

**Chris Krach-Bastian
3407 Sea Ledge Lane
Santa Barbara, CA 93109**

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CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

June 22, 2015

Mayor Schneider
Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

RE: Appeal of Habra Pool Proposal, 3425 Sea Ledge Lane

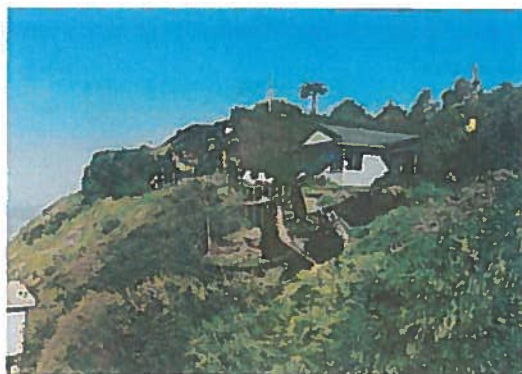
Dear Mayor Schneider and members of the City Council,

My name is Chris Krach-Bastian and I am appealing the June 11th Planning Commission approval of a CDP Amendment (CDP2012-00004) to allow a pool on the Habra property. I live directly below the Habra property on Sea Ledge Lane. I have some serious concerns about the pool being proposed on that property.

As you may know, Sea Ledge Lane has had many slides over the years. In 1973, my home lost two bedrooms and a bathroom when the hillside slid to the beach. I don't have any photos of that, or the previous slides in the area that my neighbors remember, but I have heard enough to know it wasn't the first slide.

The geologist hired by Mr. Habra states that he can recommend that the pool be allowed right up to the edge of the slope given that there has been "zero erosion in the past 48 years due to the presence of the existing retaining wall and rock revetment at the base of the slope."

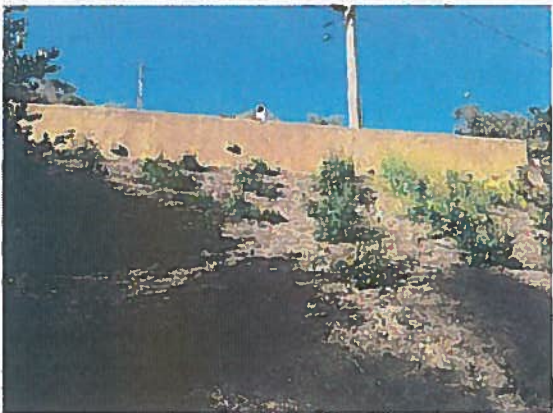
However, that statement is misleading at best. Below are pictures taken in the mid to late 90's when the Habra property slid down onto my property. The area of the slide shown on the picture to the left is essentially where the pool is now being proposed. The pile of wood to the right of the slide is the previous retaining wall. On the picture on the right you can see the corner of my home on the bottom left of the picture in relation to the slide and failed retaining wall. While I agree that the slide was not likely a result of erosion, clearly these hillsides are not stable, and putting a pool right at the edge of this slope seems like poor planning.



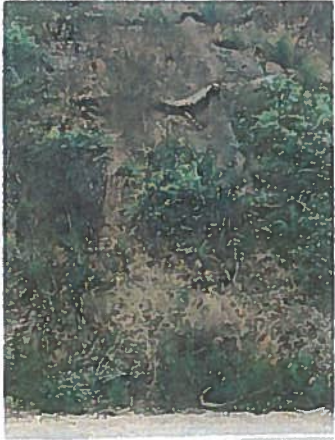
Below are pictures of a different slide, on the hillside just north of the Habra property. This was a substantial slide that came down onto the access and required major equipment to restore access over the road. For reference, the green area to the left of the pictures is the current location of Mr. Habra's home. I am not sure of the timing of this slide, but it was either at the same time or a year or two after the Habra property slide shown on the previous page.



In 2012, Edison replaced an electric pole and in the process hit a water line which caused a slow underground leak. In February 2013, the hillside slipped down onto Sea Ledge Lane. The hill was repaired by Edison, including an extensive retaining wall. This was also a major slide and repairs came in at around \$600,000.



Lastly, in January of this year a leak from a recently constructed pool on Sea Cliff resulted in a slide from Sea Cliff down to Cliff Drive



Aside from all of this, I know I don't need to remind you that we are in the middle of a Stage 3 Drought. I have set up my washing machine to capture all my gray water, which I use to water my plants. I also collect water in my two showers and my kitchen sink. And I know I am not the only one taking measures to reduce my water consumption as much as possible. With so many people doing what they can to save water in this drought, why would the city allow a new pool on property that is steps away from the ocean? I understand that the City recently debated whether to prohibit new pools as part of the Stage 3 Declaration (similar to what nearby jurisdictions have done) and decided not to. However, this is not just a pool, this is a pool right on the edge of a hillside, on a property with history of slides, in an area with a history of slides, on a property that is completely built out north to south and on a property that is steps from the ocean.

I know that a retaining wall was constructed in the area of the proposed pool after the slide shown on the first page, but my understanding is that it does not have tie-backs. I also understand that the pool will have its own caisson support structure in case the retaining wall fails, and I read that the design is being proposed to "reduce the potential for future pool leaks" as stated in Mr. Simmon's report. I don't know the details of that design, or how that design compares to what was allowed on the Sea Cliff property. What I do know is that pools fail, accidents happen and given the history of this area, it is not a question of if, but when the next slide happens. Who will be responsible if this plan fails? Mr. Habra? The geologist and engineer? The City?

Given all of this, I can't help but feel that this is a bad situation that can be easily avoided by exercising some common sense and good planning. I sincerely hope you feel the same.

Sincerely,

A handwritten signature in black ink that reads "Chris Krach-Bastian". The signature is written in a cursive, flowing style.

Chris Krach-Bastian
3407 Sea Ledge Lane
(949) 521-2025

