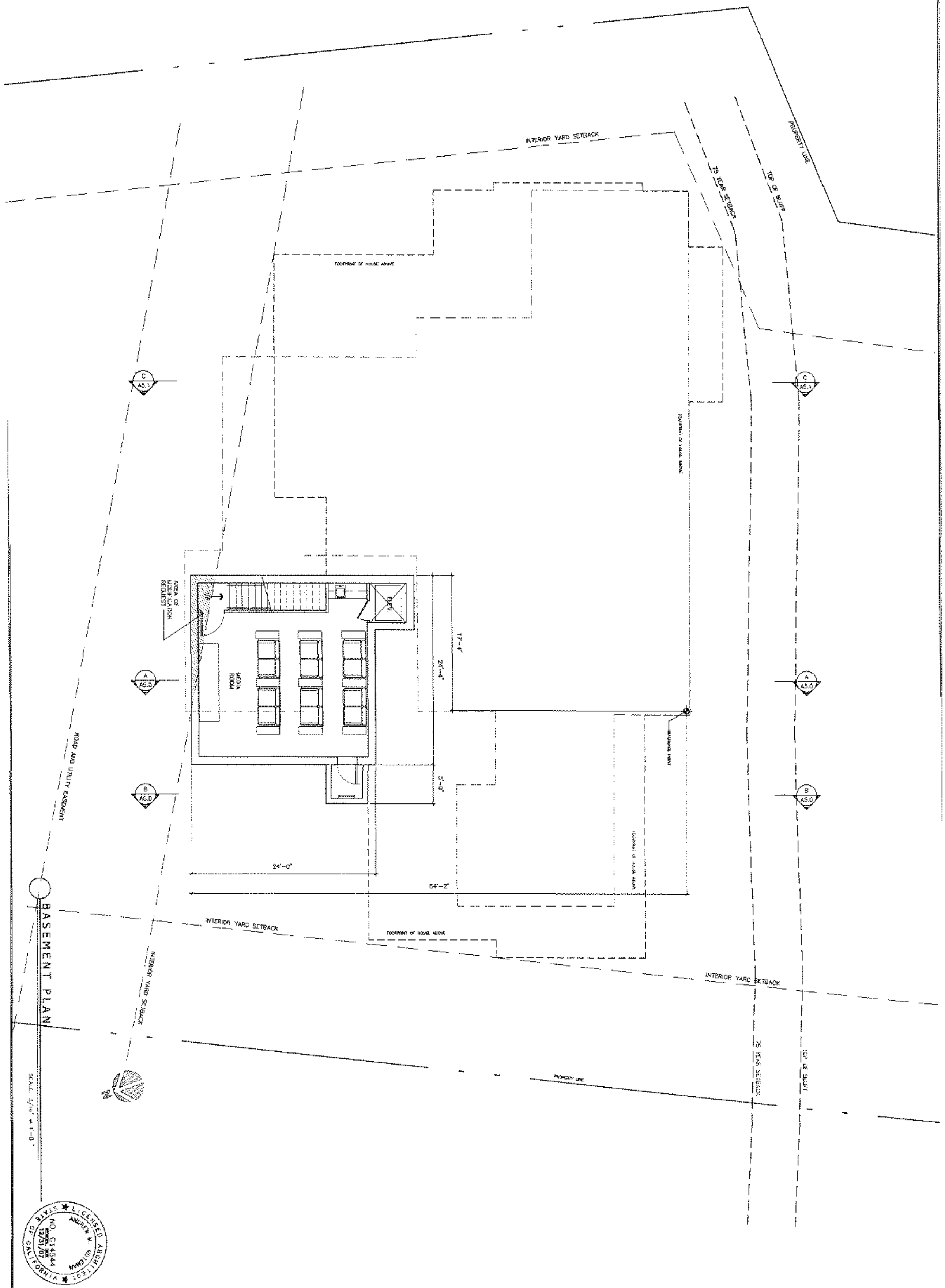
Roteman, Eberhard and Associates
ARCHITECTS
109 E. ORTEGA STREET, SANTA BARBARA, CA. 93101
805.963.2728 FAX 805.564.6067

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA.

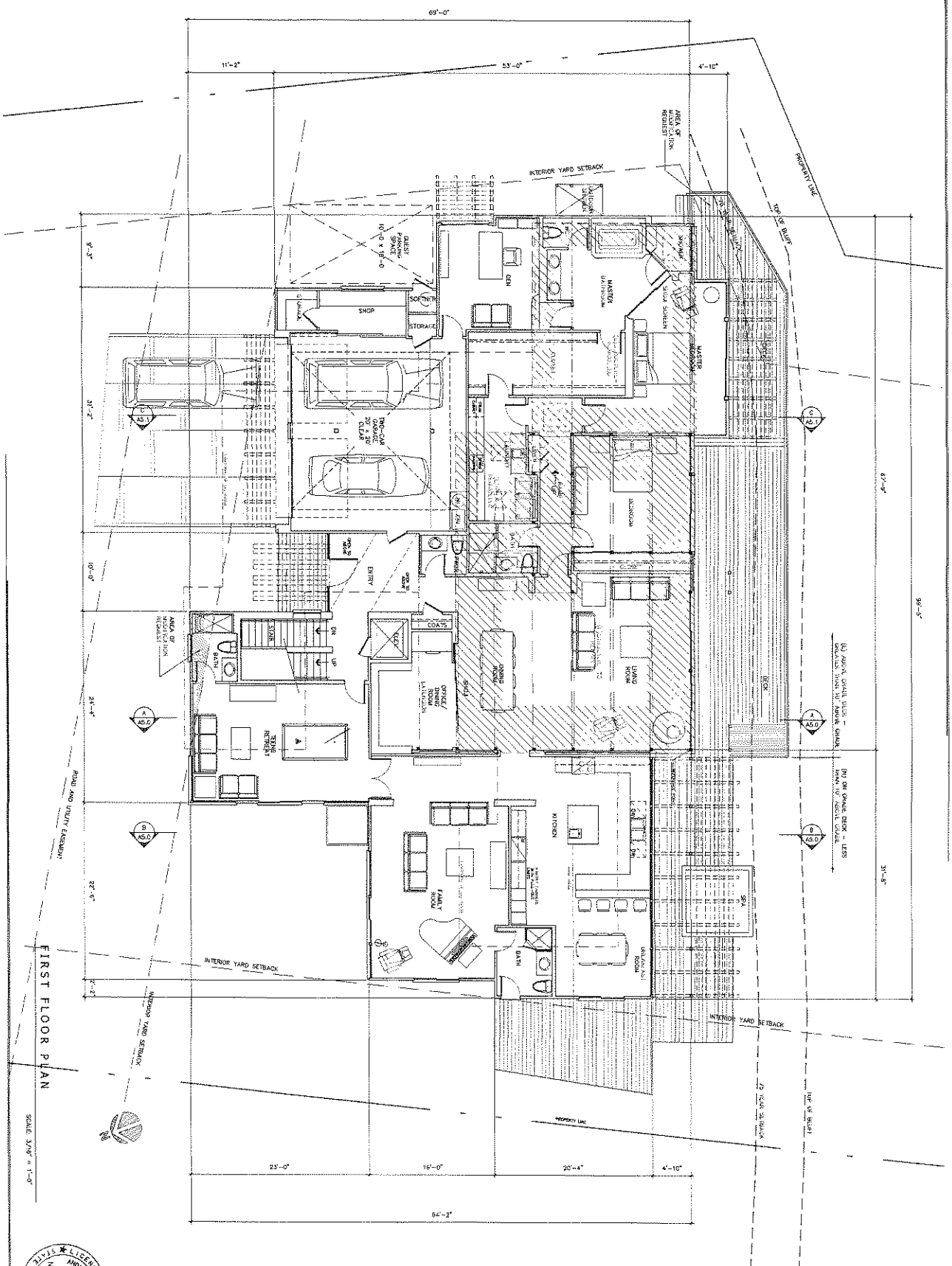
PRELIMINARY
LANDSCAPE PLAN

JANUARY 26, 2007

A1.3



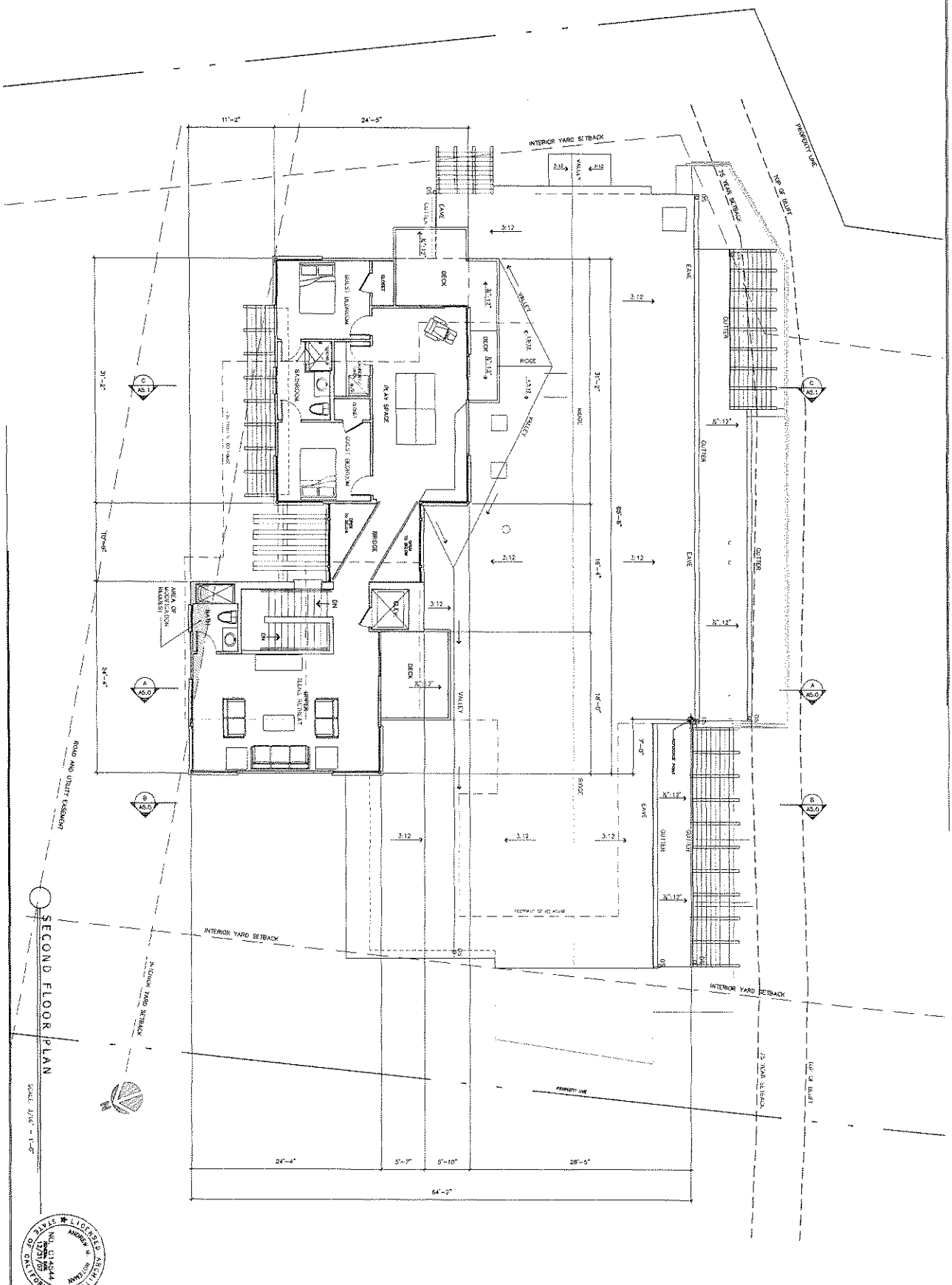
A2.0	BASEMENT PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET. SANTA BARBARA, CA. 93101 805.963.2728 FAX 805.564.6087



LICENSED ARCHITECT
ANDREW W. ROLEMAN
No. C14544
12/31/07
OF CALIFORNIA

WARNING: SEE SPECIFICATIONS FOR REQUIRED WORK NOT SHOWN HERE. DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF ADDITIONAL DIMENSION INFORMATION IS NECESSARY. SEE COPYRIGHT INFORMATION AT LEFT BORDER.

A2.1	FIRST FLOOR PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roleman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2726 FAX. 805.564.5067

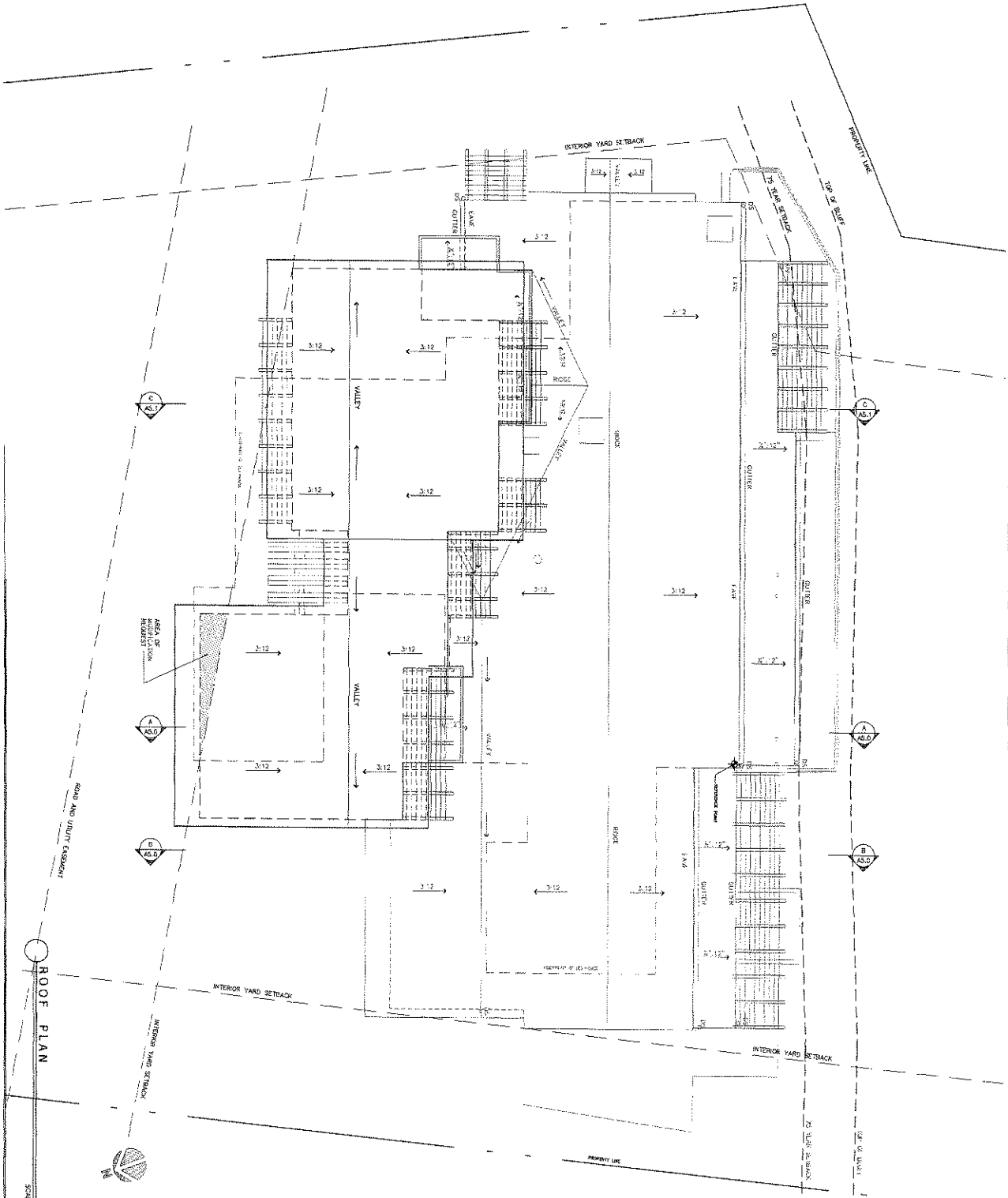


SECOND FLOOR PLAN

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

LICENSED ARCHITECT ANDREW M. ROTEMAN No. C 14544 STATE OF CALIFORNIA

A2.2	SECOND FLOOR PLAN	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roteman, Eberhard and Associates ARCHITECTS 109 E. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2728 FAX 805.564.8087

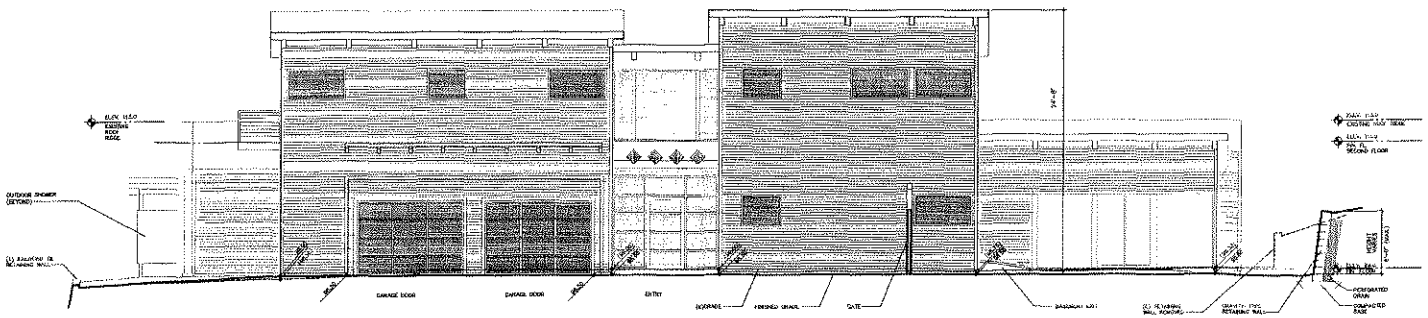


ROOF PLAN

SCALE: 1/4" = 1'-0"

WARNING: SEE SPECIFICATIONS FOR REQUIRED WORK NOT SHOWN HERE. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IF ADDITIONAL DIMENSION INFORMATION IS NECESSARY. SEE COPYRIGHT INFORMATION AT LEFT BORDER.

A2.3	ROOF PLAN JANUARY 25, 2008	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roleman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2728 FAX 805.564.6067

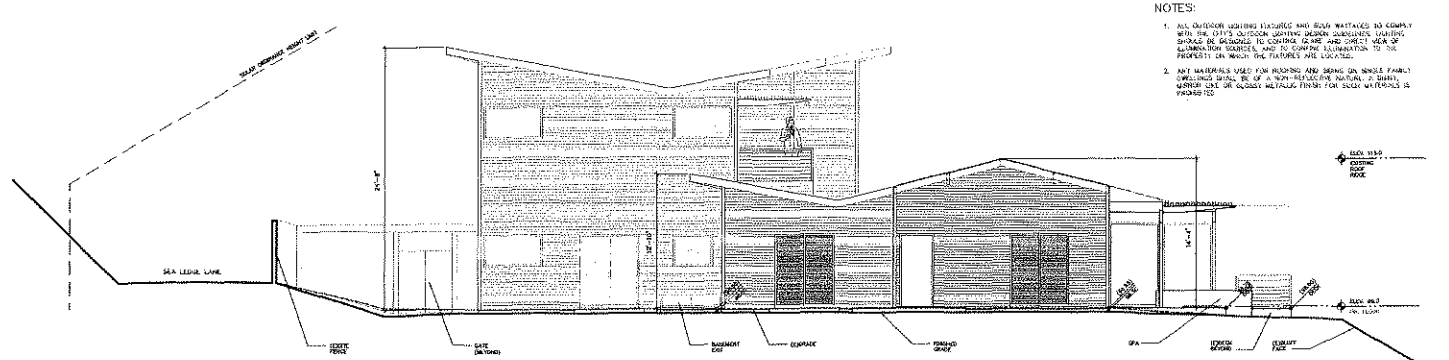


NORTH ELEVATION

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

NOTES:

1. ALL OUTDOOR LIGHTING FIXTURES AND BULB WATTAGES TO COMPLY WITH THE CITY'S OUTDOOR LIGHTING DESIGN GUIDELINES. LIGHTING SHOULD BE DESIGNED TO CONTROL GLARE AND DIRECT VIEW OF ILLUMINATION SOURCES, AND TO CONFINE ILLUMINATION TO THE PROPERTY ON WHICH THE FIXTURES ARE LOCATED.
2. ANY MATERIALS USED FOR ROOFING AND SIDING ON SINGLE FAMILY DWELLINGS SHALL BE OF A NON-REFLECTIVE NATURAL, MATTE, MINERAL USE OR GLOSSY METALLIC FINISH FOR SUCH MATERIALS IS PROHIBITED.



WEST ELEVATION

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

Roseman, Eberhard and Associates
A R C H I T E C T S
109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101
805.963.2728 FAX 805.564.3307

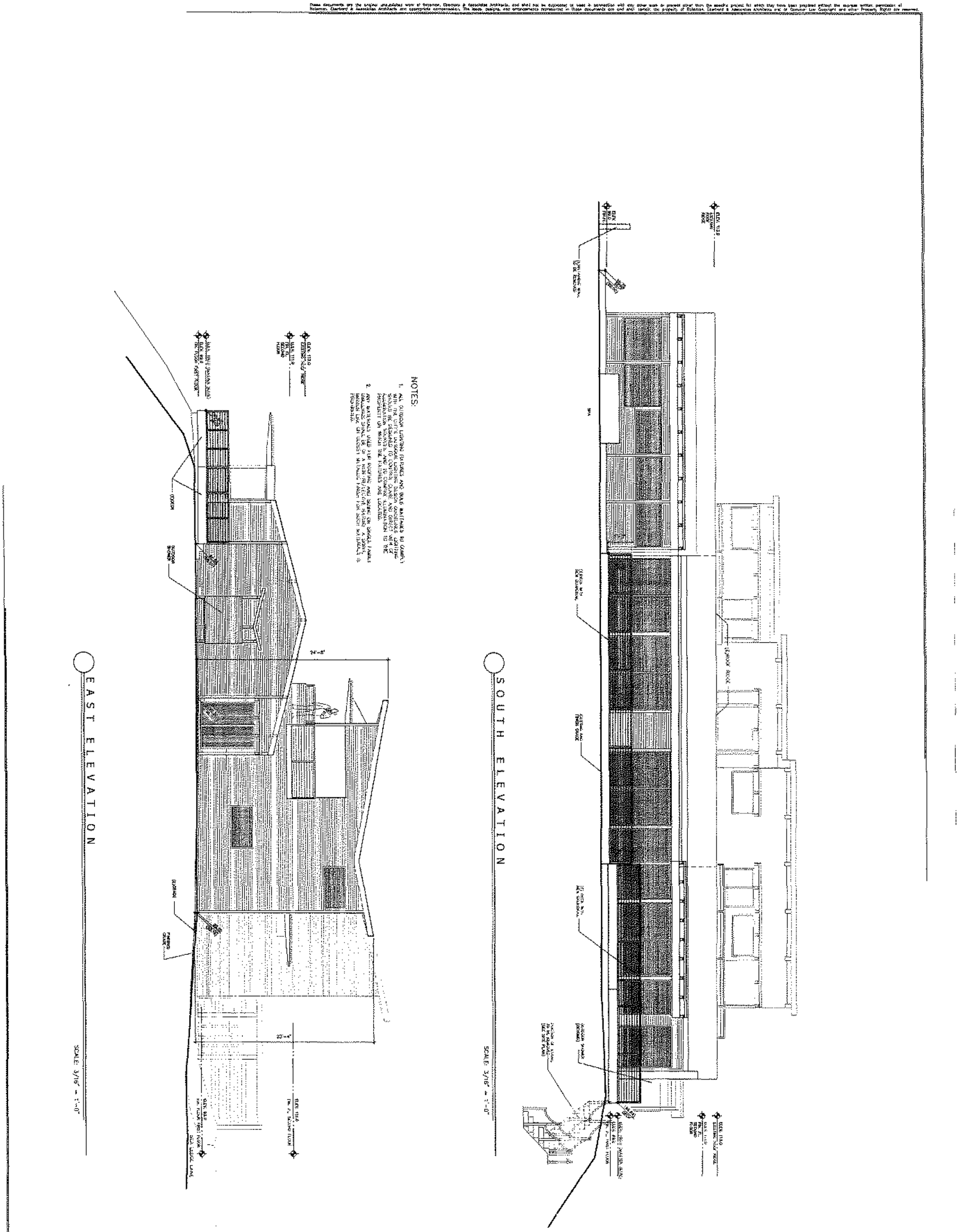
LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

NORTH AND WEST ELEVATIONS

JANUARY 26, 2021

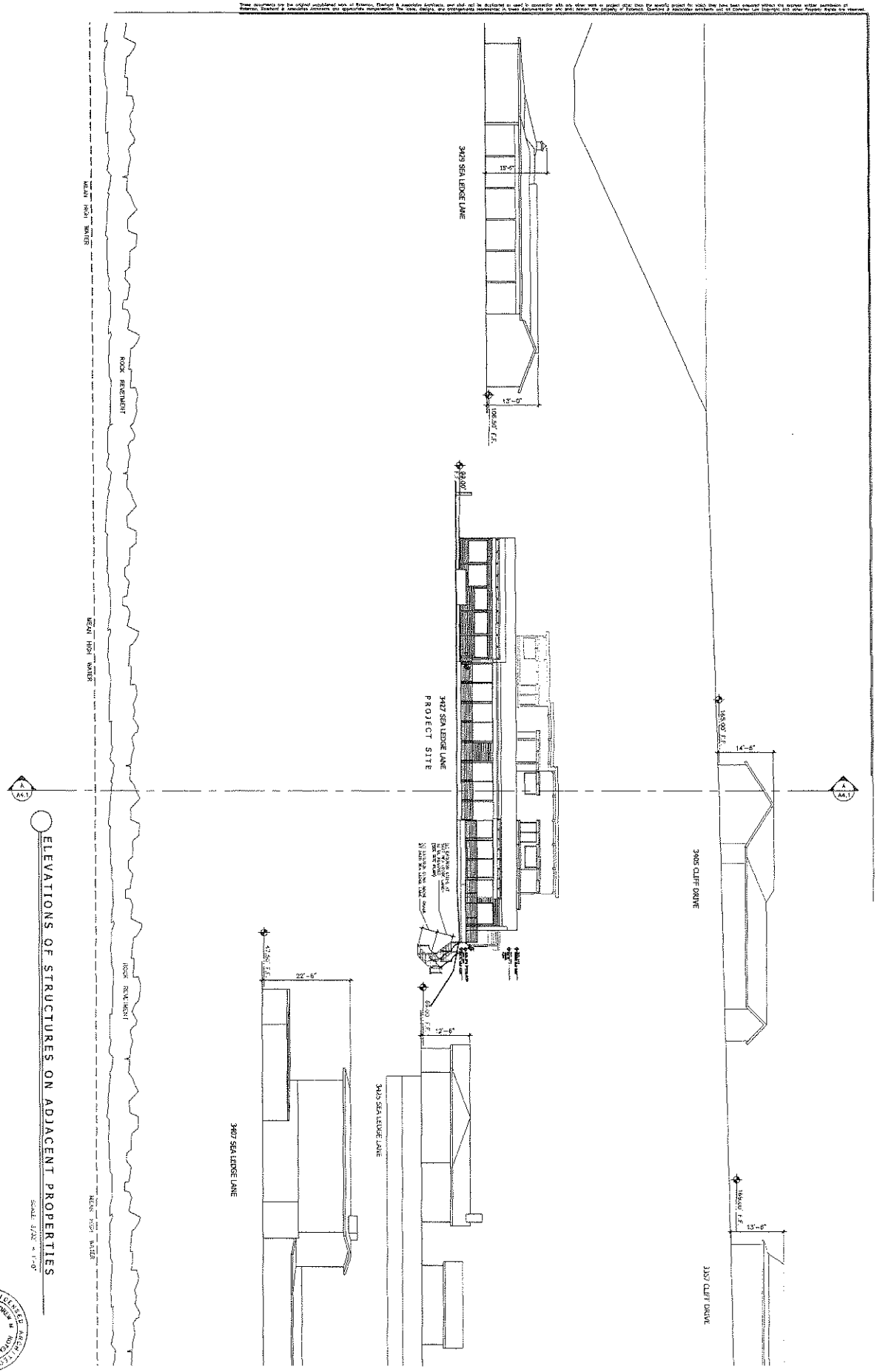
A-3.0

LICENSED ARCHITECT
ANDREW M. ROSEMAN
NO. C14544
12/31/03
STATE OF CALIFORNIA



LICENSED ARCHITECT
NO. C14544
STATE OF CALIFORNIA

A-3.1	SOUTH AND EAST ELEVATIONS	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2726 FAX 805.564.5087



ELEVATIONS OF STRUCTURES ON ADJACENT PROPERTIES

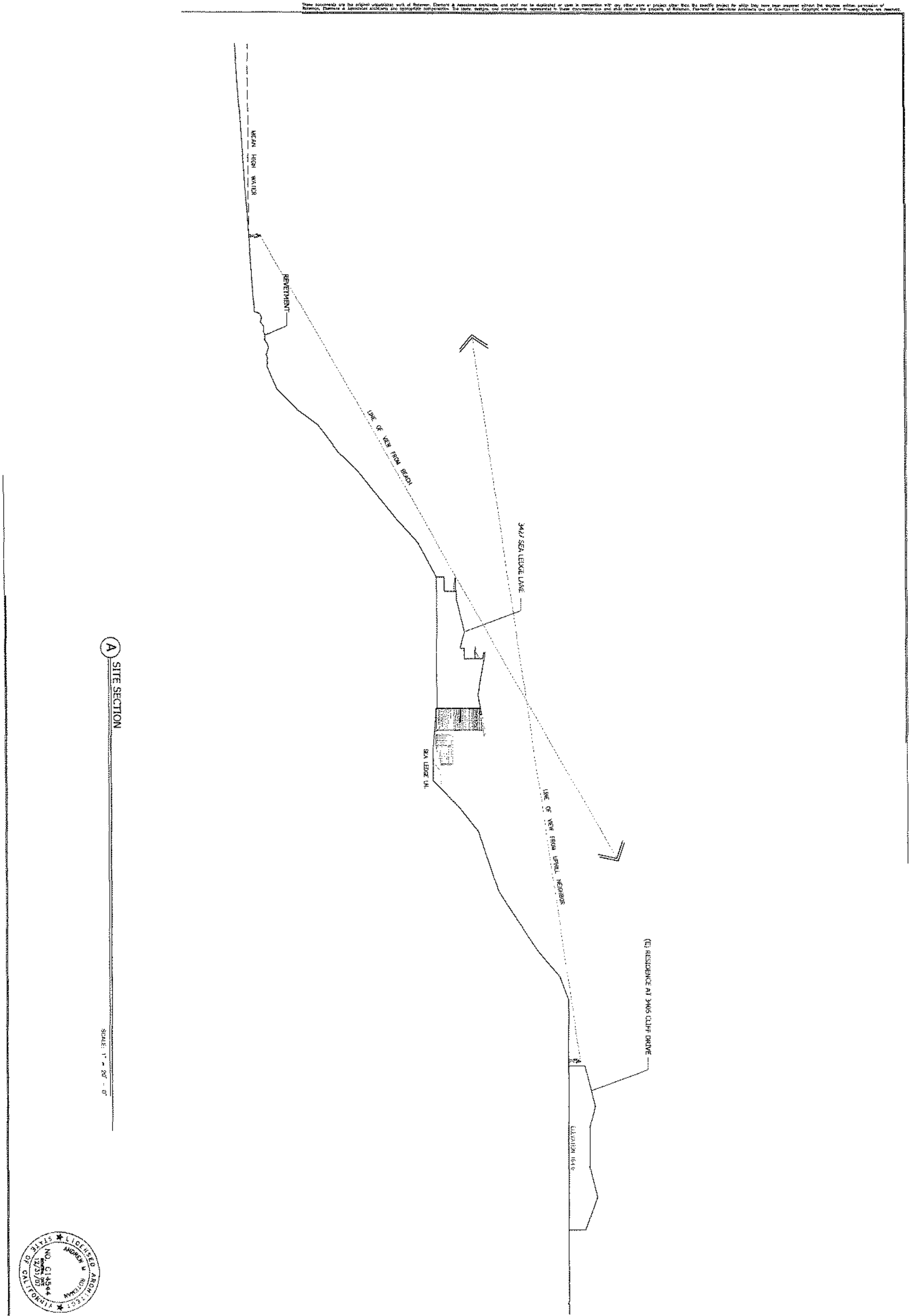
Scale: 1/32" = 1'-0"

A4.0

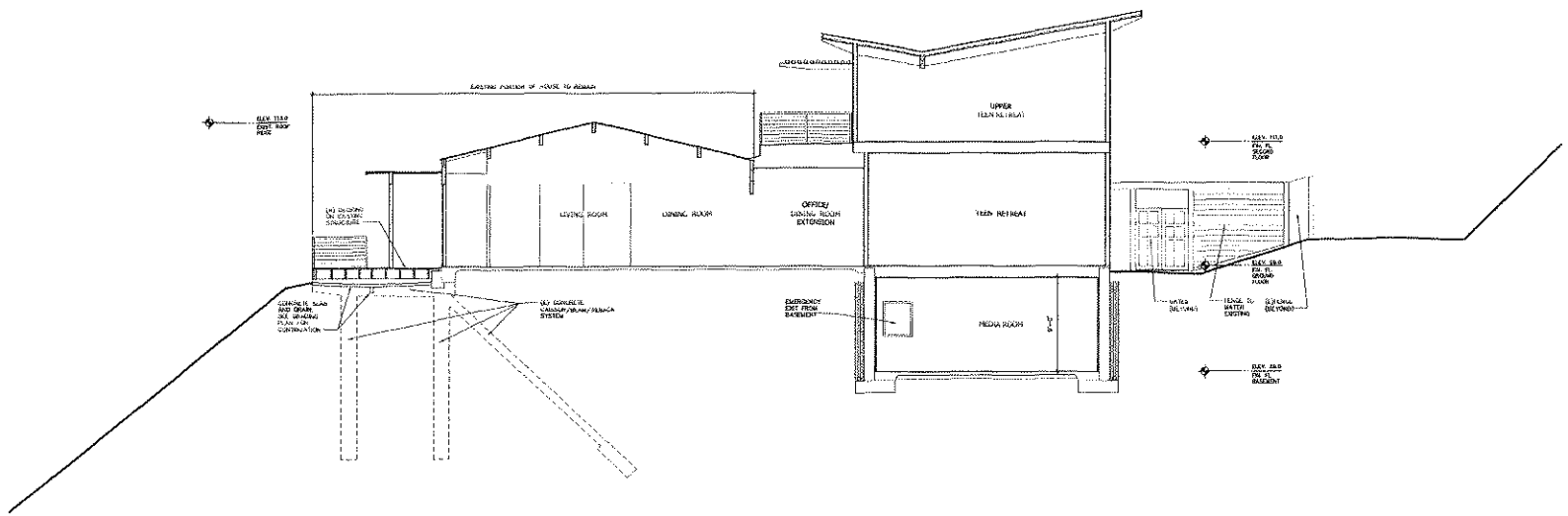
ELEVATIONS OF STRUCTURES ON ADJACENT PROPERTIES

LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

Roteman, Eberhard and Associates
ARCHITECTS
109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101
805.962.2726 FAX 805.564.5067

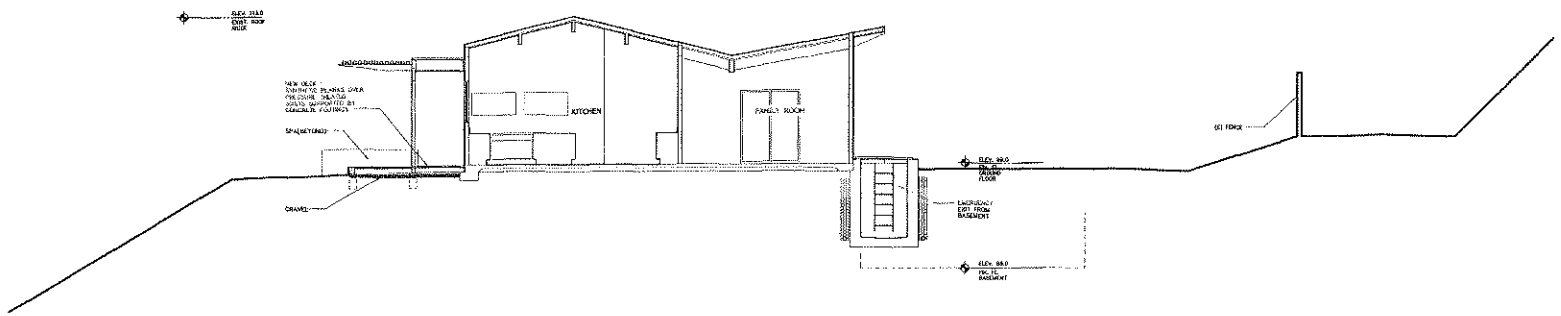


A4.1	SITE SECTION	LUNT RESIDENCE 3427 SEA LEDGE DRIVE SANTA BARBARA, CA	Roteman, Eberhard and Associates A R C H I T E C T S 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2728 FAX 805.564.6067



SECTION A

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



SECTION B

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

Bateman, Eberhard and Associates
ARCHITECTS
630 A. ORTEGA STREET, SANTA BARBARA, CA. 93101
PH: 805.963.8778 FAX: 805.564.5087

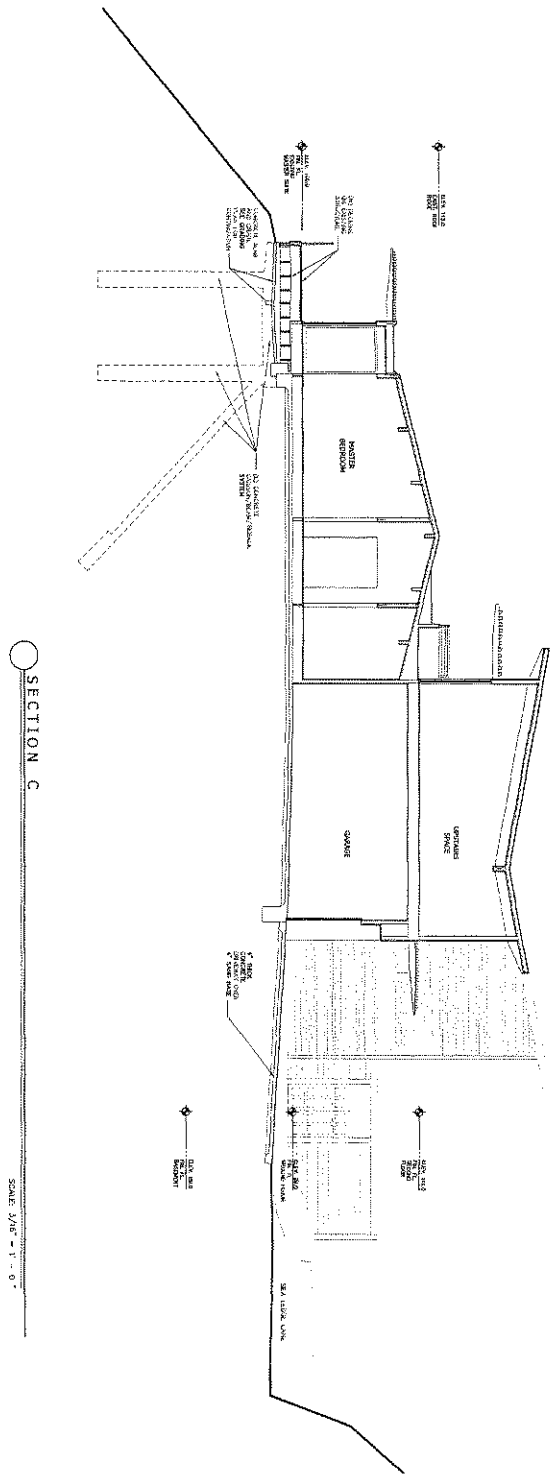
LUNT RESIDENCE
3427 SEA LEDGE LANE
SANTA BARBARA, CA

SECTIONS

JANUARY 26, 2007

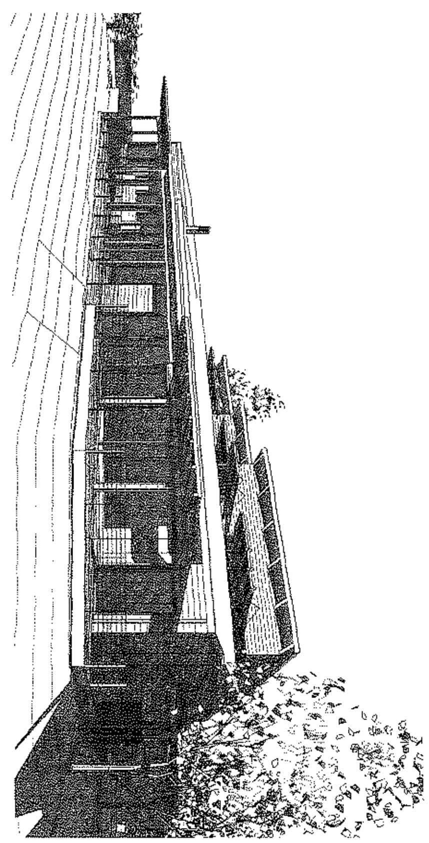
A5.0

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

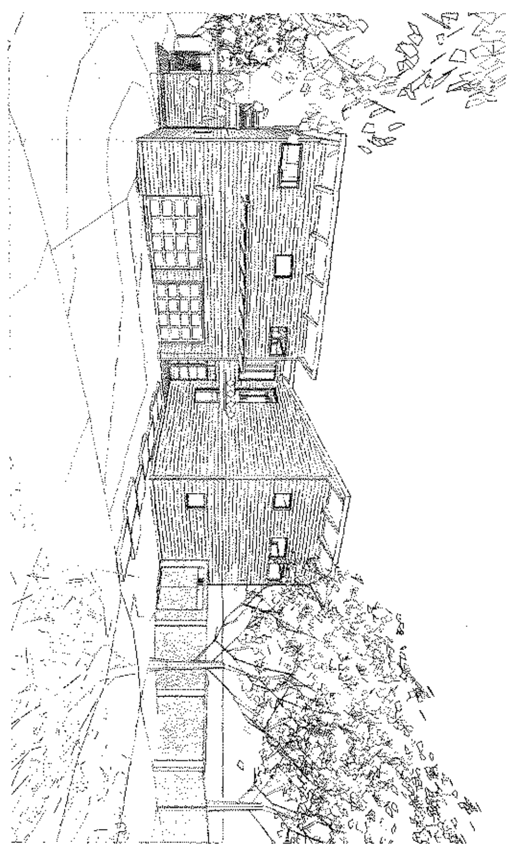


LICENSED ARCHITECT ANDREW M. ROTEMAN No. C-14544 STATE OF CALIFORNIA

A5.1	SECTION	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA	Roteman, Eberhard and Associates A R C H I T E C T S 109 W ORTEGA STREET, SANTA BARBARA, Ca. 93101 805.963.2728 FAX 805.564.6067



② VIEW FROM SOUTHEAST

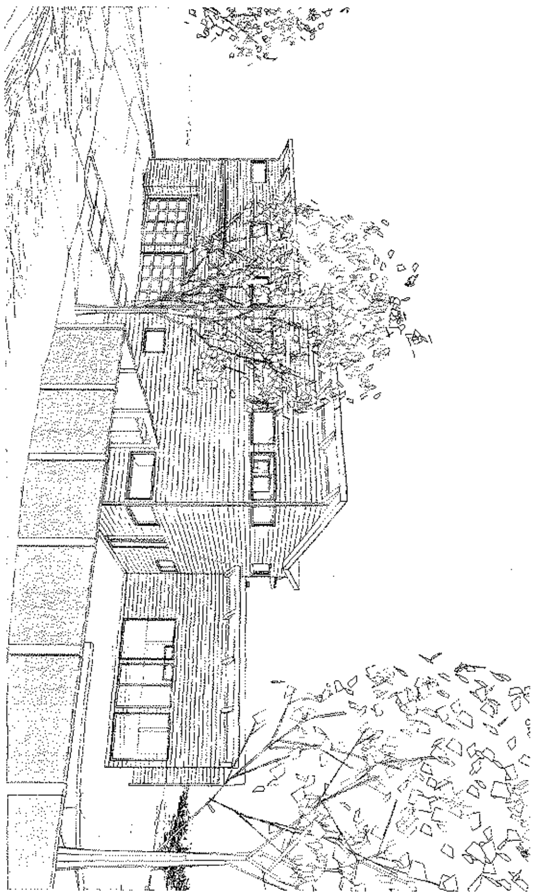


① VIEW FROM NORTHEAST

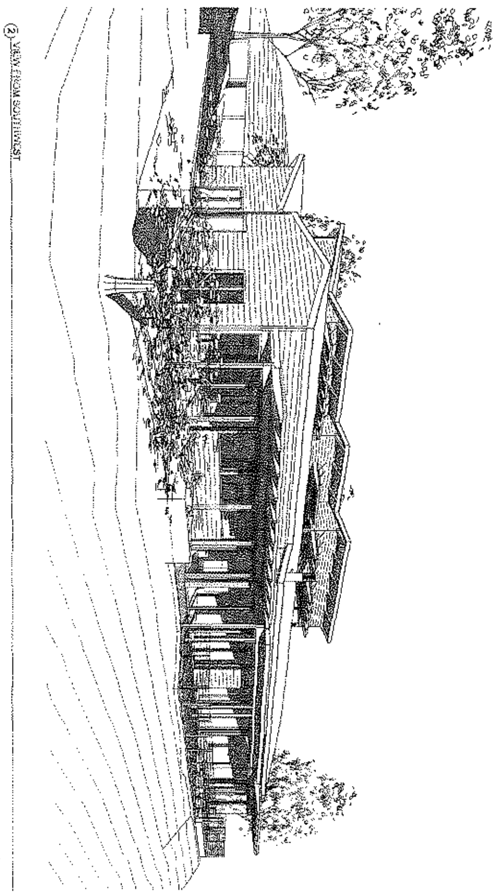
A6.0	PERSPECTIVE VIEWS	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roteman, Eberhard and Associates A R C H I T E C T S

109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101
805.963.8728 FAX 805.564.5007

1 VIEW FROM NORTHWEST



2 VIEW FROM SOUTHWEST



A6.1	PERSPECTIVE VIEWS	LUNT RESIDENCE 3427 SEA LEDGE LANE SANTA BARBARA, CA.	Roteman, Eberhard and Associates ARCHITECTS 109 W. ORTEGA STREET, SANTA BARBARA, CA. 93101 805.963.2726 FAX 805.564.5067

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S, I N C.

30 May 2007

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

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

Dear Commissioners:

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

I. Existing Setting

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

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

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

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

800 SANTA BARB IFORNIA 93101
TEL 805 966-27 nfo@sepps.com

EXHIBIT C

II. Project Description

The project site is currently developed with a single-story 3,414 square foot residence on the 32,189 square feet lot. The project involves demolition of a portion of the existing residence (approximately 1,678 square feet) for a total new addition of 3,024 square feet on the ground floor. The project proposes to construct a basement level of 455 square feet and a new second floor of approx 1,262 square feet. The existing deck would be resurfaced and decreased by approximately 100 square feet.

Architectural Design & Architectural Board of Review

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

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

Landscape Design

Of the 32,189 square foot site, 24,309 square feet is landscaped (with 18,293 square feet being in native vegetation). The landscaping on the south side of the house has been carefully selected to provide additional screening of the residence as viewed from the beach. The landscaping does not require irrigation, in order to maintain slope stability.

Grading/Drainage

The project preliminary grading quantities necessary to construct the basement, the foundations and retaining walls involve approximately 238 cubic yards of export. Outside the main building footprint, the site work would involve approximately 106 cubic yards of cut.

The existing drainage is directed either to Sea Ledge Lane or to a drain system installed along the face of the bluff. Sea Ledge Lane drains to the east and terminates into a culvert leading to a drain pipe to the beach below. The drainage system along the bluff collects the roof and sheet flow via drainpipes on the east and west sides of the property

and directs it to the beach below. The geologist has evaluated bluff erosion and has concluded that little erosion has occurred since the installation of the revetment, providing evidence that the existing drainage system is effective.

III. Environmental Review

Geologic

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

Visual Resources

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

California Environmental Quality Act (CEQA)

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

IV. Discretionary Action Requested and Findings

The project requests consideration of the following discretionary applications:

1. **Modification** to allow encroachments into the required interior yard setbacks along the north property line in the A-1/SD-3 Zone (SBMC §28.15.060).

2. **Modification** to allow encroachments into the required interior yard setbacks along the eastern property line in the A-1/SD-3 Zone (SBMC §28.15.060).

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

Modification Findings

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

We believe that the interior yard modification requests are necessary to secure an appropriate improvement on the subject lot. The subject site is constrained on the north side by the private access easement (Sea Ledge Lane) and on the south by the 75-year geologic setback. The intent of a minimum required setback is to provide a buffer between adjacent properties in order to preserve a high quality of living. The yard modification request on the north side of the property involves a very minor encroachment toward the road that would not impact an adjacent property. The existing residence currently encroaches into this setback (legal, non-conforming); the proposed remodel would result in a reduction of this encroachment on the first floor. The basement and the second story additions are proposed to be flush with the first floor to achieve uniformity of construction.

The yard modification request on the east side of the property involves a portion of the existing deck. When the deck was originally permitted in 1987, the plans showed the deck in compliance with the required setback. However, it is likely that the property boundaries were incorrectly depicted and the deck was inadvertently constructed into the setback. The work was signed off by the building inspector at the time. Rather than remove the existing portion of the deck, we are requesting an "as-built" modification to allow the deck to remain. The addition to the master bedroom encloses a portion of the existing deck, resulting in a less intense use where the property line jogs to the west. We feel that the intent of the setback requirement can still be met by the vertical physical separation between these properties.

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

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

Coastal Development Permit Findings

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

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

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

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

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

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

Project Justification

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

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

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

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES

Trish Allen
Associate Planner

ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

3427 SEA LEDGE LN **MST2006-00092**

R-MAJOR ADDITION

Project Description:

Proposal to demolish 1,678 square feet and add 5,134 new square feet to an existing 3,414 square foot single family dwelling on a 32,189 square foot lot. The project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project will result in a 6,780 square foot two-story residence. The proposal includes replacing the existing 565 square foot deck, constructing a 360 square foot driveway, 248 cubic yards of cut grading, constructing a 4' high, 84' long retaining wall, and replacing the existing septic system and drywells.

Activities:

4/3/2006 ***ABR-Concept Review (Continued)***

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND MODIFICATIONS.)

(5:14)

Leon F. Lunt, Owner; Bob Price, Applicant; and Andy Roteman, Architect, and Paul Wolthausen, Landscape Architect, present.

Public comment opened at 5:33 p.m.

Ms. Paula Nelson, neighbor, expressed general support of the project.

Public comment closed at 5:34 p.m.

Clarification of a portion of the Minutes from March 13, 2006: Comment#2 - "The Board cannot make the findings to support the proposed modifications. The proposal should stay within the buildable area on the site to avoid modifications on the east and west sides, and restudy the floor plan configurations to reduce the scale of the house." The italicized portion of the comment has been specifically clarified as "...restudy the scale of the floor plan configurations back within the buildable envelope."

Motion: Continued indefinitely to Planning Commission with the following comments: (previous

Project Description:

Proposal to demolish 1,678 square feet and add 5,134 new square feet to an existing 3,414 square foot single family dwelling on a 32,189 square foot lot. The project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project will result in a 6,780 square foot two-story residence. The proposal includes replacing the existing 565 square foot deck, constructing a 360 square foot driveway, 248 cubic yards of cut grading, constructing a 4' high, 84' long retaining wall, and replacing the existing septic system and drywells.

Activities:

comments #1, #3, and #5 carried forward) 1) The proposed renovations and additions to the existing 1960's modern home are compatible with the original design style.* 2) The majority of the Board remains neutral regarding the requested modification of the westside breakfast room and finds that it does not impact the aesthetic quality of the house as seen from the ocean or neighbors, and as the request is not a design necessity, the Board will defer the determination of this request to the Planning Commission. 3) The Board appreciates the elimination of the prior requested modifications for the westside family room and for the master bedroom addition. 4) The contemporary style of house, and butterfly second-story roof expression is appropriate to project site conditions and not detrimental to surrounding neighbors.* 5) The Board would still like to see the introduction of additional tall vegetation to help mask the two-story structure as seen from the east. 6) The undulating roof overhangs and extended trellises mitigate the linearity of the house as it extends toward the bluff.* 7) The Board appreciates the reduction in the length of the proposed bluff guard rail and finds that the revised design is an aesthetic enhancement. 8) The Board appreciates the increased landscaping along the private driveway and the reduction in the length of the fence abutting the driveway giving the entry component of the house and the landscaping more exposure. 9) The Board suggests further study of other aesthetics options other than the use of gravel to the eastside of the driveway. 10) The Board understands that the applicant will utilize darker materials to minimize glare. 11) The proposed roof structure over the second-story balcony needs further refinement in terms of its proportions, and the angled corners at the proposed master bedroom addition requires further study. 12) In order to address the concerns of the northern neighbor, the applicant should attempt to minimize the effect of night glare from the windows, especially from the second-floor entry glazing, by using a possible opaque glazing or by altering the exposure of the interior lighting.*
Action: Sherry/Mudge, 5/0/0.

3/13/2006 ABR-Concept Review (New) - PH

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND MODIFICATIONS.)

(6:33)

Bob Price, Applicant; and Andy Roteman of Roteman, Eberhard & Associates, present.

No Power Point presentation was shown due to technical difficulty on the part of the applicant.

Public comment opened at 6:53 p.m., and as no one wished to speak, closed at 6:54 p.m.

Motion: Continued three weeks to Full Board with the following comments: 1) The proposed

Project Description:

Proposal to demolish 1,678 square feet and add 5,134 new square feet to an existing 3,414 square foot single family dwelling on a 32,189 square foot lot. The project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project will result in a 6,780 square foot two-story residence. The proposal includes replacing the existing 565 square foot deck, constructing a 360 square foot driveway, 248 cubic yards of cut grading, constructing a 4' high, 84' long retaining wall, and replacing the existing septic system and drywells.

Activities:

renovations and additions to existing 1960's modern home are compatible with the original design style. 2) The Board cannot make the findings to support the proposed modifications. The proposal should stay within the buildable area on the site to avoid modifications on the east and west sides, and restudy the floor plan configurations to reduce the scale of the house. 3) The contemporary style of house, and butterfly second-story roof expression is appropriate to project site conditions and not detrimental to surrounding neighbors. 4) Use tall vegetation to help mask the two-story structure from easterly neighbors. 5) The undulating roof overhangs and extended trellises mitigate the linearity of the house as it extends toward the bluff. 6) Reduce the length of the proposed bluff guardrail, especially in the area near the proposed kitchen to avoid visual impacts as seen from the beach. 7) Paving and landscaping should be enhanced along the private drive, especially where the existing driveway has been removed. 8) Utilize dark materials to minimize glare. 9) The low profile roof on the existing one-story house helps soften the appearance of the new two-story element behind.
Action: Sherry/Mosel, 5/0/0 (Romano, LeCron, and Wienke absent).

3/13/2006 ***ABR-Optional Notice Prepared***

2/16/2006 ***ABR-Resubmittal Received***

Received first ABR submittal.

FAR COMPARISON TABLE - NEIGHBORING PROPERTIES of 3427 SEA LEDGE LANE

Property	Address	APN	Lot Acerage	Lot Square Footage	Approved Structures SF	FAR	# of stories	FAR Ranking
Nelson	3405 Sea Ledge Lane	047-082-008	1.39	60,548	2,151	3.55%	one	1
Tuscany Equities LLC	3349 Cliff Drive	047-082-014	1.45	63,162	2,571	4.07%	apvd for two*	2
Bastian	3407 Sea Ledge Lane	047-082-010	1.09	47,480	2,756	5.80%	two	3
Mearce	3410 Sea Ledge Lane	047-082-002	1.50	65,340.00	3,794	5.81%	one	4
Sorrell	3429 Sea Ledge Lane	047-082-007	0.92	40,075.00	2,691	6.71%	one	5
Budinger	3511 Sea Ledge Lane	047-082-003	1.12	48,787.00	3,299	6.76%	one	6
Santa Barbara Vip LLC	3339 Cliff Drive	047-082-015	1.30	56,628.00	4,050	7.15%	one	7
JI Trust	3433 Sea Ledge Lane	047-082-006	1.14	49,658.00	3,928	7.91%	partial two	8
Neubauer	3501 Sea Ledge Lane	047-082-004	1.03	44,866.00	3,587	7.99%	one	9
Secord Trust	3335 Cliff Drive	047-082-016	1.45	63,162.00	5,786	9.16%	two	10
Dunlap	3443 Sea Ledge Lane	047-082-005	1.00	43,560.00	3,994	9.17%	one	11
Bremer Trust	3357 Cliff Drive	047-082-013	0.73	31,798	2,983	9.38%	one	12
Weinstock	3425 Sea Ledge Lane	047-082-012	0.44	19,166	2,001	10.44%	one	13
Lunt - Proposed	3427 Sea Ledge Lane	047-082-009	0.76	32,189.00	6,022	18.71%	two	14

SOURCE: County of Santa Barbara Clerk, Recorder Assessor

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

EXHIBIT E

BUILDABLE LOT AREA / LOT SQUARE FOOTAGE COMPARISON TABLE

Property	Address	APN	Lot Acerage	Lot Square Footage	Buildable Lot Area SF (BLA)	BLA /LSF	Least % Buildable Ranking
Bastian	3407 Sea Ledge Lane	047-082-010	1.09	47,480	2,272	4.79%	1
Mearce	3410 Sea Ledge Lane	047-082-002	1.50	65,340.00	5,068	7.76%	2
Weinstock	3425 Sea Ledge Lane	047-082-012	0.44	19,166	3,608	18.83%	3
Lunt	3427 Sea Ledge Lane	047-082-009	0.76	32,189.00	8,376	26.02%	4
JI Trust	3433 Sea Ledge Lane	047-082-006	1.14	49,658.00	13,429	27.04%	5
Sorrell	3429 Sea Ledge Lane	047-082-007	0.92	40,075.00	11,106	27.71%	6
Tuscany Equities LLC	3349 Cliff Drive	047-082-014	1.45	63,162	19,404	30.72%	7
Dunlap	3443 Sea Ledge Lane	047-082-005	1.00	43,560.00	13,699	31.45%	8
Neubauer	3501 Sea Ledge Lane	047-082-004	1.03	44,866.00	14,834	33.06%	9
Budinger	3511 Sea Ledge Lane	047-082-003	1.12	48,787.00	16,222	33.25%	10
Nelson	3405 Sea Ledge Lane	047-082-008	1.39	60,548	22,867	37.77%	11
Santa Barbara Vip LLC	3339 Cliff Drive	047-082-015	1.30	56,628.00	25,567	45.15%	12
Bremer Trust	3357 Cliff Drive	047-082-013	0.73	31,798	14,941	46.99%	13
Secord Trust	3335 Cliff Drive	047-082-016	1.45	63,162.00	30,927	48.96%	14

SOURCE: County of Santa Barbara Flood Maps, BLA = Lot Square Footage (LSF) minus Setbacks minus Top of Bluff (from map) to Base of Bluff Since not all the properties have a geological report to determine setback from face of cliff, we used the top of bluff (our best estimate based on the topography map from Flood Control) so that all properties were treated the same.

BUILDABLE LOT AREA COVERAGE COMPARISON TABLE

Property	Address	APN	Lot Acerage	Lot Square Footage	Structures SF ****	BLA Coverage	# of stories	FAR Ranking
Nelson	3405 Sea Ledge Lane	047-082-008	1.39	22,867	2,151	9.41%	one	1
Tuscany Equities LLC	3349 Cliff Drive	047-082-014	1.45	19,404	2,571	13.25%	apvd for two*	2
Santa Barbara Vip LLC	3339 Cliff Drive	047-082-015	1.30	25,567.00	4,050	15.84%	one	3
Bremer Trust	3357 Cliff Drive	047-082-013	0.73	14,941	2,983	19.97%	one	4
Budinger	3511 Sea Ledge Lane	047-082-003	1.12	16,222	3,299	20.34%	one	5
Neubauer	3501 Sea Ledge Lane	047-082-004	1.03	14,834	3,587	24.18%	one	6
Sorrell	3429 Sea Ledge Lane	047-082-007	0.92	11,106	2,691	24.23%	one	7
Dunlap	3443 Sea Ledge Lane	047-082-005	1.00	13,699	3,994	29.16%	one	8
Lunt - Existing	3427 Sea Ledge Lane	047-082-009	0.76	8,376	3,535	42.20%	one	9
Weinstock	3425 Sea Ledge Lane	047-082-012	0.44	3,608	2,001	55.46%	one	10
Lunt - Proposed	3427 Sea Ledge Lane	047-082-009	0.76	8,376	4,875	58.20%	applying for two***	11
Mearce	3410 Sea Ledge Lane	047-082-002	1.50	5,068	3,794	74.86%	one	12
Bastian	3407 Sea Ledge Lane	047-082-010	1.09	2,272	2,756		two**	13
JI Trust	3433 Sea Ledge Lane	047-082-006	1.14	13,429	3,928		partial two**	14
Secord Trust	3335 Cliff Drive	047-082-016	1.45	30,927	5,786		two**	15

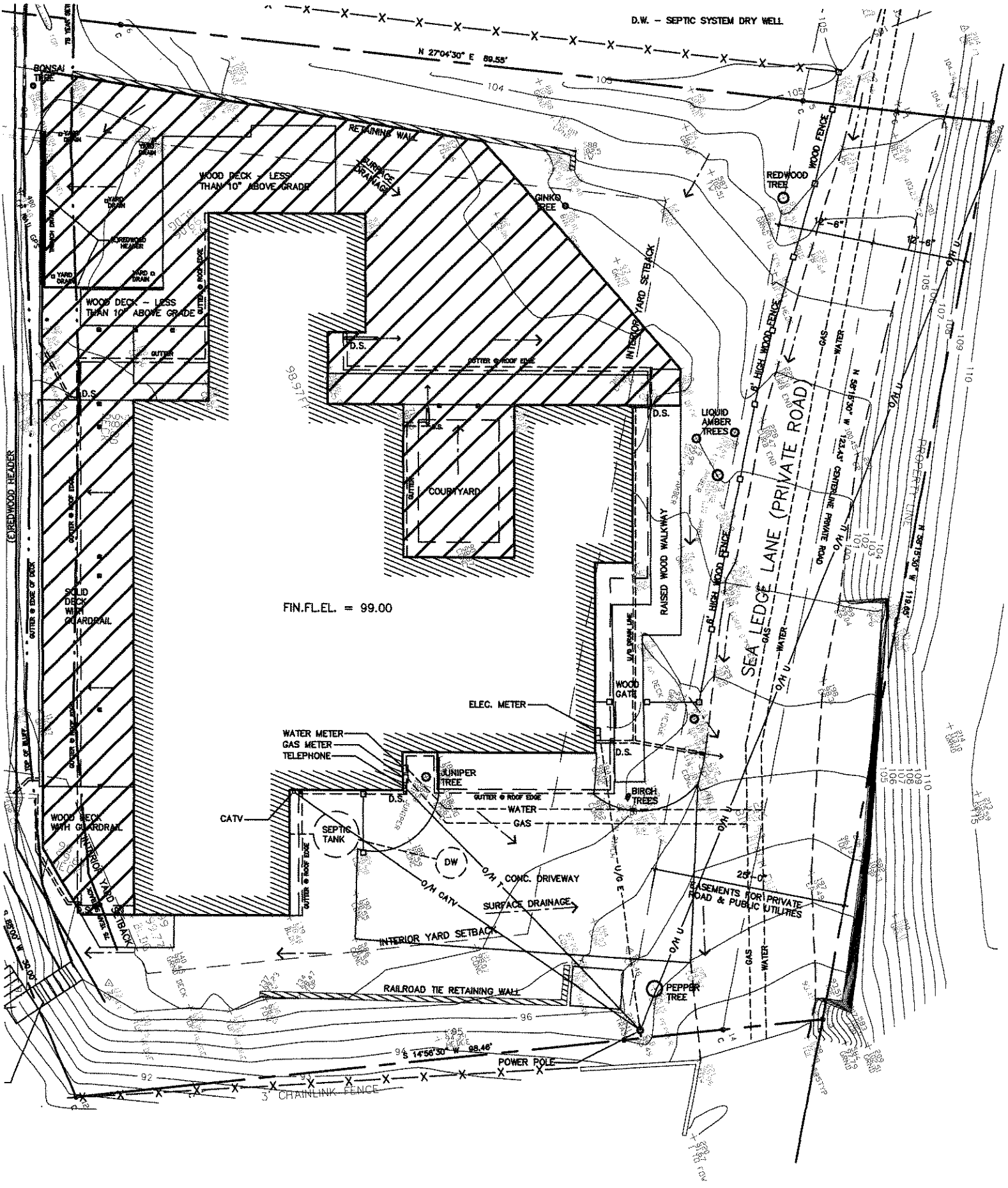
SOURCE: County of Santa Barbara Flood Maps, BLA = Lot Square Footage (LSF) minus Setbacks minus Top of Bluff (from map) to Base of Bluff Since not all the properties have a geological report to determine setback from face of cliff, we used the top of bluff (our best estimate based on the topography map from Flood Control) so that all properties were treated the same. County of Santa Barbara Clerk, Recorder Assessor for floor areas.

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

** The Approved Structures includes second floor area. We do not have the first floor are for the Coverage calculation.

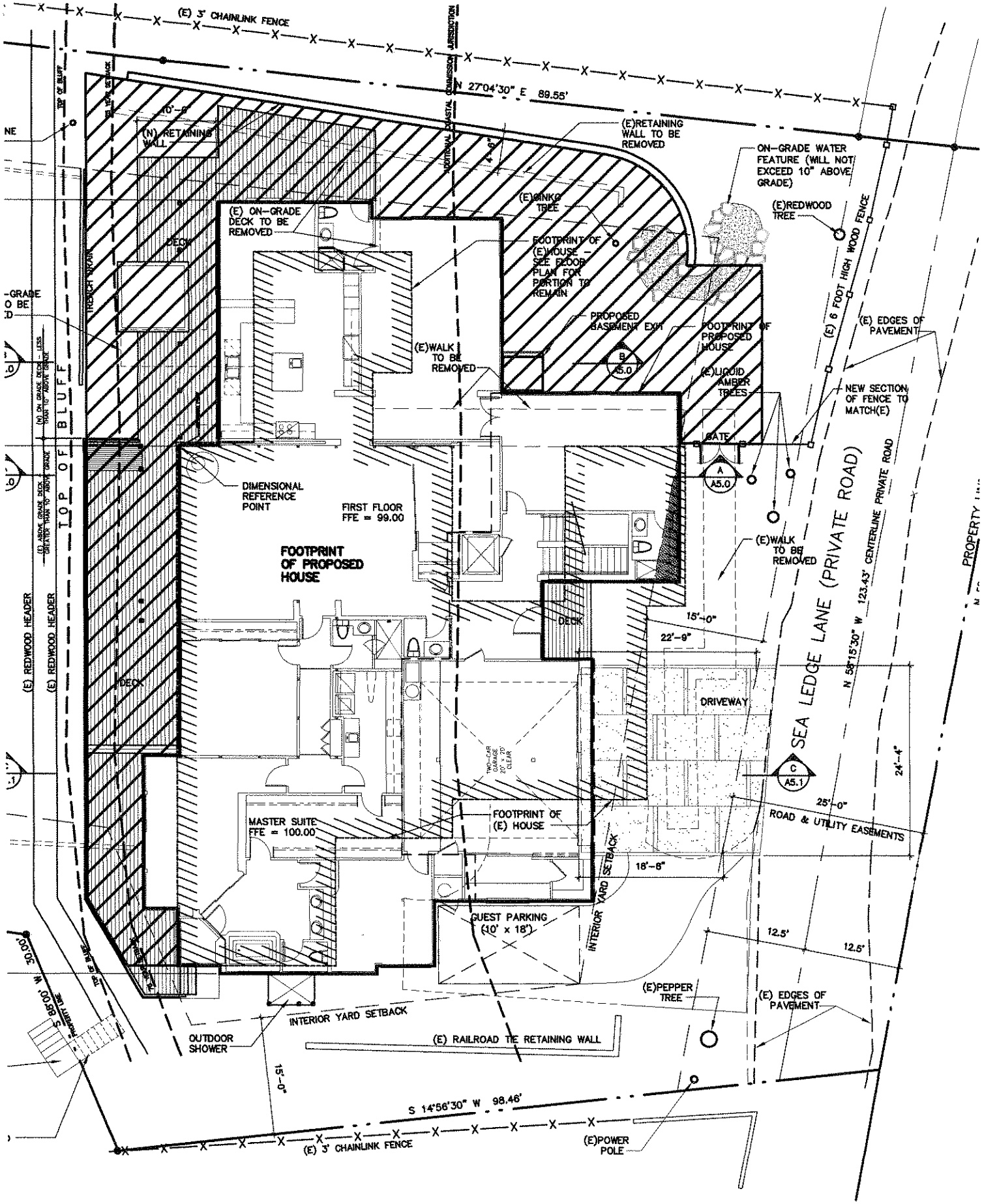
*** We are usiing the proposed first floor area for this calculation

**** For the one story structures this is also the Building Footprint.



EXISTING USABLE OPEN SPACE = 3,360 S.F.

Attachment D



PROPOSED USABLE OPEN SPACE = 2,840 S.F.

Attachment E

Roteman, Eberhard and Associates
ARCHITECTS AIA

March 19, 2007

Re: Lunt Residence
3427 Sea Ledge Lane
A.P.N.: 047-082-09
MST2006-00092

Net Footprint Area Increase Calculation

(Area Quantities are from Sheet A0.1, Residential Project Statistics)

PROPOSED		EXISTING	
6,477 NSF	Total New Residential	3,414 NSF	Total Existing Residential
- 1,262	Second Floor	- 0 NSF	Second Floor
- 455	Basement	- 0 NSF	Basement
- 656	Garage	- 460 NSF	Garage
4,104 NSF	Main House Footprint	2,954 NSF	Main House Footprint

Main House Footprint Increase :

4,104 NSF(New) - 2,954 NSF(Existing) = **1,150 NSF**

Garage Footprint Increase :

656 NSF(New) - 460 NSF(Existing) = **196 NSF**

Attachment F

109 W. ORTEGA ST., SANTA BARBARA, CA 93101
805.963.2728 FAX 805.564.5067
WWW.ROTEMANARCHITECTS.COM

WILLIAM ANIKOUCHINE, PH.D
CONSULTANT IN MARINE AND EARTH SCIENCES

6 May 2006

Mr. Bob Price
Roteman, Eberhard & Associates
109 West Ortega St.
Santa Barbara, CA 93101

RE: Response to DART comments for 3427 Cliff Dr. Santa Barbara

Dear Mr. Price,

This report responds to Santa Barbara City's DART comments for the subject property (APN 47-082-09). The location of the subject parcel is shown in Figure 1. The response is presented in the order used in the DART comments document.

D1.

The text of my report of 16 November 2005, page 6, paragraph 7 states that the rate of bluff retreat is 1 inch per year and the 75-year setback is 6 ft from the existing verge of the bluff. It is shown on the 14 October 2005 map in Figure 3 (reproduced here as Figure 2) of that report to be 6 ft N of the verge as based on a recent land survey of the subject parcel. I have examined project drawings prepared by Roteman Architects and found the position of the 75-year setback located properly on them. It must be remembered that the precision of the method of estimating the rate or bluff retreat is not exact. An error band must be inferred for the position of the setback line regardless of how accurately it is drawn on a map. One should regard the setback line as drawn to be located ±1 ft. at least.

The southern piers supporting the deck fronting the subject building are located within 1 ft of the location of the 75-year setback line. It is permissible to regard these piers as being situated on the setback line.

D2(a).

This report and the report of 16 November 2005 were prepared in conformance with appropriate sections of the California Building Code, California Geological Survey Note 37 and parts of 48 (which is intended to apply only to schools and hospitals and other public buildings).

1636 HILLCREST RD. SANTA BARBARA, CA. 93103 805-962-4234

ATTACHMENT #8

EXHIBIT F

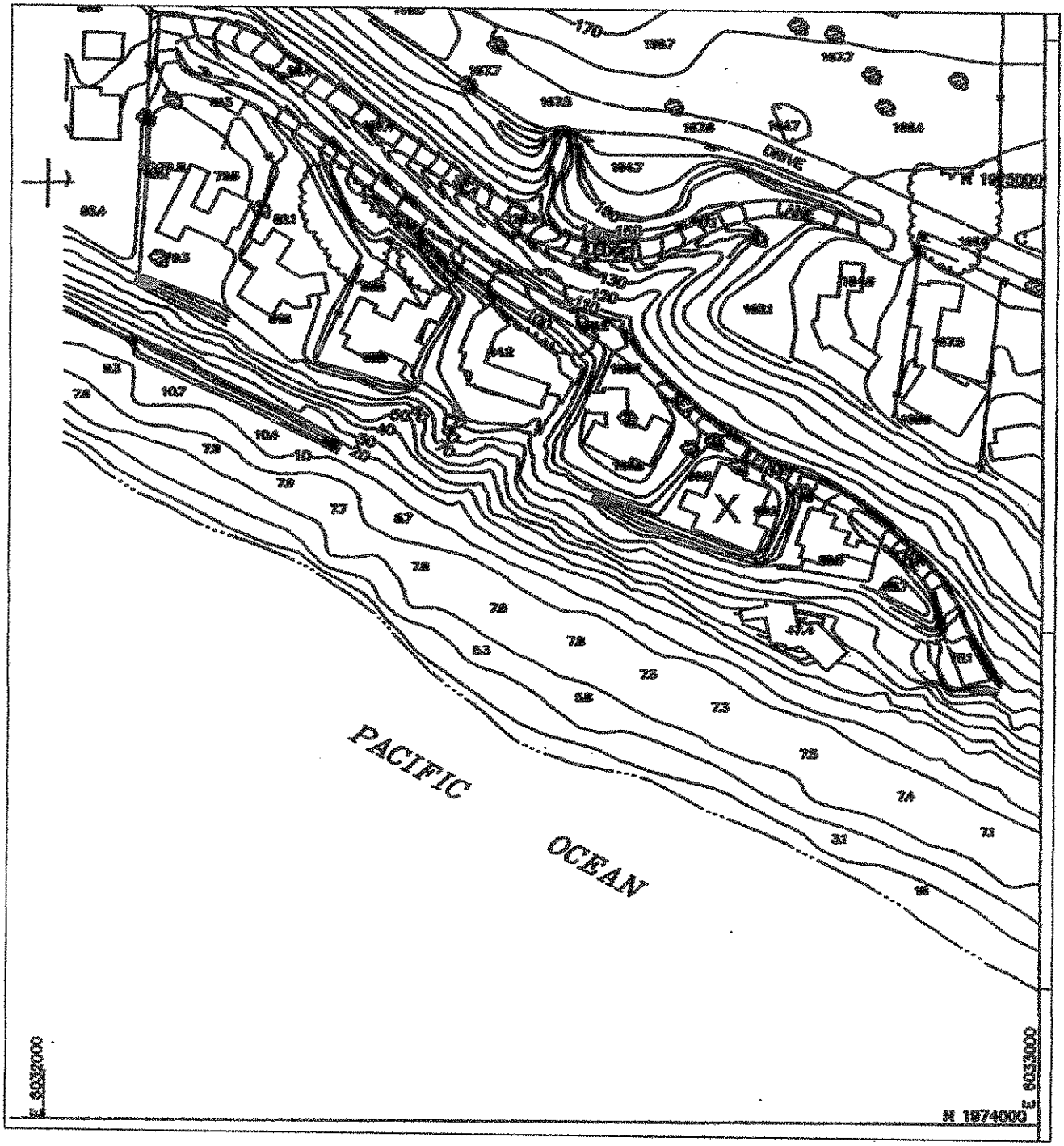


Figure 1. Location of the subject property at 3427 Sea Ledge Lane is marked by the X. Scale is indicated by the 1000 ft. graticule. This map is based on photography dated 1995.

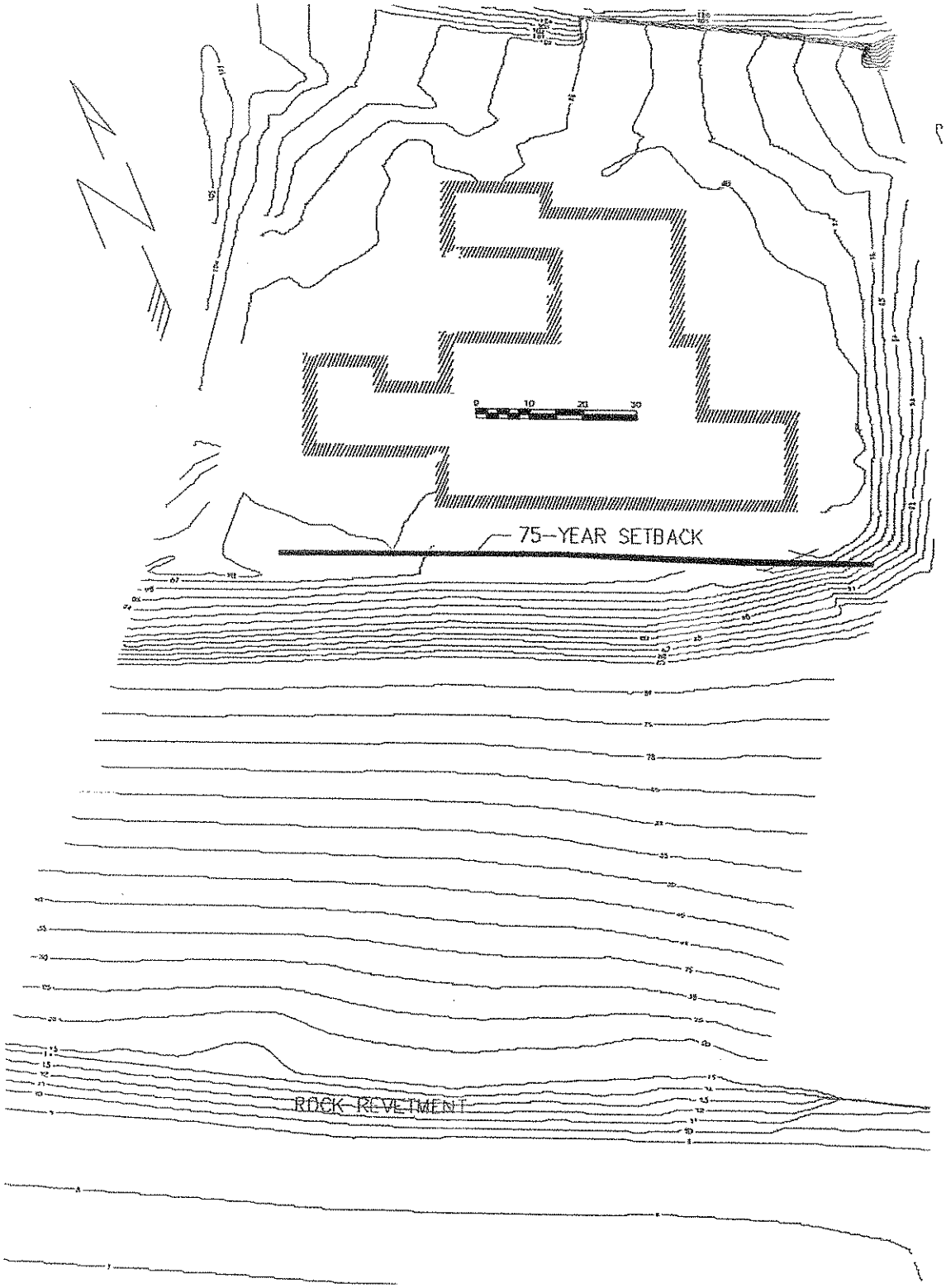


Figure 2 Topographic map of property at 3427 Sea Ledge Lane showing the rock revetment and the 75-year setback line. The existing structure is shown by hatchured lines.

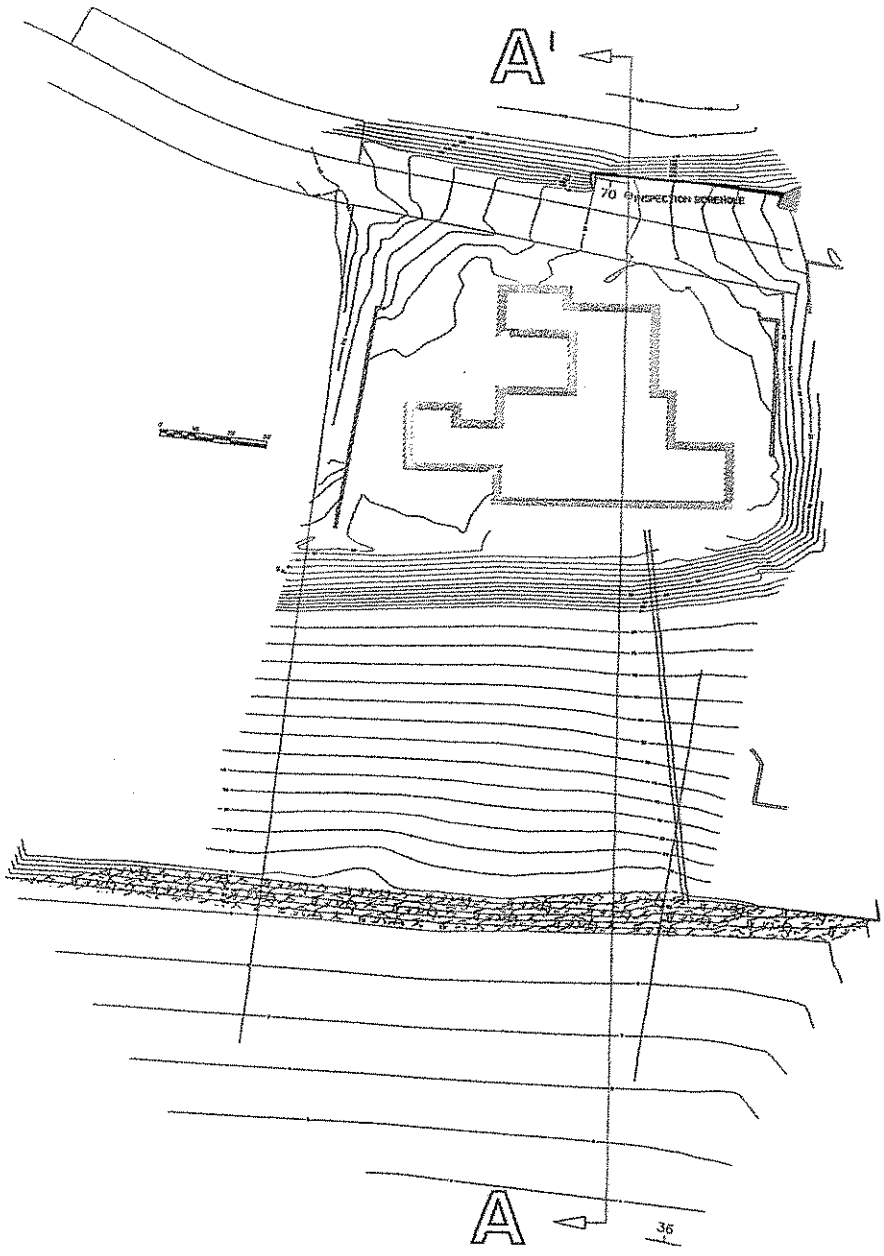


Figure 3. Topographic map of 3427 Sea Ledge Lane showing location of proposed structure and the topographic profile used for the slope stability analysis of the coastal bluff and building pad. The nearly vertical double line marks the location of a storm sewer. The inspection borehole location is shown toward the N end of the profile line. The attitude of the Monterey strata is shown by the strike and dip symbols.

The writer's report of 16 November 2005 was intended to satisfy the requirement for a geological appraisal of the subject site. The report is included here by reference. An earlier report by Hoffman 1986 can serve as regional background for the cited geologic report.

A slope stability analysis was performed for profile A-A' which is shown on the map in Figures 3 & 4. The parameters assumed for the slope stability analysis are as follows: The total unit weight of the Monterey shale is taken to be 130 pcf. The saturated unit weight is taken to be 135 pcf. The angle of internal friction was determined to be 25° using the Hoek & Brown (2000) criterion. The distributed load representing the domestic structure was assigned an intensity of 50 psf, a 20% increase over that recommended by the California Building Code. Psuedostatic seismic coefficients of 0.5 horizontal and 0.5 vertical were used.

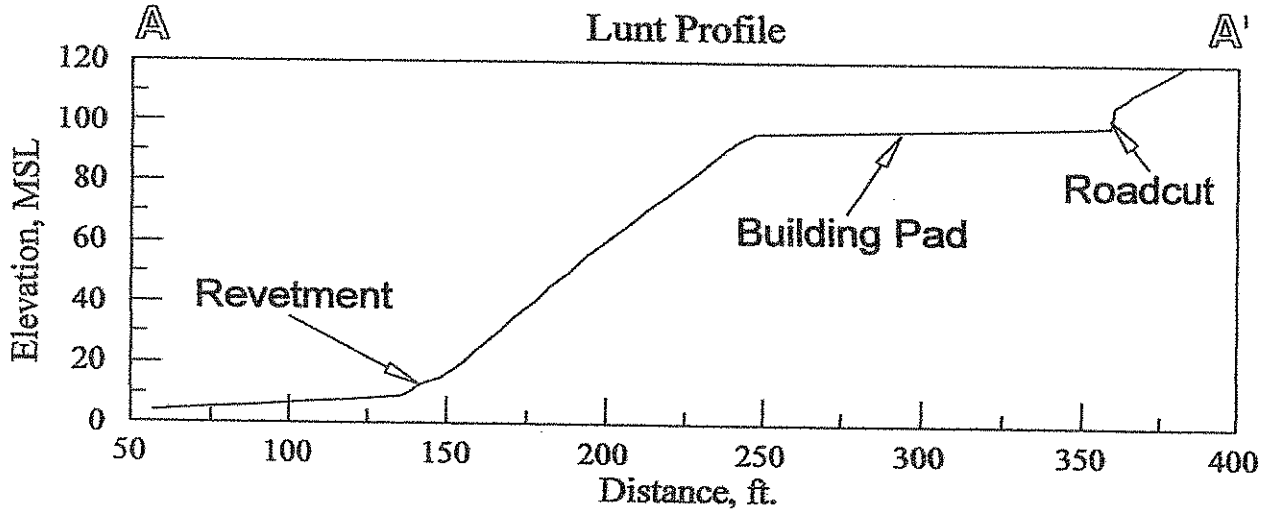


Figure 4. Cross section along profile A-A'. Horizontal and vertical scales are approximately equal.

The properties of the profile are summarized in the table below:

Profile:	A-A'
FOS	Minimum 1.07
Slope	Lower half 45°- Upper half 40°
Height	120'

A back analysis of profile A-A' using these parameters yielded a cohesion value of 500 psf at a condition of meta-stability. A higher value for cohesion was used in the analysis so that a more realistic value of the stability of the profile could be determined.

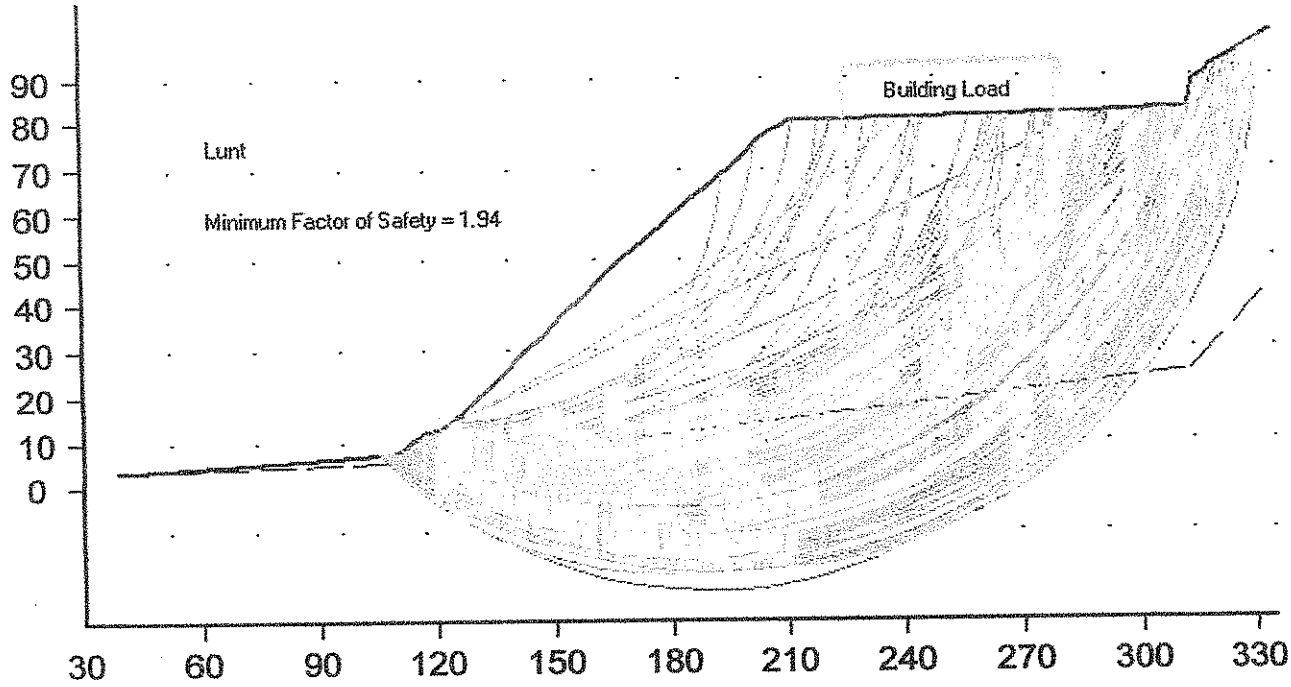


Figure 5. Results of slope stability analysis analysis of profile A-A'. Topographic profile is the heavy black line. Distances and elevations are in feet. The light blue box represents the distributed building load on the building pad. The water table is the (blue) dashed line. Gray arcs are trial slip planes. The heavy (red) arc is the least stable slip plane of those tested; its factor of safety is 1.94. This profile trends N-S and is viewed to the west. Note slight vertical scale exaggeration.

The results of the slope stability analysis of profile A-A' are shown on Figure 5. The random slip surfaces generated for the analysis are shown as gray and colored lines on the figure. The ten most critical factors of safety for profile A-A' range from 1.94 to 1.99. Note that common practice is to regard a factor of safety of 1.5 or greater is to be regarded as representing conditions of stability. The detailed results of the slope stability analysis are given in the Appendix at the end of this report.

The ten most critical slip surfaces (magenta and red lines) are seen to extend from the toe of the bluff to near the roadcut just N of Sea Ledge Lane (See Figure 4). The most critical slip surface, shown as a heavy (red) arc, was tested by generating slip surfaces as a set of random line segments. The curved configuration of the slip surfaces suggests that arcuate trial slip surfaces should be appropriate for subsequent stability analysis of the bluff. It is significant that the most critical slip surface involves the entire slope from the shore angle to the roadcut N of Sea Ledge Lane, but does not disrupt the proposed building footprint.

The results of the slope stability analysis indicate that the bluff on the subject property is quite stable under conservative assumptions. It should be remembered that the value used for cohesion of the Monterey strata in the slope stability analyses does not represent

their actual cohesion. It is probable that the actual cohesion is at least an order of magnitude greater. This is supported by the apparent stability of the slope which has stood with no apparent failure for over 50 years.

The actual stability of the coastal bluff is greater than indicated by the slope stability analysis. Determining the actual factor of safety of this slope would require acquiring actual values of cohesion of the Monterey strata from laboratory and field testing. The Hoek & Brown (2002) criterion indicates that the cohesion of such strata is on the order or 60,000 psf.

Surficial materials on the subject parcel consist of a veneer of marl decomposition products and colluvium. This material is subject to mass wasting in the form of soil creep which affects slopes greater than 10 horizontal to 1 vertical. The surficial materials on the coastal bluff are stabilized by dense brush of native species.

D2(b)

The condition of the substrate to a depth of 59 feet was evaluated by means of a 2 ft diameter borehole (Figure 3) into which a recording television camera was lowered. Cuttings were retrieved every 10 ft. The log of the cuttings is as follows:

DEPTH	LITHOLOGY
0 – 10 ft	Light brown soil with a few Monterey marl fragments to 3/4"' dia. Fragments are tar stained.
10 – 20 ft	Brown soil with many silicic Monterey marl fragments to 1" dia. Tar and gypsum coat fracture surfaces.
20 – 40 ft	Dark red-brown pulverized and weathered silicic Monterey marl fragments to several inches dia. Fragments are mud-coated.
40 – 50 ft	Dark brown pulverized and weathered Monterey siltstone with fragments to 1" dia. Petroliferous.
50 – 59 ft	Very dark brown pulverized and weathered silicic Monterey marl. Fragments are from ¾" to several inches in dia. Extremely difficult drilling from 55 ft to 59 ft.

The television recording was viewed and logged. Interpretation of the television image of the borehole was made with reference to the drill cuttings removed from the borehole. Note that although a camera centralizer was used the viewing direction drifted clockwise during the descent of the camera to the bottom of the hole. Note also that the camera port is about 3 ft above the bottom end of the camera sonde so that the lowest 3 ft of the borehole could not be televised. The log of the borehole derived from the television record is as follows:

DEPTH	VIEW DIRECTION	APPARENT DIP	OBSERVATIONS
14.27 ft	287°	60° S	Continuous beds of Monterey marl somewhat broken with tar coating the fractures. A 360° scan
15.18 ft	286°	65° S	

15.22 ft	285°	70° S	of the borehole at 15.22 ft indicated that the beds are part of a block that was not completely intersected by the borehole. Dry. See Figure 6.
16.48 ft	287°	70° S	
18.11 ft	287°	75° S	
20.58 ft	276°		Shattered marl. No bedding evident. Dry.
23.36 ft	288°	65° S	Monterey marl fragment. Dry.
24.47 ft	283°		Continuous beds of Monterey marl; broken with tar coating the fractures. Vugs lined with small gypsum crystals occur at 24.47 ft and 30.45 ft. Dry.
25.16 ft	284°	65° S	
26.16 ft	286°		
27.36 ft	288°	55° S	
27.67 ft	289°	60° S	
30.45 ft	296°	65° S	
35.41 ft	300°		Shattered Monterey marl with vugs. Dry
39.40 ft	307°		Shattered marl. No bedding evident. Dry.
40.83 ft	310°		Shattered marl. Tar coated fractures. Dry.
44.41 ft	311°	55° S	Continuous beds of Monterey marl. Tan-colored. Dry. See Figure 7.
45.10 ft	314°	55° S	
46.52 ft	306°		Shattered marl. No bedding evident. Dry.
46.75 ft	291°	25° SW	Joint filled with calcite. ~1/2" wide. Tar. Dry.
50.15 ft	306°		Uniformly crushed marl. No bedding. Dry.
51.84 ft	304°		Breccia of crushed marl. No bedding. Dry.
55.98 ft	301°		Breccia of silicified marl. No bedding evident. Dry.

The television record of the borehole shows that the substrate under the subject parcel consists of a slide block of broken Monterey marl that suffered shattering and infusion of hydrocarbons. The shattering did not dislocate blocks of the marl extensively such that pieces of continuously bedded marl persisted.

The dip of the bedding can be inferred from the apparent dips measured at several depths in the borehole. The apparent dips range from 55° to 75°. The true dip of the strata is probably 70° to 75° toward an azimuth of 195° (southerly). This attitude is consonant with the attitude of the Monterey strata measured in a roadcut immediately north of the borehole (see Figure 3).

Although the strata exposed in the borehole are fractured extensively, only one persistent joint was observed (at 46.75 ft). One can conclude that the substrate under the subject parcel is sound and can support the mass of the proposed building. The slide block upon which the Sea Ledge Lane community is situated is stable at present. The block failed because the seaward bluff at the time was about 60 ft taller than it is now. The lack of cracked walls and foundations in the several houses that the writer has inspected in the Sea Ledge Lane community attests to the lack of settlement or slide movement in the past 50 years and is evidence of the long-term stability of the slide block.

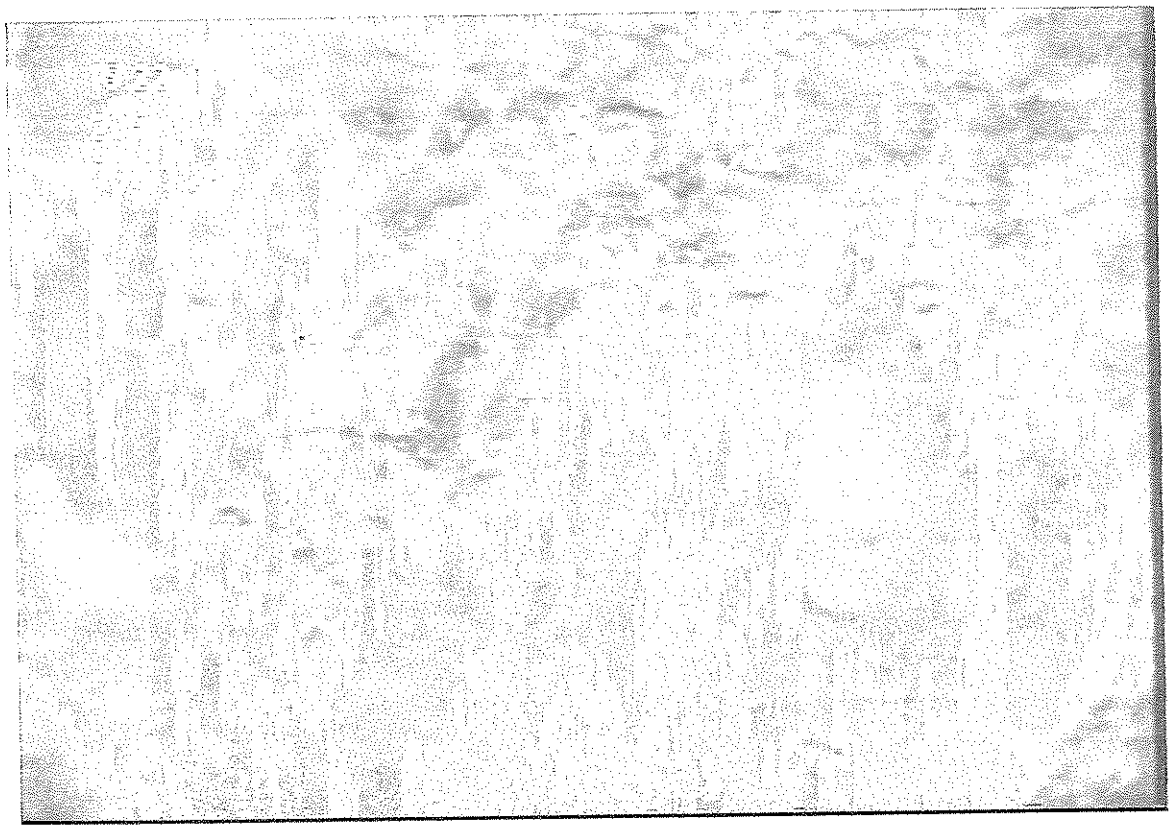


Figure 6. Television frame at 15.22 ft depth in inspection borehole. View direction is 285°. Apparent dip of marl strata is southerly at 70°. Bed are about 3 in thick. Dark brown surfaces are tar on fracture planes.

D2(c)

The stability of the coastal bluff at the subject parcel is such that no deleterious effects are expected from the construction of a new dry well system. The substrate is dry to a depth of about 60 ft and is quite fractured so secondary permeability would contribute to the percolation from a dry well. The substrate is relatively free from clay seams which would be lubricated by dry well effluent or that would impede percolation of waste effluent.

D2(d)

The drainage system at the subject parcel has been studied by Mr. Norman Caldwell and his findings are presented in his report of 22 April 2006.

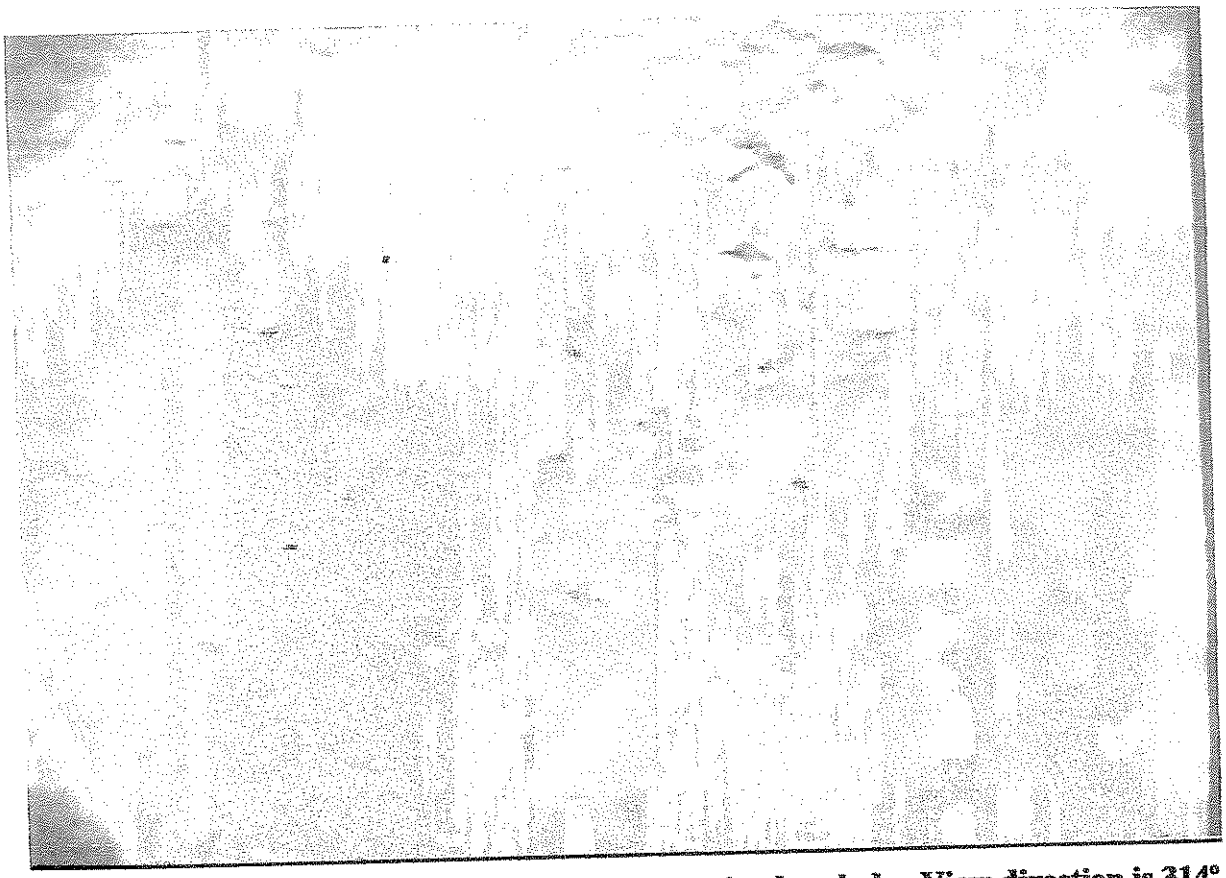


Figure 7. Television frame at 45.10 ft depth in inspection borehole. View direction is 314°. Apparent dip of marl strata is southerly at 55°. Bed are about 2 in thick. The vertical stripes are caused by the passage of the camera centralizer blades.

D2(e)

The slope stability analysis performed for this parcel included the effect of loading by the proposed building. The results of the analysis indicate that, even with such loading, the conservative factor of safety does not indicate that the slope is unstable. If, instead, a more realistic value of cohesion of the Monterey shale were to be used, the stability of the slope under building loading would be much higher. It is apparent that the construction of the proposed building would not present an impact upon the coastal bluff.

D2(f)

It is desirable to prevent water from percolating into the substrate at a coastal bluff site. As a consequence impermeable paving with controlled runoff is recommended for the subject parcel.

D2(g)

The writer has not discerned any negative impacts to the geologic conditions at the subject parcel.

D4

The private sewage system has been studied by Pacific Materials Laboratory. Their findings are discussed in their Dry Well Absorption Test report to Leon Lunt of 16 May 2006 and the Septic System Design report of 25 May 2006. These reports are included here by reference. PML stated that the absorption of the dry well was approximately 10,512 gal per day. This is twice the required absorption rate (1000 gpd for 3 bedroom house times 5). The septic tank is to have a holding capacity of 2000 gal or more.

D4(a)

A 100% expansion area is located on the site as indicated on the map in Plate 1 of the PML Septic System Design report of 25 May 2006.

D4(b)

The full depth soil boring test for the new dry well and the log of the boring are provided in the PML Dry Well Absorption Test report of 16 May 2006 cited above.

D4(d)

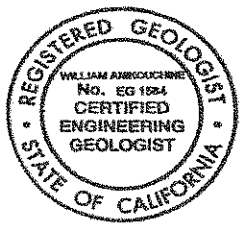
The impact of excavation equipment of the coastal bluff would be negligible because of the inherent shear strength of the Monterey shale and because no access to the verge of the bluff exists. The equipment that constructed the new dry well was able to reach the site from Sea Ledge Lane.

I hope these findings are suitable for your purposes. Please do not hesitate to contact me if any questions arise.

Sincerely yours,

William Anikouchine

William Anikouchine PhD
California Certified Engineering Geologist 1584



References:

Hoek, E., Carranza-Torres, C.T., and Corkum, B. 2002 "Hoek-Brown failure criterion – 2002 edition" Proc. North American Rock Mechanics Society meeting Toronto July 2002.

Hoffman, R. 1986 "Geologic Investigation of Proposed Revetment Project" January 1986, 19 p., 2 figures, 4 photographs.

APPENDIX

Lunt Slope Stability Analysis
Circular slip surfaces

Psuedostatic seismic coefficients:

0.5 horizontal 0.5 vertical

Isotropic Substrate Parameters

2 Type(s) of Substrate

Substrate type no.	total unit wt. (pcf)	saturated unit wt. (pcf)	cohesion intercept (psf)	friction angle (deg)	pore pressure parameter	pressure constant (psf)
1	130	135	6000	25	0	0
2	130	135	0	0	0	0

1 piezometric surface(s) specified.
Unit weight of water = 62.4 pcf

Piezometric surface no. 1 specified by 4 coordinate points

Point	X, ft	Y, ft
1	57	0
2	150	1
3	359	40
4	380	60

Searching routine will be limited to an area defined by 3 boundaries
3 bedrock segments deflect slip surfaces upwards

boundary no.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)
1	57	0	150	0
2	150	0	359	0
3	359	0	383	0

1 boundary load specified

load no.	X-left (ft)	X-right (ft)	intensity lbs/sqft	inclination deg
1	262	322	50	0

NOTE: - intensity is specified as a uniformly distributed force acting on a horizontally projected surface.

A critical failure surface searching method, using a random technique for generating circular surfaces, has been specified.
100 trial surfaces have been generated.
10 surfaces initiated from each of 10 points equally spaced along the ground surface between x = 130 ft. and x = 150 ft.
each surface terminates between x = 225 ft. and x = 380 ft.
Slip surfaces cannot go below 0 ft elevation
Slip surface segments are 10 ft long.

Following are listed the ten most critical of the trial failure surfaces examined. They are ordered - most critical first.

Slip Surface specified by 28 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	138.89	070.94
2	147.96	066.73
3	157.27	063.09
4	166.80	060.05
5	176.50	057.62
6	186.33	055.81
7	196.26	054.63
8	206.25	054.08
9	216.25	054.16
10	226.22	054.87
11	236.13	056.21
12	245.94	058.18
13	255.60	060.76
14	265.07	063.95
15	274.33	067.73
16	283.33	072.10
17	292.03	077.02
18	300.41	082.48
19	308.42	088.47
20	316.04	094.94
21	323.23	101.89
22	329.97	109.28
23	336.23	117.08
24	341.98	125.26
25	347.20	133.79
26	351.87	142.63
27	355.98	151.75
28	358.70	159.00

SAFETY FACTOR: *** 1.94 ***

Slip Surface specified by 28 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	136.67	069.83
2	145.63	065.41
3	154.88	061.59
4	164.35	058.39
5	174.01	055.82
6	183.83	053.90

7	193.75	052.63
8	203.73	052.02
9	213.73	052.07
10	223.70	052.79
11	233.61	054.16
12	243.40	056.19
13	253.04	058.86
14	262.48	062.16
15	271.68	066.08
16	280.60	070.60
17	289.20	075.70
18	297.44	081.36
19	305.29	087.55
20	312.72	094.25
21	319.69	101.42
22	326.16	109.04
23	332.12	117.08
24	337.53	125.49
25	342.37	134.23
26	346.63	143.28
27	350.27	152.60
28	352.21	158.72

SAFETY FACTOR: *** 1.96 ***

Slip Surface specified by 33 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	130.00	068.67
2	138.66	063.66
3	147.60	059.19
4	156.80	055.27
5	166.22	051.91
6	175.82	049.13
7	185.58	046.93
8	195.45	045.32
9	205.40	044.32
10	215.39	043.92
11	225.39	044.13
12	235.36	044.93
13	245.26	046.34
14	255.05	048.35
15	264.71	050.95
16	274.19	054.12
17	283.47	057.86
18	292.50	062.16
19	301.25	066.99
20	309.70	072.35
21	317.80	078.21
22	325.54	084.54
23	332.88	091.33
24	339.79	098.56
25	346.26	106.18
26	352.25	114.19
27	357.75	122.54
28	362.73	131.21
29	367.18	140.17
30	371.08	149.38

31	374.42	158.80
32	377.18	168.42
33	379.30	177.94

SAFETY FACTOR: *** 1.96 ***

Slip Surface specified by 29 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	130.00	068.67
2	138.64	063.62
3	147.60	059.19
4	156.84	055.38
5	166.33	052.21
6	176.01	049.71
7	185.84	047.88
8	195.78	046.73
9	205.76	046.26
10	215.76	046.49
11	225.72	047.40
12	235.59	049.00
13	245.33	051.27
14	254.89	054.20
15	264.22	057.79
16	273.29	062.01
17	282.04	066.85
18	290.44	072.27
19	298.45	078.26
20	306.03	084.79
21	313.13	091.82
22	319.74	099.33
23	325.82	107.27
24	331.33	115.62
25	336.26	124.32
26	340.57	133.34
27	344.26	142.63
28	347.29	152.16
29	348.86	158.58

SAFETY FACTOR: *** 1.96 ***

Slip Surface specified by 30 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	132.22	068.81
2	140.35	062.99
3	148.88	057.77
4	157.77	053.19
5	166.97	049.26
6	176.42	046.01
7	186.09	043.46
8	195.92	041.62
9	205.86	040.50
10	215.85	040.10
11	225.85	040.43
12	235.79	041.48
13	245.63	043.26
14	255.32	045.74
15	264.80	048.92

16	274.02	052.78
17	282.94	057.31
18	291.51	062.47
19	299.68	068.23
20	307.40	074.58
21	314.65	081.47
22	321.38	088.87
23	327.55	096.74
24	333.13	105.03
25	338.10	113.71
26	342.42	122.73
27	346.08	132.04
28	349.05	141.59
29	351.31	151.33
30	352.48	158.73

SAFETY FACTOR: *** 1.96 ***

Slip Surface specified by 35 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	130.00	068.67
2	138.15	062.87
3	146.65	057.60
4	155.47	052.90
5	164.58	048.77
6	173.93	045.23
7	183.50	042.30
8	193.23	040.00
9	203.08	038.32
10	213.03	037.28
11	223.02	036.88
12	233.02	037.12
13	242.98	038.00
14	252.86	039.53
15	262.63	041.68
16	272.23	044.46
17	281.64	047.85
18	290.81	051.83
19	299.71	056.40
20	308.30	061.53
21	316.53	067.20
22	324.39	073.39
23	331.83	080.07
24	338.83	087.21
25	345.35	094.79
26	351.38	102.77
27	356.88	111.12
28	361.83	119.81
29	366.21	128.80
30	370.00	138.05
31	373.20	147.53
32	375.78	157.19
33	377.73	167.00
34	379.05	176.91
35	379.11	177.84

SAFETY FACTOR: *** 1.97 ***

Slip Surface specified by 33 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	132.22	068.81
2	140.80	063.68
3	149.69	059.09
4	158.84	055.07
5	168.23	051.63
6	177.82	048.79
7	187.57	046.55
8	197.44	044.93
9	207.39	043.93
10	217.38	043.56
11	227.38	043.81
12	237.34	044.69
13	247.22	046.19
14	257.00	048.31
15	266.62	051.04
16	276.05	054.36
17	285.25	058.27
18	294.19	062.75
19	302.83	067.78
20	311.14	073.35
21	319.09	079.42
22	326.64	085.98
23	333.76	093.00
24	340.43	100.45
25	346.61	108.31
26	352.30	116.54
27	357.45	125.11
28	362.06	133.98
29	366.10	143.13
30	369.57	152.51
31	372.43	162.09
32	374.69	171.83
33	375.35	175.75

SAFETY FACTOR: *** 1.97 ***

Slip Surface specified by 33 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	134.44	068.96
2	142.94	063.69
3	151.76	058.97
4	160.86	054.83
5	170.21	051.27
6	179.76	048.32
7	189.48	045.98
8	199.34	044.27
9	209.28	043.19
10	219.27	042.75
11	229.27	042.94
12	239.23	043.78
13	249.12	045.24
14	258.90	047.34
15	268.53	050.05
16	277.96	053.38

17	287.16	057.29
18	296.09	061.79
19	304.72	066.85
20	313.00	072.45
21	320.92	078.56
22	328.42	085.17
23	335.49	092.24
24	342.09	099.75
25	348.20	107.67
26	353.80	115.96
27	358.85	124.59
28	363.34	133.52
29	367.26	142.72
30	370.57	152.16
31	373.28	161.78
32	375.37	171.56
33	376.05	176.14

SAFETY FACTOR: *** 1.98 ***

Slip Surface specified by 32 coordinate points

Point No.	X-surf (ft)	Y-surf (ft)
1	136.67	069.83
2	145.37	064.91
3	154.37	060.55
4	163.63	056.76
5	173.10	053.57
6	182.76	050.97
7	192.56	048.99
8	202.47	047.63
9	212.44	046.89
10	222.44	046.78
11	232.43	047.30
12	242.36	048.45
13	252.20	050.22
14	261.91	052.61
15	271.45	055.60
16	280.79	059.19
17	289.88	063.36
18	298.69	068.09
19	307.18	073.37
20	315.33	079.17
21	323.10	085.47
22	330.45	092.24
23	337.36	099.47
24	343.81	107.12
25	349.76	115.15
26	355.19	123.55
27	360.09	132.27
28	364.42	141.28
29	368.18	150.54
30	371.35	160.03
31	373.92	169.69
32	375.10	175.61

SAFETY FACTOR: *** 1.99 ***

Slip Surface specified by 28 coordinate points

Koteman, Eberhard and Associates
ARCHITECTS AIA

September 22, 2006

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

Re: Lunt Residence
3427 Sea Ledge Lane
A.P.N.: 047-082-09
MST2006-00092

Visual Resource Analysis

This is in response to DART letter, Item III.A.11, requesting a Visual Resource Analysis, discussing potential impacts to existing visual resources within an area identified as being visually sensitive.

Attached are photographs of the existing site as viewed from the two public areas, i.e., the public beach at the base of the bluff, directly below the project site, and the public overlook/viewing area on the ocean side of Cliff Drive. Also attached are three photo simulations with images(or information) of the proposed project superimposed on to photographs of the existing project site, as seen from the two public viewpoint areas.

It is our belief that the impact of the proposed project on the existing visual resources, as seen from the two public viewpoints, is negligible.

Public Viewpoint #1 : Public Beach

Due to the topography of the cliffs in this area, the view of the house is visible only from a strip of beach beginning at a point roughly 500 feet to the east of the site, to a point approximately 250 feet beyond the project site, to the west. See Photographs #1 through #6. Until viewed directly from below, the existing house is barely discernable from the profile of the cliffs. See Photographs #2, #3, and #4.

The existing house is mostly visible from the public beach at the base of the bluff, directly below the project site. See Photographs #5 and #6. These photographs show that, at most, only the overhang above the south deck of the house is visible.

Photo Simulations #1 and #2 show images of the proposed project superimposed on to photographs of the existing site. As with the limited view of the existing house, the only portions of the proposed house that will be visible from the beach below will be the sun control trellis structures at the south side decks. The two story portion of the house is positioned far enough back from the south side of the project that it will not be visible from this part of the beach.

ATTACHMENT #3

EXHIBIT G

Public Viewpoint #2 : Cliff Drive Overlook

The Cliff Drive overlook is a 400 foot long section of paving bordering the south side of Cliff Drive, north of Sea Ledge Lane. The view from the Overlook is directed toward the southwest, and provides an unobstructed view of the ocean and Channel islands, from Isla Vista Peninsula, in the west, to the face of the cliff rising from the beach, to the east. Directly below the overlook, at an elevation approximately 90 feet below, are 4 houses at the west end of Sea Ledge Lane and 1 house in Hope Ranch.

The project site is located approximately 600 feet southeast of the Cliff Drive overlook and at an elevation 80 feet below the Overlook. The photographs of the existing site show that no part of the existing house is visible from the Overlook. Only the top of the existing redwood tree, on the project site, is visible from the Cliff Drive Overlook.

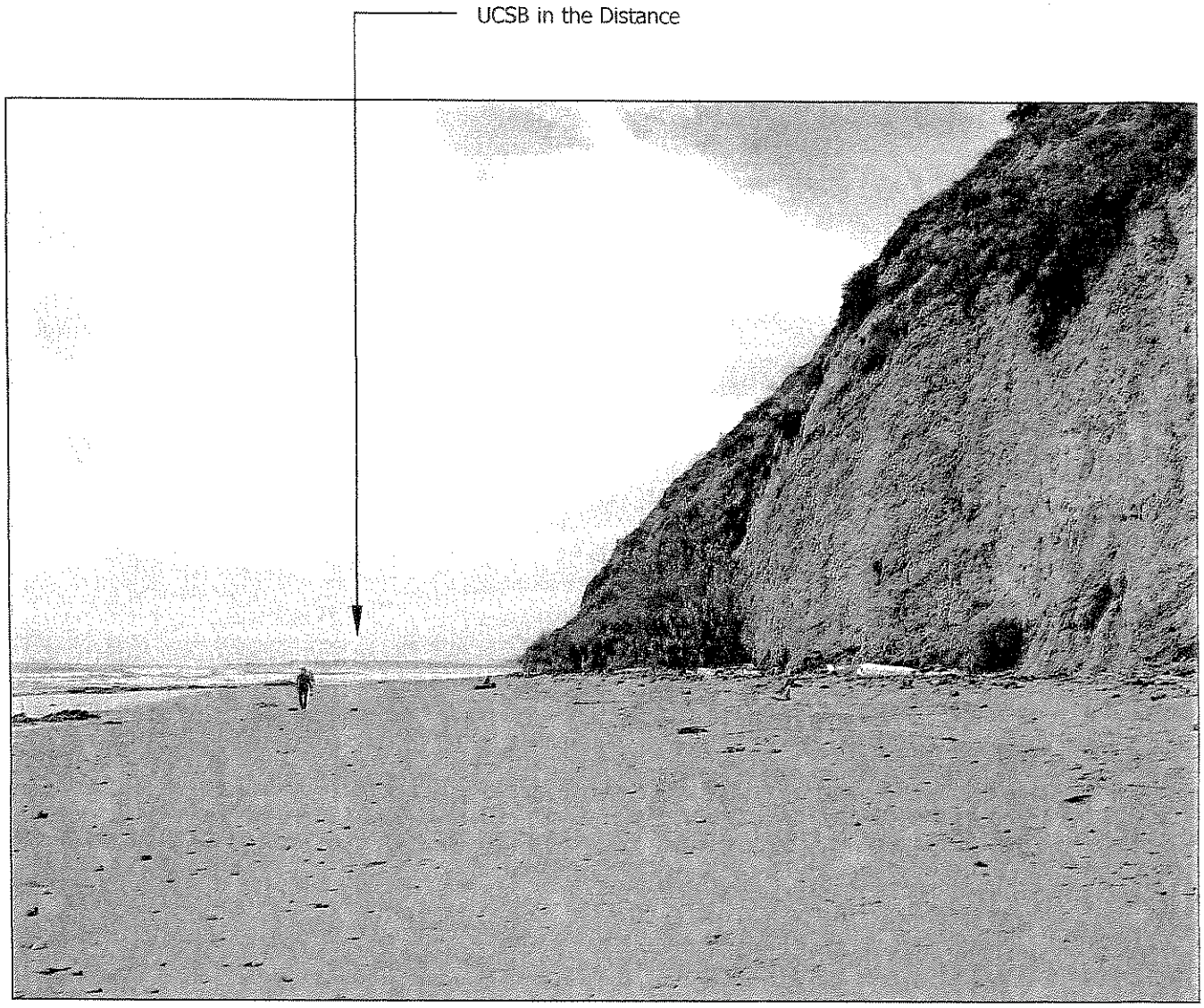
Photo Simulation #3 shows project information, i.e., finished floor elevation and the elevation of the highest point of the roof of the proposed project, superimposed on to the photograph of the site, as viewed from the Overlook. To the best of our judgment, based on this simulation, the proposed project will not appear from the Cliff Drive overlook.

Attachments

- Neighborhood Plan/Photo Reference (11"x17")
- 10 photographs of existing site (8 ½"x11")
- Photo simulation #1 (11"x17")
- Photo simulation #2 (11"x17")
- Photo simulation #3 (11"x17")

End

Roteman Eberhard and Associates
Architects
Santa Barbara, California

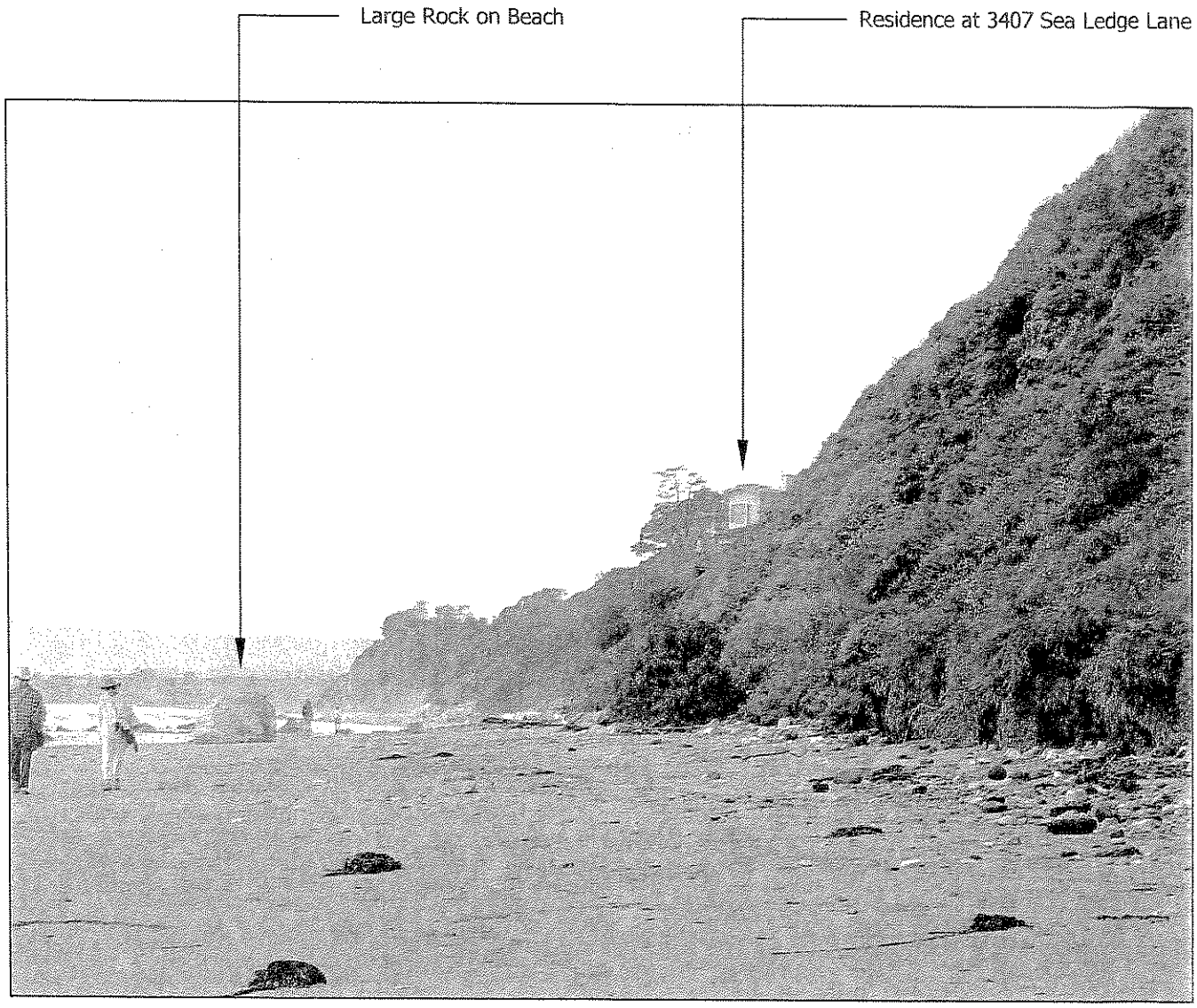


1

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Roteman Eberhard and Associates
Architects
Santa Barbara, California

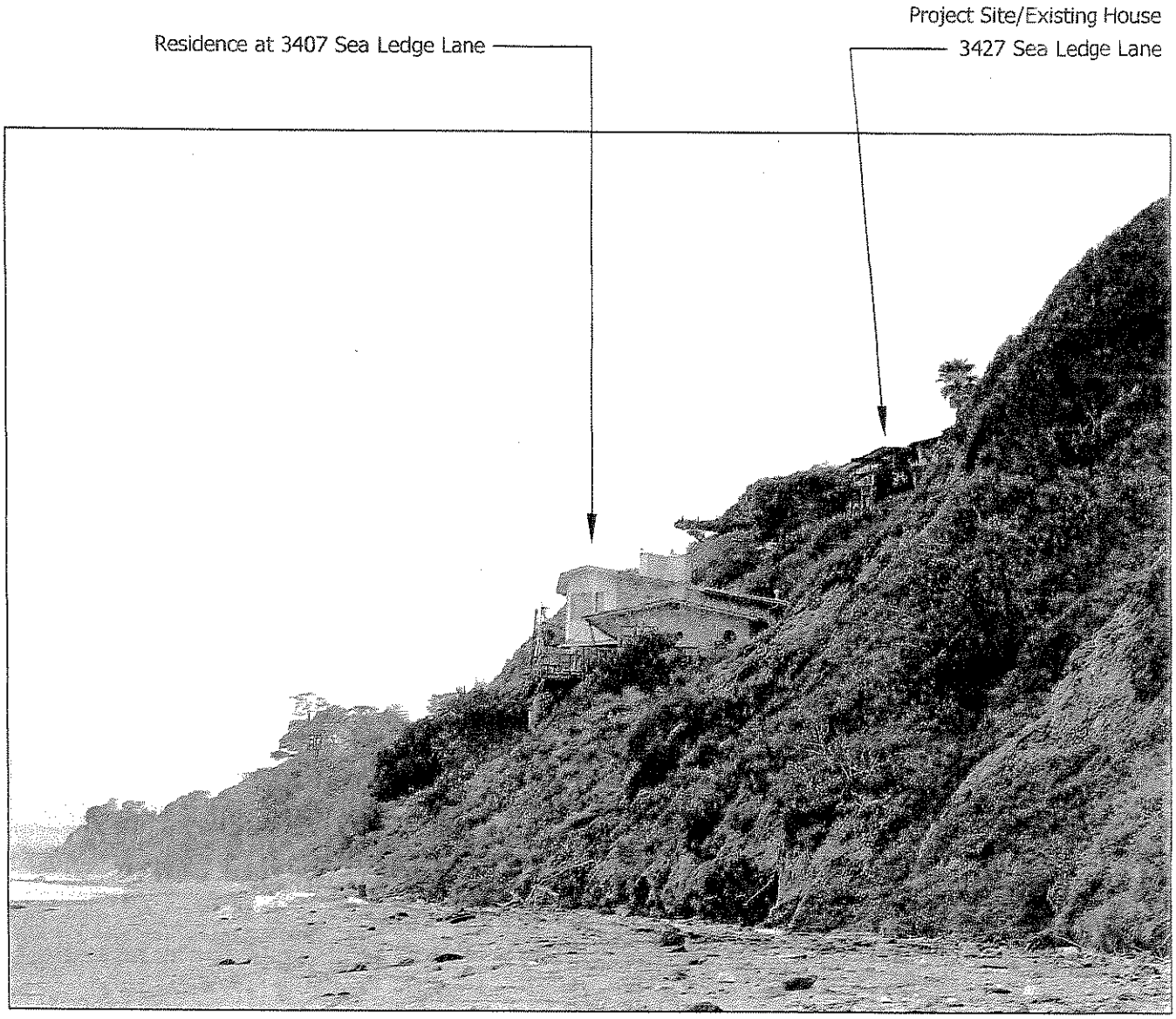


2

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Roteman Eberhard and Associates
Architects
Santa Barbara, California



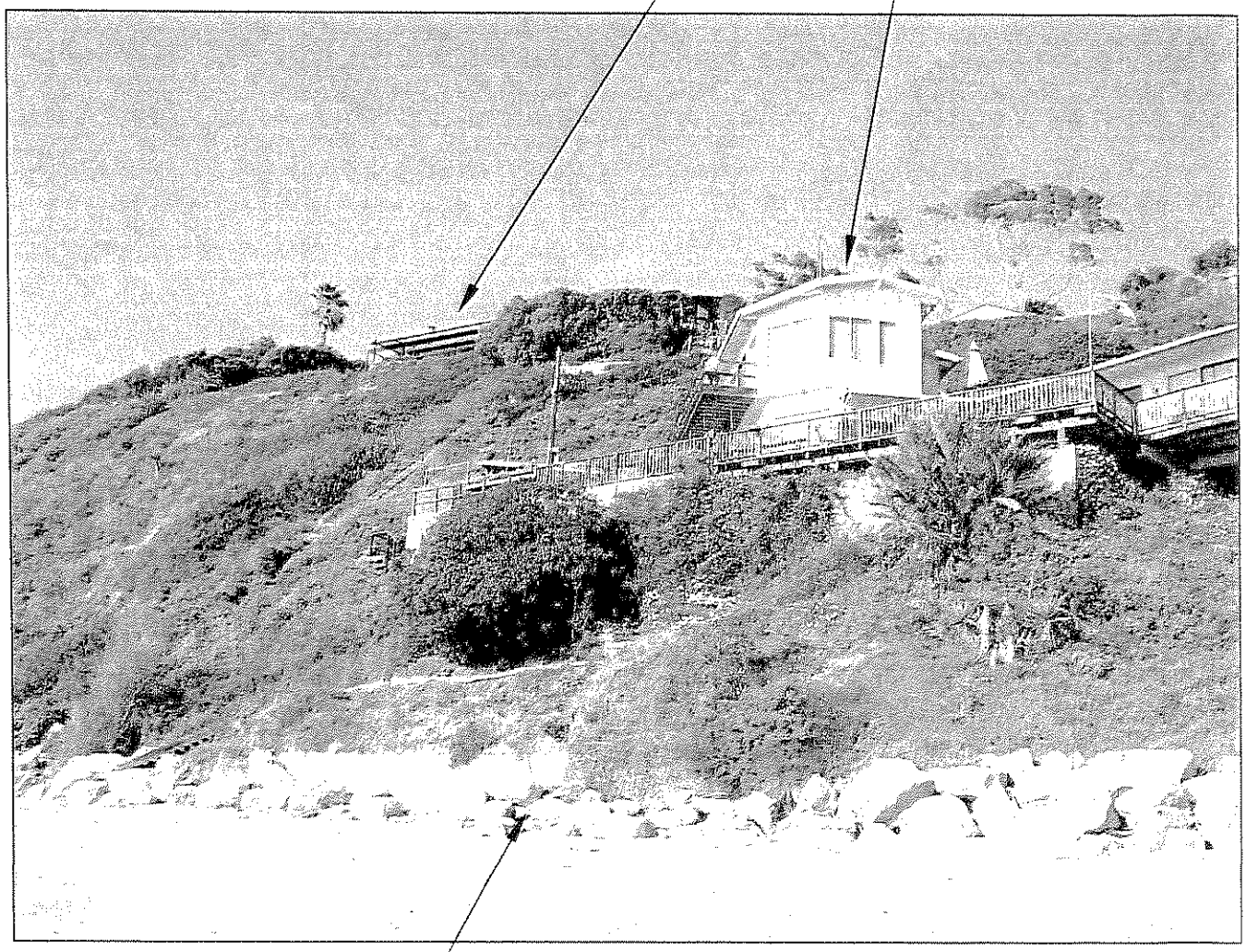
3

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Project Site/Existing House
Canopy above Deck
3427 Sea Ledge Lane

3407 Sea Ledge Lane



4

Rock Revetment

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Roterman Eberhard and Associates
Architects
Santa Barbara, California

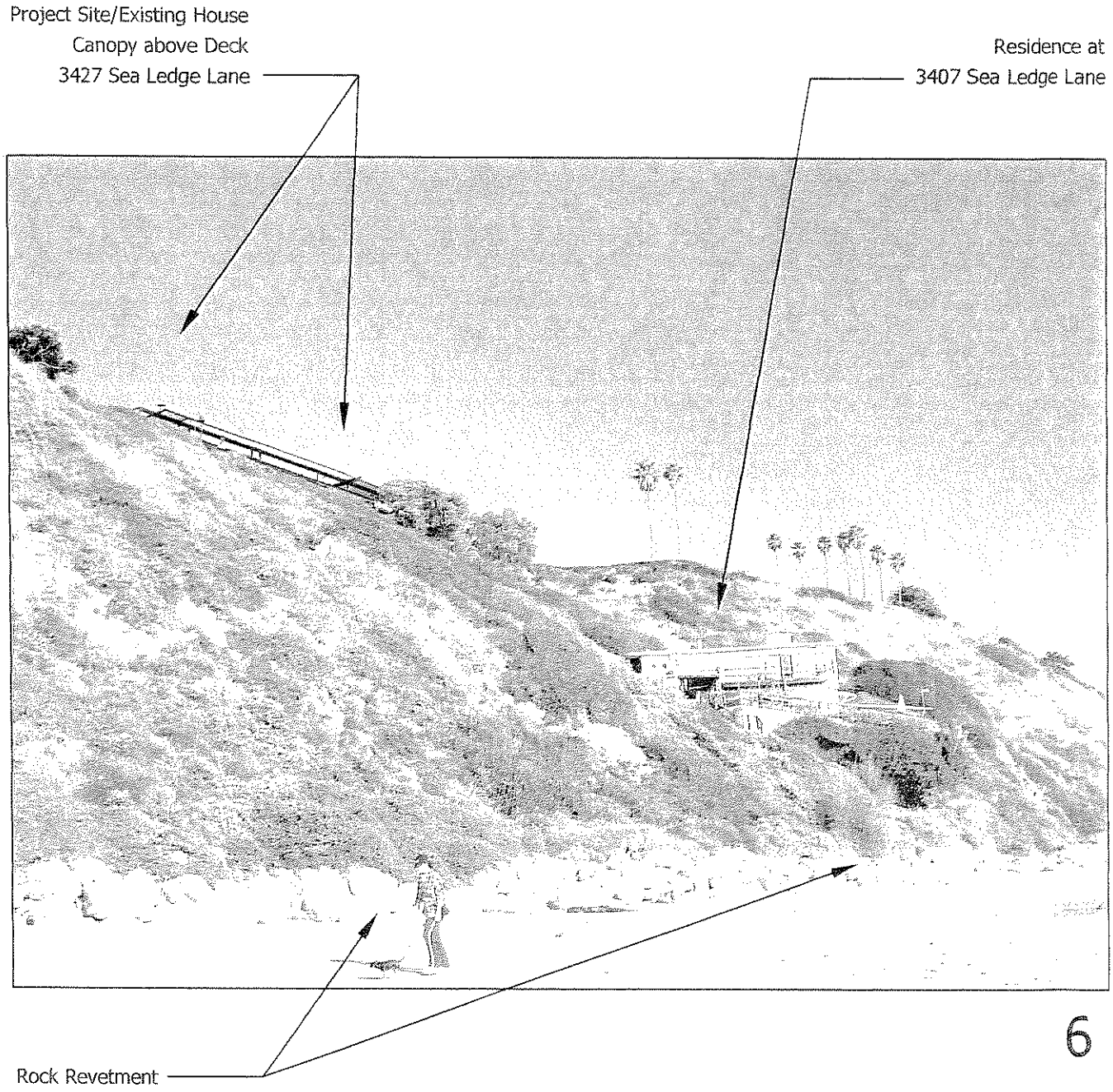
Project Site/Existing House
Canopy above Deck
3427 Sea Ledge Lane

5

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Roteman Eberhard and Associates
Architects
Santa Barbara, California



6

LUNT RESIDENCE

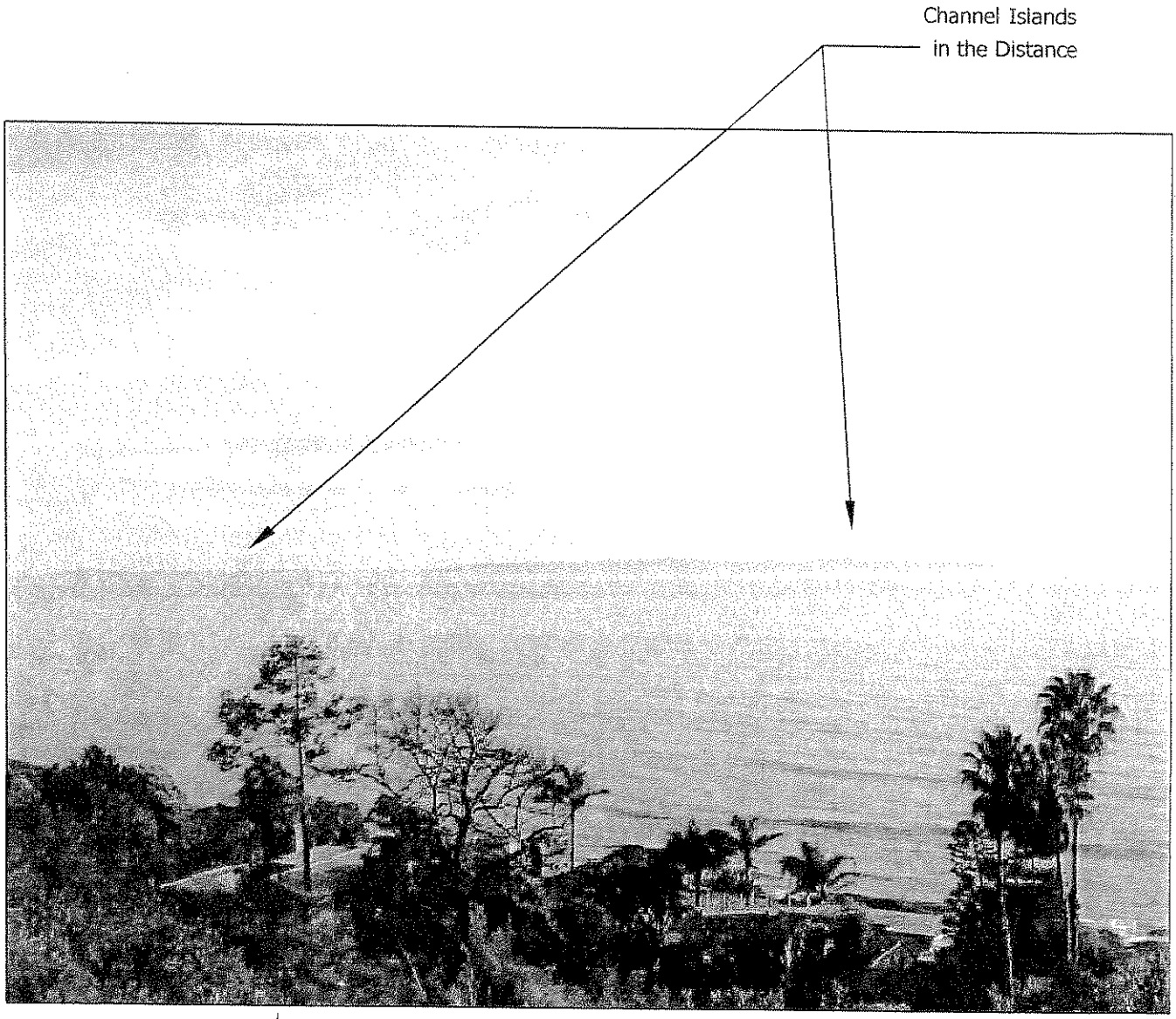
3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

7

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

Roteman Eberhard and Associates
Architects
Santa Barbara, California

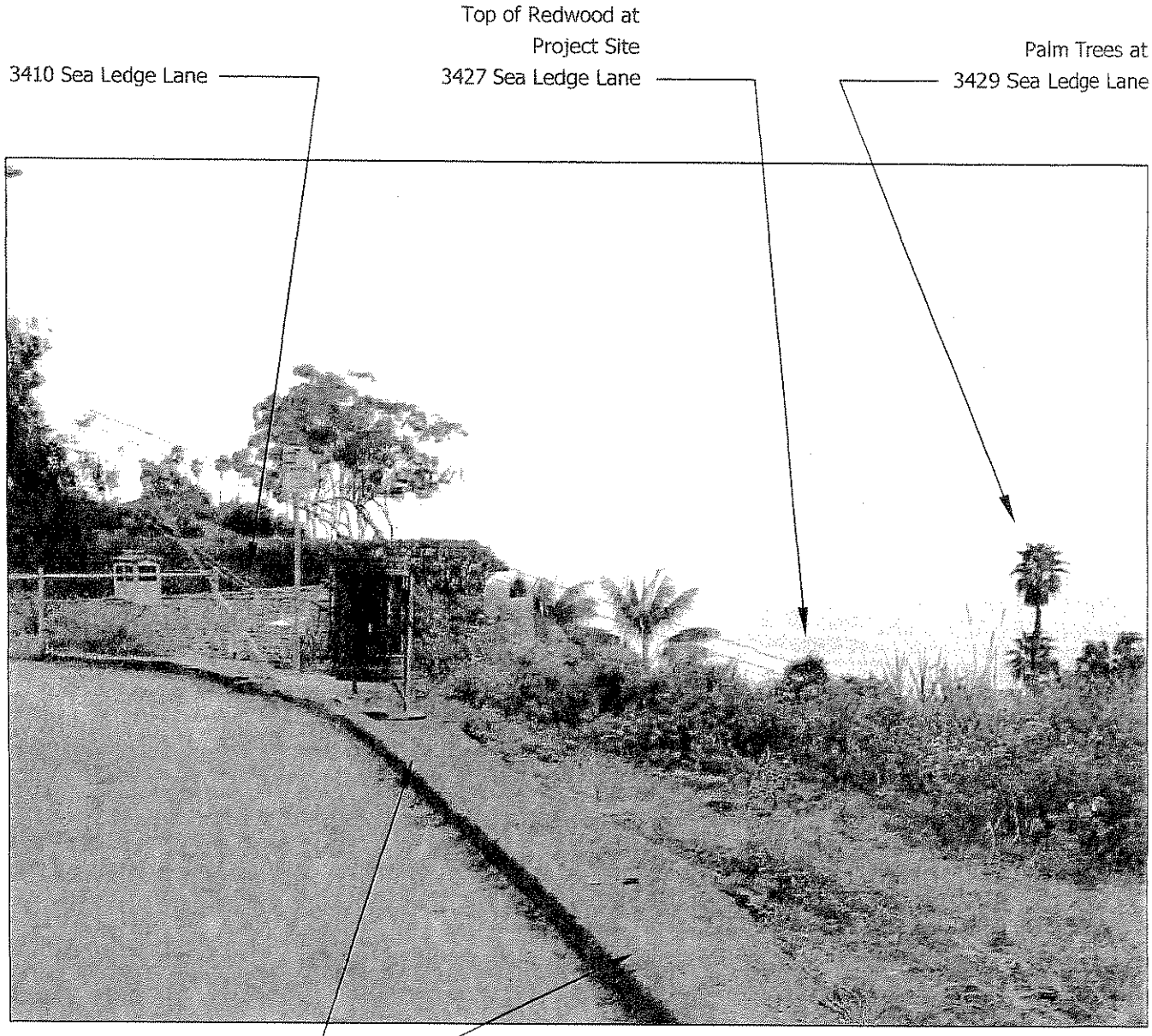


8

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

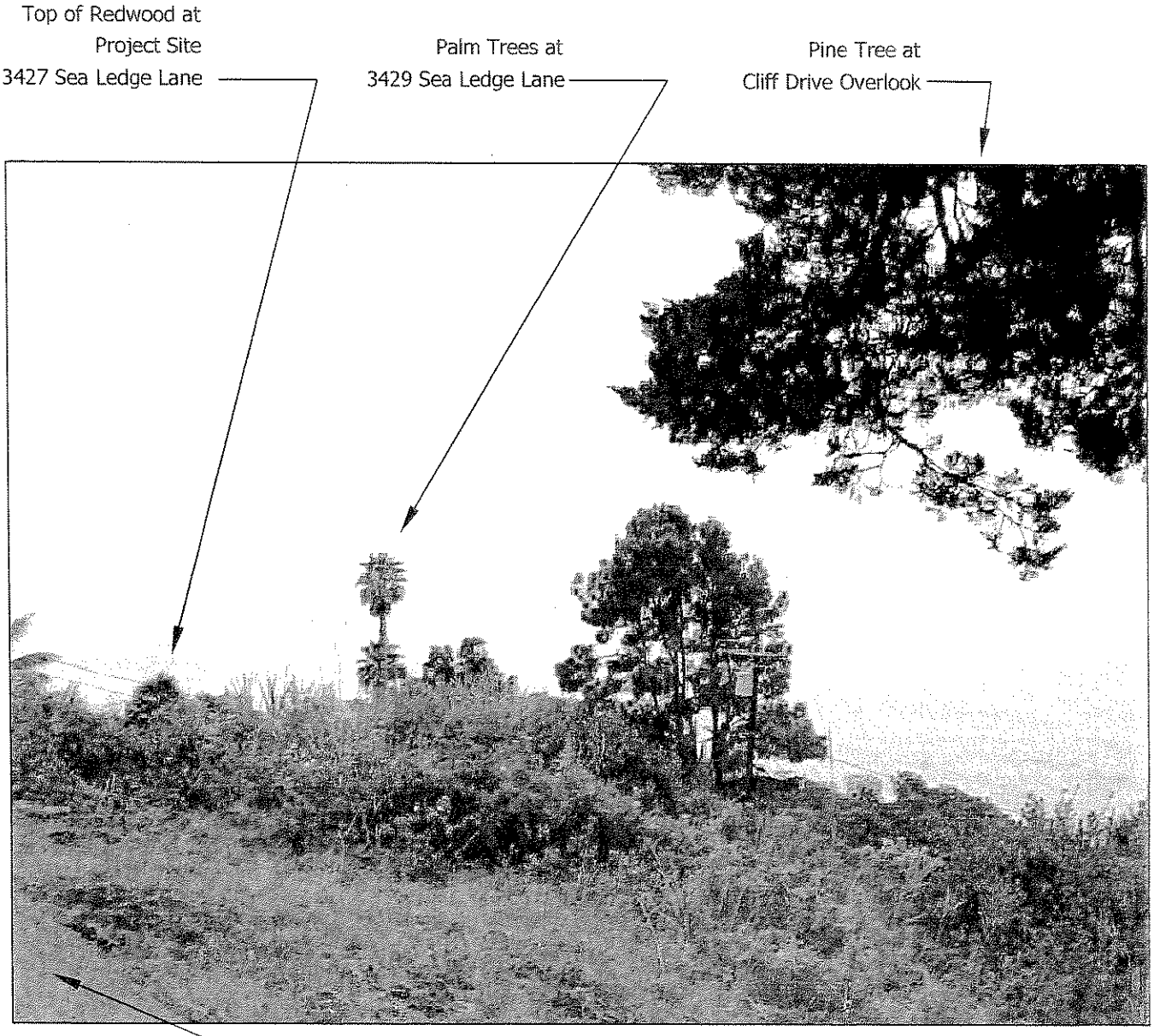
Roteman Eberhard and Associates
Architects
Santa Barbara, California



9

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA



10

LUNT RESIDENCE

3427 SEA LEDGE LANE
SANTA BARBARA, CALIFORNIA

1

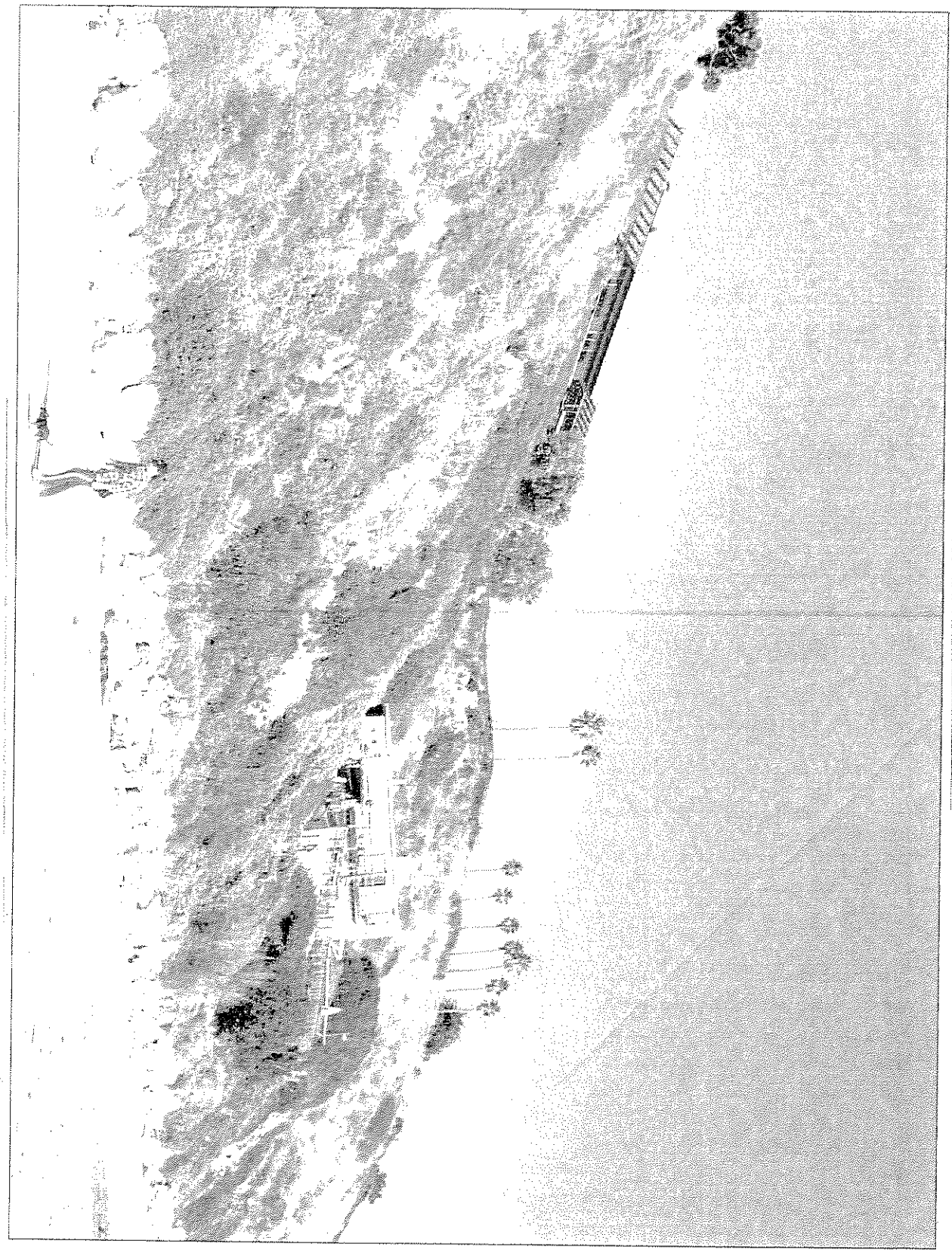
LUNT RESIDENCE
3427 SEA LEDGE DRIVE
SANTA BARBARA, CA

VISUAL RESOURCE ANALYSIS
PHOTO REFERENCE MAP

2

LUNT RESIDENCE
3427 SEA LEDGE DRIVE
SANTA BARBARA, CA

VISUAL RESOURCE ANALYSIS
PHOTO SIMULATION #1



3

LUNT RESIDENCE
3427 SEA LEDGE DRIVE
SANTA BARBARA, CA

VISUAL RESOURCE ANALYSIS
PHOTO SIMULATION #2

4

LUNT RESIDENCE
3427 SEA LEDGE DRIVE
SANTA BARBARA, CA

VISUAL RESOURCE ANALYSIS
PHOTO SIMULATION #3

FAR Calculator

Instructions: Insert the required information in the white boxes below. The spreadsheet will calculate the proposed FAR, the 100% max FAR, and the 85% max FAR (yellow areas).

ENTER Project Address:	3427 Sea Ledge Lan
ENTER Zone ONLY from drop-down list:	A-1

ENTER Net Lot Area (in sq. ft.):	29,129
ENTER Proposed TOTAL Net Floor Area (in sq. ft.):	6,477

FLOOR AREA RATIO (FAR):	0.22	
Lot Size Range:	>= 20,000 sq. ft.	
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)	GUIDELINE ONLY
100% MAX FAR (in sq. ft.):	4,809	GUIDELINE ONLY
85% of MAX FAR (in sq. ft.):	4,087	GUIDELINE ONLY

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43,560

EXHIBIT H