



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 9, 2009  
**AGENDA DATE:** April 16, 2009  
**PROJECT ADDRESS:** 2515 Medcliff Road (MST2006-00368)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Kelly Brodison, Assistant Planner *LAB*

### I. PROJECT DESCRIPTION

The project consists of a proposal for a 1,647 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project site is located on a 15,469 square foot flag-lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone directly on the bluff top. The residence is accessed by an approximately 300-foot driveway from Medcliff Road. The total proposed 3,554 square feet is 81% of the maximum guideline FAR.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow the first floor additions and alterations to encroach into the required interior setback (SBMC §28.15.060 and §28.92.110); and
2. A Coastal Development Permit (CDP2008-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

### III. RECOMMENDATION

Upon approval of the requested Modification, the proposed project would be consistent with the policies of the California Coastal Act, the applicable policies of the City's Local Coastal Plan, all implementing guidelines, and all applicable provisions of the Municipal Code. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

March 17, 2009  
June 15, 2009

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Jim LeCron	Property Owner: Gary Caesar
Parcel Number: 041-330-036	Lot Area: 15,469 sq. ft.
General Plan: Residential 5 units/acre	Zoning: E-3/SD-3, Single Family Residence and Coastal Overlay Zone
Existing Use: Residential	Topography: 39%
Adjacent Land Uses: North - Residential South - Pacific Ocean East - Residential West - Residential	

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	1,348 sq. ft.	3,133 sq. ft.
Garage	N/A	421 sq. ft.
Total	1,348 sq. ft.	3,554 sq. ft.
*FAR	40%	81%

\*Note: The FAR is a regulation for two-story single-family residences on lots less than 15,000 square feet. It is used as a guideline only for all other single-family residences which are single story or are located on lots which exceed 15,000 square feet.

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	N/A	N/A
-Interior	6'	5'-6"	5'-6"
-Rear	6'	6'	6'
Building Height	30'	1 story	2-story ~29'-7"
Parking	2 covered	None	2 covered
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage			
-Building	N/A	2,348 sq. ft. 15.3%	2,866 sq. ft. 18%
-Paving/Driveway	N/A	1,518 sq. ft. 9.7%	1,000 sq. ft. 7%
-Landscaping	N/A	11,603 sq. ft. 75%	11,603 sq. ft. 75%

The proposed project is consistent with the requirements of the E-3 Zone, related to building height, solar access, open yard requirements and parking, with the exception of a modification to allow window alterations and the first floor addition to encroach 6" into the interior setback.

#### **A. MODIFICATION**

The project site is currently developed with a single story residence. The existing structure is legally non-conforming and encroaches 6" into the interior setback along the east property line. The applicant is proposing to construct the first floor addition in line with the existing foundation. This requires a modification to allow a first floor addition and window alterations to encroach approximately 6" into the interior setback along the east property line. Although the addition is proposed to be located within the required interior setback, Staff supports this request because the addition will not block views nor encroach upon the adjacent neighbor's privacy. Also, it is a uniform improvement that is architecturally pleasing. The addition and window alterations will be consistent with the placement of the existing structure on site and there will be no increase in window openings in the area of the addition. Staff supports the modification request as it is necessary to provide an appropriate improvement on the lot.

### **VI. ISSUES**

#### **A. ENVIRONMENTAL REVIEW**

*Archaeological Resources:* Based on the City's Cultural Resource Sensitivity Map, the project site is located within an Archaeological Sensitivity Zone known as the Prehistoric Watercourse. A Phase 1 Archaeological Report was prepared for the property and it determined that the proposed project is not considered to have the potential to impact unknown, intact, significant or important historic or prehistoric cultural remains and therefore, no mitigation measures are required.

*Water Quality:* The applicant submitted a Preliminary Hydrology Study prepared by Water Resource Engineering Associates dated October 5, 2007, concluding that negligible increases in storm water runoff and no change in historical drainage patterns are anticipated. The lot receives off-site storm water runoff drainage via sheet flow from the westerly adjacent lot. The property generally drains via sheet flow in a south/southeasterly direction with runoff exiting at the southeast corner of the bluff and the east property line. The driveway drains in an easterly direction. The proposed addition will occur mainly on the second floor which results in a negligible difference between the existing and proposed footprints. No additional hardscape is proposed.

The applicant submitted an Engineering Geologic Determination prepared by Fank J. Kenton, dated August 14, 2008, and recommends the installation of roof gutters to direct water away from the structure and bluff slope; all surface drainage should be directed away from the bluff slope; surface runoff from the yard should not flow directly over the bluff slope; and drought resistant plants should be incorporated into the landscaping.

*Conclusion:* Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Minor Additions to Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are

available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive.

#### **B. DESIGN REVIEW**

This project was reviewed by the Single Family Design Board (SFDB) on two (2) occasions (meeting minutes are attached as Exhibit D). On December 8, 2009, the SFDB reviewed the original proposal which included a two-story encroachment of 6" into the interior setback on the east side of the property. The SFDB requested that the second story portion of the addition be pushed back out of the setback, but felt that the first floor encroachment was supportable. The SFDB also requested that the deck sizes be reduced to ensure privacy to the adjacent neighbor.

On December 22, 2008, the project returned to the SFDB for a second time. In response to requests of the SFDB, the applicant had pushed the second story addition to comply with the setback, approximately 3.5' and significantly reduced the amount of second story decks on the east side. The Board found the first floor modification request supportable and requested details of the chimney, front porch supports and window treatments to be simplified. When the project returns to the Board for Preliminary Approval, the applicant shall provide alternative solutions for the corner solarium window on the south elevation.

#### **C. NEIGHBORHOOD COMPATIBILITY**

The existing home is approximately 1,348 square feet which translates to a floor to lot area ratio (FAR) of .09 which is 31% of the maximum guideline FAR. The proposed project includes a new 1,647 square foot second story addition and a new 421 square foot two-car garage resulting in a combined house and garage size of approximately 3,554 square feet with an FAR of .23 which is 81% of the maximum guideline FAR. Attached is a survey representing approximate house sizes and FAR's for the 20 lots closest homes in the vicinity (Exhibit E). The smallest FAR is .04 and the largest is .43. The survey demonstrates that with the proposed addition at 2515 Medcliff Road would have the eighth largest FAR and is within the range of existing home sizes in the neighborhood.

#### **D. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN**

##### **GENERAL PLAN CONSISTENCY**

The proposed project is located in the West Mesa neighborhood, as identified in the Land Use Element of the General Plan, and has a land use designation of Residential, five units per acre. This area is recognized as primarily single-family development on small lots. The single family residence is located on a .36 acre lot and the proposed project would not change the density with regard to the General Plan Land Use designation.

The Seismic Safety/Safety Element of the General Plan requires new development to be placed a distance from the edge of the cliff such that normal rates of erosion or material loss will not seriously affect the structure during its expected lifetime (75 years). The applicant submitted

an Engineering Geologic Determination prepared by Fank J. Kenton, dated August 14, 2008, and demonstrated that the entire structure is entirely outside of the 75-year geologic retreat setback.

The Seismic Safety-Safety Element also notes that the addition of water to the seacliff can significantly lower cliff stability and the application of excess water to the top of cliff's for lawn irrigation is not allowed. The Geology Report referenced above recommends: the installation of roof gutters to direct water away from the structure and bluff slope; all surface drainage should be directed away from the bluff slope; surface runoff from the yard should not flow directly over the bluff slope; and drought resistant plans should be incorporated into the landscaping.

#### **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 in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing public access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. The project site was not found to be archaeologically sensitive. Public views will not be affected because there are not public view corridors on the project side of the street.

#### **1. Visual Resources**

LCP Policy 9.1 and Coastal Act Policy 30251 serve to protect existing views to, from, and along the ocean. The project site is surrounded by one-and two-story single family residences. The the proposed addition includes a new second story element, however public views of the ocean are not blocked due to the location of the parcel away from public viewing points. The proposed structure would not be visible from the public beach. Thus, the proposed structure would not significantly impact existing views to and from the ocean, obstruct scenic view corridors, consistent with LCP Policy 9.1

#### **2. Housing/Neighborhood Compatibility.**

LCP Housing Policy 5.3 states, "*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.*"

The proposal would remain consistent with the type of development in the area. The project has received favorable comments from the Single Family Design Board and will return for preliminary and final approval pending Planning Commission approval. All required parking would be provided on site and the project would not impact neighborhood circulation. In

accordance with applicable LCP policies, the proposed project is compatible in terms of scale, size and design with development in the surrounding neighborhood.

The project is consistent with all of the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines because it is not located on a coastal bluff and would not affect public access, open space or public recreation areas. Further, the structures would not block existing public views of the ocean, nor be visible from the public beach or public lookouts along the bluff top. Finally the project has been designed to be compatible with the prevailing character of the surrounding neighborhood, which includes a mix of one and two story single family homes.

## **VII. FINDINGS**

The Planning Commission finds the following:

### **A. MODIFICATION (28.92.110)**

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that is necessary to secure an appropriate improvement on the lot. The modification allows for window alterations and the first floor addition to encroach 6" into the required interior setback on the east. The Single Family Design Board has considered the effect of the encroachment on the size, bulk and scale of the proposed residence and neighborhood compatibility and found it to be acceptable.

### **B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act.

*The project is consistent with all of the policies of the Coastal Act, including 30251, which requires new development to be visually compatible with the character of surrounding areas as discussed in Section V. D. 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.

*The project is found to be consistent with the policies of the Local Coastal Plan, with regard to land use, neighborhood compatibility and environmental resources and is consistent with all Zoning Ordinance requirements as discussed in Section V and VI of the Staff Report.*

3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

*The project would not have an effect on public access or public recreation as described in Section VI of the Staff Report.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan

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- C. Applicant's letter, dated February 2, 2009
- D. SFDB Minutes
- E. 20 closest homes survey

## PLANNING COMMISSION CONDITIONS OF APPROVAL

2515 MEDCLIFF ROAD  
COASTAL DEVELOPMENT PERMIT, MODIFICATION  
APRIL 16, 2009

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

- A. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
  1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff and sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion. Landscape plans should include, to the extent feasible, the use of native, drought tolerant species that will not require irrigation and should be reviewed by the consulting geologist if irrigation is proposed.
  2. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
  3. **Permeable Paving.** Incorporate a permeable paving system for the project driveway that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Public Works Director/Transportation Manager.
- B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
  1. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 16, 2009 is limited to approximately 3,554 square feet of building area and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **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).
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit 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.
6. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
  2. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
  3. **Medcliff Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Medcliff Road. As determined by the Public Works Department, the improvements shall include the following: supply and install directional/regulatory traffic control signs (MUTCD), on-site biofilter/swale sized per drainage calculations, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
- D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board, outlined in Section A above.
  2. **Drainage.** The recommendations provided in the Engineering Geologic Determination dated August 14, 2008, prepared by Fank J. Kenton shall be incorporated into the project plans.
  3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:  
  
If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.  
  
If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the

remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

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

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B.5. above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
5. **Conditions on Plans/Signatures.** The final Planning Commission Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall

contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

3. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
  
4. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
  - a. Site grading and transportation of fill materials.
  - b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
  - c. Sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site.
  - d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
  - e. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

5. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
6. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
7. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
8. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
9. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
10. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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.

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

**Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

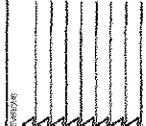
Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the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





APRIL 1, 2008  
 A. J. LEBRON  
 ARCHITECT  
 2115 MONROE ROAD  
 SANTA BARBARA, CA 93101  
 TEL: 805.964.1111  
 FAX: 805.964.1112  
 WWW.AJLEBRON.COM

CONTRACT NO.  
 PROJECT NO.  
 SHEET NO.



DATE: 04/01/08  
 DRAWN BY: A. J. LEBRON  
 CHECKED BY: A. J. LEBRON  
 PROJECT NO.: 08-001  
 SHEET NO.: 01  
 PROJECT: CHEVIE RESIDENCE



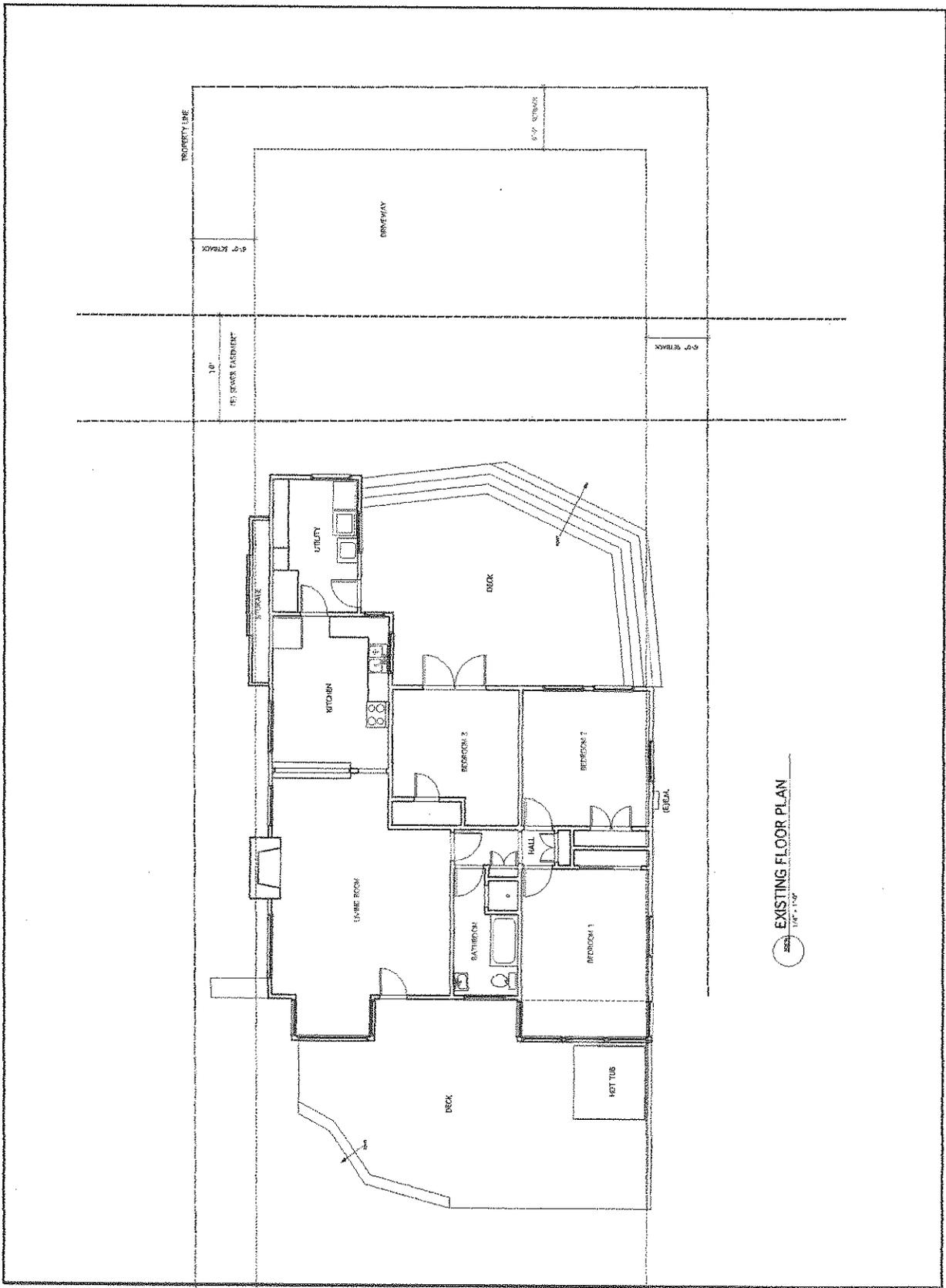
PROJECT: Chevie Residence  
 2115 Monroe Road  
 Santa Barbara, CA

DATE: 04/01/08  
 DRAWN BY: A. J. LEBRON  
 CHECKED BY: A. J. LEBRON  
 PROJECT NO.: 08-001  
 SHEET NO.: 01  
 PROJECT: CHEVIE RESIDENCE

PROJECT: Chevie Residence  
 2115 Monroe Road  
 Santa Barbara, CA

DATE: 04/01/08  
 DRAWN BY: A. J. LEBRON  
 CHECKED BY: A. J. LEBRON  
 PROJECT NO.: 08-001  
 SHEET NO.: 01  
 PROJECT: CHEVIE RESIDENCE

11



EXISTING FLOOR PLAN  
 1/4" = 1'-0"

ARVIN J. LEBRON  
ARCHITECT  
1000 S. GARDEN  
SANTA BARBARA, CA 93101  
TEL: 805.963.1111  
WWW.AJLEBRON.COM



DATE: 10/20/2018  
PROJECT: CHESSAR RESIDENCE  
DRAWING: ELEVATIONS  
SHEET: E2

CONTRACT NO.

1	CONTRACT NO.
2	DATE
3	PROJECT
4	DRAWING
5	SHEET

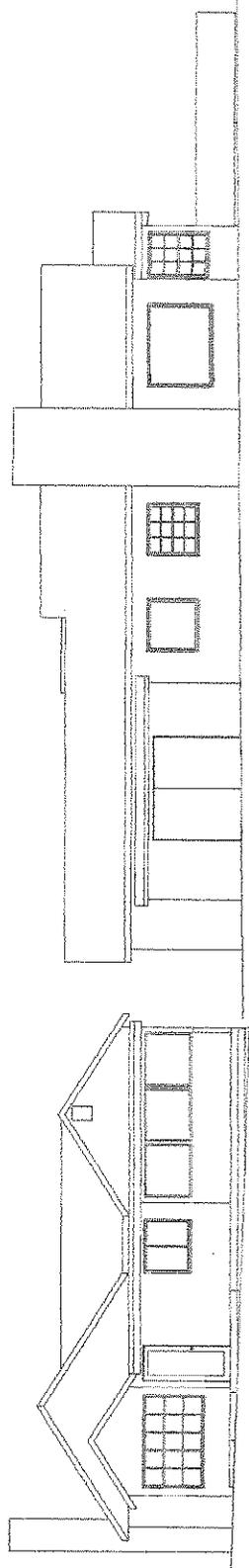
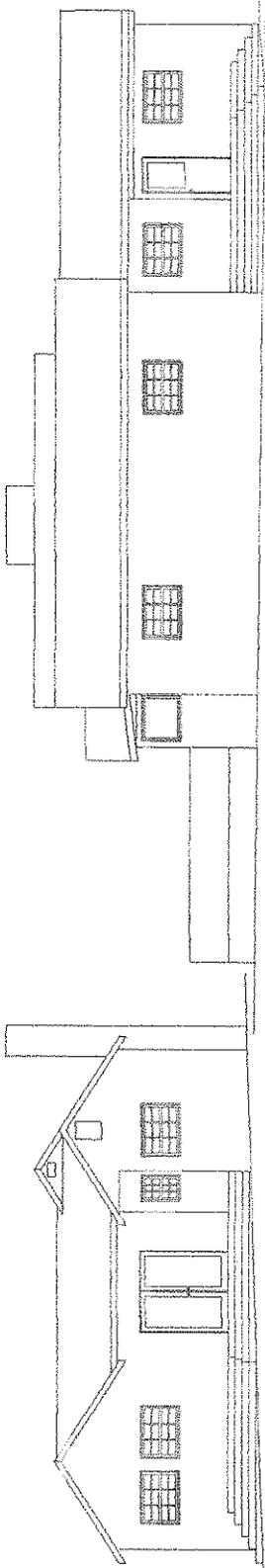


**EAST ELEVATION**  
1/8" = 1'-0"

**NORTH ELEVATION**  
1/8" = 1'-0"

**WEST ELEVATION**  
1/8" = 1'-0"

**SOUTH ELEVATION**  
1/8" = 1'-0"



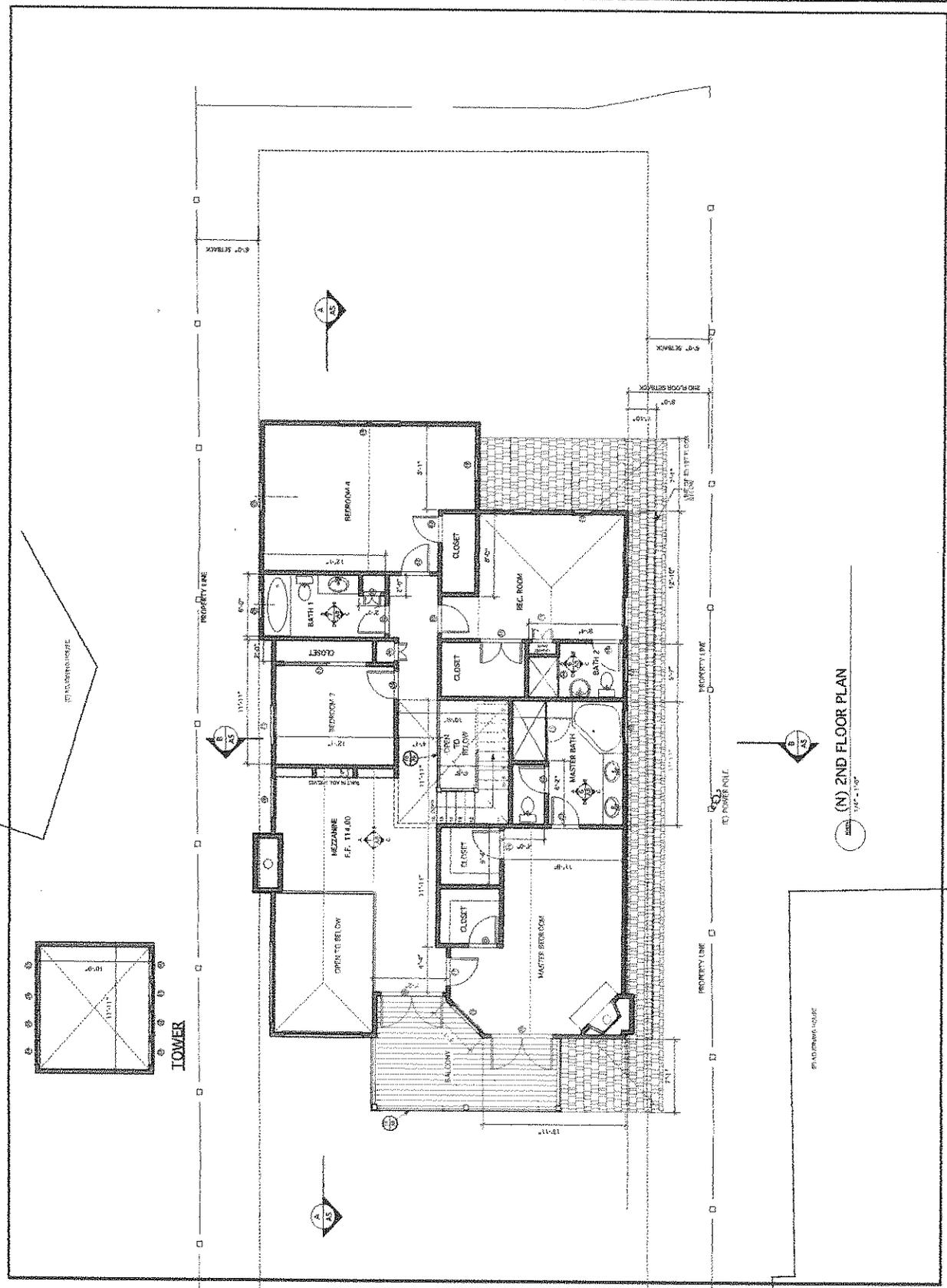
**Chessar Residence**  
2815 Montclair Road  
Santa Barbara, CA

DRAWING: ELEVATIONS

DATE: 10/20/2018  
PROJECT: CHESSAR RESIDENCE  
SHEET: E2

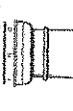


	ARMI - LICORON ARCHITECTS INC. 1000 S. GARDEN AVENUE, SUITE 100 ANAHEIM, CA 92805 TEL: (714) 771-1111 FAX: (714) 771-1112 WWW.ARMILICORON.COM		DATE: 12-20-2006 DESIGNER: CHECKER: PROJECT:	<b>Clayton Residence</b> 2815 Mendenhall Road Santa Barbara, CA	PROJECT NO: SHEET NO: TOTAL SHEETS:	<b>A2.2</b>
	SURVEY NO: DRAWING NO: SCALE: PROJECT:		PROJECT NO: SHEET NO: TOTAL SHEETS:			



(N) 2ND FLOOR PLAN  
1/4" = 1'-0"

APRIL 1, 2008



THE ROOF TILE COMPANY  
1000 S. GARDEN AVENUE  
SANTA ANA, CA 92705  
TEL: 714.942.1100  
WWW.ROOFTILE.COM

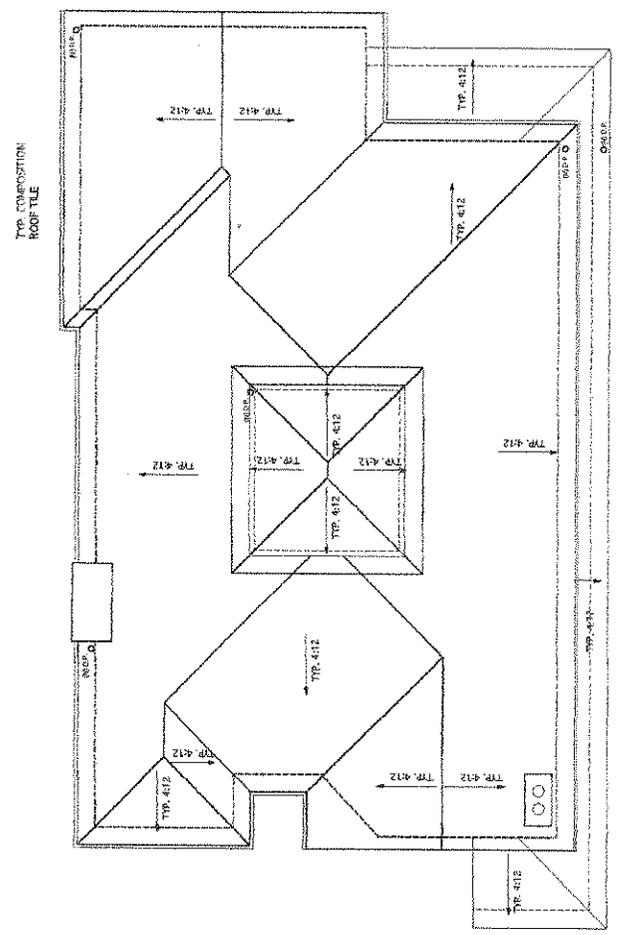
COMPLETION



DATE: 04/01/08  
PROJECT: CRENSHAW RESIDENCE  
DRAWN BY: J. W. WOOD  
CHECKED BY: J. W. WOOD  
DESIGNED BY: J. W. WOOD  
ESTIMATED COST: \$10,000.00  
PROJECT: CRENSHAW RESIDENCE

Crenshaw Residence  
2615 Mendocino Road  
Santa Barbara, CA

DRAWING: ROOF PLAN  
SHEET: A3



(N) ROOF PLAN  
TRP-412

APRIL 1, 2008  
 A PROFESSIONAL ARCHITECT  
 STATE OF CALIFORNIA  
 ARCHITECT NO. 10000

DR. DAVID W. PAUL  
 2515 BROADWAY ROAD  
 SUITE 100  
 SAN DIEGO, CALIFORNIA 92108  
 TEL: 619.594.1111  
 FAX: 619.594.1112  
 WWW.DWPARCHITECTS.COM

CONTRACT NO.

NO.	DATE	DESCRIPTION
1	04/01/08	ISSUED FOR PERMITS
2	04/01/08	ISSUED FOR PERMITS
3	04/01/08	ISSUED FOR PERMITS
4	04/01/08	ISSUED FOR PERMITS
5	04/01/08	ISSUED FOR PERMITS
6	04/01/08	ISSUED FOR PERMITS
7	04/01/08	ISSUED FOR PERMITS
8	04/01/08	ISSUED FOR PERMITS
9	04/01/08	ISSUED FOR PERMITS
10	04/01/08	ISSUED FOR PERMITS

PROJECT NO.



DATE OF CONSTRUCTION  
 PROJECT NO.  
 PROJECT NAME  
 PROJECT ADDRESS  
 PROJECT CITY AND STATE  
 PROJECT COUNTY  
 PROJECT ZIP CODE  
 PROJECT SHEET NO.  
 PROJECT SHEET TOTAL

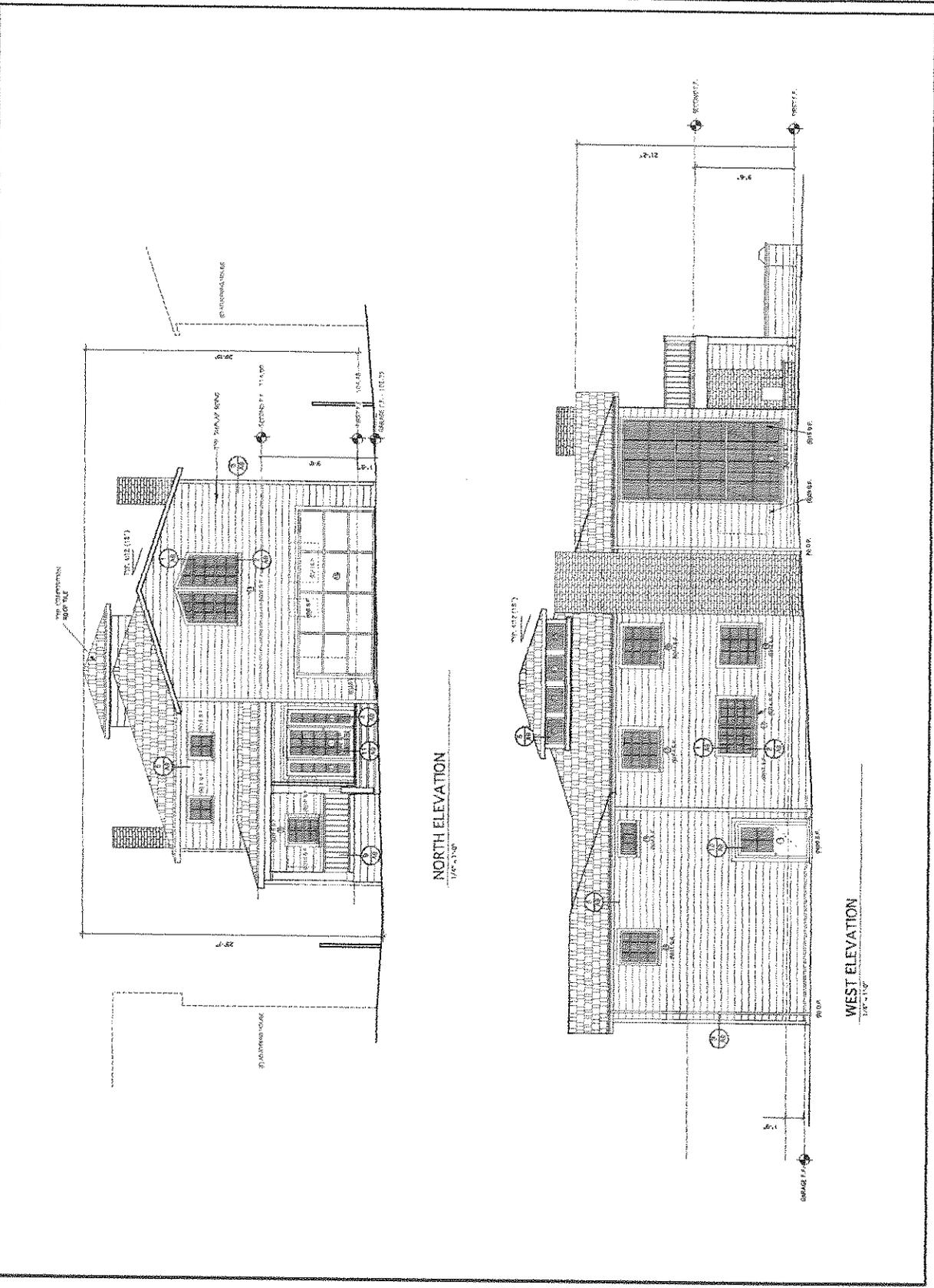
PROJECT: **Caesars Residence**  
 2515 Broadway Road  
 San Diego, CA

DATE: 04/01/08

PROJECT: ELEVATIONS

SCALE: AS SHOWN  
 DRAWN BY: DWP  
 CHECKED BY: DWP  
 DATE: 04/01/08

A4.1





APRIL • LUDRON  
ARCHITECTS  
1100 N. GARDEN STREET  
SANTA ANA, CA 92701  
TEL: 714.944.1100  
WWW.APRILLUDRON.COM



PROJECT: CAUSAR RESIDENCES  
DATE: 01.10.10  
DRAWN BY: [Name]  
CHECKED BY: [Name]

SECTION A  
1/8" = 1'-0"

1	FOUNDATION
2	FIRST FLOOR
3	SECOND FLOOR
4	ROOF

1	FOUNDATION
2	FIRST FLOOR
3	SECOND FLOOR
4	ROOF

PROJECT: CAUSAR RESIDENCES  
DATE: 01.10.10  
DRAWN BY: [Name]  
CHECKED BY: [Name]

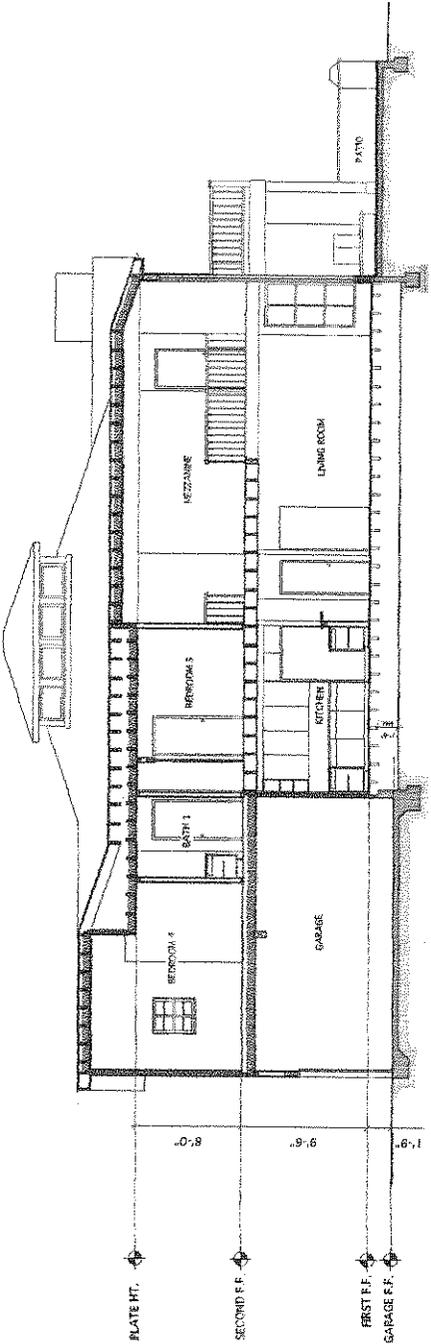


PROJECT: CAUSAR RESIDENCES  
DATE: 01.10.10  
DRAWN BY: [Name]  
CHECKED BY: [Name]

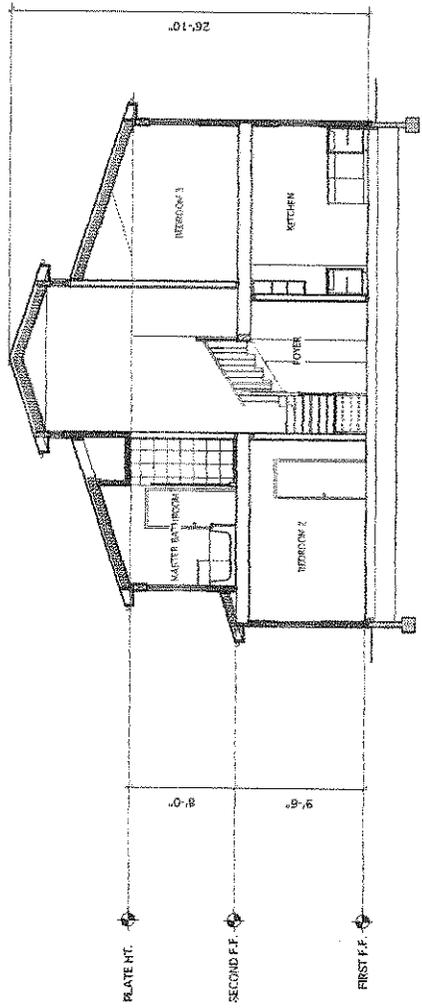
Causar Residences  
2515 Mosside Road  
Santa Barbara, CA

SECTION A  
1/8" = 1'-0"

A5



SECTION A  
1/8" = 1'-0"



SECTION B  
1/8" = 1'-0"



City of Santa Barbara  
Community Development  
630 Garden St.  
Santa Barbara, CA 93101

RECEIVED  
FEB 23 2009

CITY OF SANTA BARBARA  
PLANNING DIVISION

1-16-08 (rev. 11-4-08, 2-1-09)

Project Address: 2515 Medcliff Rd.

We are requesting a Coastal Development permit, a modification, and need Planning Commission approval. The project is a remodel and second story addition to an existing single family residence in the appealable coastal zone.

The lot area is 15,469 S.F. with an existing single story residence of 1,348 (net) S.F.

We are proposing to add 138 (net) S.F. to the first floor and 1,647 (net) S.F. to the second floor. We are also proposing a new attached 2-car garage of 421 (net) S.F. (there is currently no covered parking).

The project is consistent with similar developments in the neighborhood.

The requested modification is minor in nature. The existing residence encroaches into the side yard setback approximately 6". The request is to maintain this encroachment at the first floor only. Relocating the wall to conform would increase the construction costs significantly. The encroachment does not impact the neighboring property in any way.

There is no grading associated with the project, or any change in drainage. All drainage is collected on site per the hydrology study.

Exterior lighting will be small residential fixtures at the doors (60 watt max. incandescent) and will comply with the lighting ordinance.

The project does not create smoke, odors or noise.

No soil, geology, biological, archeological, or historic studies have been required.

There are no recreational trails or easements, and no hazardous materials involved.

Construction will adhere to all laws and City ordinances.

Sincerely,

James LeCron AIA



SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

2515 MEDCLIFF RD

MST2006-00368

SFR-ADDITION

Page: 1

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**Project Description:**

Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the coastal zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline FAR.

**Activities:**

12/22/2008

*SFDB-Concept Review (Cont.)*

*(Second Concept Review at SFDB. Comments only; project requires environmental assessment and Planning Commission approvals of a Coastal Development Permit and a modification.)*

*Actual time: 4:51*

*Present: James LeCron, Architect.*

*Public comment opened at 4:56 p.m.*

*A letter in opposition from Paula Westbury was acknowledged.*

*Public comment was closed.*

*Mr. Mahan questioned whether Ms. Bernstein felt the need to step down. Ms. Bernstein stated that she could review the project with impartiality.*

*Motion: Continue indefinitely to the Planning Commission with the following comments:*

- 1) Simplify the master bedroom chimney.*
- 2) Study the front porch support posts.*
- 3) Study front elevation, especially the window and treatment over garage door. Consider add trellis over garage door.*
- 4) Provide color and materials board, provide typical details. Provide garage door cut-sheet.*
- 5) Study the corner solarium window on the south elevation for alternate solutions*
- 6) The Board supports the first floor wall encroaching into the setback.*

*Action: Woolery/Mosel, 6/0/0. Motion carried. (Bernstein abstained.)*

**Activities:****12/8/2008 SFDB-Concept Review (New) - PH**

*(Comments only; project requires environmental assessment and Planning Commission approvals of a Coastal Development Permit and a modification. The project was reviewed by the ABR in 2006 and Concept comments have expired.)*

*Actual time: 4:53*

*Present: James LeCron, Architect.*

*Public comment opened at 5:07 p.m.*

*Two letters expressing concern from Alan Bagish and Paula Westbury were acknowledged. Public comment was closed.*

*Motion: Continued two weeks to the Full Board with the following comments:*

- 1) Study the efficiency of the second-level floor plan.*
- 2) Study pushing back the second-floor East elevation out of the setback.*
- 3) Restudy the window variety on the East elevation for more simplicity.*
- 4) Study reducing deck sizes, providing privacy screening, and increasing deck setback.*
- 5) Study the solarium to be more compatible with the architecture and neighborhood.*
- 6) Some Board members would prefer a reduction in the overall building size.*
- 7) A first-floor encroachment modification is supportable; second-floor encroachment is not supportable.*

*Action: Deisler/Carroll, 7/0/0. Motion carried.*

**12/8/2008 SFDB-NoticePrepared-PC/SHO Req****11/12/2008 SFDB-Resubmittal Received**

*New submittal for SFDB; Notice for first concept at SFDB. New SFDB fees and mailing notice fee. Project last reviewed by ABR on 11/20/2006.*

*Tony - FYI, the Applicant, James Lecron, will be out of town on 11/24/08 and requests 12/8/08 meeting if possible.*

## 2515 MEDCLIFF ROAD, SANTA BARBARA, CA.

**Project Owner: Gary and Jennifer Caesar**

**Date: 3-20-2009**

**FAR (Floor to Area Ratio) Comparison of 20 closest lots to 2515 Medcliff Road.**

Site Address	Lot Size	Building size	FAR
169 La Jolla Drive	5,977 s.f.	2,561 s.f.	0.43
205 La Jolla Drive	6,664 s.f.	2,524 s.f.	0.38
209 La Jolla Drive	5,884 s.f.	2,211 s.f.	0.38
202 La Jolla Drive	6,861 s.f.	2,238 s.f.	0.33
202 Selrose Lane	7,430 s.f.	2,208 s.f.	0.30
211 Balboa Drive	6,078 s.f.	1,791 s.f.	0.29
206 La Jolla Drive	6,064 s.f.	1,710 s.f.	0.28
2515 Medcliff Road (Coastal Lot)	15,469 s.f.	3,554 s.f.	0.23
2514 Medcliff Road	6,944 s.f.	1,610 s.f.	0.23
2522 Medcliff Road	7,762 s.f.	1,610 s.f.	0.21
2545 Medcliff Road	11,039 s.f.	2,183 s.f.	0.20
175 La Jolla Drive	6,387 s.f.	1,292 s.f.	0.20
151 La Jolla Drive (Coastal Lot)	21,580 s.f.	4,169 s.f.	0.19
2517 Medcliff Road	16,578 s.f.	3,085 s.f.	0.19
2513 Medcliff Road (Coastal Lot)	16,401 s.f.	2,393 s.f.	0.15
157 La Jolla Drive (Coastal Lot)	25,391 s.f.	3,846 s.f.	0.15
2521 Medcliff Road	8,719 s.f.	1,008 s.f.	0.11
163 La Jolla Drive (Coastal Lot)	23,702 s.f.	1,766 s.f.	0.07
2547 Medcliff Road (Coastal Lot)	47,698 s.f.	2,700 s.f.	0.06
2549 Medcliff Road (Coastal Lot)	35,366 s.f.	2,034 s.f.	0.05
2505 Medcliff Road (Coastal Lot)	61,424 s.f.	2,488 s.f.	0.04

Arri / LeCron Architects  
109 Oliver Rd.  
Santa Barbara, CA 93109  
805-966-4034 Office  
805-568-0590 Fax

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FEB 23 2009

CITY OF SANTA BARBARA  
PLANNING DIVISION

