

755

SAND POINT

PROJECT TEAM

JANICE FELDMAN

OWNER

HUGH NEWELL JACOBSEN, FAIA

JACOBSEN ARCHITECTURE - DESIGN ARCHITECT

MARK RIOS, FAIA, FASLA

RIOS CLEMENTI HALE STUDIOS - ARCHITECT OF RECORD

ARCHITECTURE INSPIRED BY THE SITE

HUGH NEWELL JACOBSEN, FAIA



PROJECT INSPIRATION & RESEARCH

EARLY CALIFORNIA - CARPINTERIA 1925



HUGH JACOBSEN DESIGN, FAIA

PROJECT APPROVED BY ZONING ADMINISTRATOR, APRIL 7, 2014
AND PLANNING COMMISSION, APRIL 4, 2018



TIMELINE

REVIEW AND MODIFICATION OF 755 SAND POINT PROJECT

- March 2013 – APPROVAL by South County Board of Architectural Review
- April 7, 2014 – APPROVAL – Zoning Administrator hearing
- April 15, 2014 – APPEAL
- 4 YEARS until Appeal Hearing in April 2018
- June 2014 – Story Poles + Shadow Study + Meetings – Neighbor objects to any project
- April 2015 – MND prepared after 6 month delay
- August 2015 – Coastal Commission Notice to County – Seawall unpermitted after emergency construction in 1983
- 15 months (Sep 2015 to Dec 2016) – Wave Uprush Study
- June 2017 – MND published
- 6 months (Jul 2017 to Dec 2017) – Work with CCC and County
 - Move home back from ocean 15 feet behind new string-line
 - Updated Wave Uprush Study
 - Agree upon trigger conditions to remove home if storm damage occurs
- January 2018 – MND published
- April 4, 2018 – APPROVAL – Planning Commission

BAR REVIEW

QUOTES FROM BAR MEETING ON MARCH 1, 2013

“Really like the massing of the pavilions and how they relate to the mountains in the background.”

“Successful design because even though it is a large building, it’s broken up.”

“Strong piece of architecture.”

“Like purity of form and timelessness of design.”

SITING OF THE HOME

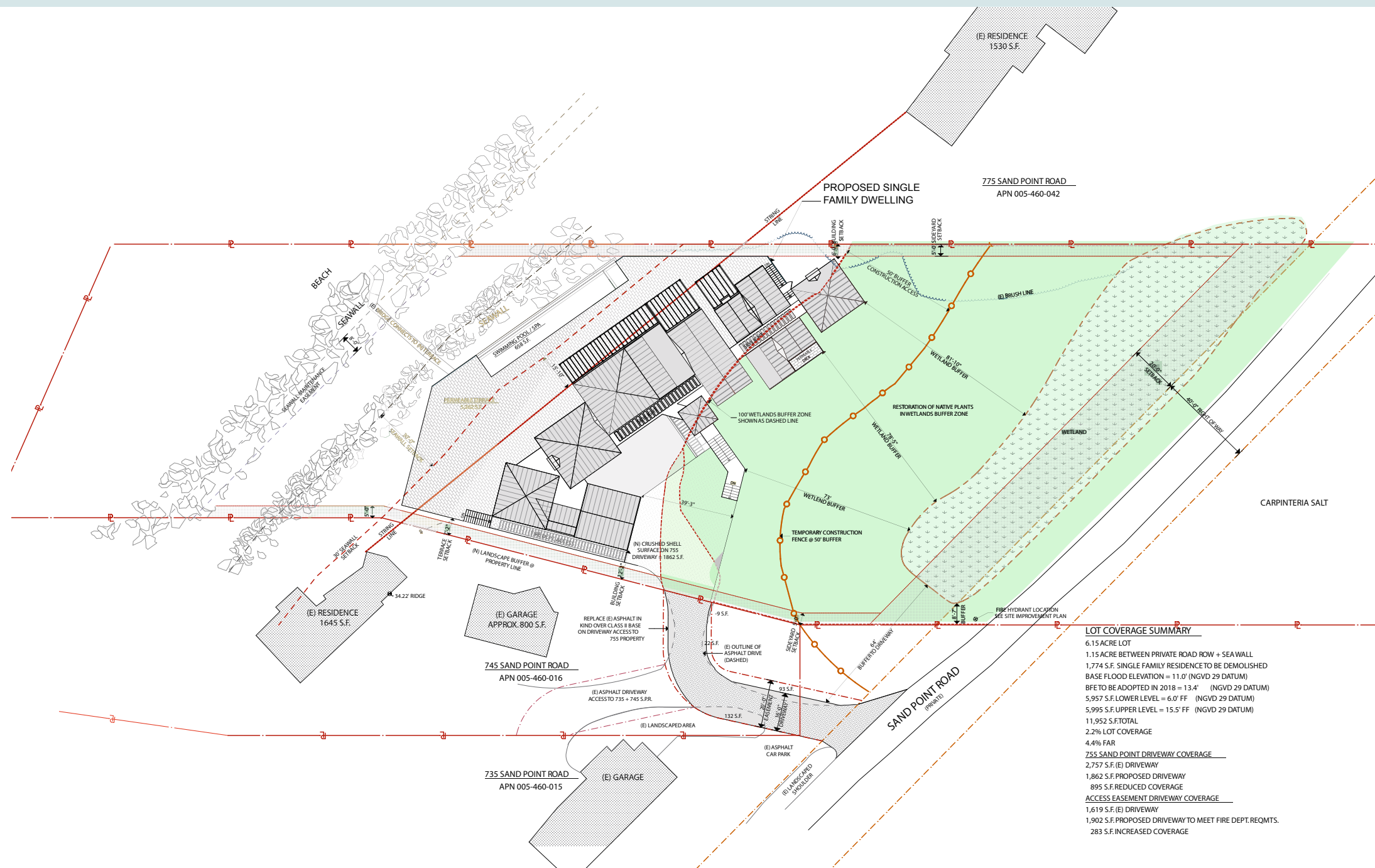
HOUSE SITED BASED ON THE FOLLOWING CONSTRAINTS:

The home is now set back 45 feet from the seawall. The original home location respected the 30 foot setback requirement from the seawall. The home is also behind the California Coastal Commission approved string line between the neighboring homes.

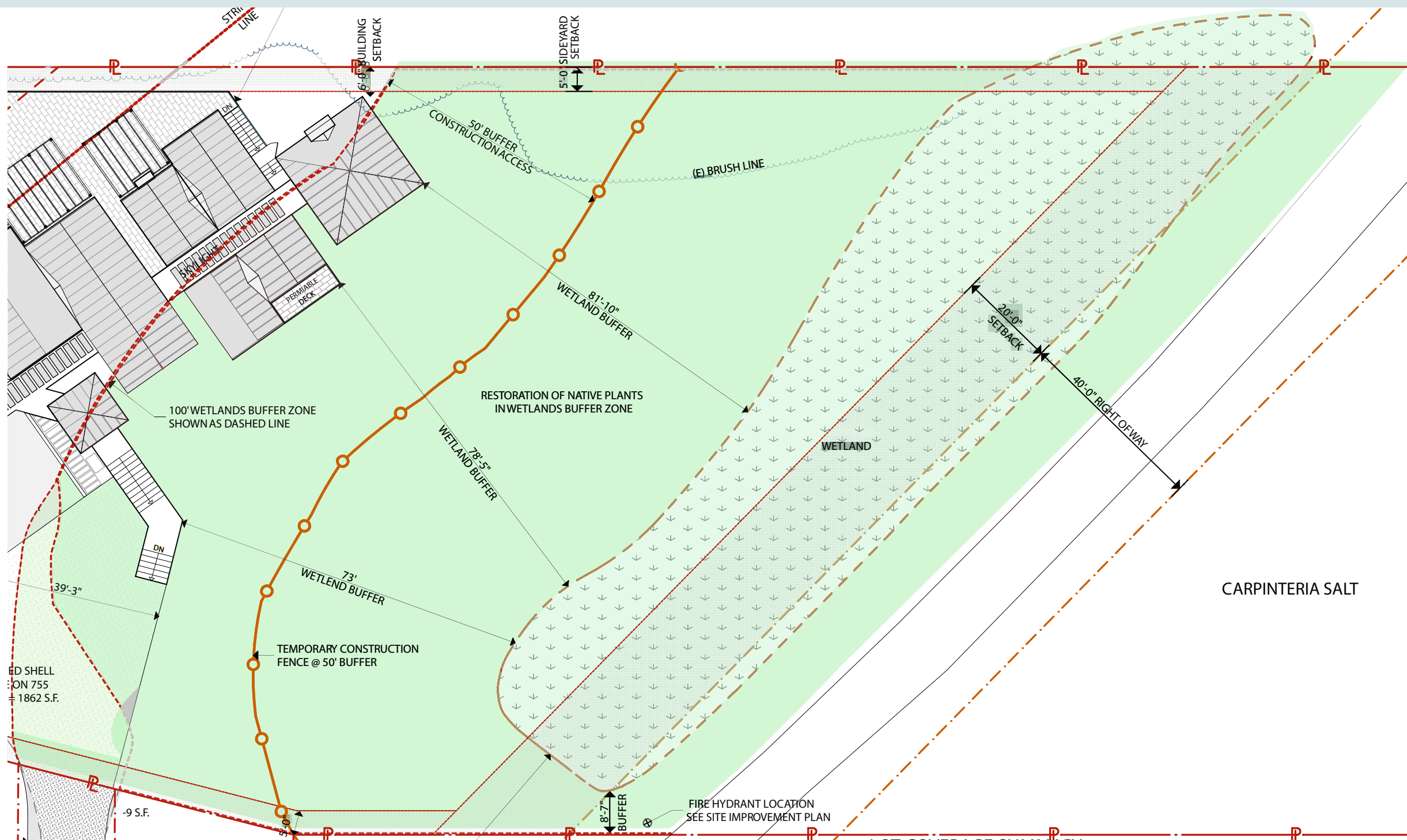
Expansive buffer area protects the on-site wetlands. Revised Project moved 15 feet away from the ocean towards the road at request of CCC. The typical 100-foot buffer does not apply to El Estero lots. The closest corner of the house is still 78' to 81' away from the wetlands. The restoration ratio of native vegetation exceeds the 3:1 standard.

Project complies with front, side and rear setbacks.

STRING LINE, SETBACKS & BUFFER AREA



SETBACKS & BUFFER AREA ENLARGED

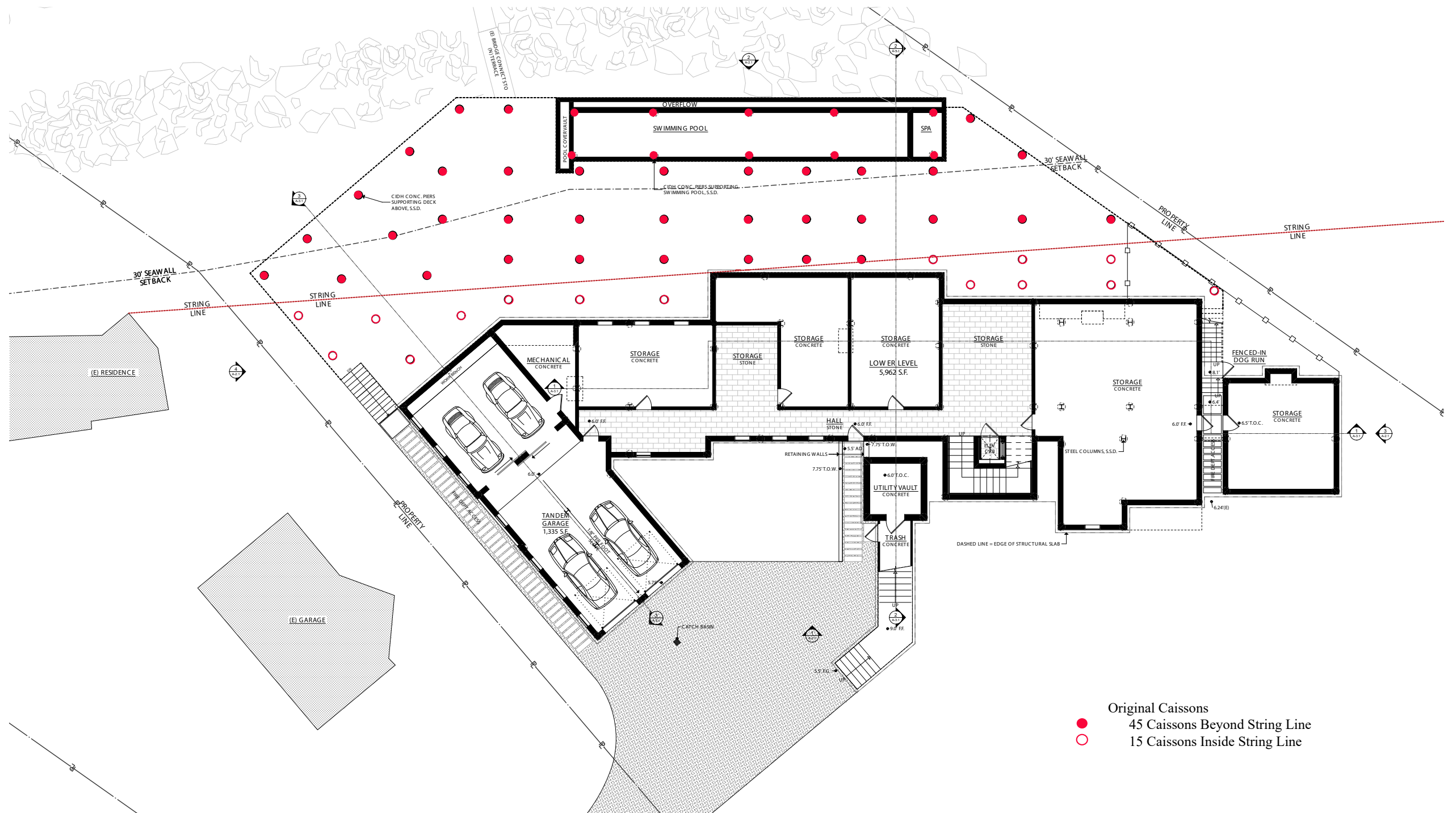


IMPROVED VIEW SHED



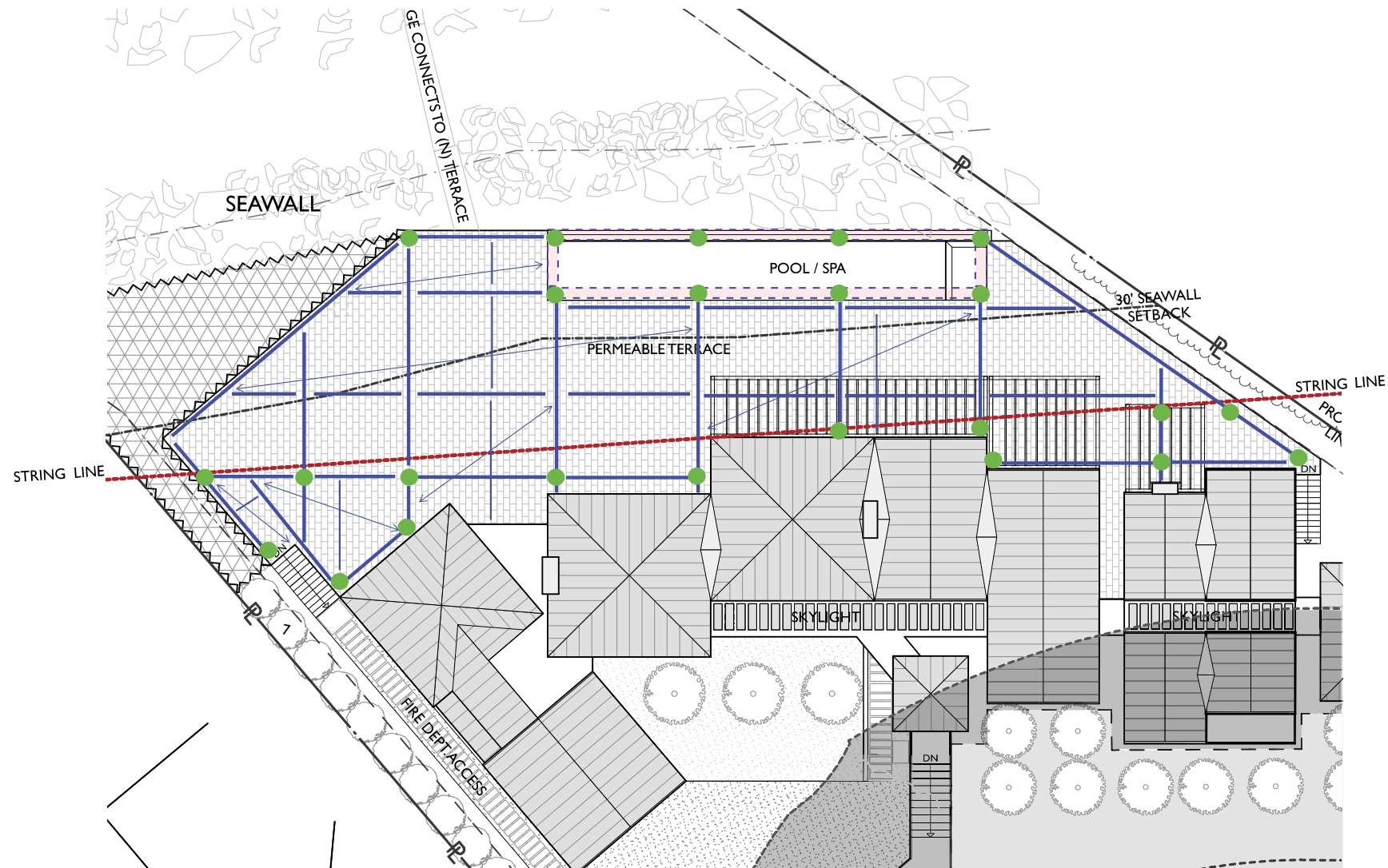
ORIGINAL CAISSON DESIGN

60 CAISSONS - 45 BEYOND STRING LINE



REVISED CAISSON DESIGN

24 CAISSONS - 9 BEYOND STRING LINE



● Caissons
16 Deck Caissons
8 Pool Caissons

— Steel Beams



Project: 755 Sand Point

Project No: 13178.10 Date: 12/21/2017

Sketch Title: Concept Framing Scale: 1'-0" = 20'-0"

Sketch No: Revision: By:

NEIGHBORHOOD STUDY

755 Sand Point - Houses built/approved since 2003

Address	APN	Square Footage	Year Built	Parcel Size (Acres)	Parcel Size Between Road and Seawall (Acres)	% of Parcel Built Out Between Road and Seawall	SF Building per Acre	% of Parcel Built Out
551	004-098-009	3,447	2003+2013	1.43	0.55	14.4%	2,410	5.5%
591	004-098-007	7,043	2003	2.22	0.91	17.8%	3,173	7.3%
657	003-400-02	5,197	2005	1.60	0.47	25.4%	3,248	7.5%
711	005-460-046	7,683	pending	6.30	0.82	21.5%	1,220	2.8%
815	005-460-009	5,703	2017	2.00	0.88	14.9%	2,851	6.5%
821	005-460-025	5,908	2004	1.34	1.06	12.8%	4,409	10.1%
835	005-460-026	5,475	2006	1.37	1.09	11.5%	3,996	9.2%
Neighborhood Average		5,779		2.44	0.89	16.9%	3,044	7.0%
755 (Project)	005-460-043	5,995		6.15	1.15	12.0%	975	2.2% *
							*Less than 1/3 of neighborhood average	

755 MAINTAINS GREATEST OPEN SPACE VISUAL FROM SAND POINT ROAD



835 SAND POINT
• 5475 SQ. FT.
• 1.37 ACRES
• 1.09 ACRES
• 11.5%
• 2006

821 SAND POINT
• 5908 SQ. FT.
• 1.34 ACRES
• 1.06 ACRES
• 12.7%
• 2004

815 SAND POINT
• 2198 SQ. FT.
• 2.0 ACRES
• 0.88 ACRES
• 5.7%
• 1977

• 5703 SQ. FT.
• 2.0 ACRES
• 0.88 ACRES
• 14.88%
• 2017

805 SAND POINT
• 3420 SQ. FT.
• 2.33 ACRES
• 0.89 ACRES
• 8.8%
• 1993

791 SAND POINT
• 2300 SQ. FT.
• 2.72 ACRES
• 0.89 ACRES
• 5.9%
• 1957

775 SAND POINT
• 1530 SQ. FT.
• 2.49 ACRES
• 1.04 ACRES
• 3.3%
• 1952

SUBJECT PROPERTY
755 SAND POINT ROAD
• 5995 SQ. FT.
• 6.15 ACRES
• 1.15 ACRES
• 7.3%

745 SAND POINT
• 1645 SQ. FT.
• 1.07 ACRES
• 0.48 ACRES
• 7.9%
• 1940

735 SAND POINT
• 3044 SQ. FT.
• 3.72 ACRES
• 0.32 ACRES
• 21.8%
• 1956

721 SAND POINT
• 4305 SQ. FT.
• 0.42 ACRES
• 0.41 ACRES
• 24.1%
• 1999

755 SAND POINT ROAD - 5,995ft² | On 6.15 acres with 2.24% built out

835 SAND POINT ROAD



821 SAND POINT ROAD

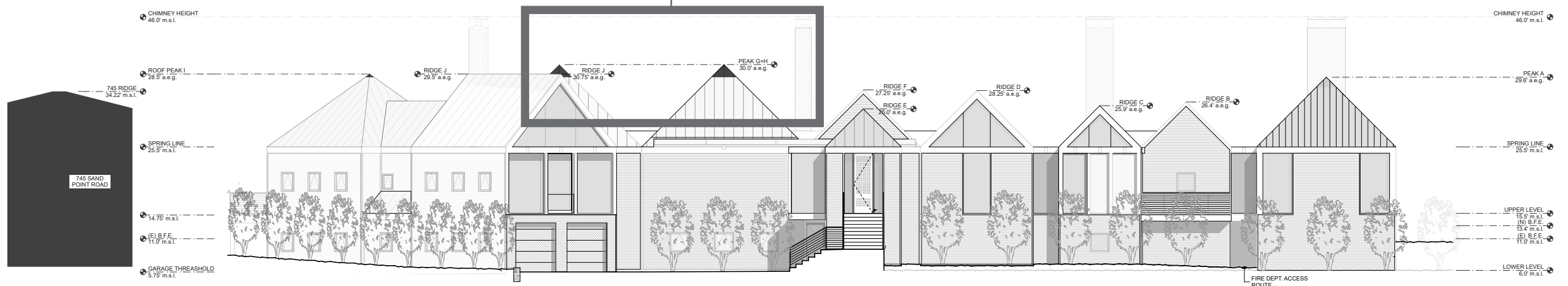
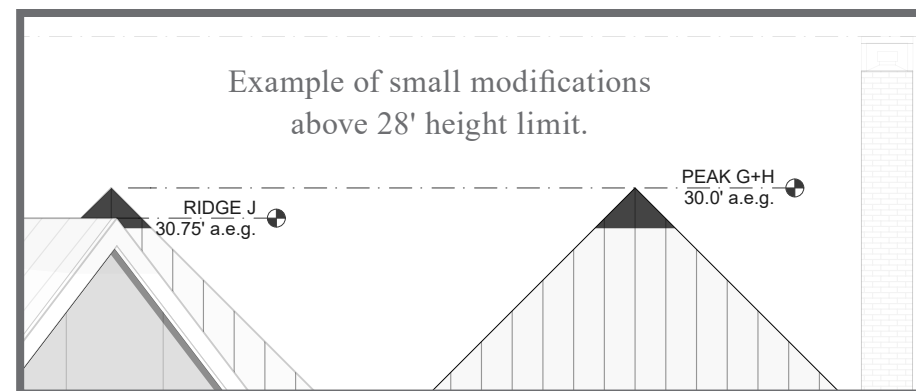
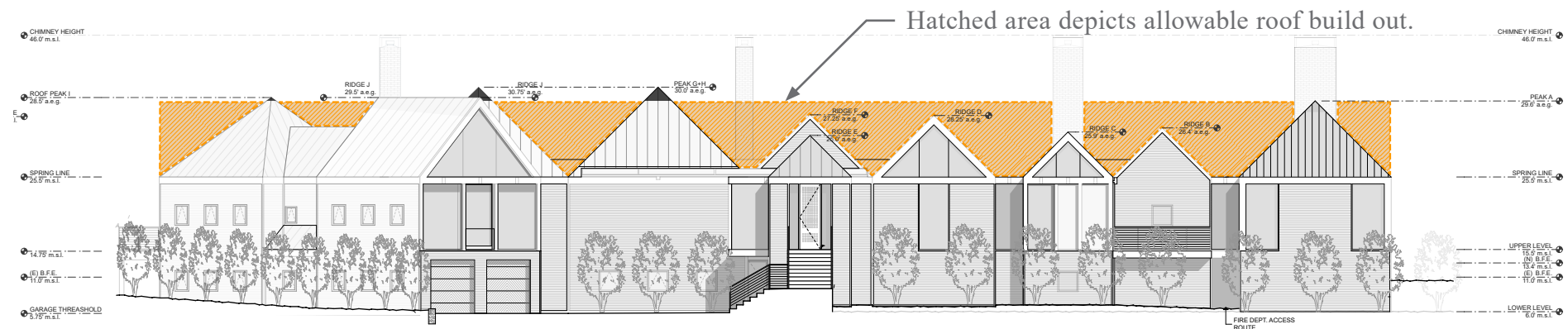


815 SAND POINT ROAD



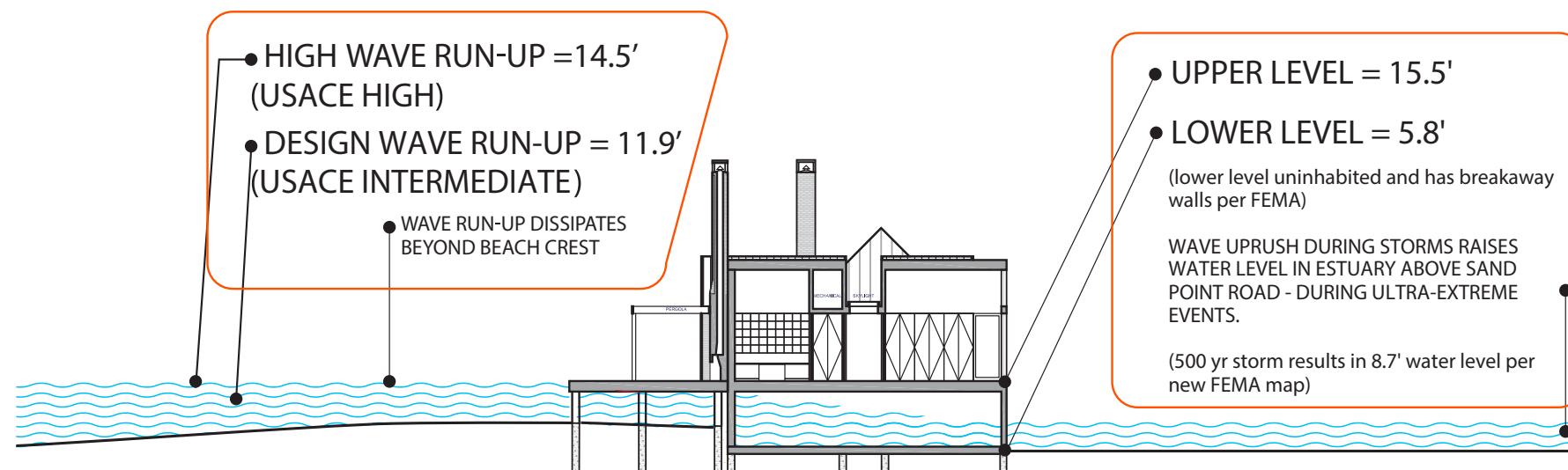
657 SAND POINT ROAD

ZONING ADMINISTRATOR APPROVED ROOF MODIFICATIONS



LCP COMPLIANCE SEA LEVEL RISE ANALYSIS

- Complies with CCC policy guidance - NRC Extreme Projections plus USACE High Projection
- Uses current FEMA Flood Map base elevation height
- Peer reviewed and approved by County and CCC
- Approved by Planning Commission
- Project design developed in cooperation with CCC
- Wave study analyzed scenarios without existing seawalls
- Project design safe to 75 years under worst case extreme scenario (even without the seawalls)
- No debris flow from breakaway walls
- Trigger conditions ensure LCP compliance



REBUTTAL TO APPELLANT ALLEGATIONS REGARDING WAVE STUDY

- Revell report failed to convert NAVD88 height to NGVD29 height
- Finished floor plan heights = FEMA base elevation + 2 feet
- No project impact on "transgression" of beach or salt marsh
- No erosion analysis under CEQA: seawalls = baseline condition
- Erosion of the beach is considered in worst case scenario
- SLR and storm and king tide and seawalls removed = worst case scenario
- Separate tsunami study in MND

CDP FINDING – THE PROJECT IS IN COMPLIANCE WITH ALL LAWS CCC AUGUST 27, 2015 SEAWALL LETTER

- County staff confirms no Notice of Violation (NOV) filed
- Letter issued to County and Sandyland Protective Association, not property owner
- 1964 revetment is legal nonconforming
- Seawalls are in county easement which covers all properties between 501 and 845 Sand Point Road over which owner has no control
- County and Coastal Commission have approved 18 properties for SFDS behind the seawall since 1983 revetment built
- Project does not rely on either seawall
- Project approval will not interfere with relocation, redesign or removal of 1983 seawall

MND COMPLIES WITH CEQA

- Chytilo's 08/24/18 letter has no substantial evidence of any significant impacts or inadequate mitigation
- No biological impacts
- No impacts to coastal resources
- No impacts to coastal waters
- No impacts from impermeable surfaces
- No impacts to cultural resources

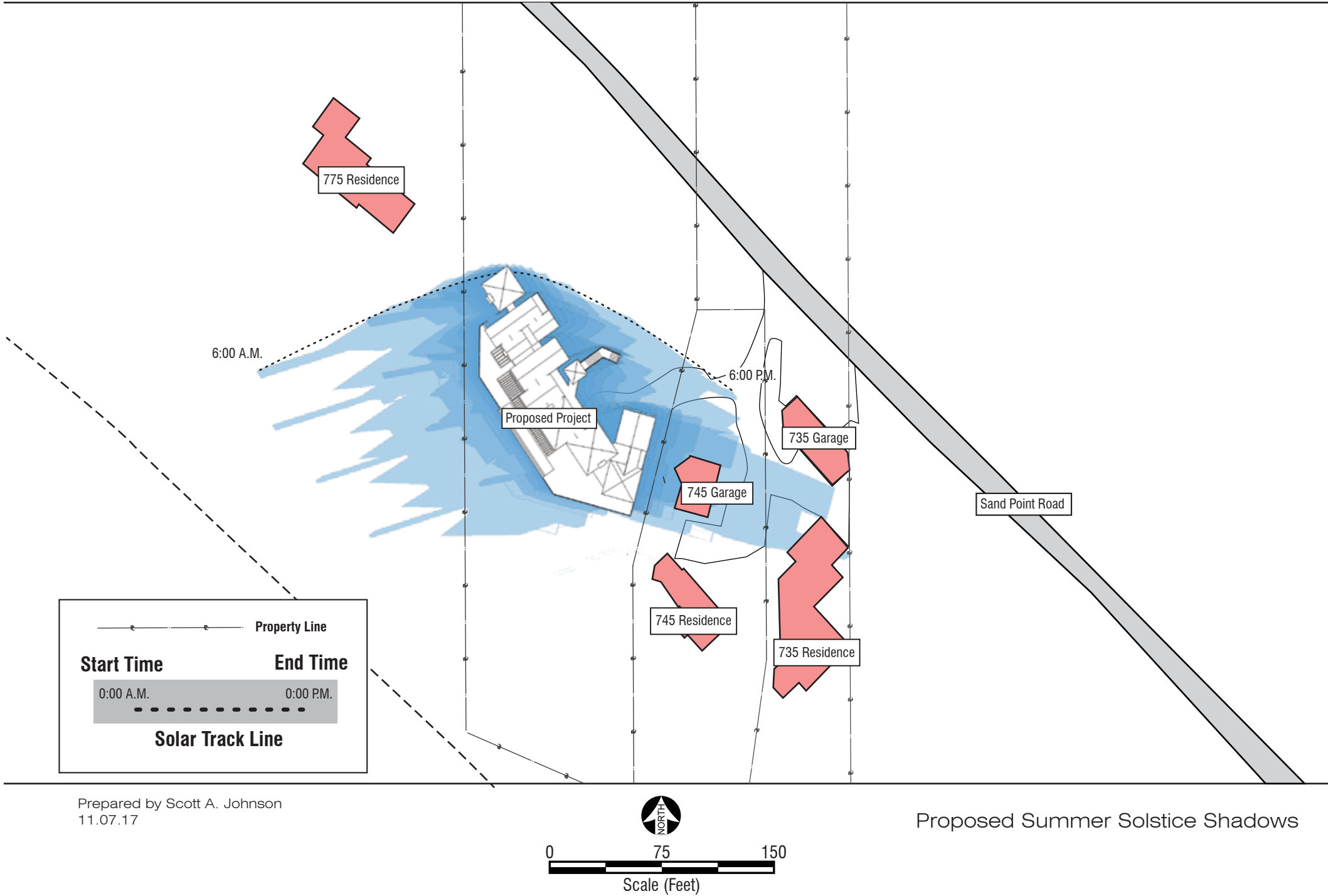
SHADE / SHADOW STUDY

Shade / Shadow is not a CEQA issue. Attempting to cooperate with the neighbor-appellant, we prepared a Shade / Shadow study, which shows:

- EQUINOX and WINTER SOLSTICE - NO shadow on residential uses at 735 and 745 Sand Point.
- SUMMER SOLSTICE - 755 Project eliminates shadow on 745 Residence. Existing home casts shadows on 745 Residence.
- SUMMER SOLSTICE - Only approximately one hour of shadow on small corner of 735 Residence.

SUMMER SOLSTICE SHADOWS

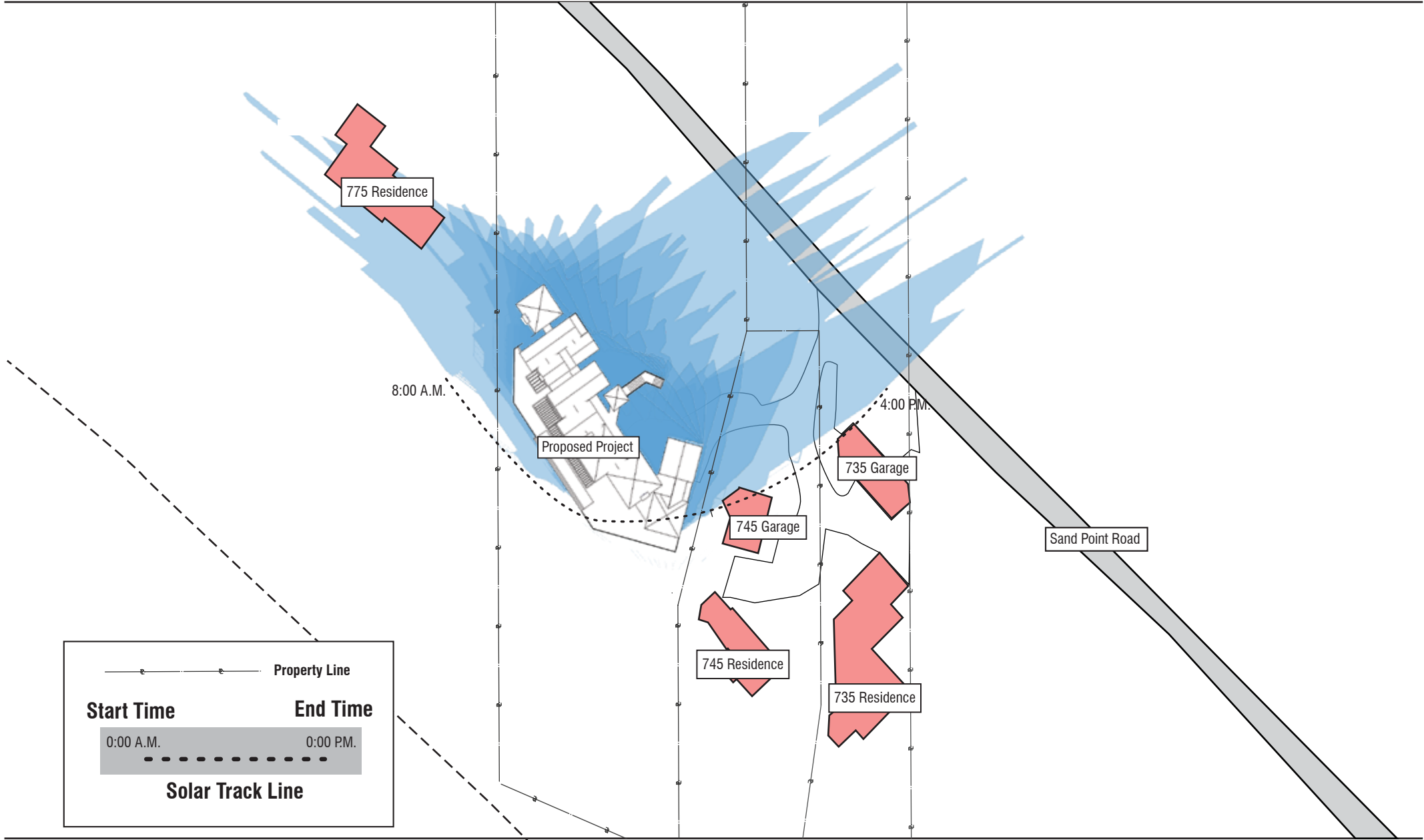
755 Sand Point Road Shade / Shadow Study



Prepared by Scott A. Johnson
11.07.17

WINTER SOLSTICE SHADOWS

755 Sand Point Road Shade / Shadow Study

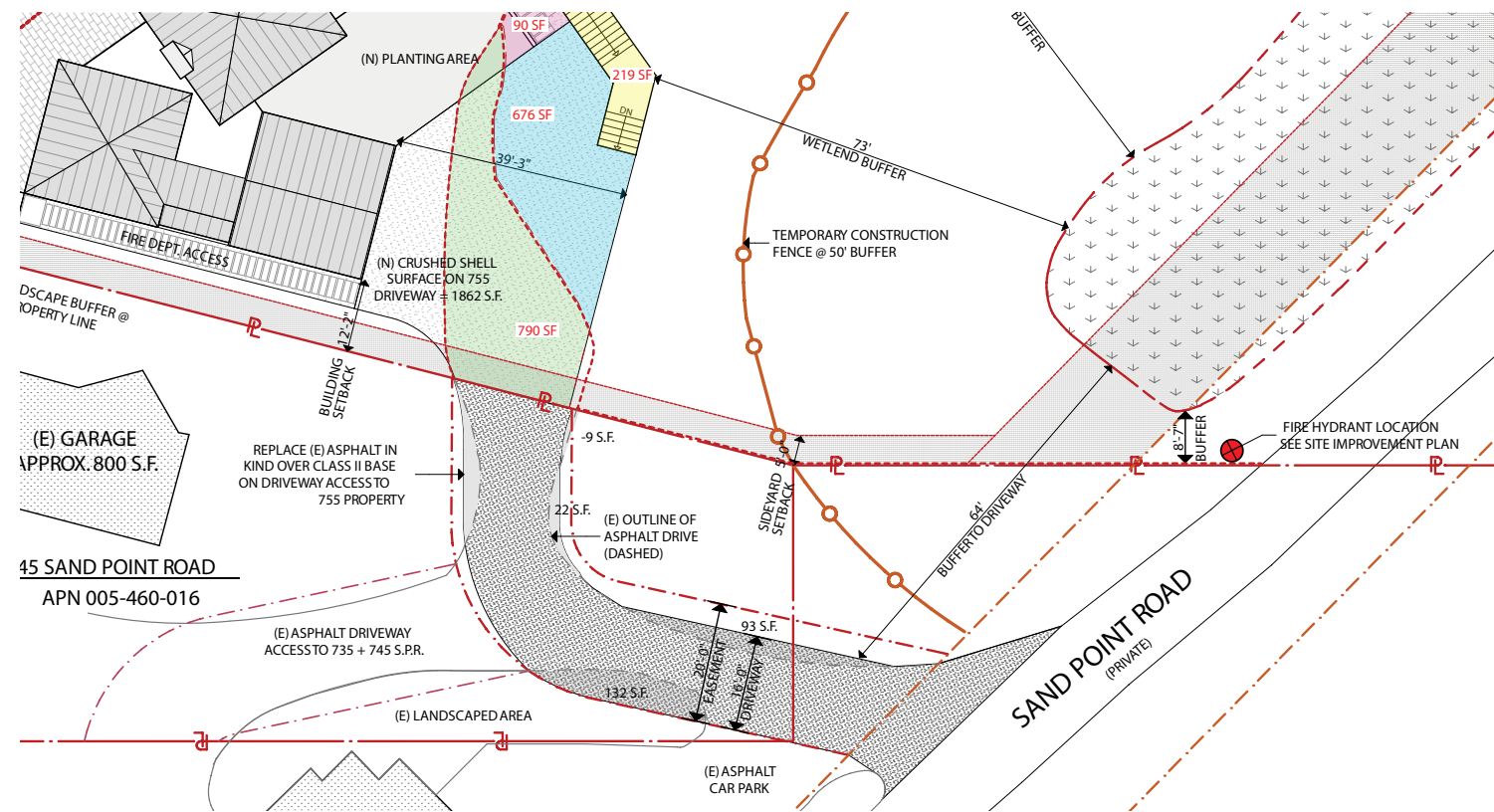


Prepared by Scott A. Johnson
11.07.17

Proposed Winter Solstice Shadows

FIRE DEPARTMENT IMPROVEMENTS

PROJECT INCLUDES TWO FIRE PROTECTION IMPROVEMENTS



- New fire hydrant on Sand Point Road (benefits neighbors).
- Widening of the driveway serving subject property as well as appellant's property improves emergency vehicle access.

These improvements are required by Carpinteria/Summerland Fire District and will bring property into compliance with fire protection standards.

STRONG
NEIGHBORHOOD
SUPPORT FOR THE
PROJECT

IN SUMMARY

Project complies with the Santa Barbara County zoning ordinance and Coastal Land Use Policies.

Project well received by BAR, neighborhood and community.

Project improves ocean sight lines for neighbors.

Project improves fire safety for adjacent properties.

Project results in beneficial impacts to the wetland with the long-term wetlands restoration plan.

