



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 022-16  
3407 SEA LEDGE LANE  
COASTAL DEVELOPMENT PERMIT  
SEPTEMBER 1, 2016

**APPLICATION OF EVA TURENCHALK, AGENT FOR KRACH-BASTIAN FAMILY TRUST, 3407 SEA LEDGE LANE, APN 047-082-010, A-1 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONES, GENERAL PLAN LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (1 DU/AC) (MST2016-00080/CDP2016-00003)**

The proposed project involves the permitting of five (5) "as-built" king palm trees on a 1.05-acre bluff-top parcel. No additional development of the existing single-family residence is proposed. The project addresses violations identified in enforcement case ENF2015-00998.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15304 (Minor Alterations to Land).

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

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

1. Staff Report with Attachments, August 25, 2016
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
  - A. **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**
    1. The project is consistent with the policies of the California Coastal Act as described in Section VI of the Staff Report because the King Palm trees will not create a significant impact the bluff face's stability or the trees will not impact public views from Cliff Drive.
    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 as described in Section VI of the Staff Report because the King Palm trees will not create a significant impact the bluff face's stability or will not impact public views from Cliff Drive.

II. Said approval is subject to the following conditions:

- A. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 1, 2016 is limited to only the King Palms as shown on the site plan signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
- B. **Tree Conditions.** The property shall comply with the following conditions in the Geologic Option Letter dated December 9, 2015 and prepared by geologist, Steven Kolthoff of SK Geological, Inc.:
  - 1. If a palm tree dies, the tree shall be removed up to the root bulb and the remaining Rhizosphere (root) system be left along. The depression left after the tree removal should be backfilled with a soil with a clay matrix so surface runoff does not infiltrate into the slope along the root system at unwanted rates that could saturate the slope soils at depth.
  - 2. The palm trees planted on the slopeshall be watered with a drip system at a rate that is confined to the Rhizosphere system and that is not detrimental to slope stability.

**Irrigation System Maintenance.** The irrigation system shall be maintained to prevent a system failure. Watering of vegetation on the bluff shall be kept to the minimum necessary for palm tree survival.

III. **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.

This motion was passed and adopted on the 1st day of September, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Pujo) ABSTAIN: 0 ABSENT: 1 (Jordan)

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

  
\_\_\_\_\_  
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.**

