



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 018-11

END OF MESA LANE

COASTAL DEVELOPMENT PERMIT

SEPTEMBER 8, 2011

APPLICATION OF JILL ZACHARY, AGENT FOR THE CITY OF SANTA BARBARA, END OF MESA LANE, 041-033-0RW, E-3/S-D-3, SINGLE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: BEACH/COASTAL ACCESS (MST2011-00280)

The proposed project involves replacement of a portion of the Mesa Lane Stairs and its foundation on the beach that are damaged due to wear and tear from the beach tidal environment and the types of rebar and concrete used in its construction. The stairs have existed since 1982 and are an important beach access for Mesa residents. The existing stairs and support structures would be replaced with new stainless steel stairs and handrails, supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The existing concrete stairs would be replaced with new concrete stairs that would be founded about 4.5 feet into bedrock. The lower part of the stainless steel stairs would be supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The concrete would be a specific mix that is less subject to erosion by sea water and the rebar would be covered in a special epoxy to minimize rust. The total footprint at beach level would be about 50 sq. ft. Depending on funding, construction should occur in 2012 or 2013. It will be necessary to entirely close the stairs for the duration of construction. Construction will take about three (3) months, from the day after Labor Day to no later than November 30th. Construction staging will be at Arroyo Burro Beach County Park in the overflow parking area. Most construction will use the beach to access the construction area. Concrete trucks may pump concrete from the top of the stairs. If so, they will be required to park on the path to the stairs to retain vehicular access at the intersection of Mesa Lane and Edgewater Way. Provisions have been included in the detailed project description to avoid any effects from crossing the mouth of Arroyo Burro Creek.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00010) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302.

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

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 1, 2011
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

Coastal Development Permit (SBMC §28.44.150)

A. The project is consistent with the policies of the California Coastal Act because:

1. The project retains and extends the life of Mesa Lane Stairs, a coastal access strongly supported by the LCP and the Coastal Act.
2. The project is designed to minimize effects on coastal and marine resources, including the beach and Arroyo Burro Creek, as well as environmentally sensitive habitats and species.
3. The project is designed to reduce alteration of natural shoreline processes and the project itself is a coastal dependent use that has been designed to minimize impacts to the shoreline and sand supply. The proposed project would serve to continue the coastal dependent use of beach access at the existing steps.

B. 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 for the reasons expressed in Section VI.B of the staff report.

II. Said approval is subject to the following conditions:

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

1. Obtain all required design review approvals.
2. Permits. Make application and obtain a Public Works Permit (PBW) for all required public improvements, subject to review by the Building Division to assure California Building Code compliance. Comply with Condition F: "Construction Implementation Requirements."

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

B. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 8, 2011 is limited to replacement of a portion of the Mesa Lane Stairs and its foundation on the beach that are damaged due to wear and tear from the beach tidal environment and the types of rebar and concrete used in its construction, and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The existing stairs and support structures would be replaced with new stainless steel stairs and handrails, supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The existing concrete stairs would be replaced with new concrete stairs that would be founded about 4.5 feet into bedrock. The lower part of the stainless steel stairs would be supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The concrete would be a specific mix that is less subject to erosion by sea water and the rebar would be covered in a special epoxy to minimize rust. The total footprint at beach level would be about 50 sq. ft. It will be necessary to entirely close the stairs for the duration of construction. Construction will take about three (3) months, from the day after Labor Day to no later than November 30th. Depending on funding,

construction should occur in 2012 or 2013. Construction staging will be at Arroyo Burro Beach County Park in the overflow parking area. Most construction will use the beach to access the construction area. It is possible that a small amount of sand would need to be added to the access ramp west of the Boathouse. Two dead eucalyptus trees 300 feet to the west of the stairs may need to be removed in order to access the site. Concrete trucks may pump concrete from the top of the stairs. If so, they will be required to park on the path to the stairs to retain vehicular access at the intersection of Mesa Lane and Edgewater Way.

- C. **Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
 - 1. **Anti-Graffiti Finish:** An anti-graffiti finish shall be applied on solid surfaces.
- E. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
 - 1. **Public Works Department.**
 - a. **Drainage and Water Quality.** The project is required to comply with Tier Two of the Storm Water Management Plan. The Owner shall submit worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project construction, shall be subject to review and approval by the Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, bacteria, etc.), or groundwater pollutants would result from the project.
 - b. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site. The Haul Routes shall be approved by the Transportation Manager.
 - c. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways unless necessary to enter the construction site during low tide periods.

- d. **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 or easements shall be obtained by the Owner.

2. **Community Development Department.**

- a. **Condition Compliance Monitor Required.** Submit to the Planning Division a contract with a qualified independent consultant to act as the Condition Compliance Monitor (CCM) or a work program prepared by a qualified City staff person. Both the CCM and the contract/work program are subject to approval by the City Planning staff. The CCM shall be responsible for assuring full compliance with the Conditions of Approval to the City. The contract/work program shall include the following, at a minimum:
 - (1) The frequency and/or schedule of the monitoring of the conditions of approval.
 - (2) A method for monitoring the conditions of approval.
 - (3) A list of reporting procedures, including the responsible party, and frequency.
 - (4) A list of other monitors to be hired, if applicable, and their qualifications.
 - (5) Submittal of biweekly reports during demolition, excavation, grading and footing installation and all other construction activity regarding condition compliance by the CCM to the Community Development Department/Case Planner.
 - (6) Submittal of a Final Condition Compliance Report.
 - (7) The CCM shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the conditions of approval, including the authority to stop work, if necessary, to achieve compliance with conditions affecting the environment.
- b. **Biological Monitor Required.** A biological monitor shall be present when water flows from Arroyo Burro Creek to the ocean in order to the extent necessary to prevent take of endangered or threatened species. The contract for the monitor shall be subject to review and approval by the Planning Division. The biological monitor shall have the authority to halt work if tidewater goby or southern steelhead is found. If said species are found, the biologist shall notify the Environmental Analyst and the Applicant and make a recommendation for avoiding impacts to the species. The Applicant shall only proceed with construction with consent from the Environmental Analyst or other designated Planning staff person.

- c. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition F.2 “Pre-Construction Conference” prior to disturbing any part of the project site for any reason.
- d. **Design Review Requirements.** Plans shall show all design elements, as approved by the appropriate design review board and all elements/specifications shall be implemented on-site.
- e. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

		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, including demolition and grading.
 - 1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Condition Compliance Monitor (CCM) and Contractors, site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Public Works Inspectors, Police Officers and the public in addressing problems that may arise during construction.
 - 2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and condition compliance requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Planning Division, the Property Owner, Coastal Engineer, Geologist, Project Engineer, Condition Compliance Monitor, Contractor and each Subcontractor.

3. **Water Quality and Habitat Protection:** Prior to Public Works permit issuance, the applicant shall submit, for the review and approval of the Planning Division, a Construction Best Management Practices Plan for the project site (including the staging area, construction corridor and construction area), prepared by a licensed professional, and shall incorporate erosion, sediment, and chemical control Best Management Practices (BMPs) designed to minimize to the maximum extent practicable the adverse effects associated with construction on receiving waters (creek, storm drain and ocean). The applicant shall implement the approved Construction Best Management Practices Plan on the project site prior to and concurrent with the project staging, demolition and construction operations. This plan shall be coordinated with Santa Barbara County Parks staff. The BMPs shall be maintained throughout the construction process. Said plan shall include the following requirements:
 - a. No demolition or construction materials, debris, or waste shall be placed or stored in a manner where it may be subject to wave, wind, rain, or tidal erosion and dispersion.
 - b. Refuse and debris:
 1. Construction and demolition debris and sediment shall be removed from or contained and secured within work areas each day that construction or demolition occurs to prevent the accumulation of sediment and other debris that could be discharged into coastal waters.
 2. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 3. Any and all refuse and debris resulting from construction and demolition activities shall be removed from the project site within 72 hours of completion of demolition and construction.
 4. All demolition/construction debris and other waste materials removed from the project site shall be disposed of or recycled in compliance with all local, state, and federal regulations. No debris or other waste materials shall be placed in coastal waters or be allowed to move into coastal waters. If a disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place, unless the Planning Division determines it to be unnecessary.
 - c. No storage of mechanized equipment is allowed on the beach.
 - d. Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material.
 - e. All excavated beach sand shall be re-deposited on the beach.
 - f. Concrete trucks and tools used for construction of the stairs shall not be rinsed at the site.

- g. Sandy beach and habitat areas shall not be used for staging or storage of equipment.
- h. No work shall occur on the beach between Memorial Day weekend and Labor Day of any year to avoid the highest beach use period. No work shall be done on the beach from March 1st to August 31st of any year in order to avoid grunion spawning season. No work shall occur that requires crossing the creek mouth from December 1st through April 30th to avoid higher run-off periods that could affect southern steelhead or tidewater goby.
- i. Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.
- j. If turbid conditions are generated during construction, a silt curtain will be used to control turbidity.
- k. Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.
- l. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control dust and sedimentation impacts to coastal waters during construction and demolition activities. BMPs shall include, but are not limited to placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system, Arroyo Burro Creek, and Pacific Ocean.
- m. All construction materials, excluding lumber, shall be covered and enclosed on all sides, and kept as far away from a storm drain inlet and receiving waters as possible.
- n. No access to the construction site across the mouth of Arroyo Burro Creek shall occur during and for two days following a one-inch or greater rain event shall be allowed.
- o. Machinery shall only cross the mouth of Arroyo Burro Creek when flow and tide are low enough that machinery does not ride through the water, except for wheels or treads.
- p. The contractor will work with the coastal engineer to determine which high tides, if any, will disrupt the construction site and construction shall be prohibited on those days.

The required Construction Best Management Practices Plan for the project site shall also include the following BMPs designed to prevent spillage and/or runoff of construction and demolition-related materials, sediment, or contaminants associated with construction activity.

- q. Develop and implement spill prevention and control measures to ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The fueling and

- maintenance area shall be located as far away from the receiving waters and storm drain inlets as possible and shall not be located on the beach.
- r. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a controlled location not subject to runoff into coastal waters, and more than fifty feet away from a storm drain, open ditch, or surface waters.
 - s. Provide and maintain adequate disposal facilities for solid waste, including excess concrete, produced during construction.
 - t. Provide and maintain temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, wind barriers such as solid board fence or hay bales, and silt fencing.
 - u. Stabilize any stockpiled fill with geofabric covers or other appropriate cover, and close and stabilize open trenches as soon as possible.
 - v. The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - w. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
 - x. Prior to final inspection of the proposed project, the applicant shall ensure that no gasoline, lubricant, or other petroleum-based product was deposited on the beach or at any beach facility. If such residues are discovered, the residues and all contaminated sand shall be reported to the Planning Division in order to determine if the removal and disposal of the contaminated matter shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.
 - y. The Construction Best Management Practices Plan approved by the Planning Division pursuant to this provision shall be attached to all final construction plans. The permittee shall undertake the approved development in accordance with the Construction Best Management Practices Plan approved by the Planning Division pursuant to this provision. Any proposed changes to the approved Construction Best Management Practices Plan shall be reported to the Planning Division in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without an amendment to this coastal development permit unless the Planning Division determines that no amendment is legally required.
4. **Construction Contact Sign.** Immediately after Public Works permit issuance, signage shall be posted at the points of entry to the site that list the contractors and Condition Compliance Monitor's (CCM) name, contractors and CCM's telephone numbers, construction work hours, site rules, and construction-related conditions, to assist Public Works Inspectors and Police Officers in the enforcement of the conditions of approval. Said sign shall include a statement that construction may occur outside of normally

allowed construction hours if necessary to access the site during low tide, subject to approval by the City Engineer. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

5. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day

*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, such as timing of low tide, 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.

6. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done as shown on the approved plans. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
7. **Construction Staging Plan.** The contractor shall submit a construction staging plan for review and approval by the Planning Division which indicates that the construction staging area(s) and construction corridor(s) will minimize public access impacts to the public beach and impacts to sensitive habitats. The plan shall demonstrate that:
- Coordination with County Parks staff has occurred and that they have accepted the plans.
 - Construction equipment, materials, or activity shall not occur outside the staging area, construction corridor, and construction area identified on the site plan required by this provision.
 - Construction equipment, materials, or activity shall not be placed on the sandy beach outside of the immediate construction zone.
 - The construction staging area will gradually be reduced as less materials and equipment are necessary.
 - The construction access route will only be intermittently closed for transport of equipment and materials. When not in use for transportation of equipment and materials, it will be made available for uninterrupted public access.

- f. The site plan shall include, at a minimum, the following components:
 - (1) limits of the staging area(s);
 - (2) construction corridor(s);
 - (3) construction site;
 - (4) location of construction fencing and temporary job trailers with respect to the existing parking lot, day use area and the sandy beach.
- g. If fill is necessary to improve access to the beach west of the restaurant, it shall be clean fill and shall be removed when construction is complete.
- h. The contractor shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Planning Division for consideration and possible approval.
- 8. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.
- 9. **Stair Closure.** The Parks and Recreation Department will submit a closure plan, including fencing and signage, prior to issuance of the Public Works permit. All public access to the stairs will be prohibited for the duration of construction. A sign shall be placed at the top of the stairs that states:

Mesa Lane Stairs is closed for repair from September *, 20** (day after Labor Day) through November 30, 20**. Alternative coastal access is available at Arroyo Burro (Hendry's) Beach to the west and Shoreline Park and Ledbetter Beach Park to the east. Parking is available at all three locations. Please contact the City of Santa Barbara Parks and Recreation Department if you have any questions at (805) 564-5418.
- The sign will also include a map showing the alternate access locations.
- 10. **Condition Compliance Reports.** The CCM shall submit biweekly reports during demolition, excavation, grading, footing installation, and all other construction activity regarding condition compliance to the Community Development Department Planning Division.
- 11. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading

and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

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

G. Prior to Final Inspection. Prior to Final Inspection, the Owner of the Real Property shall complete the following:

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

H. General Conditions.

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans. This approval shall be valid for five (5) years from the date of Planning Commission approval.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Public Works permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 8th day of September, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Jacobs, Jordan)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Gabriela Feliciano
Gabriela Feliciano, Commission Secretary

September 22, 2011
Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.