



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 021-16
1925 EL CAMINO DE LA LUZ
COASTAL DEVELOPMENT PERMIT
AUGUST 25, 2016

**APPLICATION OF CLAY AURELL, AB DESIGN STUDIO, ARCHITECT FOR EMPRISE TRUST,
1925 EL CAMINO DE LA LUZ, APN 045-100-024, E-3/SD-3 (ONE-FAMILY RESIDENCE/ COASTAL
OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE)
(MST2013-00240)**

The proposal consists of a new 2,789 square-foot (net) three-story single-family residence with an attached 571 square-foot (net) two-car garage on a 20,046 square-foot coastal flag lot. The maximum height of the proposed residence is 30 feet. Demolition and removal of existing infrastructure and debris (e.g., concrete paving, fencing, landslide debris) would occur prior to construction. Grading is estimated to be 1,180 cubic yards with cut and fill balanced onsite. Construction activities include the installation of deep caissons, shear-pins, and tie backs for site stabilization, using drilling and poured in place construction. A portion of the adjacent parcel, 1921 El Camino de la Luz, would be used as a temporary material and equipment storage area during construction. The duration of the demolition, grading, slope stabilization, and construction process is estimated to be 70 weeks (1.3 years).

The discretionary permit application required for this project is a Coastal Development Permit (CDP2013-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.44.060).

A Final Mitigated Negative Declaration (MND) was adopted for the project pursuant to the California Environmental Quality Act Guidelines Section 15074 on July 7, 2016 and an Addendum with minor changes has been prepared pursuant to Section 15164.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant team of Clay Aurell, AB Design Studio; Steven Kaufmann, Attorney, Richards, Watson, & Gershon; and Patrick Shires, Geotechnical Engineer, Cotton, Shires and Associates, Inc. were present and made comments in support of the project.

WHEREAS, no one else appeared to speak in favor of the application, and six people appeared to speak in opposition thereto or with concerns, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 18, 2016
2. Site Plans
3. Correspondence received in support of the project:
 - a. Mark Manning, via email
 - b. Brandon Cox, via email
 - c. Richard Monk, Applicant's Attorney, via email
4. Correspondence received in opposition to the project:
 - a. Scott H. Wiscomb, via email
 - b. Scott and Lesley Wiscomb, via email

- c. Rafael Franco, via email
- d. Robert Stenson, via email
- e. Janice Hartoch Taylor, via email
- f. Bruce Peterson, via email
- g. Thomas J. Morrison, hand-delivered
- h. Mindy Thomas, via email
- i. Stan Krome and Joanna Morgan, via email
- j. Kim and Joe Finegold, via email
- k. Gregory M. Smith and Judith Smith, via email
- l. Marcene and David Smith, hand-delivered

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission denied the project, making Finding No. 6 of the Staff Report, dated August 18, 2016: The project is inconsistent with LCP Policy 8.2 (no development on a bluff face) because the top of bluff /bluff edge has been determined to be located at the 127 foot elevation and the proposed development would be located at a lower elevation (i.e., on the bluff face) as described in Section VI of the Staff Report.

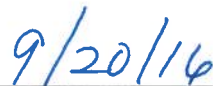
This motion was passed and adopted on the 25th day of August, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Higgins, Jordan) ABSTAIN: 0 ABSENT: 1 (Schwartz)

I hereby certify that, after video review and Applicant Attorney's concurrence, this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

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