

County of Santa Barbara Board of Supervisors



O'Neil Residence, Variance,
General Plan Amendment and Rezone

November 3, 2015

Project Location



Previously Existing Residence



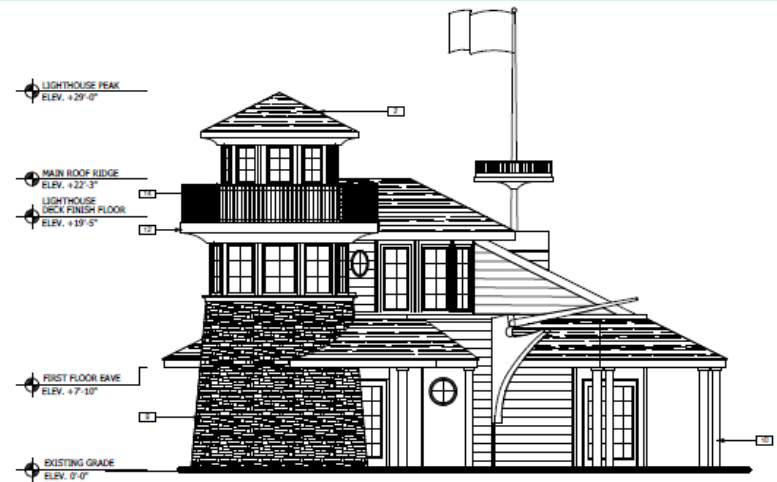
Existing Unpermitted Residence





1 SOUTH ELEVATION

SCALE 1/4" = 1'-0"

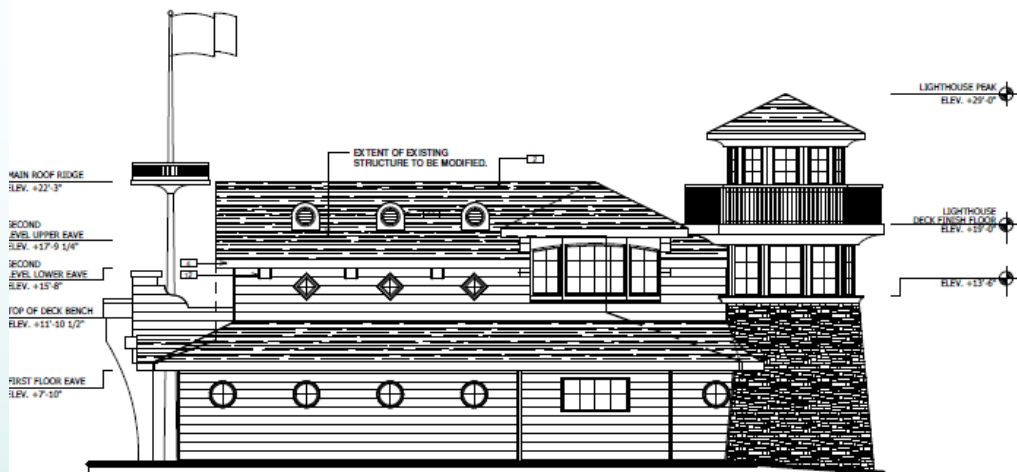


2 WEST ELEVATION

SCALE 1/4" = 1'-0"

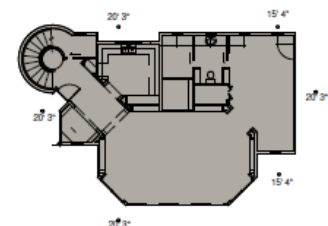
REFERENCE NOTES

- 1 FINISH GRADE
- 2 ASPHALT SHINGLE, CLASS 'A'
- 3 SHIP LAPPED CEMENT FIBER SIDING, PAINTED
- 4 2 X 8 WOOD FASCIA, PAINTED
- 5 DOUBLE GLAZED CLAD WINDOW, TYP
- 6 1 X 4 CEMENT FIBER TRIM, PAINTED
- 7 DOUBLE GALZED CLAD DOORS, TYP.
- 8 WOOD GATE, STAINED
- 9 STONE VENEER
- 10 10" DIA WOOD POSTS, STAINED, TYP.
- 11 CUPOLA W/ COPPER ROOFING
- 12 WOOD CORBEL TRIM, PAINTED
- 13 COPPER A T T I C DORMER VENT
- 14 SMOOTH EIFS FINISH, PAINTED
- 15



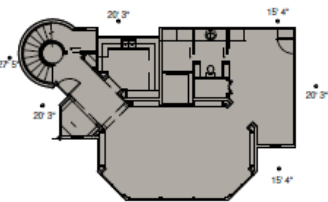
3 NORTH ELEVATION

SCALE 1/4" = 1'-0"



4 HEIGHT CALCULATION

1" = 10'-0"



BUILDING HEIGHT NOT INCLUDING TOWER

LOCATION	RESIDENCE	HEIGHT
NORTH ELEVATION		15' 4"
NORTH ELEVATION		20' 3"
SOUTH ELEVATION		15' 4"
SOUTH ELEVATION		20' 3"
EAST ELEVATION		20' 3"
WEST ELEVATION		20' 3"
AVERAGE HEIGHT		111.07 / 6
		18.51'

INCLUDING TOWER

LOCATION	RESIDENCE	HEIGHT
NORTH ELEVATION		15' 4"
NORTH ELEVATION		20' 3"
SOUTH ELEVATION		15' 4"
SOUTH ELEVATION		20' 3"
EAST ELEVATION		20' 3"
WEST ELEVATION		20' 3"
WEST ELEVATION		27' 5"
AVERAGE HEIGHT		139.10 / 6
		23.18'

Background

- **Late 1800's:** Single-story residence constructed
- **1901:** Adjacent property is quitclaimed by the County to the railroad (Ordinance 247)
- **1950's:** Property zoned Beach Development District
- **1984:** Property rezoned to Recreation, residence becomes non-conforming
- **1996:** Property purchased by current owner
- **March 2007:** Unpermitted work occurs, causing the violation of building and zoning regulations

Background

- **July & Nov 2008:** Proposed project submitted
- **December 2008-December 2014:** Coastal Development permit remains incomplete
- **October 2014:** Applicant appeals staff's determination of application incompleteness
- **December 2014:** Application is deemed complete pursuant to Government Code Section 65943
- **August 2015:** PC Recommends denial of the project

Inadequate Services

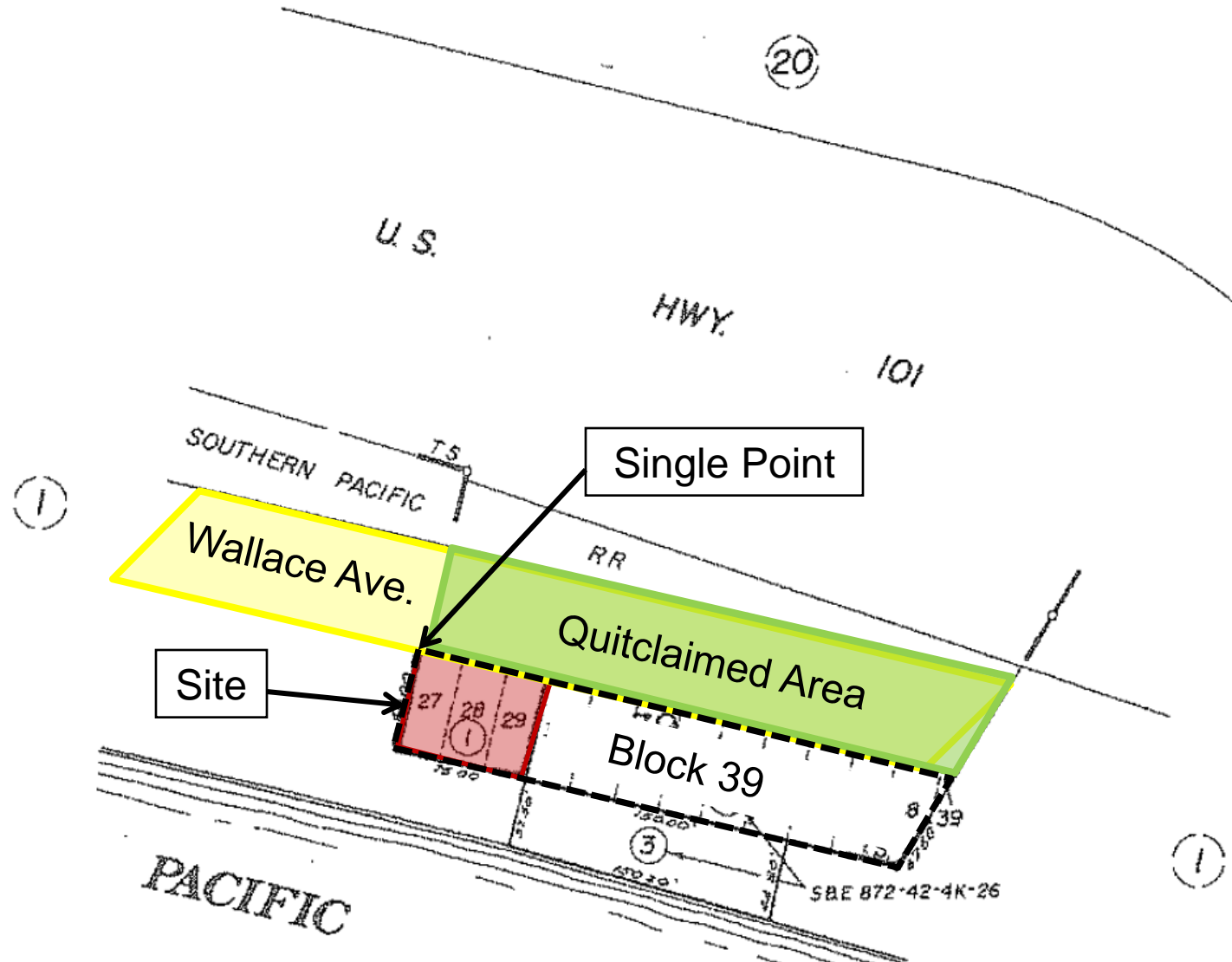
Coastal Land Use

Policy 2-6:

County shall make the finding . . . that adequate and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development

Inconsistent

- No direct access
- No access easement
- No sewer line easement



NOTE-RECORD TITLE ALONG SHORE OF
 PACIFIC OCEAN SHALL BE CONSTRUED
 TO REACH MEAN HIGH WATER
 BOARD OF SUPERVISORS MINUTES 9/2/30,
 BK 3, PG. 390

OCEAN



UPRR

Approx. Edge of Wallace

Site



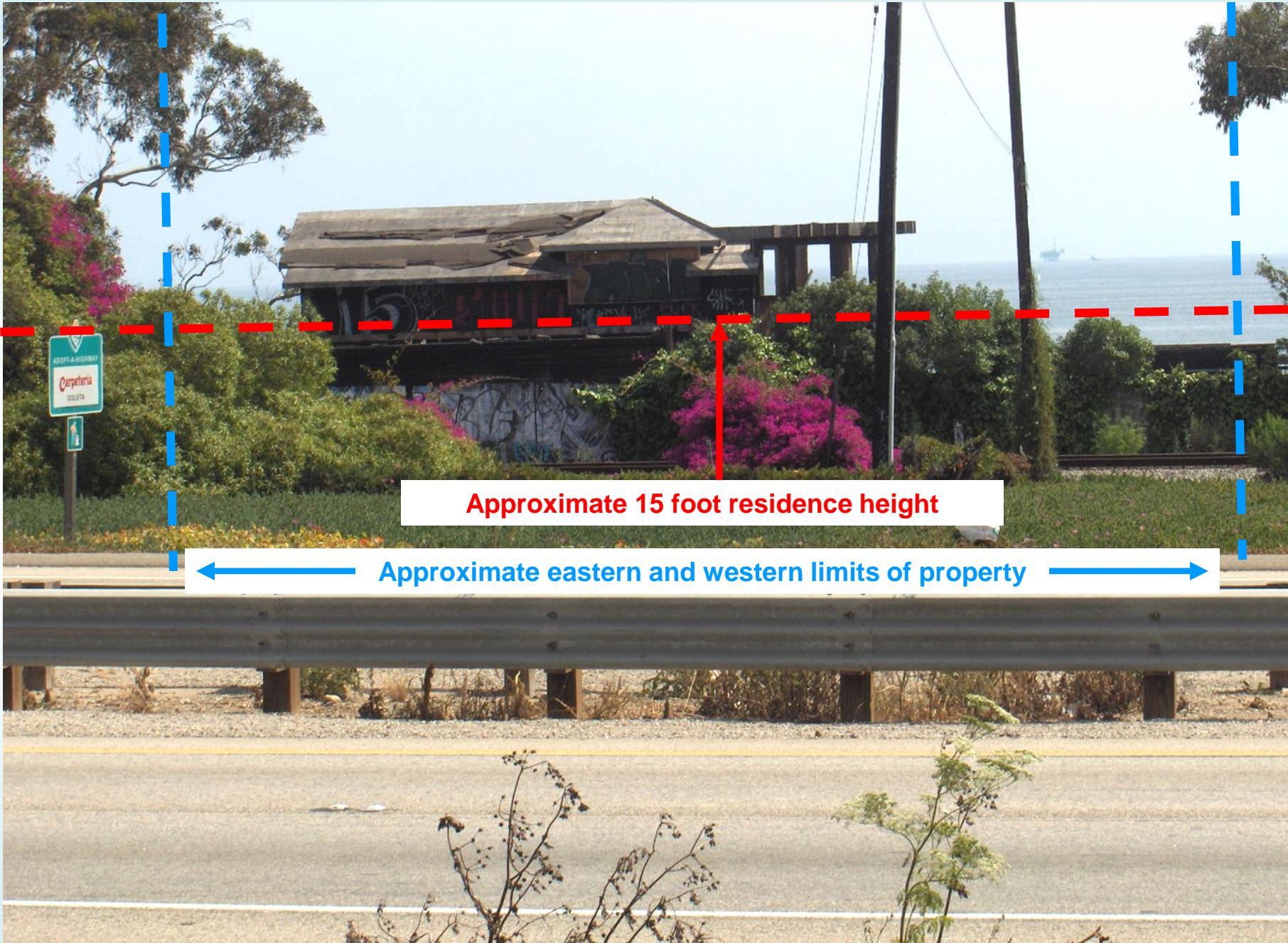
**UPRR
Tracks**

Site

Edge of Pavement

Visual Resource Policy Inconsistency

- **Coastal Act Policy 30251:** Design and site development to protect views to and along the ocean and to be visually compatible with the character of surrounding areas
- **Coastal Land Use Policy 4-9:** Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway #101



Approximate 15 foot residence height

Approximate eastern and western limits of property

Geologic Hazard Issues

Coastal Land Use

Policy 3-4: Structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion

Inconsistent

- Calculated bluff retreat setback doesn't consider erodible fill located at bluff edge
- Proper "factor of safety" needs to be identified

Geologic Hazard Issues



General Plan Amendment & Rezone

Findings Which Cannot be Made

- Community Welfare
- Policy and Ordinance Consistency
- Good Zoning and Planning Practices

Response to Applicant Letter

- Applicant claims *“this is simply an appeal of County staff’s conclusion that it could not deem the application complete because of the access issue.”* (October 29, 2015 Letter)
- Application was deemed complete by law in December 2014 (Gov. Code 65943)
- In a letter dated June 23, 2015, the Applicant withdrew the Appeal of the Incompleteness Determination

Response to Applicant Letter

- Since the Project includes a General Plan Amendment and Rezone, the Planning Commission is required to make a recommendation and the Board is the final decision maker on the Project. (Gov. Code § § 65354, 65855; Article II § 35-144B)
- Project is before the Board for a decision

Staff Recommendation

1. Make the required findings for denial of the project
2. Determine that denial of the project is exempt from CEQA pursuant to CEQA Guideline Section 15270(b)
3. Deny Case No's. 08CDH-00000-00040, 12VAR-00000-00012, 08GPA-00000-00007, and 08RZN-00000-00006