



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 30, 2009
AGENDA DATE: May 8, 2009
PROJECT ADDRESS: 3339 Cliff Drive (MST2008-00419)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Daniel Gullett, Associate Planner *DG*

I. PROJECT DESCRIPTION

The project site is currently developed with a 3,231 square foot single-family residence and 605 square foot attached garage. The proposed project consists of a 915 sf second floor and 415 sf ground floor addition, 181 sf of new second story deck areas, interior remodel, replacement of the septic system, and various landscape and hardscape changes. The project is located on a 1.3-acre lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is:

A Coastal Development Permit (CDP2008-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

III. RECOMMENDATION

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

APPLICATION DEEMED COMPLETE: April 1, 2009
DATE ACTION REQUIRED: May 29, 2009

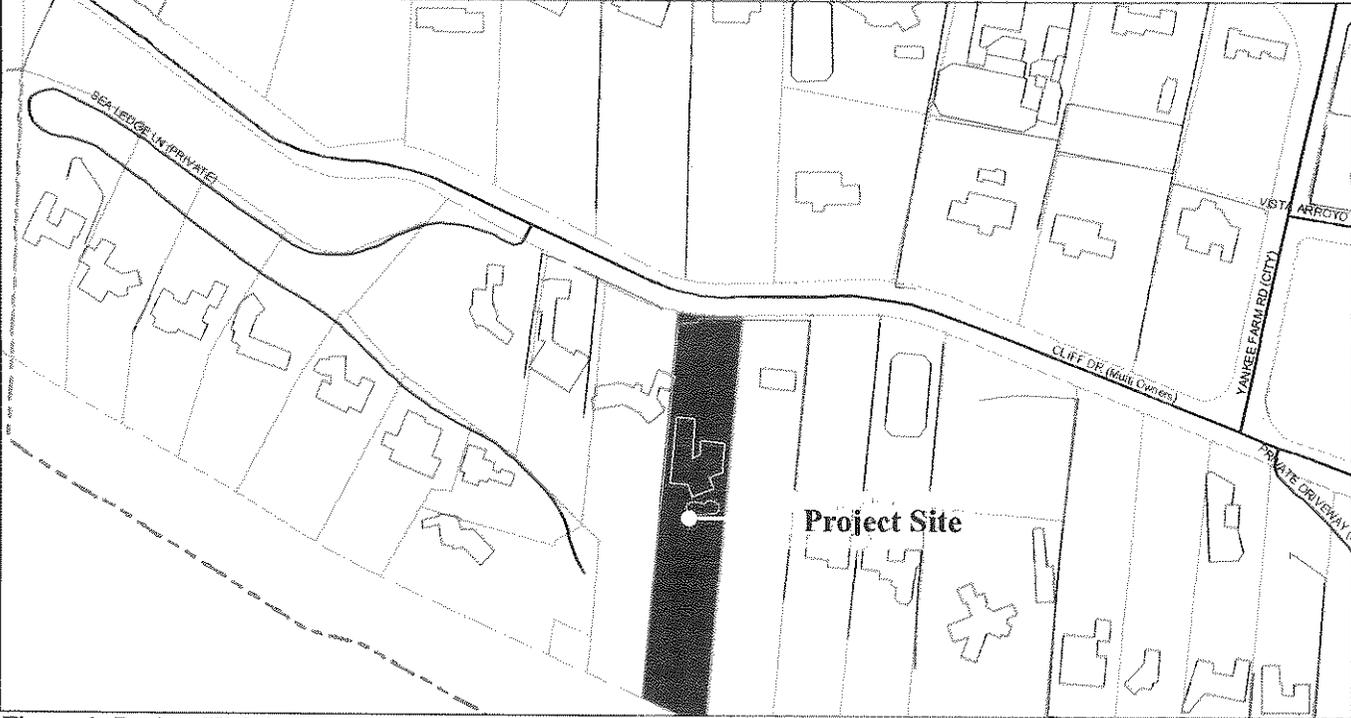


Figure 1: Project Vicinity



Figure 2: Orthogonal view of 3339 Cliff

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: J. Michael Holliday	Property Owner: Len Homeniuk & Marina Stephens
Parcel Number: 047-082-015	Lot Area: 57,926 sf
General Plan: Residential, 1 unit/acre, Bluff	Zoning: A-1/SD-3 (Single Family Residential/Coastal Overlay)
Existing Use: Single Family Residential	Topography: Relatively flat with steep bluff face
Adjacent Land Uses: North – Single Family Residential East – Single Family Residential South – Public Beach/Pacific West – Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,231 sf	4,740 sf
Garage	605 sf	435 sf
Accessory Space	none	none

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35 ft	153 ft	143 ft
-Interior (east)	15 ft	15 ft	15 ft
-Interior (west)	15 ft	15 ft	15 ft
-Rear	15 ft	319 ft	319 ft
Building Height	30 ft	14 ft	24.5 ft
Parking	2 spaces	2 spaces	2 spaces
Open Yard	1,250 sf	1,250+ sf	1,250+ sf
Lot Coverage			
-Building	N/A	4,009 sf 7%	4,449 sf 8%
-Paving/Driveway	N/A	10,115 sf 18%	6,995 sf 12%
-Landscaping	N/A	42,614 sf 75%	48,482 sf 80%

The proposed project would meet the requirements of the A-1 and SD-3 Zones.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on September 29, 2008. (meeting minutes are attached as Exhibit D). At that hearing SFDB stated that the proposed architecture and the size, bulk, and scale were appropriate to the neighborhood. SFDB

continued its review of the project to follow Planning Commission's consideration of the Coastal Development Permit.

While maximum floor area for lots greater than 15,000 sf is not restricted under the Zoning Ordinance, a guideline maximum floor area is defined for larger lots in the Single Family Residence Design Guidelines. The guideline maximum floor area is 5,183 sf. At 5,175 sf, the proposed project is 99.8% of the maximum guideline floor area.

The Municipal Code requires all new building area for residences exceeding 4,000 sf to meet or exceed the standards for a two-star rating under the Built Green Program (SBMC §22.69.055.) This requirement is stated in Condition D.1 in Exhibit A.

B. SEPTIC SYSTEM

The existing single-family residence is served by a septic tank that is non-conforming to capacity required in the adopted California Plumbing Code. With the introduction of an additional bedroom, additional septic capacity is required for the development since public sewer is not currently available in the vicinity. Condition B.5 in Exhibit A requires connection to public sewer when it becomes available at a point adjacent to the subject property, and reflects the Municipal Code Chapter 14.44 requirement to connect to public sewer within a year of sewer becoming available to the property.

C. COMPLIANCE WITH THE COASTAL ACT/LOCAL COASTAL PLAN

Since the project site is located in the Coastal Zone, the proposed project must be found consistent with the Coastal Act and the City's Coastal Plan for approval of a Coastal Development Permit.

The project site is located in Component 1 of the City's Coastal Plan, an area extending from the City's western boundary, adjacent to Hope Ranch, eastward to Arroyo Burro Creek. The Coastal Plan recognizes Component 1 as a low-density single-family residential area. Major coastal issues identified in Component 1 include hazards related to bluff retreat and maintenance of views along Cliff Drive.

The Seismic Safety/Safety Element limits new development on bluff tops, such that normal rates of erosion and cliff material loss will not seriously affect a structure during a 75-year time period. Geological and geotechnical studies and a site plan submitted by Earth Systems establish the location of the 75-year bluff retreat setback line. The 75-year retreat line is reflected on the site plan on A1.0. Since no new structures are proposed within the 75-year bluff retreat setback area, the proposed project is consistent with the policy.

Coastal Plan Visual Resources Policy 9.1 requires that existing views from, to and along the coast be protected and preserved. Due to its location, with the proposed second story set back 151 feet from the Cliff Drive and 45 feet from the bluff edge, the project would not adversely affect existing public views to, from, and along the coastal bluff or views along Cliff Drive.

Coastal Act Section 30212 states that public access from the nearest roadway to the shoreline and along the coast shall be provided in new development projects, except where it is inconsistent with public safety or the protection of fragile coastal resources, or where adequate access exists nearby. Public beach access is provided approximately 0.6 miles east of the subject property at Arroyo Burro Beach County Park. Considering the steep bluff, the narrowness of the lot, and the geological conditions in the vicinity, providing vertical public access on the subject lot is not consistent with Coastal Act Section 30212 or the City's Coastal Plan and not desired.

Text of relevant Coastal Act and City Coastal Plan policies is included in Exhibit E. As proposed, the development, subject to conditions in Exhibit A, is consistent with the Coastal Act and the City's Coastal Plan.

D. ENVIRONMENTAL REVIEW

Planning staff have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, which allows for additions to single-family residences and new small structures where there is no reasonable possibility of significant effect on the environment.

VII. FINDINGS

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act; and
As demonstrated in Section VI.C, the proposed project is consistent with the policies of the California Coastal Act including the those related to public shorelines access, minimization of potential risks from seacliff retreat, and assurance of stability and structural integrity.
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.
The project conforms to all zoning requirements including setbacks, building height and open yard regulations, as shown in Section V and all Local Coastal Plan Policies, including those related to bluff top development, and protection of public views, as shown in Section VI.C. As conditioned, the project conforms to all implementing guidelines and applicable provisions of the Municipal Code.

Exhibits:

- A. Conditions of Approval
- B. Site Plan, Floor Plans, Elevations, Landscape Plan
- C. Applicant's letter, dated November 6, 2008
- D. Single Family Design Board Minutes of September 29, 2008
- E. Relevant Coastal Act, Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

3339 CLIFF DRIVE
COASTAL DEVELOPMENT PERMIT
MAY 8, 2009

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. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material in the rear yard area.
 2. **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.
 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- B. **Recorded Conditions 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*, prepared by Planning staff, 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 8, 2009 is limited to a 915 sf second floor and 415 sf ground floor addition, 181 sf of new second story deck areas, interior remodel, replacement of the septic system, various landscape and hardscape changes, and the improvements shown on the project plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **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. The following tree protection shall be incorporated:

4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit are required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
 5. **Cliff Drive Sewer Connection Requirement.** Owner agrees to connect to the City sewer system when a sewer main is constructed in Cliff Drive at a point adjacent to Owner's Real Property, per Santa Barbara Municipal Code Chapter 14.44. Owner shall, at Owner's sole expense, connect to the City sewer system within one year of being advised in writing that the City sewer main is operable and available for such a connection. In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.
 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 landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- C. **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. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
 2. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
- D. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
- 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. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 2. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board, outlined in Section A. above.
 3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B.4, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
5. **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., Archaeologist contract submitted to Community Development 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 by the Owner and/or Contractor 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 a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
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: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st*
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 that is answered by a person, not a machine.

3. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
4. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
5. **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.
6. **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 the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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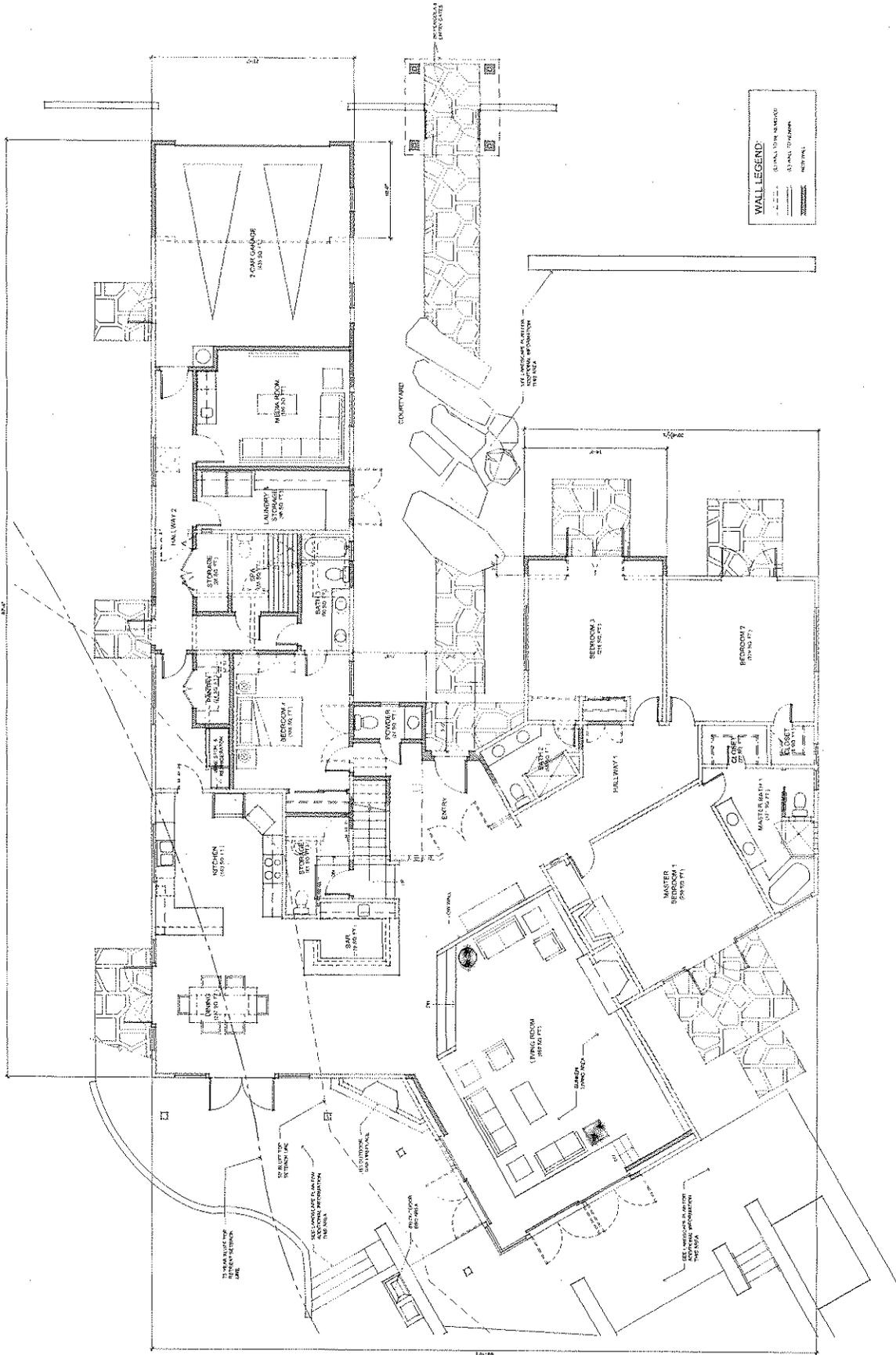
- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
- 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:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.





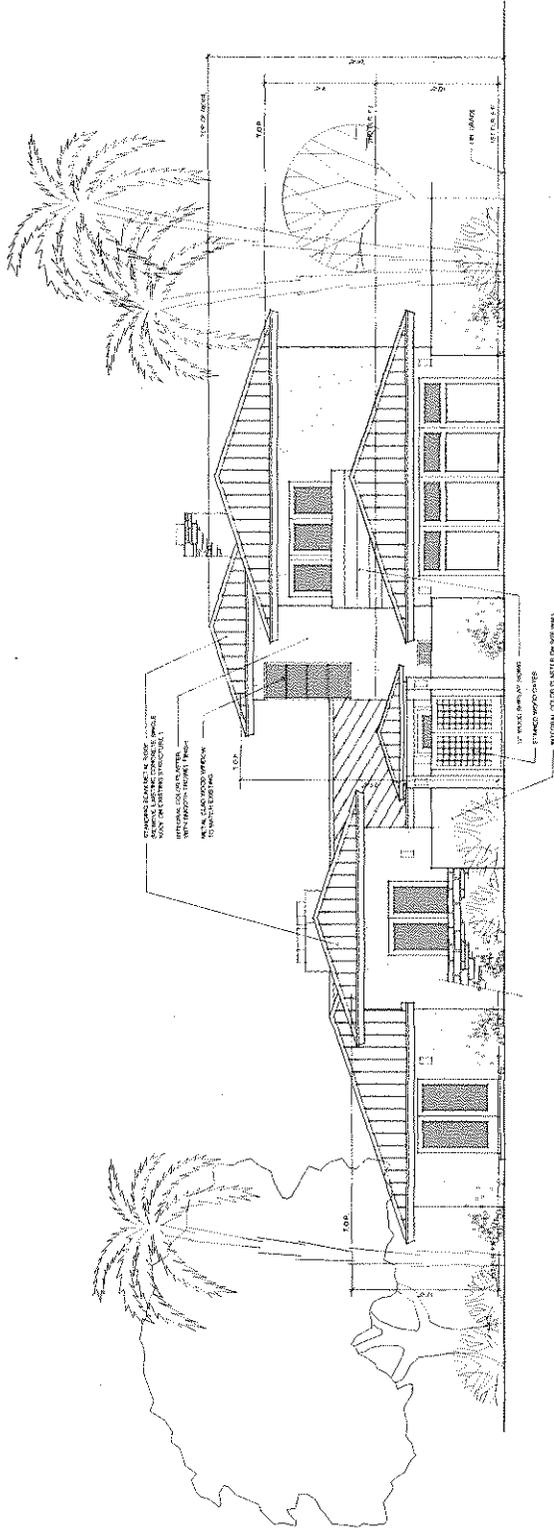
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 PROJECT: 3339 CLIFF DRIVE
 SHEET: 101
 SCALE: 1/8" = 1'-0"

Proposed
 First Floor Plan

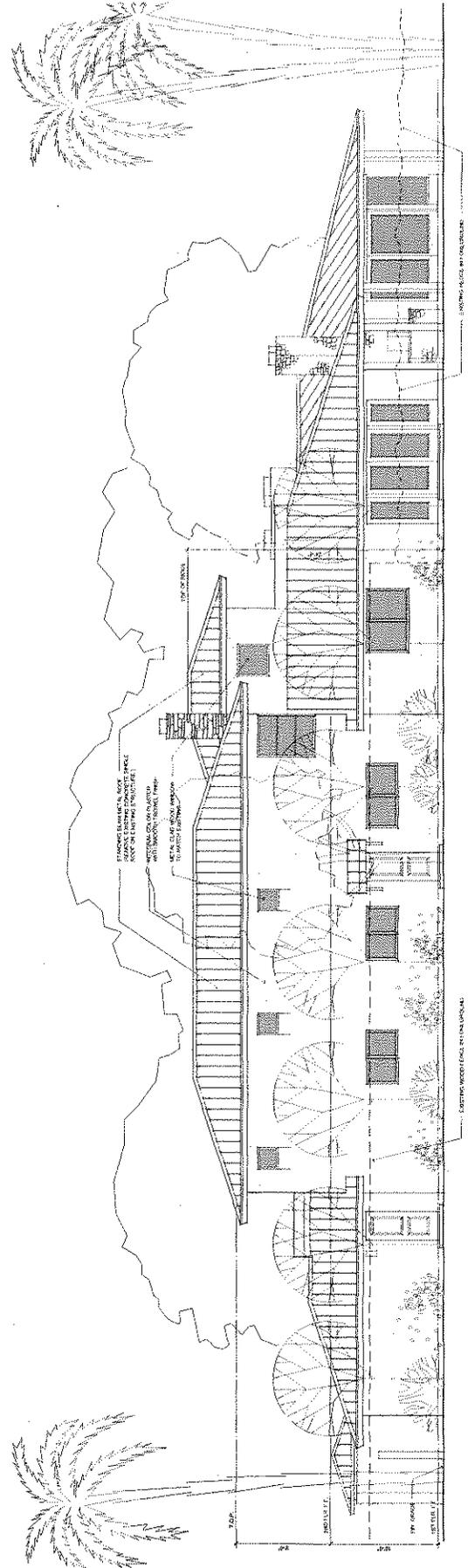
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

J.M. Helmsley
ASSOCIATES
 248 FALCON PARK DRIVE
 SUITE 1000
 SANTA BARBARA, CALIFORNIA 93101
 TEL: 805 963 4222
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3339 Cliff Drive
 Santa Barbara, Calif



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



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

Revisions

No.	Description	Date
1	Issue for Permit	10/15/04
2	Issue for Construction	11/15/04
3	Issue for Final Review	12/15/04
4	Issue for Final Approval	01/15/05
5	Issue for Final Construction	02/15/05
6	Issue for Final Review	03/15/05
7	Issue for Final Approval	04/15/05
8	Issue for Final Construction	05/15/05
9	Issue for Final Review	06/15/05
10	Issue for Final Approval	07/15/05
11	Issue for Final Construction	08/15/05
12	Issue for Final Review	09/15/05
13	Issue for Final Approval	10/15/05
14	Issue for Final Construction	11/15/05
15	Issue for Final Review	12/15/05
16	Issue for Final Approval	01/15/06
17	Issue for Final Construction	02/15/06
18	Issue for Final Review	03/15/06
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100	Issue for Final Approval	01/15/13

A3.0 Date: 10/15/04
 10/15/04

Exterior Elevations

6 November 2008

VIA E-MAIL

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CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara Planning Commission
Planning Department
623 Garden Street
Santa Barbara, CA

Subject: 3339 Cliff Drive, Santa Barbara, CA

JM Holliday
Associates

Dear Planning Commission,

We are requesting approval of a **Coastal Development Permit** for a renovation and modest expansion of an existing residence located at 3339 Cliff Drive, Santa Barbara, CA. The property boundaries run from Cliff Drive south to the Pacific Ocean and include a bluff top area providing exceptional views of the Santa Barbara Channel. The proposed project represents a much needed improvement and upgrade to the existing 30 year old residence, and better accommodates the functional needs of a modern family while sensitively taking advantage of the exceptional bluff top setting and site vistas. This project proposal is very similar, yet almost 800 SF smaller, than a previous project that was approved by the City Planning Commission on this site in 2004 that was never realized. Also this new proposal was specifically designed to fall within the City's new 100% FAR GUIDELINES. Since this 1.3 acre site is quite large and the house set back significantly from the roadway, the proposed renovation / expansion has minimal to virtually no visual impact on the neighbors and is consistent with other residential projects in the area. The proposed landscape improvements will increase the stabilization of the existing bluff top area, minimize erosion and reduce stormwater runoff thereby providing an environmental improvement to the subject property as well as to the immediate neighbors. The project has received overwhelming support from the surrounding neighbors and has received very positive comments from the City of Santa Barbara Single Family Design Review Board on 09/29/08.

Architecture

Interiors

Management

Planning

Environmental
Consulting

Graphic Design

PROPOSED PROJECT DESCRIPTION

The proposed project consists of the following elements:

1. A partial interior and exterior renovation of an existing 3,836 sq. ft. residence.
2. A new 915 sq. ft. Second Floor and 424 sq. ft. Ground Floor addition, totaling 1,339 sq. ft. of new additional enclosed living area.
3. Two new exterior upper Deck Areas totaling approximately 181 sq. ft.
4. Replacement of the existing roof with a new standing seam metal roof as well as upgrades of the existing exterior finishes, windows and doors.
5. New exterior garden walls and improvements to the hardscape, landscape and driveway areas to reduce impervious areas and reduce stormwater runoff yet provide more usable exterior deck and patio areas around the existing pool and site.
6. New Low level lighting at key entry points around the perimeter of the house, including patio and upper deck areas to improve evening utilization of the site while maintaining and enhancing landscape screening of neighboring properties. All exterior night lighting would be directed away from adjacent neighbor's property. Specific lighting fixture locations, types, and heights will be determined and reviewed / approved by the City of SB SFRB.
7. Landscape and hardscape improvements to the ocean side of the property are also included to enhance the bluff top area and to improve bluff top stabilization.

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Santa Barbara, California
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Phone 805.452.9542

City of Santa Barbara Planning Commission

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Proposed Site Improvements

The existing residence is significantly set back from the adjacent Cliff Drive and is located near the ocean side bluff area of the property to capitalize on the magnificent ocean views. The natural site grade is relatively flat and slopes gently away from the existing bluff edge and back toward the roadway. Site and roof stormwater runoff will be minimized and directed northward toward the street through bio-swales. The overall design intent is to provide the property owners with a modest renovation and expansion of the existing residence. In addition, the proposed project addresses the owners desire to create more functional interior and exterior living spaces which maximize views to the ocean. The new improvements have been planned to integrate appropriately with the existing house architecture minimizing impacts on the existing site or nearby residences.

The project is located on a relatively flat portion of the site, and there would be minimum grading involved which is estimated to be less than 100 cubic yards to accommodate all new footings and landscape grading revisions. A receiving site for the export fill has yet to be identified but will be located within the greater Santa Barbara area. The vast majority of new construction / addition will take place on the north side of the structure and away from the bluff top areas. New additions of interior living area are designed to be behind the 75 year erosion line which has been established on the site. The existing large driveway and open front yard will serve as construction staging area and also provides ample off-street parking for workers during construction of the project. New landscaping improvements will supplement existing landscape to visually screen the new additions from the views of the adjacent neighbors. Portions of poorly kept hedge and landscape materials will be replaced and upgraded as appropriate to enhance landscape aesthetics. The proposed Landscape Plan significantly reduces the existing impervious driveway area and reduces storm water run off by providing on-site bio-swale filtration / absorption of storm water runoff. Additional landscaping details are included within the attached plans. There are no anticipations regarding excessive creation of smoke or noise other than those associated with a normal residential construction effort. Copies of existing soils report information have been submitted with this project application and from our records there are no significant archeological, biological, historical or hazardous materials constraints nor are there any recreational trails or easements traversing the site. Also the property is not located near any creeks or water courses.

Proposed Schedule

The estimated time period for demolition is 3 to 4 months, there is approximately 2 months proposed for rough grading of the site and the overall construction effort is expected to require 12 to 14 months to complete. It is estimated that there may be a maximum of 10 to 20 workers on the site at any given time period (including demolition, grading and construction phases of work) and all worker parking for vehicles, equipment and material storage is expected to be accommodated within the existing site boundary. There are no known abandoned oil wells on the project site that would require remediation.

The project will be required to meet a **BUILT GREEN 2 STAR RATING** as per City of SB Planning requirements and the project scope has been described in detail within the attached drawings and submittal documentation. Please feel free to give me a call should you have any questions on the enclosed or should you need additional information. We looking forward to moving forward with City review and approval of this project as quickly as possible especially since a previous larger project was reviewed and approved by the City Planning Commission for this particular site within the past several years.

Sincerely,
JM Holliday Associates Inc.



J. Michael Holliday AIA, LEED AP
Principal Architect

Attachments: Architectural and Landscape Plans

SFDB Minutes from September 29, 2008

3339 CLIFF DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-015
Application Number: MST2008-00419
Owner: L.A. Homenink and Marina Stephens
Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot one-story single-family residence with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

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

Time: 6:51

Present: Michael Holliday, Architect.

Public comment opened at 7:07 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 7:07 p.m.

Motion: **Continued indefinitely to the Planning Commission and return to Full Board.** The architecture is appropriate and size, bulk, and scale are appropriate to the neighborhood. Return with a landscape plan.

Action: Zink/Deisler, 5/0/0. (Bernstein and Carroll absent.)



Relevant Applicable Policies

Hazards

Coastal Act Policy 30253

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Seismic Safety/Safety Element Seacliff Retreat Policy 1

New development on the top of a cliff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its expected lifetime.

Seismic Safety/Safety Element Seacliff Retreat Policy 2

The addition of water to the seacliff can significantly lower inherent cliff stability and cause a stable cliff to become unstable. Therefore:

- Erosion caused by rainwater collecting on the top of the seacliff and then running over the edge can be minimized by installing lateral or "French" drains to collect and control the water. The water can then be piped off the property and properly disposed of in storm sewers. New development shall be required to install some satisfactory means of removing water from the cliff top. Owners of existing structures should be encouraged to install their own drainage devices to protect their homes and property.
- To prevent excess water from being applied to the top of the cliff for gardening purposes, the planting of lawns, gardens, etc., should be discouraged. Instead, native vegetation that is drought resistant, and that has deep strong root systems to aid in stabilizing the cliff material should be planted. Most of these plants will grow rapidly but are small or medium in size, so as not to obstruct views.

Seismic Safety/Safety Element Seacliff Retreat Policy 3

In an attempt to impede the cliff retreat process, programs to control or prohibit the following activities that can significantly alter the rates of seacliff erosion and retreat shall be implemented.

- Improper Access - Improper access may be discouraged by providing existing, established official beach access routes with additional parking, improved access facilities, and publicizing their locations. The use of unmaintained, improvised access routes that have the potential or are creating a serious erosion problem should be discouraged. This could be done by posting informational signs at the top of the cliff near

the access route, describing the adverse effects that improper access can cause and where the nearest maintained access routes are located.

- Loading - Development that will add adverse amounts of excessive weight to the top of the cliff (i.e., large structures, swimming pools, artificial fill, etc.) shall be discouraged.

- Improper Vegetation - Where feasible, existing non-native vegetation that requires large amounts of water, such as ice plant and annual grass, shall be replaced with native vegetation.

- Trash Disposal - The disposal of any material onto the face of the cliff, including brush clippings from landscape vegetation, shall be prohibited.

Visual Quality

Coastal Act Policy 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Local Coastal Plan Policy 9.1

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

Public Beach Access

Coastal Act Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.