



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 3, 2014
AGENDA DATE: July 10, 2014
PROJECT ADDRESS: 3435 Marina Drive (MST2013-00281)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
 Renee Brooke, AICP, Senior Planner *RB*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION

The project consists of the construction of a new three-story single family residence totaling approximately 5,964 square feet plus 680 square feet of attached garage/storage area on a vacant 48,787 net square foot lot. The proposed residence consists of a 1,580 square foot basement, a 3,709 square foot main floor and a 675 square foot upper floor. Also proposed are associated improvements including, but not limited to, site walls and gates, a new septic system, removal of an existing concrete drainage ditch and replacement with a natural swale, a swimming pool with associated pool equipment, outside fireplace, patios and decks, and landscaping. The project would include approximately 1,081 cubic yards (cy) of cut and 575 cy of fill; after recompaction it is anticipated that there would be approximately 12 cy of export.

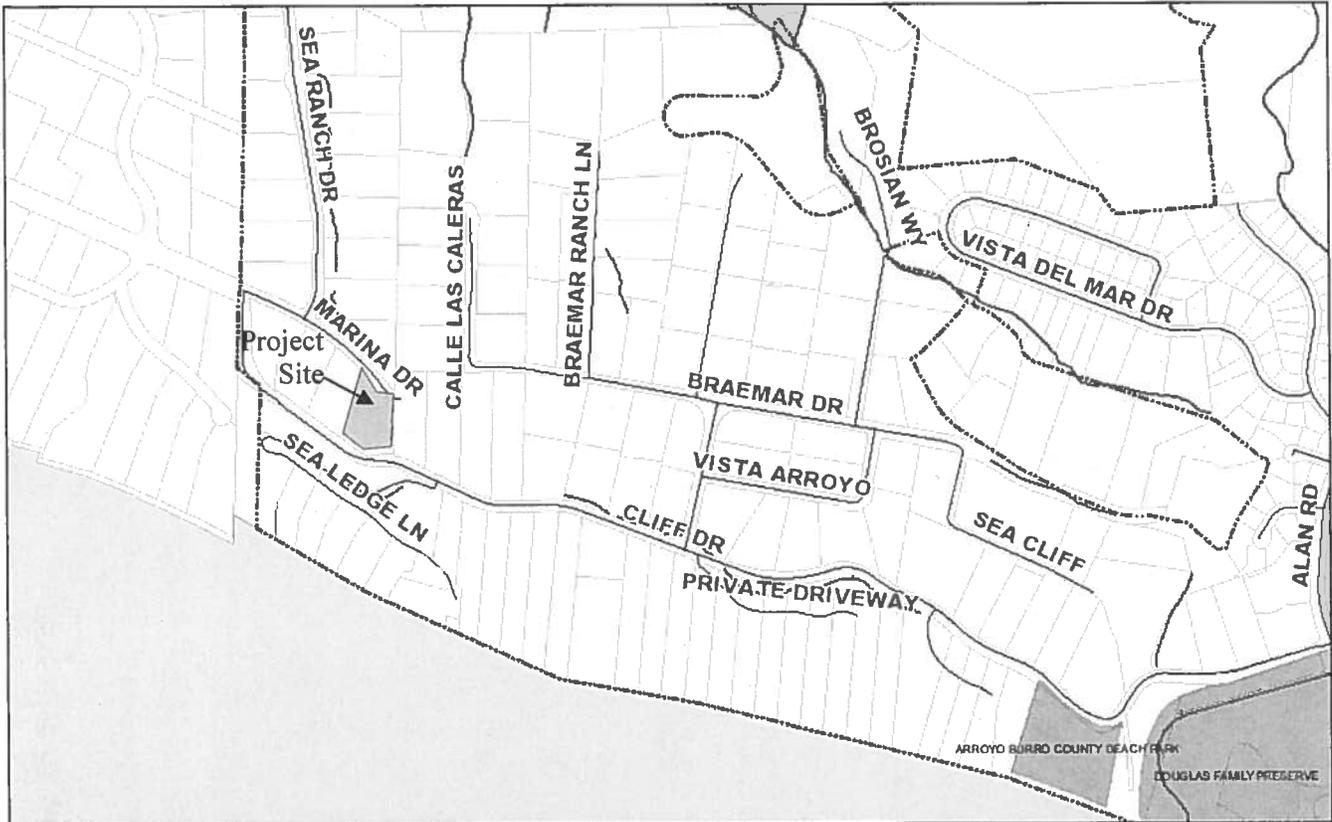
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: May 19, 2014
DATE ACTION REQUIRED: July 18, 2014

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood, and the proposed view corridor maintains appropriate public views. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 3435 Marina Drive



Aerial Photo

IV. BACKGROUND

The project site was created as part of a three-lot subdivision that was approved in 1993. Based on the information included with that subdivision approval, it was estimated that future homes on the three lots would be two stories, approximately 25 feet in height, and approximately 5,000 square feet in size with four bedrooms. Since approval of the three-lot subdivision, the other two lots (3455 and 3475 Marina Drive) have been developed with new single-family residences.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Paul R. Zink, AIA		
Property Owner:	Charles Rudd		
Site Information			
Parcel Number:	047-022-005	Lot Area:	48,787 sq. ft.
General Plan/Local Coastal Plan:	Residential – 1 unit per acre	Zoning:	A-1/SD-3
Existing Use:	vacant	Topography:	3% slope
Adjacent Land Uses			
North – Marina Drive and Single-Family Residential		East – Single-Family Residential	
South – Cliff Drive and Single-Family Residential		West - Single-Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed		
Living Area	N/A	5,964 sq. ft.	Basement	1,580 sq. ft.
			1 st Floor	3,709 sq. ft.
			2 nd Floor	675 sq. ft.
Garage/Storage	N/A	680 sq. ft.		
Accessory Space	N/A	0		
Floor Area Ratio	N/A	0.12 = 116% of Maximum Guideline FAR		

VI. ISSUES

Staff recommends that the Planning Commission focus on the issues of view corridors and neighborhood compatibility. Staff has identified these as important issues given the context of this new large residence on a large vacant lot in the coastal zone. The applicant has proposed a 50-foot wide view corridor along the western interior property line to maintain public views of the ocean, and the Single Family Design Board supports the project as designed.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed
Setbacks		
-Front	35 feet	35 feet (Marina Dr.) 40 feet to pool equipment (Cliff Dr.) 105'-4" to 1 st floor (Cliff Dr.)
-Interior	15 feet	>39 feet
Building Height	30 feet	27'-2"
Parking	2 covered	2 covered in garage
Open Yard	1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage		
-Building	N/A	5,110 sq. ft. 10.5%
-Paving/Driveway	N/A	7,500 sq. ft. 15.4%
-Landscaping	N/A	36,177 sq. ft. 74.1%

The proposed project is consistent with the regulations of the A-1, single-family residence zone related to setbacks, building height, solar access, open yard and parking.

B. GENERAL PLAN CONSISTENCY

The project site is located in the Campanil neighborhood of the General Plan, which is approximately bounded by Arroyo Burro Creek to the north, Las Positas Road to the east, the Pacific Ocean to the south and City limits/Hope Ranch to the west. This neighborhood is described as a single family residential area with larger lots. Although much of this neighborhood has steep slopes with geologic considerations, the area along Marina Drive is relatively flat. Most of the neighborhood is designated as Hillside Design District; however, the lots along the south side of Marina Drive, including the subject parcel, are not. There are approximately 54 vacant parcels remaining in this neighborhood.

1. PUBLIC VIEWS

The project site is located in an area of the City where protection of public scenic views of the coast is important. The Conservation Element also discusses the importance of preserving public views of the ocean. Refer to Local Coastal Plan policy discussion below for a complete analysis of public views.

2. DRAINAGE

The project requires compliance with Tier 3 Storm Water Management Plan (SWMP) requirements. The project includes a storm water detention basin to retain and treat runoff from the new development. The project will maintain peak storm water runoff from the developed site at or below pre-development levels.

In addition, the project is proposing to remove the existing open concrete drainage ditch near the eastern edge of the property that takes runoff from Marina Drive to the culvert under Cliff Drive, and replace it with a natural swale. The swale would include two storm water infiltration ponds and would be designed to accommodate existing flows. Staff is supportive of this more natural approach to the existing drainage conveyance. As a note, the natural swale must be located outside of the City's utility easement to ensure there are no impacts to City water lines.

C. LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is located in Component One of the Local Coastal Plan, which includes the area between the City's Westerly Boundary (adjacent to Hope Ranch) and Arroyo Burro Creek. This area is designated for low density residential use (one dwelling unit per acre) and is almost entirely developed with single-family residences. Major coastal issues in Component One include:

- 1) hazards related to fire services;
- 2) hazards related to seacliff retreat;
- 3) maintenance of views along Cliff Drive; and
- 4) lateral access along the beach below the bluffs.

The site is not located on a coastal bluff or adjacent to the beach, so issue items 2 and 4 are not applicable. The Fire Department has reviewed the proposal and has determined that adequate fire protection can be provided, so issue 1 has been addressed. Therefore, the primary coastal issue associated with the project is views, as well as neighborhood compatibility, both of which are discussed in more detail below. As indicated in the policy discussion below, the project is consistent with the applicable policies of the California Coastal Act and LCP, and all implementing guidelines.

1. VIEWS

LCP Policy 9.1 states that, "the existing views to, from and along the ocean and scenic coastal areas shall be protected, preserved and enhanced..." The project site is located inland of a public vista point along Cliff Drive and in an area identified in the City's LCP as having desirable foreground and background views (refer to Exhibit D for a copy of the applicable portion of the City's LCP Visual Resources Map).

Views of the mountains from Cliff Drive are partially blocked by Campanil Hill, and views of Campanil Hill are already obstructed or otherwise affected in a number of ways throughout the area (e.g. utility lines and existing residences). The project site is adjacent to a portion of Marina Drive that is used frequently by members of the community who access an off-road trail (existing equestrian easement) that connects Marina Drive to Braemar Drive. Therefore, the primary concern related to potential view impacts would be public views of the ocean from Marina Drive.

The proposed development of a new three-story residence, approximately 27'-2" in height (26'-8" above finished grade) and approximately 90 feet in width as viewed from Marina Drive, would impact existing public views of the ocean from Marina Drive. Although the

proposal is for a three-story structure, one of the stories is a basement that does not add height to the building, and on this lot, development of even a one-story structure would block views to the ocean from the street level.

Some ways to protect views include view easements and development restrictions (such as height limits, building orientation and setback requirements) on new development. The project includes a 50-foot wide view corridor along the western property line. Within this view corridor, improvements (e.g. accessory structures, walls) and landscaping would be restricted such that their heights do not block views of the ocean from Marina Drive (refer to Exhibit A – Conditions of Approval).

Additionally, although not officially designated as a view corridor, along the eastern property line the City has a 20-foot wide utility easement, which precludes placement of significant vegetation or structures, and immediately west of that easement is a drainage swale that occupies an additional 10 feet and which would not have tall vegetation. These features mean that development along the eastern 30 feet of the property is also significantly limited.

The provision of a view corridor and the restrictions therein mimic required conditions implemented on the adjacent parcel to the west (3455 Marina Drive), which was developed in 2009. Between the two properties, the required view corridors would create a minimum 80-foot wide view corridor along Marina Drive.

Because construction of any residence would partially block ocean views from Marina Drive, staff finds that use of a view corridor is the most appropriate way to allow for development of the lot while still providing protection of public views.

Given the sensitivity of views in this area, the applicant prepared visual simulations of the project, which are provided as Exhibit E. Story poles will also be installed at the site prior to the hearing to provide a visual representation of the proposed residence.

With regard to views from Cliff Drive, a recommended condition of approval requiring natural landscaping at the southern perimeter of the property, compatible with existing natural landscaping to the south of Cliff Drive, would maintain an appropriate viewing ambience immediately adjacent to Cliff Drive.

With the proposed provision of a view corridor from Marina Drive toward the ocean and the southern perimeter landscaping provision, the proposed three-story house would be consistent with LCP Policy 9.1.

2. NEIGHBORHOOD COMPATIBILITY

LCP Policy 5.3 requires new construction to be compatible in terms of size, scale and design with the prevailing character of the established neighborhood. The proposed house has been designed in a Mediterranean style, which would be compatible architecturally with surrounding development. The 20 closest homes analysis shows that the proposed residence would be the third largest home in the area in terms of both total square footage (5,845 sq. ft.) and FAR (0.12). However, of the total square footage proposed, approximately 1,580 square feet is in a basement. Because of the light well /lower courtyard constructed outside the basement, this floor area does not count as a cellar and

therefore is considered a “story” for zoning purposes and is included (with a 50% reduction) in the FAR calculation. Nevertheless, the entire basement is below existing grade and does not add to the visual mass of the building when viewed from the street. If the basement area were not included in the calculations, the residence would be the fifth largest in the immediate area.

Although the residence is technically three stories, visually it appears as a two-story residence. Additionally, the proposed second story is relatively small (675 square feet) compared to the residence itself, and is located toward the east side of the building and nestled into the overall design to minimize view impacts from Marina Drive. There are a few two-story residences in the neighborhood. Although the proposed house is larger than most others in the neighborhood, the residence could be considered to be compatible with the neighborhood. The Single Family Design Board (SFDB) reviewed the project and made the finding that the project was compatible with the neighborhood (refer to Section VIII below for additional discussion of SFDB review).

VIII. ENVIRONMENTAL REVIEW

The three-lot subdivision that created the subject parcel in 1993 was found to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Minor Land Division); therefore, there are no prior mitigation measures applicable to the current project.

This project is within the scope of buildout of the 2011 General Plan and the associated Program EIR. The project is consistent with the residential density designated and analyzed in the Program EIR, and potential adverse, significant project-specific environmental effects are addressed with existing development standards and regulations.

Staff has reviewed the following technical reports in support of this exemption:

- Preliminary Geotechnical Investigation prepared by GSI Soils, Inc.
- Hydrology Report prepared by Windward Engineering
- Septic System Design prepared by Braun & Associates Inc.
- Arborist Report prepared by Westree
- Visual Simulations prepared by Jesse Valentine Portz

Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit J). The City Council environmental findings adopted for the 2011 General Plan apply to this project. A Planning Commission finding that the project qualifies for the §15183 CEQA determination is required.

IX. DESIGN REVIEW

This project was reviewed by the SFDB on three separate occasions (meeting minutes are attached as Exhibit F). There was significant public comment at each of the SFDB hearings on the project. The project was redesigned following the SFDB meetings of August 12 and

September 9, 2013. For reference purposes, the site plans and front elevations from these prior designs have been included as Exhibits G and H, respectively.

At the December 16, 2013 SFDB meeting, the applicant presented a revised design. Several neighbors expressed concern with the project, primarily related to neighborhood compatibility and view impacts, and some noted a preference for the previous designs. The SFDB concluded that the design was supportable and the FAR was acceptable. The SFDB motion included comments for additional revisions related to building height, fenestration, landscaping and fencing.

X. FINDINGS

The Planning Commission finds the following:

A. ENVIRONMENTAL REVIEW

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access, as described in Section VII.C of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the project will not increase hazards related to seacliff retreat or fire services, will not affect lateral access across the beach, will not significantly impact public views, and is compatible with the neighborhood, as described in Section VII.C of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 5, 2014
- D. LCP Visual Resources Map, applicable section
- E. Visual Simulations
- F. SFDB Minutes - August 12, 2013, September 9, 2013, and December 16, 2013
- G. Comparative Site Plans
- H. Comparative Front Elevations
- I. Applicable General Plan or Local Coastal Plan Policies
- J. CEQA Certificate of Determination

PLANNING COMMISSION CONDITIONS OF APPROVAL

3435 MARINA DRIVE
COASTAL DEVELOPMENT PERMIT
JULY 10, 2014

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

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

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Record any required documents (see Recorded Conditions Agreement section).
4. Permits:
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

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

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 10, 2014 is limited to the construction of a new, single family residence totaling approximately 5,964 square feet of building area plus 680 square feet of attached garage/storage area and associated improvements including, but not limited to, site walls and gates, a new septic system, a swimming pool with associated pool equipment, outside fireplace, patios and decks, and landscaping, as shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara. The project includes a 50-foot wide view corridor along the western property line.
2. **View Corridor.** The Owner shall provide and maintain the 50-foot wide view corridor, measured perpendicularly from the western interior lot line, as shown on the approved plans. The landscaping plan for the project shall afford and maintain a clear view of the ocean to pedestrians along Marina Drive in a manner acceptable to the Single Family Design Board by selecting proper species and maintaining

appropriate limits on the height of all approved landscaping. Structures, walls, and plants shall be installed and maintained consistent with the approved landscape plan within the view corridor. Trees are prohibited in the view corridor.

3. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
4. **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).
5. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
6. **Cypress Tree Protection.** The two existing Cypress tree(s) shown on the Site Plan shall be preserved, protected, and maintained.
7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
8. **Storm Water Improvements.** The property owner waives the right to object to the formation of an assessment district for the maintenance of storm water improvements and agrees to participate in the assessment district upon its formation.
9. **Sewer Connection Requirement.** Owner agrees to connect to the City sewer system when a sewer main is constructed in Cliff Drive at a point adjacent to Owner's Real Property, per Santa Barbara Municipal Code Chapter 14.44. Owner shall, at Owner's sole expense, connect to the City sewer system within one year of

being advised in writing that the City sewer main is operable and available for such a connection. If connected to City sewer, a sewer discharge outlet shall be provided for drainage of any swimming pool(s). In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.

10. **Swimming Pool Discharge.** In the event the pool is completely or partially drained, the owner shall truck out any water discharged from the swimming pool and properly dispose of the water to the sanitary sewer system. No water from the pool shall be discharged into a City storm drain or to the private septic system on the real property, as identified in SBMC Chapter 16.15.
 11. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **View Corridor.** Within the 50-foot wide view corridor, the landscaping plan shall be reviewed with the intent of affording and maintaining a clear view of the ocean to pedestrians along Marina Drive in a manner acceptable to the SFDB by selecting appropriate species and maintaining appropriate limits on the height of all approved landscaping. As a guideline, landscaping with a maximum height of 3-4 feet from finished grade would be acceptable for the north half of the corridor, and landscaping with a maximum height of 5-6 feet from finished grade would be acceptable for the south portion. Structures, walls, and plants shall be installed and maintained consistent with the approved landscape plan within the view corridor. Trees are prohibited in the view corridor.
 2. **Pedestrian Path.** A pedestrian path at least four feet in width shall be provided south of the wall along Cliff Drive. The pedestrian path shall align with the approved path along the adjacent property to the west and be constructed of decomposed granite or other similar material subject to approval by the SFDB and Public Works Department. Path construction and materials shall be done in such a way as to protect the existing Cypress trees. Protection of the trees shall take priority over the path in the event of any conflicts. Landscaping south of the path shall be consistent with City regulations for parkway plantings.
 3. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:
 - a. **Tree Protection.** All trees not indicated for removal on the approved site plan / landscape plan shall be preserved, protected, and maintained, in

accordance with the Arborist's Report and/or any related Conditions of Approval.

- b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the SFDB.
 - c. **Arborist's Report / Tree Protection Plan.** Include a note on the plans that the recommendations contained in the arborist's report prepared by Peter Winn of Westree, dated August 19, 2013 and Addendum dated April 15, 2014, shall be implemented.
4. **Southern Perimeter Landscaping.** The use of native shrubs and plants to soften the appearance of the southern property line wall and blend with the natural setting to the south is encouraged. This landscaping will be highly visible from the Cliff Drive scenic vista immediately to the south, and therefore should be compatible in character with the natural landscape setting existing to the south of Cliff Drive, as determined by SFDB.
 5. **Landscaping Within Water Easement.** Trees shall not be planted within the existing 20-foot wide City utility easement located along the eastern property line. All vegetation/improvements within this easement are subject to review and approval by the City Public Works Department.
 6. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
 7. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by SFDB.
 8. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star level requirement or equivalent.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
 - a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.d "Marina Drive Public Improvements" shall be submitted to the Public Works Department for review and approval.
 - b. **Restriction on Improvements Within Utility Easement.** Trees shall not be planted in any City Utility easement. An entry gate, with a width of

twenty feet, shall be installed at the northern and southern extent of the utility easement for access to utilities. All vegetation planted within the utility easement is subject to review and approval by the Public Works Department.

- c. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
- d. **Marina Drive Public Improvements.** The Owner shall submit Public Works plans for construction of improvements along the property frontage on Marina Drive. Plans shall be submitted separately from plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: driveway apron modified to meet Title 24 requirements with a maximum width of 16 feet, an entry gate shall be installed on the northern and southern portions of the water easement for access to utilities for maintenance, a pedestrian path at least four feet in width shall be provided south of the wall along the property frontage on Cliff Drive and shall follow Chapter 8 of the Pedestrian Master Plan requirements for pathways. The pedestrian path shall align with the approved path along the adjacent property to the west and be constructed of decomposed granite or other approved material. Owner shall crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to City water mains and utilities, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe or connection to existing City or County storm drain, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction. Any work in the public right-of-way requires a Public Works Permit.
- e. **Encroachment Permits.** Any encroachment or other permits from the City (e.g. Minor Encroachment Permits) 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. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to

the Community Development Department prior to issuance of any building permits.

- b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit drainage calculations or a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.

For any proprietary treatment devices that are proposed as part of the project's final Storm Water Management Plan, the Owner shall provide an Operations and Maintenance Procedure Plan consistent with the manufacturer's specifications (describing schedules and estimated annual maintenance costs for pollution absorbing filter media replacement, sediment removal, etc.). The Plan shall be reviewed and approved by the Creeks Division for consistency with the Storm Water BMP Guidance Manual and the manufacturer's specifications.

After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.

- c. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of all work within the critical root zone of all Cypress trees during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
- d. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star level requirement or equivalent.
- e. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the SFDB and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- f. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall

also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet in a single family zone.
 2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
 3. **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.
 4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed

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

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

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

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

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

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

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.

G. **General Conditions.**

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 010-93.
2. **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.
3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing

contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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

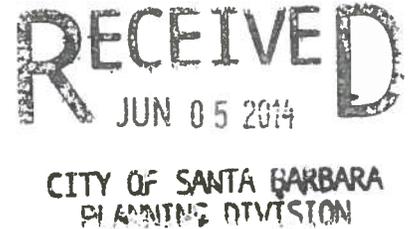
1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal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

PAUL R. ZINK, AIA

779 Calabria Drive
Santa Barbara, CA 93105
(805) 569-3909
PRZ@ZinkAIA.com

June 5, 2014

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



RE: Coastal Development Permit for 3435 Marina Drive
APN: 047-022-005; Zoning A-1 / SD-3; MST 2013-00281

Dear Planning Commission and Planning Staff,

Project Description

We are requesting a coastal development permit to allow the construction of a 6,644 square foot, three level, single-family house. The proposed residence will be comprised of two-stories being 4,383 square feet, with an attached two car garage and storage being 680 square feet for an above grade structure of 5,064 square feet. This equals the size of the suggested guideline Floor Area Ratio, FAR. There is a below grade basement of 1,580 square feet which brings the total structure size to 6,644 square feet.

The proposed structure is located on a vacant 1.12 acre lot in the Hillside Design District and is within the appealable jurisdiction of the Coastal Zone. The residential lot was created by Resolution of the City of Santa Barbara Planning Commission in February 1993 as a part of a three lot subdivision. Since that time, two of the three parcels have been developed with new residential homes. No trees will be removed as a result of this project and there are two very large specimen Cypress trees that will remain and be protected during the construction period.

Site Improvements / Grading

The proposal includes new site walls and fences with site gates, new site landscaping, new site hardscaping, a new swimming pool, and a new outdoor fireplace with bbq area. There will be approximately 1,081 cubic yards of cut around the building footprint and 494 cubic yards of recompaction around the footprint of the house. There will be an approximately 575 cubic yards of fill around the site. There will be an approximately 12.2 cubic yards of export for the total project. This will equal two truck trips with a 10 cubic yard dump truck. The disposal site for the export will be determined during construction period.

Drainage

The proposed project has been designed to retain all proposed water runoff calculated based upon a 25 year storm event. There is currently a concrete channel on the Eastern portion of the property that was installed when the subdivision was created in 1993. This concrete channel has been designed to receive the water runoff from Marina Drive and place the water in a concrete headwall leading to a culvert under Cliff Drive.

We are proposing to remove the concrete drainage channel and install a natural bio-swale with several retention basins. The proposed bio-swale will clean the urban run-off from Marina Drive and provide opportunities for the water to percolate into the earth prior to entering into existing concrete headwall at Cliff Drive. Removing the existing concrete channel will reduce the amount of the existing water that flows to the ocean and clean the water does pass through while at the same time providing opportunities for wildlife along the bio-swale. Final drainage calculations will be submitted prior to securing a building permit.

Parking

The proposed project will have two covered parking spaces within the attached garage. There is also a storage area in the garage for bikes and kayaks. There is a motor court in the front of the property that can accommodate additional parking for guests. This additional parking is not located in the front yard setback area and does not affect the vehicle access to the garages.

Landscaping

The current property is vacant. The proposed project will have a landscape area totaling 74.1% of the property. The landscape area will be designed with attention to 'water wise' plantings and water conserving irrigation to comply with the City's water conservation standards. The proposed lawn area will be less than 10% of the total landscape area. The lawn area is designed to be a recreation area near the swimming pool and outdoor fireplace area.

When the property to the West, 3555 Marina Drive, was being developed in 2008, the Planning Commission required that the property owner provide a 30 foot wide viewing corridor for the purpose of viewing the ocean from Marina Drive. The actual condition was to provide a total of 30 feet on one or both sides of the house. This condition was later amended by City Staff for the City Council hearing to one 30 foot view corridor as approved by the Single Family Design Board. This view corridor was located along their Eastern portion of their property. The landscaping in this area was reviewed by the Single Family Design Board with the intent of affording and maintaining a clear view towards the ocean to pedestrians along Marina Drive in a manner acceptable to the Single Family Design Board by maintaining appropriate limits on the height of all approved landscaping.

The proposed project will have a view corridor along our Western property line that will be 50 feet wide. This will be adjacent to the adjoining neighbor's 30 foot wide corridor creating an 80 foot wide viewing corridor towards the ocean from Marina Drive. There will be no trees proposed in the view corridor.

Utilities

The proposed project will have water service from the City of Santa Barbara.

The proposed project will have electric service from Southern California Edison Company.

The proposed project will have gas service from Southern California Gas Company

The proposed project will have trash service from Marborg Industries.

The proposed project will have an on site septic system. The previous two houses that have been built as a part of the three lot subdivision all have septic systems installed. The on-site septic system was allowed as a part of these three lots because there is are no public sewer services serving the property. On the site plan there is a location noted for the septic tank and leach field system. The proposed system will follow the recommendations of the Soils Engineer and final plans will be provided prior to securing a building permit. A resolution from the California Regional Water Quality Control Board will also be secured prior to securing a building permit. If

a sewer connection becomes available adjacent to the project site, the Owner agrees to connect to the City's public sewer system at the Owner's expense within one year of being advised.

Swimming Pool

The proposed project will have a swimming pool with a spa. The Owner agrees to have a condition to the project that once a public sewer connection is made available adjacent to the project site, the Owner will provide a sewer discharge outlet as a part of the swimming pool drainage system. Until the public sewer system is installed, the Owner agrees to truck out all water from the swimming pool drainage system and properly dispose of the water into the City sanitary sewer system.

Neighborhood Context

The proposed project is located in a single family residential neighborhood which is a mix of one- and two-story houses with a variety of Ranch and Spanish architectural styles. The General Plan Neighborhood is Las Positas: Campanil. The property has two frontages facing a public street. On all four sides of the property there are single family houses. When reviewing the 20 closest homes in the area there are two neighboring houses that are larger in both total square footage and in the FAR. When determining the FAR for this project, the basement floor area is reduced by 50% as allowed by the City ordinance. This is because the basement area does not increase the visually seen size, bulk, and scale of the project. The FAR of the proposed house above grade that does not include the basement area is equal to the FAR suggested guideline for this parcel.

Exterior Lighting

The proposed project will have exterior outdoor lighting that is dark sky compliant. Suggested samples of the fixtures are provided on the drawings. The selection will be finalized during the Final Approval process with the Single Family Design Board.

Fireplace

The proposed project will have several fireplaces that will create smoke and odors. One fireplace will be an outdoor wood burning fireplace and will comply with the U.S. EPA Phase II emission limits. The interior fireplaces will be the direct-vent sealed combustion type as required by the California Green Building Code. The proposed project will have an outdoor bbq area that will create smoke and odors associated with outdoor cooking.

Outdoor Noise

The proposed project will have outdoor noise associated with residential use. A majority of the noise source will be from the backyard social areas around the swimming pool and bbq area.

Geotechnical Study

The proposed project has a preliminary geotechnical soils investigation completed June 27, 2013. The report concludes that the site is suitable for the proposed new residence provided the recommendations presented in the report are incorporated into the project plans and specifications.

Additional Studies

There have been two advisor letters written by Peter Winn, a local Arborist, for the protection of the existing Cypress Trees along Cliff Drive. There have been no additional studies prepared for the proposed house such as biological assessment, archaeological report, or historic structures report.

Trails or Easements

There are no existing or proposed designated recreational trails traversing the project site. There is an established equestrian trail on the North side of Marina Drive across the street from the proposed project site. The proposed project is providing a 50 foot wide view corridor over the project site to allow users of this equestrian trail a view of the ocean. The landscaping in this view easement will be selected to provide a clear view of the ocean.

There are several utility easements along the Eastern side of the property. The City of Santa Barbara water department holds a 20' wide easement and has required that we do not plant any trees within their easement due to maintenance access concerns.

Creek or Water Course

There are no existing creeks or natural water courses on the project site. There is a storm water system conveying run off from Marina Drive to the ocean. It is collected in a catch basin at the cul-de-sac of Marina Drive then enters a concrete swale. The water is then discharged at a debris basin at a concrete headwall leading the water into a storm water pipe under Cliff Drive. This system was designed and installed as a part of the three lot subdivision in 1993. We are proposing to remove the existing concrete drainage channel and replace it with a natural bio-swale.

The proposed project septic leach field is located a minimum distance of 100 feet from the proposed bio-swale and retention areas. This is the minimum distance listed in County of Santa Barbara Environmental Health onsite sewage disposal system, Table I-1, Revised 03/17/2009.

Hazardous Materials

The proposed project will not have any hazardous materials associated with the project. The project site is not listed on the EPA list of hazardous waste sites maintained by the Secretary for Environmental Protection.

Construction Activity

The proposed project will require no demolition.

The estimated grading activities for the proposed project will take 15 days and about 3-5 construction personal. The type of equipment needed will be standard sized equipment for residential construction. It is not anticipated that extra large or specialized equipment will be necessary.

The estimated construction activities for the proposed project will take 200 days and the amount of construction workers will vary between 3-20 people. The type of equipment needed will be standard sized equipment for residential construction. It is not anticipated that extra large or specialized equipment will be necessary.

The tentative construction staging area for the proposed project will be the motor court area. The tentative concrete wash out area is shown on the preliminary grading plan near the motor court. A majority of the construction parking will be on site at the motor court location. Some additional parking may occur in the public right of way as reasonably allowed for by Municipal Code.

Green Building

The proposed project will be designed and constructed meeting or exceeding the standards for a three star rating under the Santa Barbara Contractor's Association Built Green Program.

House Design

The proposed project was first reviewed by the Single Family Design Board on August 12, 2013. The second review was held on September 9, 2013. The third review was December 16, 2013 in which the SFDB made positive comments about the project and forwarded the project to the Planning Commission for a Coastal Development Permit.

The proposed house is a four bedroom house. There is the primary Master Bedroom Suite on the upper floor with an exterior deck. There is a secondary Master Bedroom on the first floor when the stairs become too difficult for the Owners. There are two additional bedrooms on the main floor each with their own bath.

On the main floor there are the primary living areas such as the Living Room, Dining Room, Kitchen, Family Room and Study. There is also a covered outdoor patio off the Kitchen.

On the lower floor there is a Recreation Room and Gym area. Outside of the lower floor there is a subterranean patio. This patio is to allow natural light into the lower level living areas. It is because the exposed walls of this subterranean patio are greater than 4 foot in width that 50% of the basement floor area is included with the FAR calculation. If the basement only had a 4 foot wide stair exiting from the basement, the basement floor area would not be included in the FAR calculations and the proposed project would have an FAR at 100% of the guideline suggestions.

Project Issues

This project is the last of three residential homes being built on vacant land on Marina Drive. There are several neighbors in the area who are opposed to this project. When the project at neighboring 3455 Marina Drive was going through the design review process and the Coastal Development Permit process, these neighbors disagreed with the Planning Commission's Resolution granting the permission to build the proposed house. The project's approval was appealed to the City Council where the City Council took action to deny the appeal amending the Conditions of Approval to further reinforce that the landscape in the view corridor be reviewed with the intent of affording and maintaining a clear view towards the ocean to pedestrians along Marina Drive in a manner acceptable to the Single Family Design Board. Our proposed project will follow this direction.

The neighbors appealed the City Council's denial of their appeal to the California Coastal Commission. The California Coastal Commission staff recommended to the Commission that the project appeal does not raise a substantial issue regarding the project's conformance with the relevant Local Coastal Plan policies. The appeal was denied.

We have worked diligently to design a project that will provide a greater view corridor than the adjoining neighbor has provided towards the ocean from Marina Drive. We also at the same time worked diligently to have a design that would have minimal impacts to the adjoining neighbors. We met with the neighbors to the East of our property before beginning the design process to understand how their house relates to our project site. We met with several neighbors once we finished our initial design and made changes to our design prior to submitting to the City for the benefit of the neighbors and the neighborhood. After our first SFDB hearing we met with several neighbors again showing them our design prior to the second hearing. It was at that second SFDB meeting that we were given strong direction from the SFDB to further increase the side setbacks. We went to the third SFDB hearing with a redesigned project following the comments made by the SFDB members. It was at the third meeting that the SFDB continued the project indefinitely to the Planning Commission for the Coastal Development Permit.

Here is a summary of the design changes that we have had since the initial SFDB submittal:

	Design Revisions	Initial Design	Proposed Design
1.	Reduced above grade structure	5,360 sq ft	5,064 sq ft
2.	Lowered overall building height	+/- 27'	26.7'
3.	Reduced the size of the upper floor	850 sq ft	675 sq ft
4.	Lowered the main floor elevation	98.0'	97.5'
5.	Lowered the upper floor elevation	109.25'	107.83'
5.	Lowered the front entry wall	5' high	42" high from existing grade
6.	Increased Western View Corridor	30' wide	50' wide
7.	Increased Eastern Setback	30' wide	50' wide
7.	Reduced Wall at Cliff Dr Setback	20' setback	+/- 40' setback from curb
8.	Exterior Deck Stairs to grade	Yes	No
9.	Exterior Deck Fireplace	Yes	No
10.	Increased Landscape area	65.4% of lot	74.1% of lot

It is my intent as the designer of this house to create a home that is fitting for the neighborhood. It matters to me that this home is compatible to the neighborhood. There are some neighbors who may never be satisfied with any solution that I create on this property. For me, it is how this home is placed on the site that matters to me the most. I believe that in 10-15 years when people drive by and see this home they will feel that this is an appropriate solution and pleasing to the eye. Add to the scene the beautiful landscaping and patina building materials, then I feel as the architect that I have done a good job.

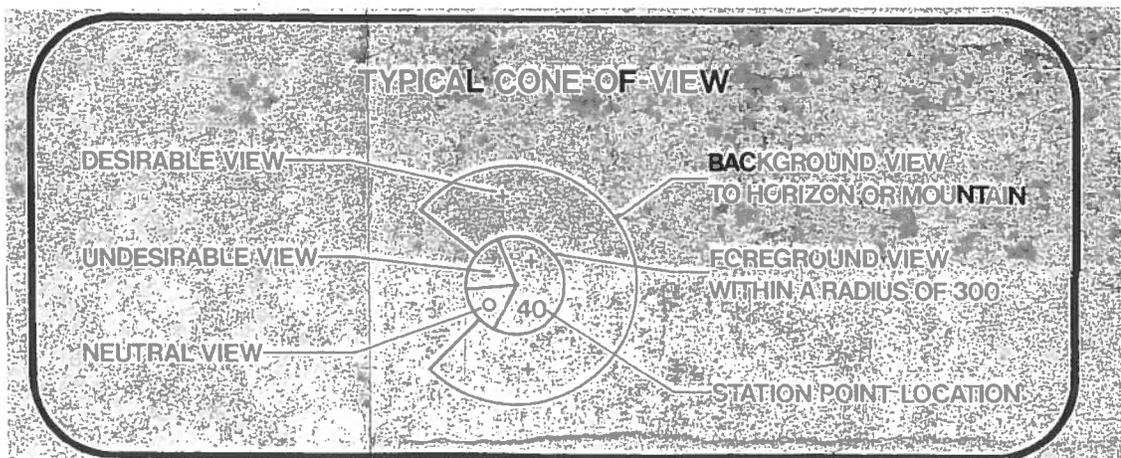
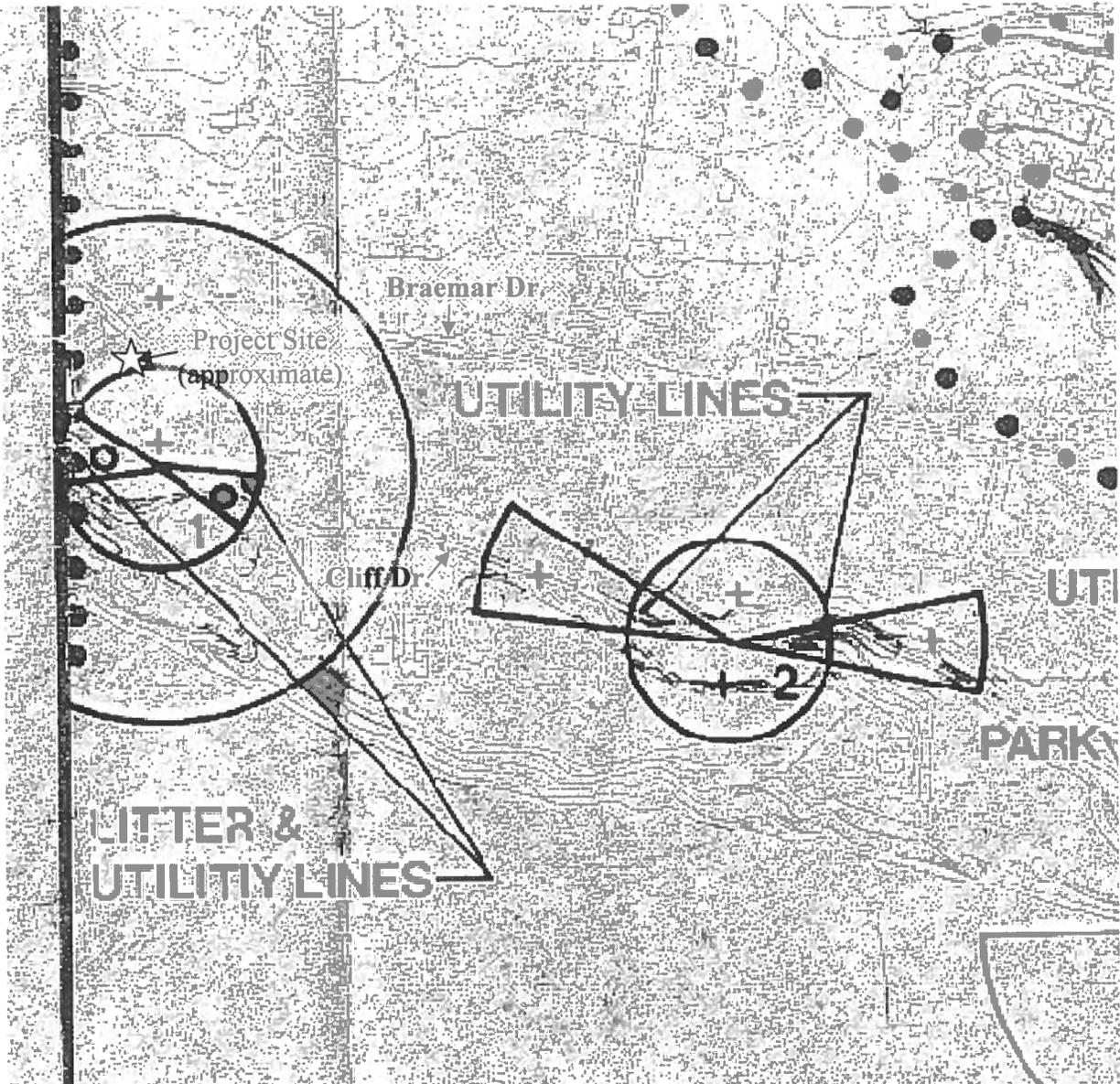
Thank you for your time and consideration in reviewing our application. If you have any questions please call 805-569-3909 or e-mail me at PRZ@ZinkAIA.com.

Sincerely,



Paul R, Zink, AIA

LCP Visual Resources Map (excerpt)



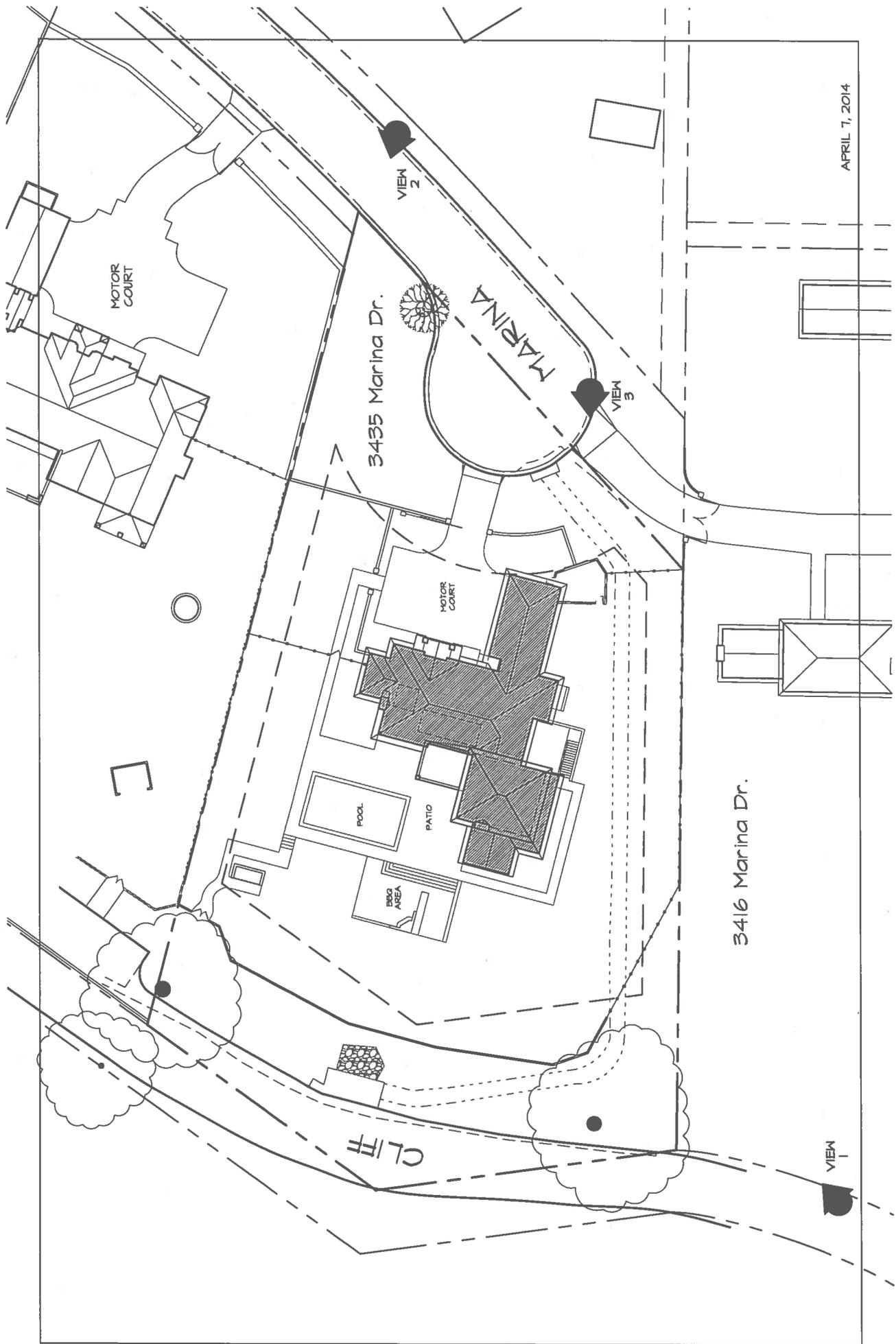
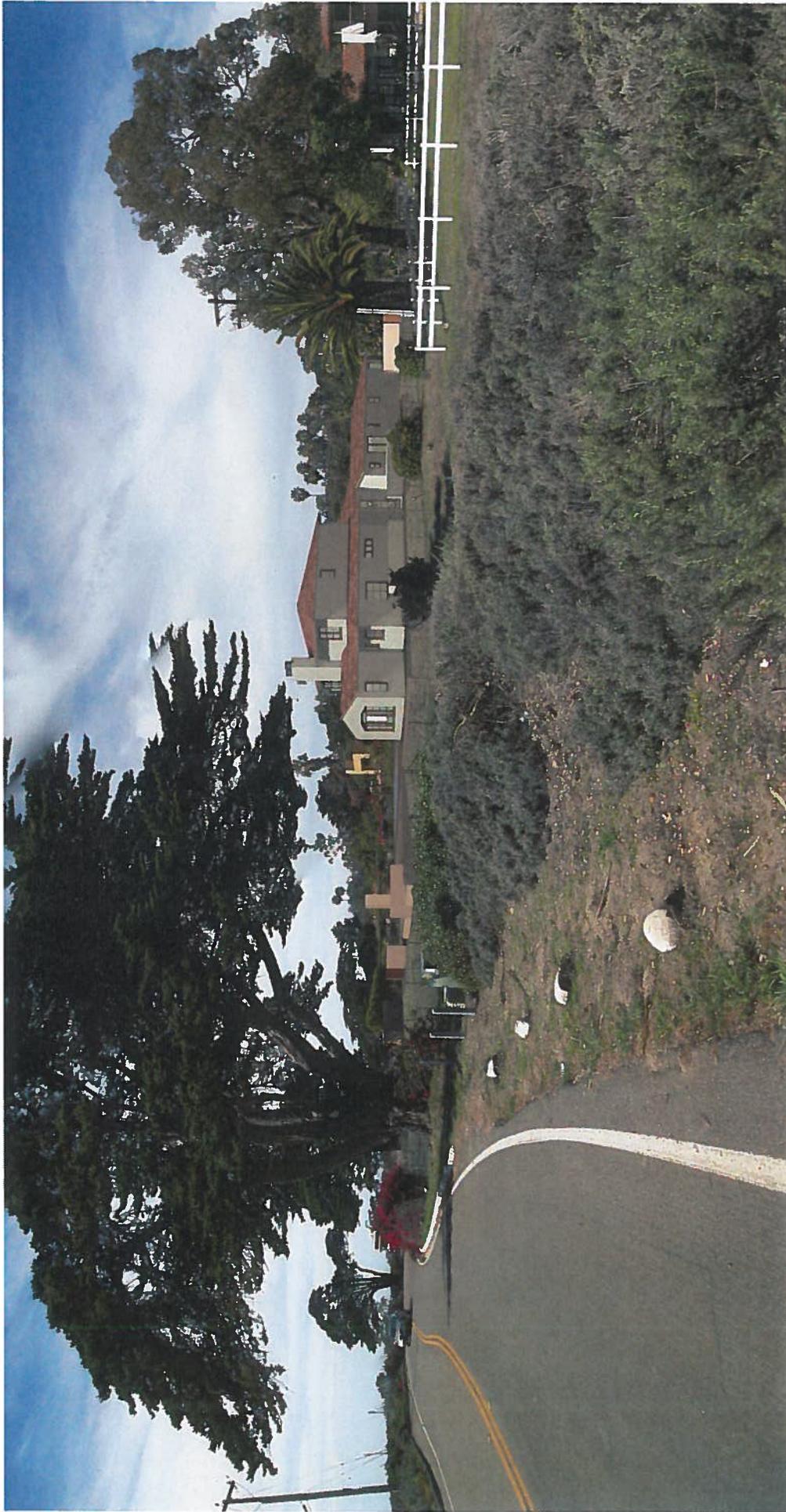


EXHIBIT E



Rudd Residence

3435 Weaver Drive, Santa Barbara, California, 93105
Architect: Paul Robson, Inc., AIA
All in 15 Rendering

View 1

Rendered by
Jessé Vahrmann Portz



100
Program: 15 months
Design: 10 months
100% Construction
100% Construction
100% Construction

100
April 2018
Project Name
100% Construction
100% Construction
100% Construction



Rendered by
Jess& Valentine Portz



View 2

Rudd Residence
3435 Marina Drive, Santa Barbara, California, 93105
Architect: Paul & Robert Zbieg, AIA
Architectural Firm: J&V Architecture

Title: Program: 1.0 Rooms
Design: Room:
1001 Interiors: 01
1002 Interiors: 02
1003 Interiors: 03

Date: Date of Issue:
April 1, 2018
Project: Name:
Rudd Residence
Company: By:
J&V Architecture



Renderings by
Jessie Valentine Pratt



View 3

Rudd Residence

3435 Marine Drive, Santa Barbara, California, 93105
Interior / Exterior / Landscape Architecture
ARCHITECT: REMBRANDT

THE
PROGRAM: 12 Rooms + 1
OWNER: Rembrandt
1000 International Blvd
Santa Barbara, CA 93105
PHOTOGRAPHER: Paul Roberts 726

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3435 MARINA DR****A-1/SD-3 Zone**

(6:20) Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a new, two-story, 4,760 square foot, single-family residence, and a 600 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, and 400 cubic yards of site grading to be balanced on site. The proposed 5,360 square feet residence is 106% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

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

Actual time: 6:24 p.m.

Present: Paul Zink, Architect; and Chris Gilliland, Landscape Architect.

Public comment opened at 6:41 p.m.

- 1) Sandy Schoolfield, opposition; expressed concerns regarding privacy, preservation of private and public views, the blocking of natural light, and neighborhood compatibility. Would like the staircase removed and the wood fence to be changed to a black metal fence.
- 2) Hilary Santee, opposition; expressed concerns regarding preservation of private and public views, and neighborhood compatibility.
- 3) Susan Zalow, opposition; expressed concerns regarding the size bulk and scale, landscaping, preservation of private views and neighborhood compatibility. Is opposed to a two-story residence which would not be compatible with the neighborhood; also expressed concerns regarding the use of fill to change the level of the property and landscaping.
- 4) Don Santee, opposition; expressed concerns regarding preservation of public views, neighborhood compatibility, size bulk and scale and the FAR. Is opposed to a two-story residence, and requested that certain conditions be placed on this property to protect the public view, including making it a one story home, the walls being limited to 3 feet, the view corridor should be established and the elevation should not be raised by bringing in additional fill.
- 5) Ronald Greene, opposition; expressed concerns regarding preservation of public views, the use of fill to change the elevation of the property, and the FAR.

Letters of concern from Kitch and Eva Wilson, and Lisa and Michael Moore were acknowledged.

Public comment closed at 6:55 p.m.

Motion: Continued four weeks to Full Board with comments:

- 1) The Board appreciates that the applicant has projected what some of the issues are and has met with the neighbors. The Board wants to see more of that.
- 2) Reduce the size bulk and scale to be closer to the 85% FAR guideline.
- 3) Study the placement of the roof deck and the stairs. Consider how they look from the pedestrian viewpoint.
- 4) Study the entrance.
- 5) Study the orientation of the second floor.
- 6) Provide longitudinal site sections to understand how the grades work and where site views are.

Action: Bernstein/James, 0/0/0. Motion withdrawn.

Motion: Continued four weeks to Full Board with comments:

- 1) Reconsider the orientation of the second floor.
- 2) If a second floor deck is proposed reconsider the location in conjunction with the restudy of the second floor; and if an exterior staircase is proposed consider relocation to the interior of the site and to preserve the privacy of the adjacent neighbors.
- 3) Consider a different treatment of the entry court walls, in terms of openness.
- 4) Study the chimney on the second floor deck. The Board is not supportive of the current approach.
- 5) Provide longitudinal site sections to understand the site grading in context to the proposed building, and view elements from both the public streets.
- 6) Consider how to treat the interior staircase and interior foyer volume as it relates to the second floor orientation.
- 7) Reduce the total square footage to be closer to the 85% FAR guideline.

Action: Sweeney/Bernstein, 5/0/0. (Miller and Pierce stepped down.)

Note: There was a discussion that a two-story design is neither approved nor denied; the Board is willing to review another two-story design approach.

FINAL REVIEW**7. 527 LA MARINA DR****E-3 Zone****(7:05)**

Assessor's Parcel Number: 035-211-013
 Application Number: MST2013-00111
 Owner: Paul J Rubel
 Designer: Theo Bessin

(Proposal to construct a new, 565 square foot, second-story addition above the existing garage and a new, 105 square foot, first-story addition to an existing, one-story, 1,835 square foot single-family residence, with an attached, 400 square foot, two-car garage. The proposal includes a new, 202 square foot, second-level deck, replacement of an existing, first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,905 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested. The project was last reviewed on May 20, 2013.)

Actual time: 7:33 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 7:42 p.m. As no one wished to speak, public comment was closed.

- Motion:** ~~Continued indefinitely back to the Consent Calendar with the following comments:~~
- 1) Provide details for pool equipment and retaining wall (equipment screening).
 - 2) Include a site section through the pool with all appropriate labeling.
 - 3) Clearly denote on the plans the locations of hardscape (i.e., walkways and decking) and landscaping around the pool and the relationship between the residence and the pool.
 - 4) Clearly denote the species, size, critical root zone, and location of the existing tree, and the distance between the tree and the proposed pool.
 - 5) Show the fencing and security gate location; provide details and description.
- Action:** Pierce/Bernstein, 6/0/0. Motion carried. (Woolery absent).

**** THE BOARD RECESSED FROM 5:50 P.M. TO 5:53 P.M. ****

SFDB-CONCEPT REVIEW (CONT.)

5. 3435 MARINA DR

A-1/SD-3 Zone

(4:40) Assessor's Parcel Number: 047-022-005
 Application Number: MST2013-00281
 Owner: Charles Rudd
 Architect: Paul Zink

(Proposal to construct a new, two-story, 4,760 square foot, single-family residence, and a 600 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, and 400 cubic yards of site grading to be balanced on site. The proposed 5,360 square feet residence is 106% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit.)

Actual time: 5:50 p.m.

Present: Paul Zink, Architect
 Chris Gilliland, Landscape Architect

Public comment opened at 6:05 p.m.

- 1) Kitch Wilson, opposition; expressed concerns regarding the proposed project and resulting obstructions of the public view corridor (horse path); opposed to the second story and the 5-foot concrete wall around the property.
- 2) Susan Zalon, opposition; expressed concerns regarding neighborhood compatibility, preservation of public views, landscaping, size, bulk and scale. Opposed to height of the gate in front of the house.
- 3) Ronald Green, opposition; expressed concerns regarding the preservation of public views, the roof height, neighborhood compatibility, FAR, and size, bulk and scale.
- 4) Michael Moore, opposition; agrees with previous three speakers. Expressed concerns regarding the finished floor height being too high, and is against the residence being a two-story home. Believes the ridge height of the roof should be 16-18 feet. Expressed further concerns regarding neighborhood compatibility and the FAR being too high.
- 5) Donald Santee, opposition; expressed concerns regarding neighborhood compatibility, preservation

of public views, the FAR, and the western line vegetation. Property walls and fences and trees should be low enough not to block views and corridors.

- 6) Ms. Bedard acknowledged receipt of a letter from Sandy Schoolfield expressing appreciation that the wood fence has been changed to a metal one, the outside staircase to the second story has been removed, and the size of the second story has been reduced.
- 7) Ms. Bedard acknowledged receipt of an email from Pam and Russ Strobel, property owners of the adjacent parcel at 3455 Marina Dr., expressing support for the project.

A letter of expressed concerns was received from Paula Westbury.

Public comment closed at 6:20 p.m.

Motion: Continued indefinitely to the Full Board with comments:

- 1) The Board appreciates the changes presented, including the removal of the exterior staircase and the reduction in size of the second floor deck.
- 2) The current proposal at 103% FAR is too large. Provide a reduction in the total square footage. The FAR does not necessarily need to be at 85%, but should move closer to that direction.
- 3) Study the shape of the house to address its size, bulk, and scale.
- 4) Study the placement of the building on the lot, the placement, size, and mass of a proposed second story, and the proposed residence in relation to the proposed site landscaping.
- 5) Study a different approach to the motor court; study materials and designs to be compatible with the neighborhood; discussion included a reduction in height.
- 6) Provide elevations of the entry gate and walls; study proportions in relationship to the proposed building and from the street.

Action: Bernstein/James, 4/0/0. Motion carried. (Miller/Pierce stepped down. Woolery absent).

****SCHEDULED RECESS FROM 5:30 P.M. TO 5:58 P.M.****

SFDB-CONCEPT REVIEW (CONT.)

6. 3435 MARINA DR

A-1/SD-3 Zone

(5:50)

Assessor's Parcel Number: 047-022-005
 Application Number: MST2013-00281
 Owner: Charles Rudd
 Architect: Paul Zink

(Proposal to construct a 5,900 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 680 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, a new 64 square foot detached accessory structure, and 1,450 cubic yards of cut and fill site grading, including 650 cubic yards of export. The proposed project total results in 6,644 square feet of on-site development. The proposed total of 5,854 square feet, which includes a 50% FAR reduction, is 116% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed on September 9, 2013.)

Actual time: 5:58 p.m.

Present: Paul Zink, Architect.

Public comment opened at 6:16 p.m.

- 1) John Kechejian, neighbor, 3416 Marina Dr., opposed, expressed concerns regarding the position of the house on the lot, neighborhood compatibility, loss of privacy, light and noise pollution, and lack of natural sun light. Supported the first two designs.
- 2) Sandy Schoolfield, neighbor, 3416 Marina Dr., opposed, expressed concerns regarding non-conformance with good neighbor guidelines and neighborhood compatibility. Supported the first two designs.
- 3) Kitch Wilson, 415 Calle Las Caleras, opposed, expressed concerns regarding neighborhood compatibility and the view obstruction by the second story and solid wall fence.
- 4) Michael Moore, 414 Sea Ranch Dr., opposed, expressed concerns regarding the second story and neighborhood compatibility.
- 5) Susan Zalon, neighbor, 3424 Marina Dr., opposed, expressed concerns regarding the second story, walled fence, obstruction of the public view of the ocean, and neighborhood compatibility.
- 6) Ronald Green, neighbor, 3424 Marina Dr., opposed, expressed concerns regarding the second story and neighborhood compatibility.
- 7) Susan Strick, neighbor, 3475 Marina Dr., opposed, expressed concerns regarding the house placement on the lot and the obstruction of the view corridors.
- 8) Eamon Malone, neighbor, 3475 Marina Dr., opposed, expressed concerns regarding neighborhood compatibility and obstruction of the view corridors.
- 9) Beth Collins-Burgard, neighbor, 3354 Cliff Dr., opposed, expressed concerns regarding the obstructed view corridors, light pollution, and position of the house on the lot.

Letters of expressed concerns from Don and Hilary Santee regarding obstructed views were acknowledged and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 6:41 p.m.

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

- 1) The Board supports the current concept design.
- 2) The Board reviewed the ramifications of the FAR as presented and recognizes that the above grade FAR is 100%. This FAR is acceptable in relationship to lot size. The FAR with addition of the basement is 116%, the Board finds this does not impact the size, scale, and bulk.
- 3) The Board recognizes that the applicant has reduced the finished floor height from previous designs.
- 4) The Board finds the second floor is acceptable, in particular that it has been reduced in size and nestled within the first story.
- 5) The Board Supports the 50 foot visual setbacks, on both sides of the property, and recognizes that the applicant has provided larger view corridors than the prior designs and adjacent residence.
- 6) Study a reduction of the first floor plate and eave heights (closer to 8 feet).
- 7) Study further reduction of the ridge height (from 26- to 24-feet).
- 8) Study the proportions and fenestrations of the dining room windows.
- 9) Study the second floor window fenestrations on the north elevation.
- 10) Study the proportions of the large window on the south elevation.
- 11) Provide concept level landscape plan, including species, heights, and locations.
- 12) Provide fencing material and shrubbery heights on all sides of the property.
- 13) Provide elevation study of the front wall and gate.
- 14) Provide site sections.

Action: Sweeney/Zimmerman, 4/0/1. Motion carried. (Bernstein opposed, Miller stepped down, Pierce absent).

PROJECT DESIGN REVIEW

*****2:00 p.m. – Organized Board Site Visit to 1565 La Coronilla Dr.*****

7. 1565 LA CORONILLA DR E-1 Zone

(6:25) Assessor’s Parcel Number: 035-302-003
 Application Number: MST2013-00330
 Owner: Mortgage Deeds, LLC
 Architect: Jason Grant

(Proposal to construct a two-story, 3,232 square foot, single-family residence with a detached, 441 square foot, two-car garage, located on a vacant, 17,957 square foot lot in the Hillside Design District. The proposal includes new site retaining walls and steps, and 120 cubic yards of grading beneath the proposed building footprint. The proposed total of 3,673 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

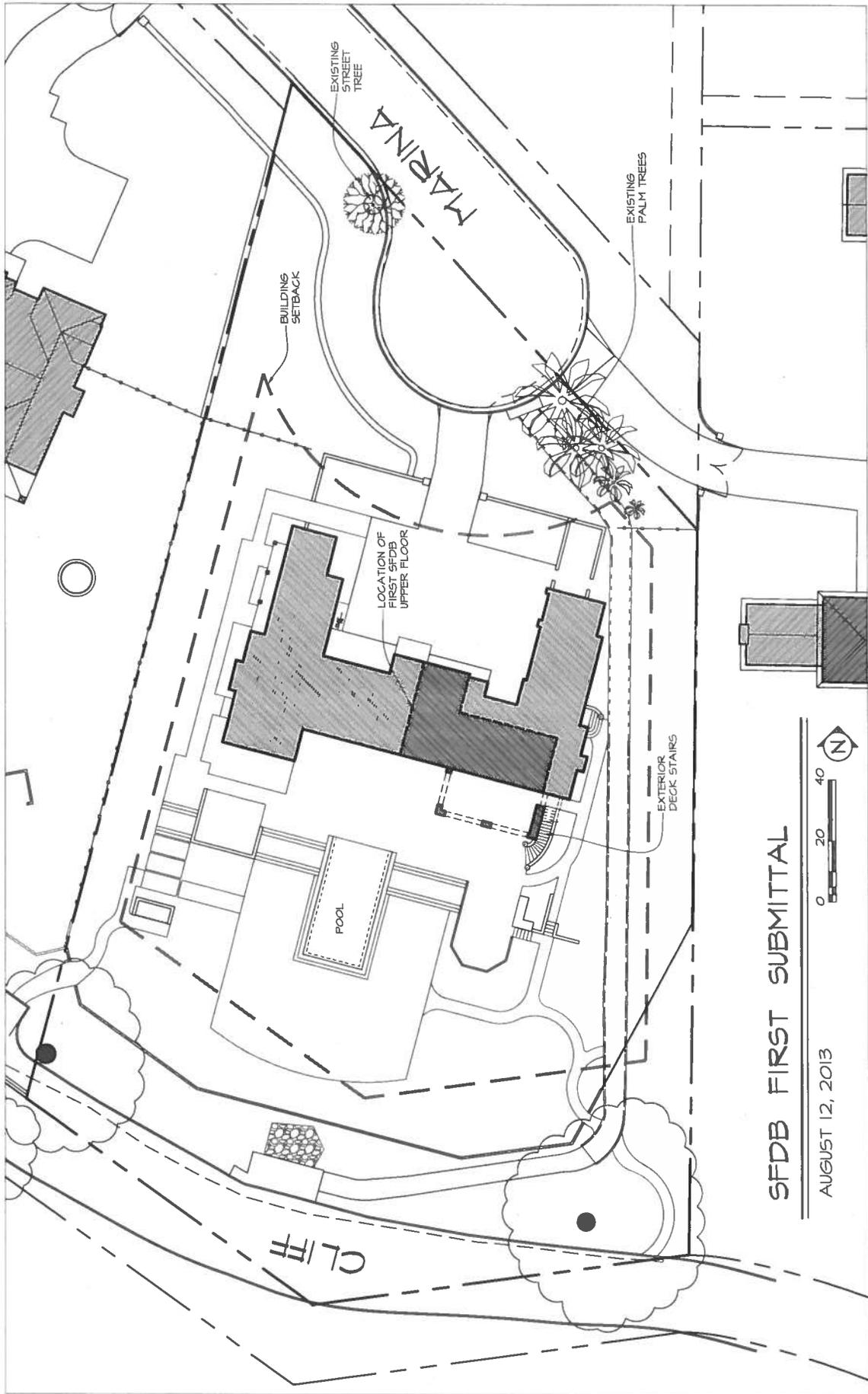
(Project Design Approval requested. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption. The project was last reviewed on November 4, 2013.)

Actual time: 7:13 p.m.

Present: Jason Grant, Architect.

Public comment opened at 7:19 p.m.

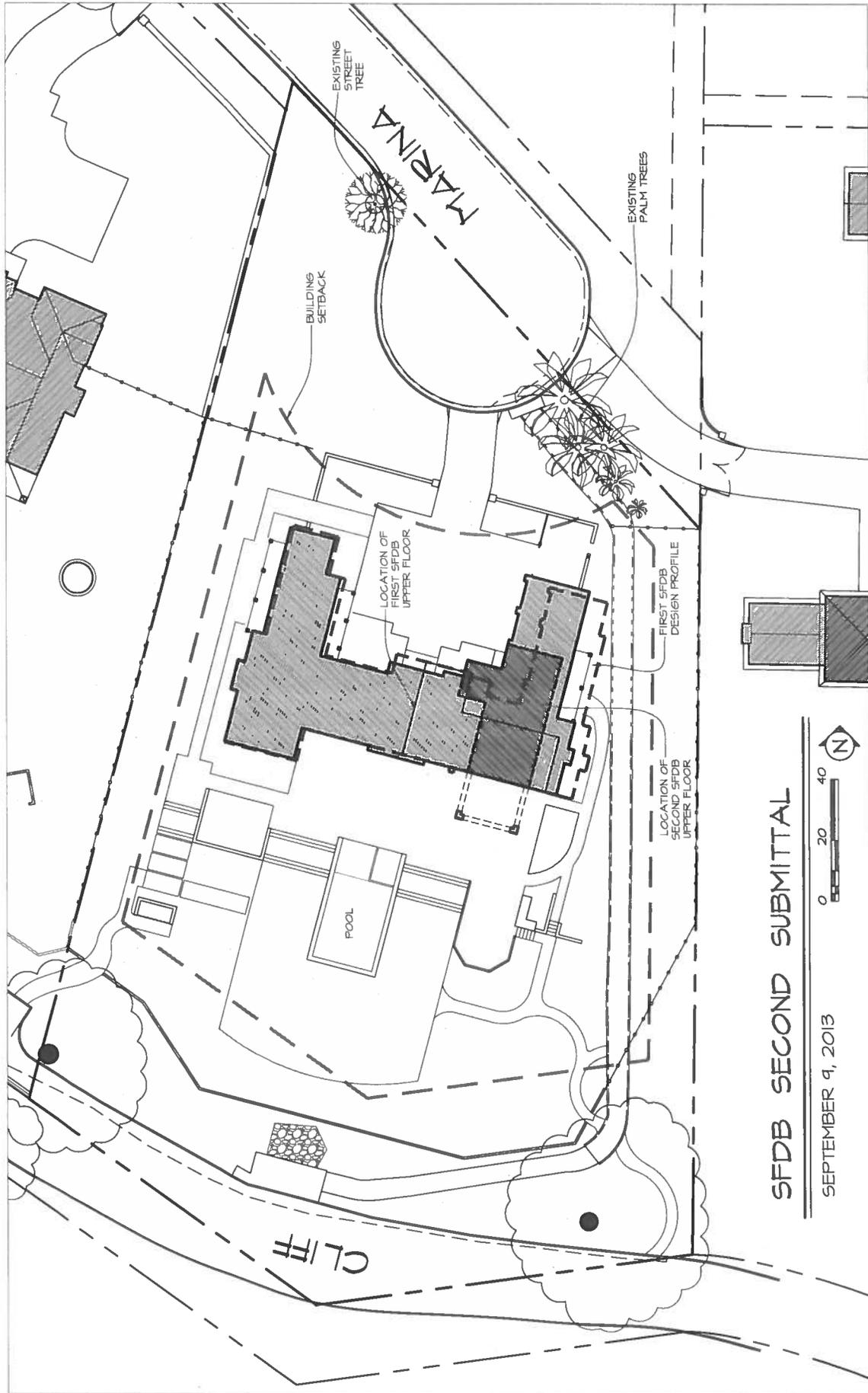
- 1) Paul Straede, neighbor, expressed concerns regarding the setbacks and the new house location.
- 2) Erika Adler, neighbor, expressed concerns regarding privacy, the north elevation height, the 10 foot



SFDB FIRST SUBMITTAL

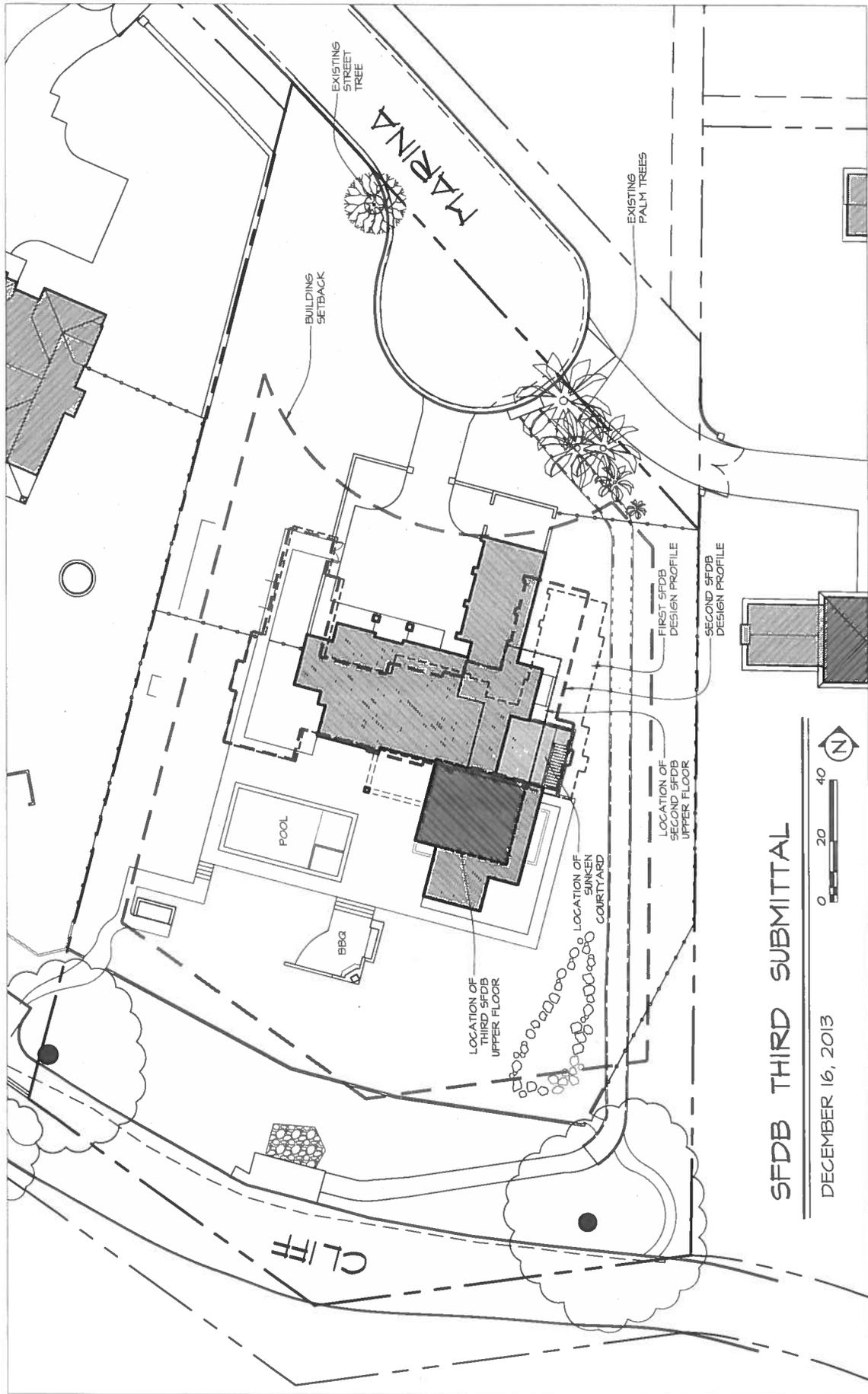
AUGUST 12, 2013

EXHIBIT G



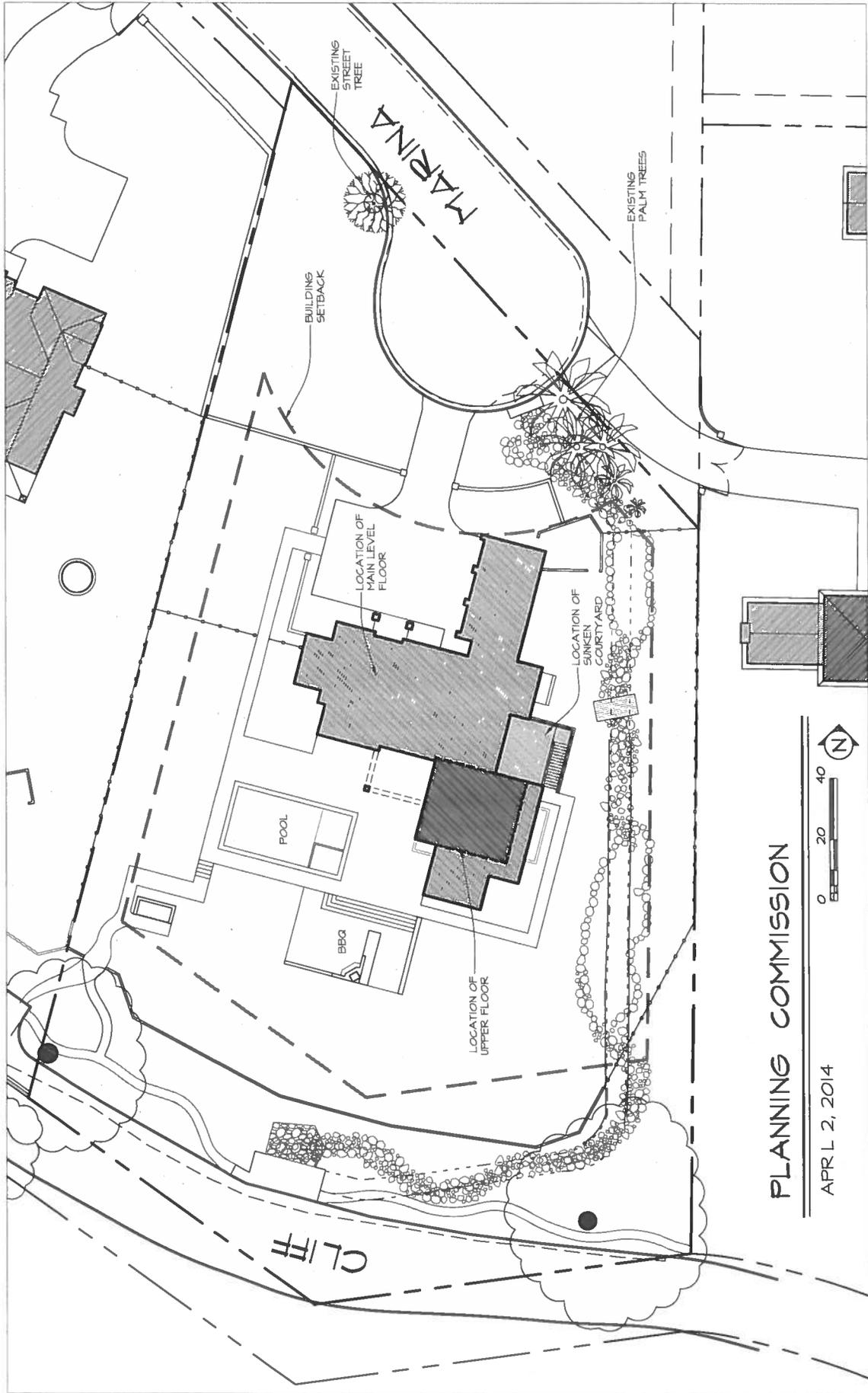
SFDB SECOND SUBMITTAL

SEPTEMBER 9, 2013



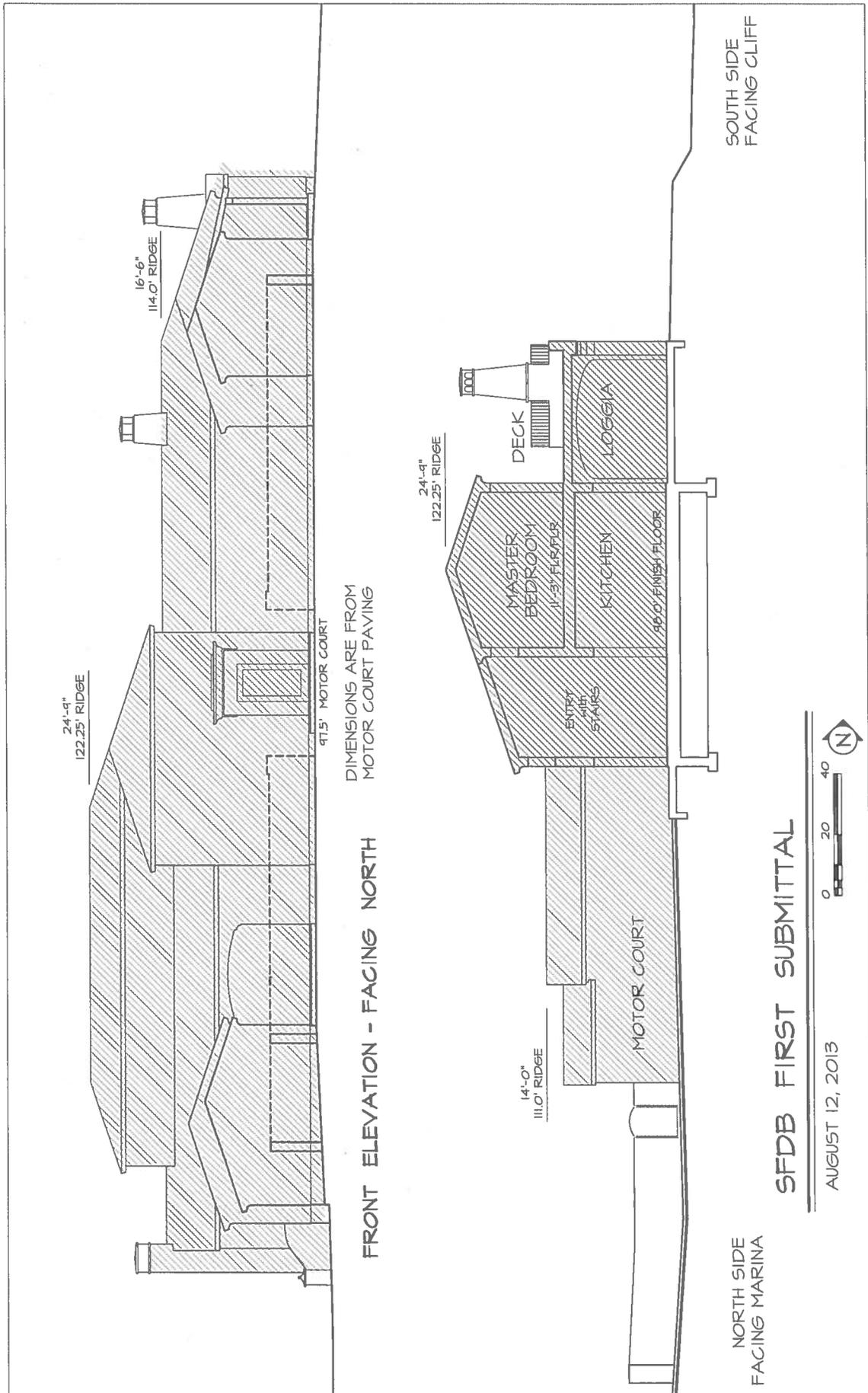
SFDB THIRD SUBMITTAL

DECEMBER 16, 2013



PLANNING COMMISSION

APR 1 2, 2014



24'-4"
122.25' RIDGE

16'-6"
114.0' RIDGE

97.5' MOTOR COURT

DIMENSIONS ARE FROM
MOTOR COURT PAVING

FRONT ELEVATION - FACING NORTH

24'-4"
122.25' RIDGE

14'-0"
111.0' RIDGE

MASTER
BEDROOM

11'-3" FURFUR

KITCHEN

96'-0" FINISH FLOOR

ENTRY
WITH
STAIRS

DECK

LOGGIA

MOTOR COURT

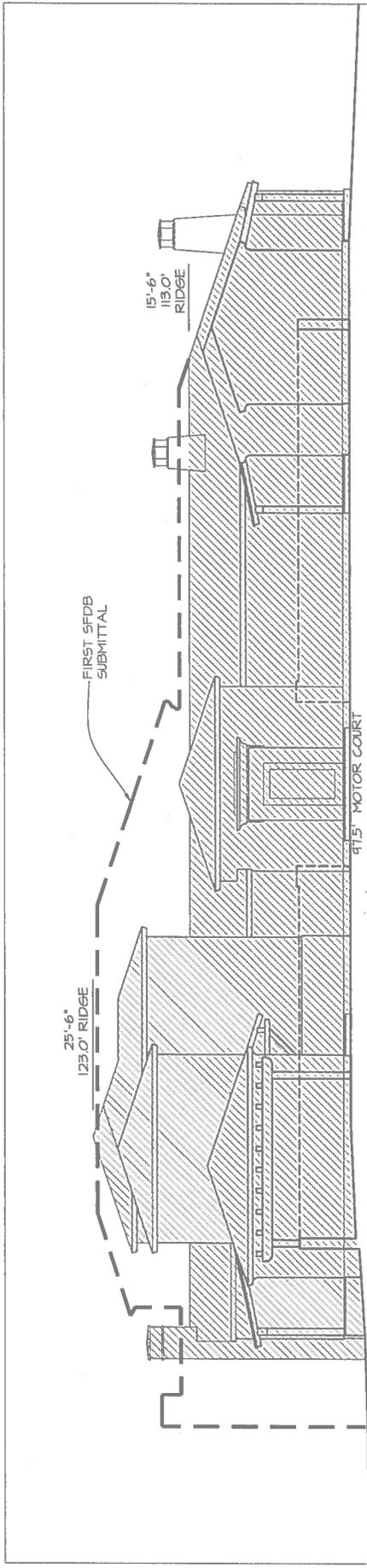
NORTH SIDE
FACING MARINA

SOUTH SIDE
FACING CLIFF

SFDB FIRST SUBMITTAL

AUGUST 12, 2013

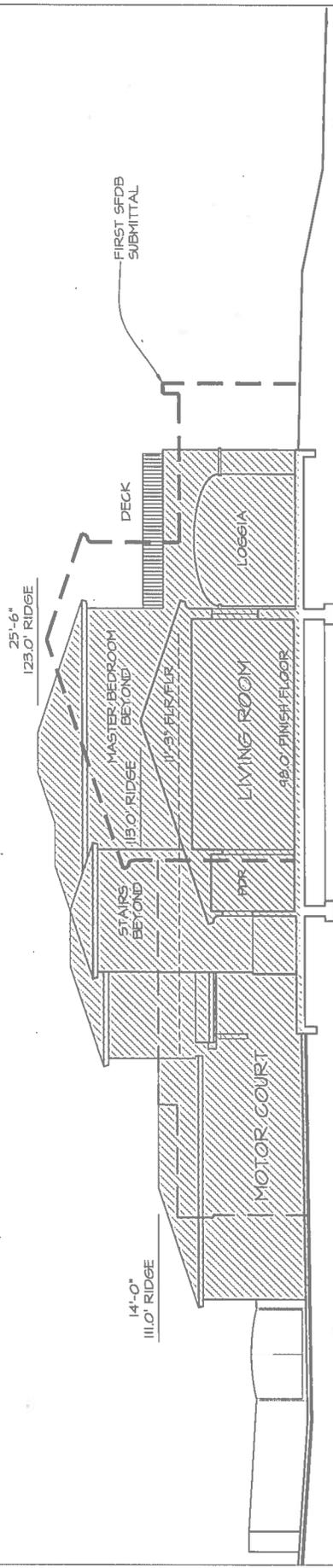




DIMENSIONS ARE FROM
MOTOR COURT PAVING

FRONT ELEVATION - FACING NORTH

97.5' MOTOR COURT



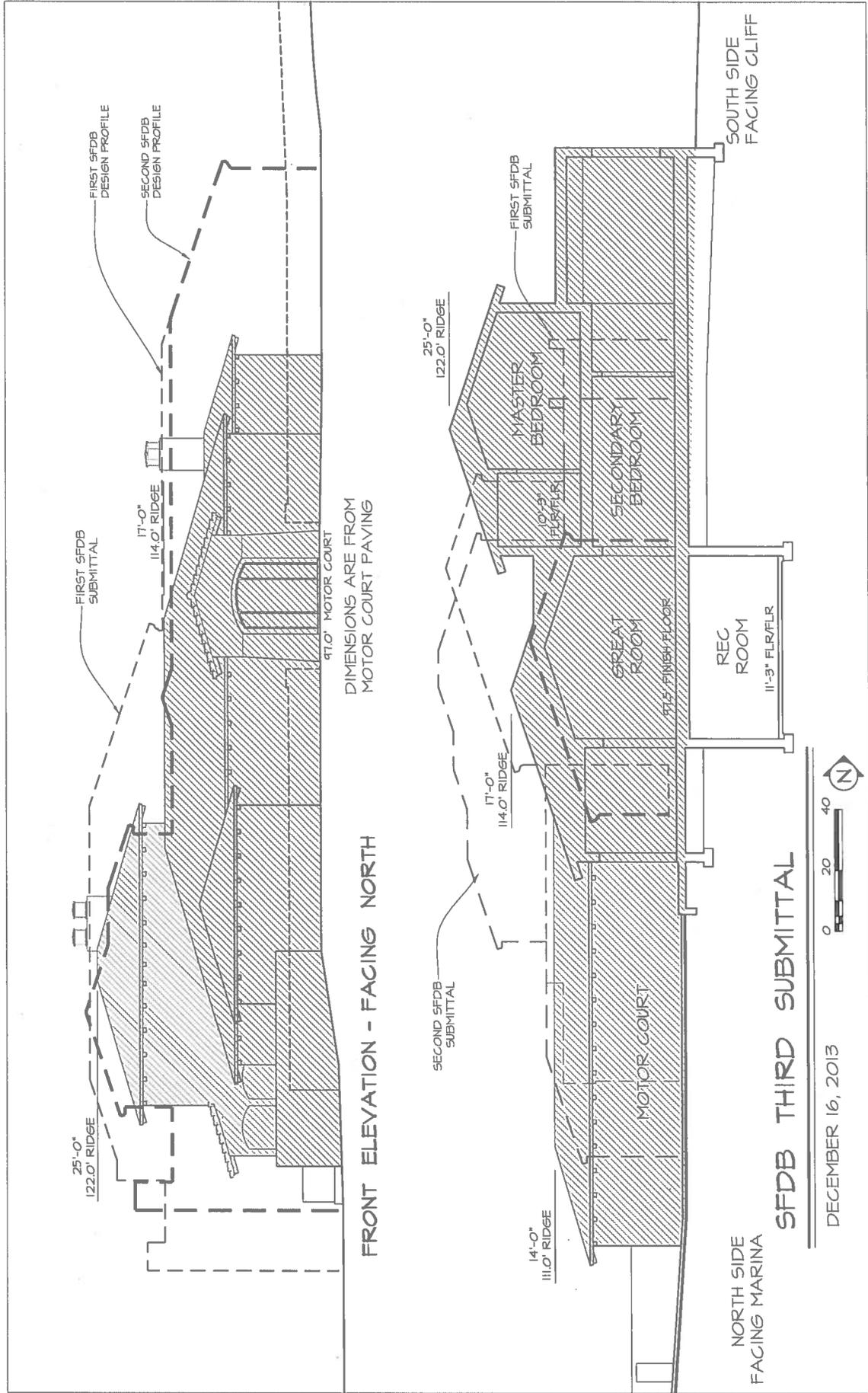
NORTH SIDE
FACING MARINA

SOUTH SIDE
FACING CLIFF

SFDB SECOND SUBMITTAL

SEPTEMBER 9, 2013





25'-0" RIDGE
122.0' RIDGE

FIRST SFDB DESIGN PROFILE

SECOND SFDB DESIGN PROFILE

FIRST SFDB SUBMITTAL

17'-0" RIDGE
114.0' RIDGE

91.0' MOTOR COURT

DIMENSIONS ARE FROM MOTOR COURT PAVING

FRONT ELEVATION - FACING NORTH

25'-0" RIDGE
122.0' RIDGE

SECOND SFDB SUBMITTAL

17'-0" RIDGE
114.0' RIDGE

14'-0" RIDGE
111.0' RIDGE

FIRST SFDB SUBMITTAL

MASTER BEDROOM
10'-9" FLR/FLR

SECONDARY BEDROOM

GREAT ROOM
91.5' FINISH FLOOR

REC ROOM
11'-3" FLR/FLR

MOTOR COURT

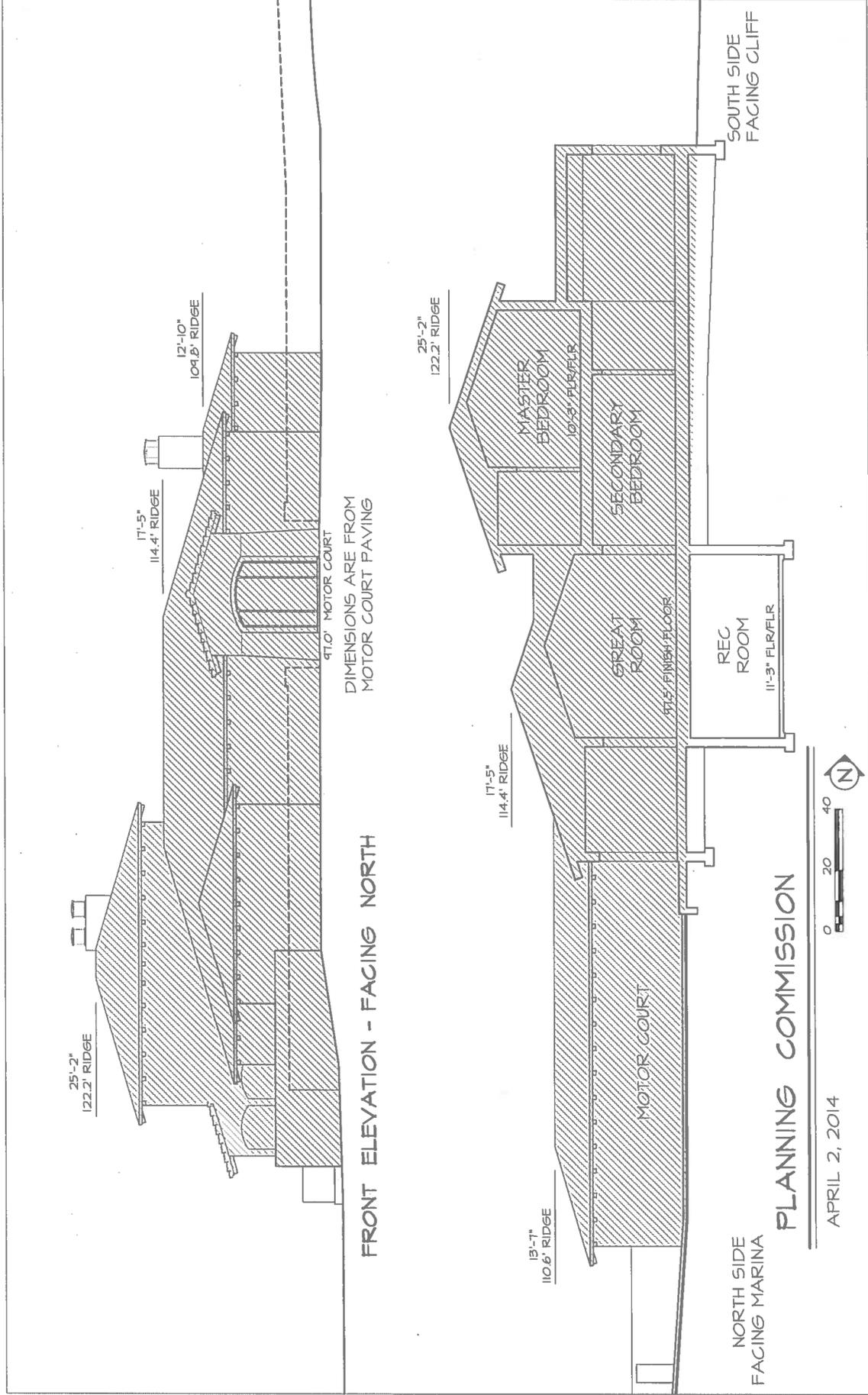
SOUTH SIDE FACING CLIFF

NORTH SIDE FACING MARINA

SFDB THIRD SUBMITTAL



DECEMBER 16, 2013



Applicable General Plan or Local Coastal Plan Policies

General Plan

Land Use Element

- LG3. **Live Within Our Resources.** New development shall be monitored to ensure that we are living within our resources through a comprehensive Adaptive Management Program.
- LG12. **Community Character.** Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.
- LG14. **Low Density Single Family Zoned Residential Areas.** Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.
- LG15. **Sustainable Neighborhood Planning.** Neighborhoods shall be encouraged to preserve and enhance the sense of place, provide opportunities for healthy living and accessibility, while reducing the community's carbon footprint.

Housing Element

- H10. **New Housing.** Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.
- H14. **Sustainable Housing.** Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

Environmental Resources Element

- ER1. **Climate Change.** As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.
- ER3. **Decrease City's Global Footprint.** In addition to promoting reduced unit size, building footprints and GHG emissions, and energy conservation, promote the use of more sustainable building and landscaping materials and methods.
- ER4. **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.
- ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean

drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

- ER19. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.
- ER20. **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.
- ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.
- ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

(from former Conservation Element)

Visual Resources

3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

Safety Element

- S19. **Soil Erosion.** Incorporate long-term and construction-related measures in development as needed to address soil erosion. General management approaches for long-term site development include removal or recompaction of erosive soils; engineered slopes and grades; landscaping, and use of geotextiles. Best Management Practices to control erosion and sedimentation during construction may include use of silt fencing, straw bales, filter fabrics, or gravel.
- S20. **Expansive Soils.** Implement appropriate site preparation and structural design measures in development to minimize the effects of expansive soils. Examples of measures include site layout to avoid or reduce hazard, control of site drainage, and specific foundation or structural designs such as reinforced foundations.

Local Coastal Plan Policies

ACCESS

LCP Policy 2.5. Vista points shall be provided and maintained in areas where such use by the public has been established.

HOUSING

LCP Policy 5.3. New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

WATER AND MARINE ENVIRONMENTS

LCP Policy 6.9. The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

VISUAL QUALITY

LCP Policy 9.1. The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or
- (4) Developing a system to evaluate view impairment of new development in the review process.

LCP Policy 9.3. All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

PUBLIC SERVICES

Parking

LCP Policy 11.15. Pedestrian movement and safety should be encouraged and provided for throughout the area.

LCP Policy 11.16. In order to encourage walking as an alternative to travel by automobile, the City shall protect existing pedestrian access to coastal areas from areas north of Highway 101 and strongly encourage the development of new pedestrian accessways.



City of Santa Barbara
CEQA CERTIFICATE OF DETERMINATION

To: File: MST 2013-00281
 Project Address (Name): 3435 Marina Drive

From: Allison De Busk, Project Planner (805) 564-5470, ext. 4552; adebusk@SantaBarbaraCA.gov

Subject: Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

Project Location: City of Santa Barbara, County of Santa Barbara **General Plan Designation(s):** Residential – 1 unit per acre

Assessor's Parcel Number(s): 047-022-005 **Zone(s):** A-1/SD-3 (One Family Residence and Coastal Overlay Zones)

Project Applicant: Paul Zink, AIA

Project Description: The project involves the construction of a new, single family residence totaling approximately 5,964 square feet of building area plus 680 square feet of attached garage/storage area and associated improvements including, but not limited to, site walls and gates, a new septic system, a swimming pool with associated pool equipment, outside fireplace, patios and decks, and landscaping, on a vacant, 48,787 square foot lot. The project includes a 50-foot wide view corridor along the western property line.

Project Environmental Findings: The City of Santa Barbara evaluated the proposed project and made the following determinations:

1. The project is consistent with the density established for the site in the City of Santa Barbara General Plan.
2. A Program Environmental Impact Report was certified for the 2011 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2011 General Plan.
4. Project-specific impacts:
 - The project will not result in significant project-specific environmental effects.
 - Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards or policies and/or measures proposed as part of the project description, as identified in the *Preliminary Review* documentation. The project will not result in significant project-specific effects.
5. Mitigation measures:
 - Relevant mitigation measures from the General Plan Program EIR have been made part of the project.
 - No mitigation measures from the General Plan Program EIR are relevant or have been made part of the project.
6. A mitigation monitoring and reporting plan [was was not] adopted for this project.
7. A Statement of Overriding Considerations was adopted by City Council for the 2011 General Plan (Resolution 11-079), finding that the significant cumulative environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
8. Findings were made pursuant to the provisions of CEQA.

Exempt Status: Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with Community Plan or Zoning) and CEQA Statute (Section 21083.3 of California Public Resources Code)

The Program Environmental Impact Report for the 2011 General Plan and the record of current project permit review process may be viewed by the public at the City Planning Division office at 630 Garden Street, Santa Barbara.

Signature (City of Santa Barbara) **Title** **Date**

