

**I. CONTINUED ITEM: CONTINUED FROM JULY 10, 2014**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF PAUL ZINK, ARCHITECT FOR CHARLES RUDD, 3435 MARINA DRIVE, APN 047-022-005, A-1/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, GENERAL PLAN/LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE; (MST2013-00281)**

The project consists of the construction of a new two-story single family residence totaling approximately 5,990 square feet, plus a 440 square foot attached garage, on a vacant 48,787 net square foot lot. The residence consists of a 1,220 square foot basement, a 3,960 square foot first floor and an 810 square foot second 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 barbeque, patios and decks, and landscaping. The project would include approximately 1,081 cubic yards (cy) of cut and 1,069 cy of fill/recompaction; it is anticipated that there would be approximately 12 cy of export. The Planning Commission reviewed and continued a prior version of this project on July 10, 2014.

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).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Allison DeBusk, Project Planner  
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Phone: (805) 564-5470, ext. 4552

Allison DeBusk, Project Planner, gave the Staff presentation.

Paul Zink, Architect, gave the Applicant presentation. Chris Gilliland, Landscape Architect, and Brad Vernon, Contractor, were available to answer any of the Commission's questions.

Chair Schwartz opened the public hearing at 1:21 P.M.

The following people spoke in support of the project:

1. Beth Collins-Burgard, Neighbor
2. Sandy Schoolfield, Neighbor, also submitted written comments
3. John Kechejian, Neighbor, also submitted written comments
4. John Bedford
5. Susan Strick, Neighbor

The following people spoke in opposition to the project or with concerns:

1. Hillary Santee, Neighbor, stated that public views would be affected and the project is not compatible with the neighborhood.
2. Kitch Wilson, Neighbor, was concerned that some neighbors were excluded from the continued discussions held with the Applicant and stated the project was too large for the neighborhood and the second story impacts neighbors to the north.

With no one else wishing to speak, the public hearing was closed at 1:32 P.M.

Commissioners expressed appreciation to the Applicant for having responded to the Commission's prior comments and for the exemplary efforts made in including the neighbors and community in the project.

**MOTION: Thompson/Bartlett**

**Assigned Resolution No. 024-14**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated September 11, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report.

The Applicant voluntarily agreed to add the following three conditions to a revised Landscape Plan that will be submitted to the Single Family Design Board on Monday, September 22, 2014:

1. The landscaping between the wall along Cliff Drive and the pool patio shall be maintained at or below 5' above existing natural grade. The exception will be one palm tree or wispy tree near the edge of the pool.
2. The backside of the site wall along Marina Drive shall be fully landscaped to soften the appearance of the wall.
3. All grades and heights noted are from existing natural grade as noted on the Survey by Mark Lewis dated 9/5/13. The datum for this survey is a nail set in Marina Drive with assumed Elevation = 100.00. The concrete drainage improvements along Cliff Drive are located on this survey if the nail in Marina Drive is lost.

The makers of the motion appreciated the voluntary conditions but stated that they would fall under the purview of the design review board and would not be included in the motion.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Pujo)

Chair Schwartz announced the ten calendar day appeal period.