

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

SANTA BARBARA, CA 93001

(805) 641-0142



Filed: 6/13/97  
49th Day: 8/1/97  
180th Day: 12/10/97  
Staff: MHC  
Staff Report: 7/16/97  
Hearing Date: 7/12-15/97  
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

Th IDa

LOCAL GOVERNMENT: Santa Barbara County

DECISION: Approve with Conditions

APPEAL NO.: A-4-STB-97-130

APPLICANT: Camilla Meldahl

PROJECT LOCATION: 6602 Del Playa Drive, Isla Vista, Santa Barbara County

PROJECT DESCRIPTION: Construction of a new duplex approximately 3,500 square feet in size with an attached garage.

APPELLANT: Richard D. Story

SUBSTANTIVE FILE DOCUMENTS: 96-CDP-194H; Santa Barbara County Local Coastal Program; Appeal A-4-STB-97-130

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission, after public hearing, determine that no substantial issue exists with respect to the grounds on which the appeal has been filed for the following reasons: (1) the duplex meets the minimum lot size required under the zoning ordinance; (2) the potential conversion of the duplex to a multi-unit complex is not a ground for an appeal to the Commission; (3) the duplex will be compatible with the existing density and character of the development in the neighborhood.

The Commission received a Notice of Final Action from the County of Santa Barbara on June 9, 1997, and an appeal of the County's action on June 13, 1997; the appeal was therefore filed within 10 working days of receipt of the Notice of Final Action by the County as provided by the Commission's Administrative Regulations.

### I. Appellants Contentions

The appellant alleges the following basic inconsistencies with the County of Santa Barbara's Local Coastal Program: (1) the duplex exceeds the minimum lot size required under the zoning ordinance; (2) the potential conversion of the duplex to a multi-unit complex will exceed the applicable parking requirements (3) the duplex will not be compatible with the existing density and character of development in the neighborhood. (See Exhibit 4.)

### II. Project Description

The project is located on the landward side of Del Playa Drive in the unincorporated community of Isla Vista. The project consists of the construction of 3,145 square foot residential duplex with an attached 355 square foot garage. The maximum height of the structure will be 25 feet. The proposed two-story duplex will consist of a one-bedroom ground level unit, and an upper two-bedroom unit. The duplex will have a two car garage with one full parking space and one compact parking space as well as four additional uncovered parking spaces located in the rear yard. The project is on a flat lot and will require a minimum of grading, and no removal of native vegetation. (See Exhibits 1, 2, and 3.)

### III. Local Government Action

The County approved a Coastal Development Permit (96-CDP-194H) for the project after denying a local appeal of the project on May 27, 1997. The project was approved with a number of special conditions, including a condition that a Notice to Property Owner be notarized and recorded against the property prohibiting the enlargement or remodel of each unit of the duplex that increases the bedroom density of the structure. (See Exhibit 3.)

The Commission received a Notice of Final Action from the County of Santa Barbara on June 9, 1997, and an appeal of the County's action on June 13, 1997.

### IV. Appeal Procedures

The Coastal Act provides for appeals after certification of Local Coastal Programs (LCPs) to the Coastal Commission of local government actions on Coastal Development Permits. Developments approved by cities or counties may be appealed if they are located within the mapped appealable areas, such as those located between the sea and the first public road paralleling the sea, within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, which ever is greater, on state tide-lands, or along or within 100 feet of natural water courses.

For development approved by the local government and subject to appeal to the Commission, the grounds for appeal shall be limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies set forth in Division 20 of the Public Resources Code.

The project is within 300 feet of the inland extent of the beach and is therefore subject to appeal to the Commission.

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Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue is raised by the appeal.

If the Staff recommends "substantial issue" and no Commissioner objects, the substantial issue question will be considered moot, and the Commission will proceed directly to a de novo public hearing on the merits of the project. If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have 3 minutes per side to address whether the appeal raises a substantial issue.

It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project. If the Commission conducts a de novo hearing on the merits of the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program, and the public access and public recreation policies of the Coastal Act.

The only persons qualified to testify before the Commission at the substantial issue stage of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. If a de novo hearing is held, testimony may be taken from all interested persons.

Coastal Act Section 30621 requires that a public hearing on appeals shall be set no later than 49 days after the date on which the appeal is filed with the Commission.

#### V. Staff Recommendation on Substantial Issue

The staff recommends that the Commission determine that NO substantial issue exists with respect to the grounds on which the appeal was filed, pursuant to PRC Section 30603.

#### Motion

I move that the Commission determine that Appeal NO. A-4-STB-97-130 raises NO substantial issue with respect to the grounds on which the appeal has been filed.

Staff recommends a YES vote on the motion.

A majority of the Commissioners present is required to pass the motion.

#### VI. Findings and Declarations

##### A. Project Description

The project consists of the construction of 3,145 square foot residential duplex with an attached 355 square foot garage. The maximum height of the structure will be 25 feet. The proposed two-story duplex will consist of a

one-bedroom ground level unit, and an upper two-bedroom unit. The duplex will have a two car garage with one full parking space and one compact parking space as well as four additional uncovered parking spaces located in the rear yard. The project is on a flat lot and will require a minimum of grading, and no removal of native vegetation.

#### B. Issues Raised by the Appellant

The appellant has raised three issues regarding the following basic inconsistencies with the County of Santa Barbara's Local Coastal Program: (1) the duplex exceeds the minimum lot size required under the zoning ordinance; (2) the potential conversion of the duplex to a multi-unit complex will exceed the parking requirements under the zoning ordinance; (3) the duplex will not be compatible with the existing density of development in the neighborhood. (See Exhibit x.)

##### 1. Duplex Exceeds the Minimum Lot Size.

The appellant contends that the County has approved a density of development which exceeds the minimum parcel size for the SR-M-18 (Medium Density Student Residential) zone district. Specifically the appellant alleges that the County zoning ordinance provides that two dwelling units require at least 5,445 square feet of area, and the subject property has only 4,300 square feet.

The Santa Barbara County LCP Zoning Ordinance Section 35-76.5 provides that the gross land area per dwelling unit for each lot zoned SR-M-18 is 2,420 square feet. The lot size necessary to accommodate a two unit dwelling therefore is 4,840 square feet, not 5,445 square feet. According to information provided by the County the proposed lot is 5,000 gross square feet, not 4,300 square feet (which is the net) indicated by the applicant. Because density is based on gross square footage the lot is an adequate size to accommodate the proposed two dwelling units under the zone designation.

The Commission therefore finds that the proposed project, as conditionally approved by the County, is in conformance with the County's certified Local Coastal Program. The appellants contentions, therefore, raise no substantial issue.

##### 2. Duplex Exceeds the Parking Requirements

The appellant alleges that the potential conversion of the duplex to a multi-unit complex will exceed the parking requirements under the zoning ordinance.

Regarding the potential conversion of the duplex to a multi-unit complex, the County has only permitted a duplex, with one bedroom in the upstairs unit, and two bedrooms in the downstairs unit. Further, the County has attached a special condition which requires that a Notice to Property Owner be notarized and recorded against the property prohibiting the enlargement or remodel of each unit of the duplex that increases the bedroom density of the structure. In the event that the owner increases the density of the units or converts rooms into additional bedrooms, any aggrieved person may file a zoning violation with the County. The potential conversion of the project is therefore a zoning enforcement issue, and not a grounds for appeal.

Regarding the County's parking requirements, Section 35-76.11.1.a provides that:

Single-Family or multiple-residential two space per studio or bedroom; however, a unit or units with a total of three bedrooms on any lot smaller than 7500 net square feet shall require a total of four parking spaces, provided that no additional parking for the unit(s) would be required under Sec. 35-76.7 (Bedroom Density)

The project includes three bedrooms, and under Section 35-76.11.1.a. is required to provide four parking spaces. Two spaces will be located within the attached garage, and two spaces will be located within the rear yard. The square footage of the other rooms in the duplex, including the dining and living rooms, is less than the allowable area, and thus does not require the provision of additional parking spaces.

The applicant is also proposing to provide two additional parking spaces to be located in a tandem arrangement with the other parking spaces in the rear yard. Thus the project will provide a total of six parking spaces. These two spaces have been permitted under a Section 35-179.3 which allows the County to make minor modifications of the zoning requirements if such modifications would, among other things, result in a better design, resource protection, and land use planning, providing that the number of parking spaces required in the SR-M-18 zone district is not reduced.

The project therefore meets the minimum parking requirements for four parking spaces, and with the minor modification granted by the County creating a total of six spaces, exceeds by two parking spaces the minimum requirements.

The Commission therefore finds that the proposed project, as conditionally approved by the County, is in conformance with the County's certified Local Coastal Program. The appellants contentions, therefore, raise no substantial issue.

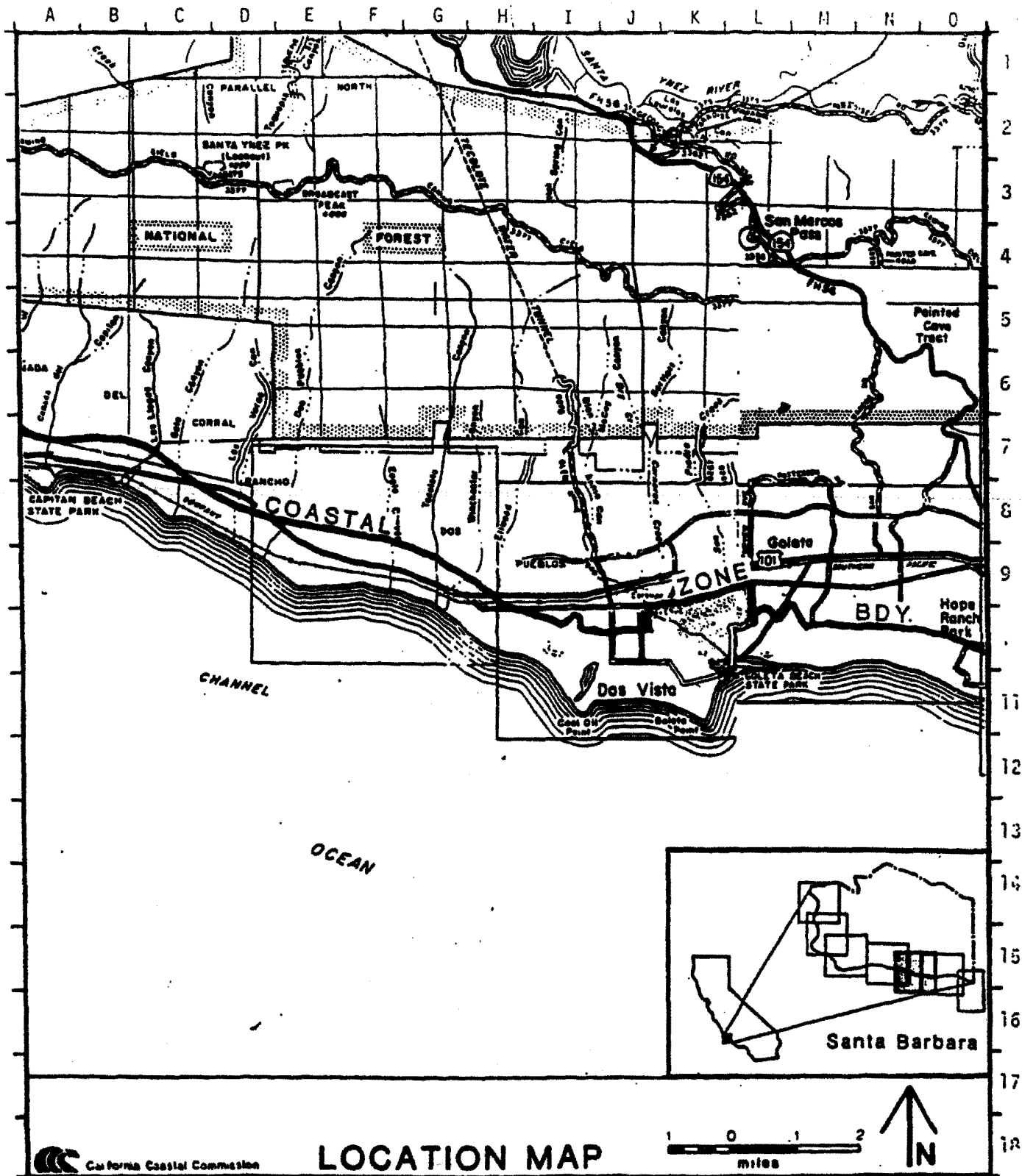
The Commission therefore finds that the proposed project, as conditionally approved by the County, is in conformance with the County's certified Local Coastal Program. The appellants contentions, therefore, raise no substantial issue.

### 3. Duplex Incompatible With Existing Community

The appellant alleges that the project is not compatible with the existing density of development in the neighborhood.

The surrounding area is comprised of one and two story single family residences, duplexes, and multi-family apartments. The proposed 3,500 square foot two story duplex would be consistent with the size, scale and character of the surrounding development, and would not create conflicts with the existing adjacent and nearby uses. The project is located inland of Del Playa Drive, and not along the bluff-top or coast line. Consequently, the project would not obstruct any public views from any public road or from a public recreation area to and along the coast.

The Commission therefore finds that the proposed project, as conditionally approved by the County, is in conformance with the County's certified Local Coastal Program. The appellants contentions, therefore, raise no substantial issue.



California Coastal Commission

## LOCATION MAP

County of Santa Barbara

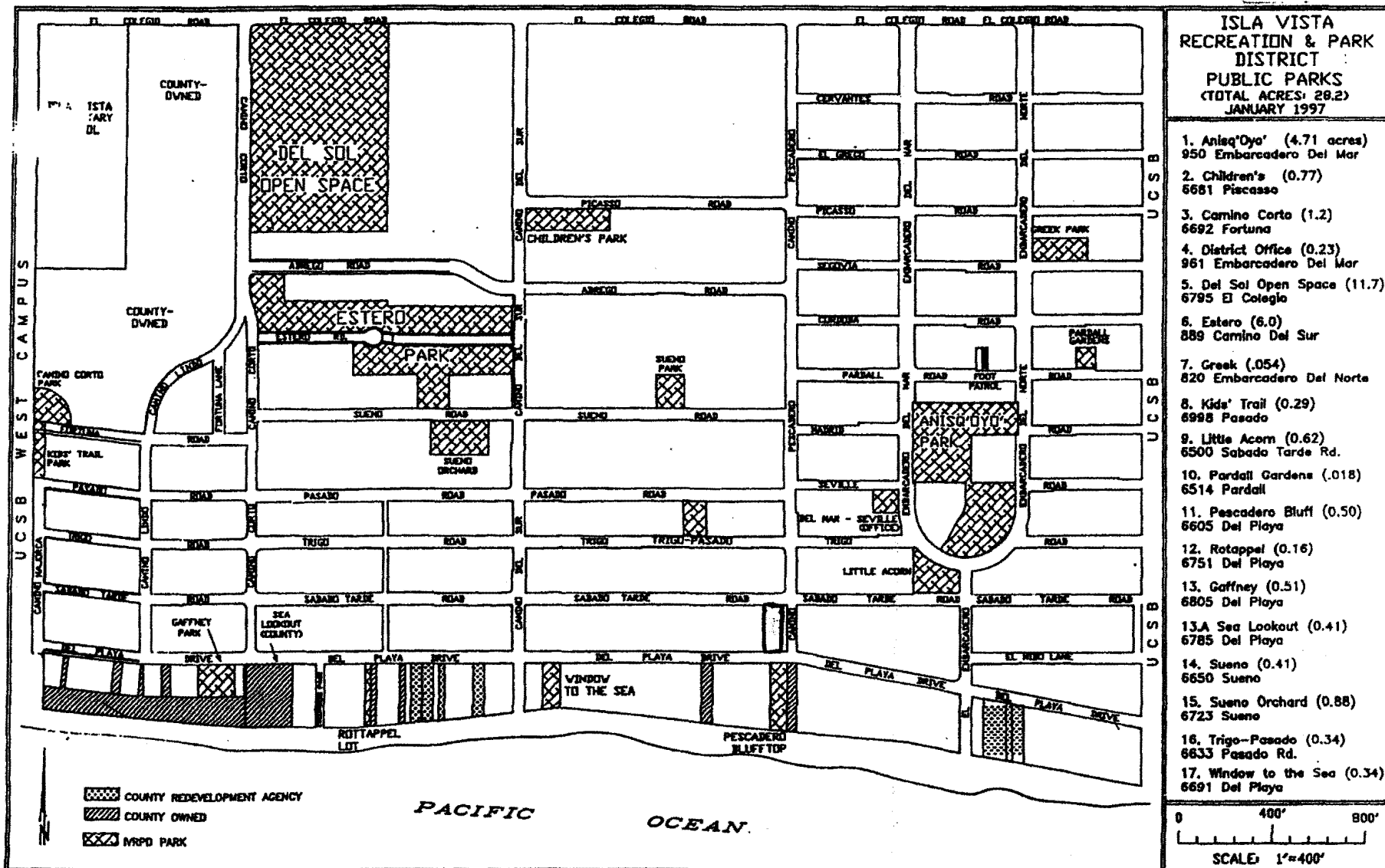
EXHIBIT NO. 1

APPLICATION NO.

A-4-STB-97-130

Meldahl

# ISLA VISTA RECREATION & PARK DISTRICT





# County of Santa Barbara Planning and Development

John Patton, Director

May 30, 1997

Richard D. Story  
1712 B De La Vina Street  
Santa Barbara, CA 93101

RE: Notice of Final Action: 96-CDP-194 H, 97-MOD-002; Meldahl Appeal, as follows:

*Appeal of Richard Story of the Zoning Administrator's March 10, 1997 approval, with conditions, of Case Nos. 96-CDP-194H and 97-MOD-002 [applications filed on 12/13/96] for a Coastal Development Permit under Section 35-169.5 for the construction of a new duplex approximately 3,500 square feet in size with an attached garage, and an average height of approximately 25 feet and for a modification under the provisions of Section 35-179 of Article II to allow tandem parking in the rear yard set-back; and accept the Exemption pursuant to Section 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is APN 075-201-023, located at 6602 Del Playa Drive in the Isla Vista area.*

Dear Mr. Story:

Supervisor Marshall moved, seconded by Supervisor Graffy and carried by a vote of 5 to 0 at the Santa Barbara County Board of Supervisors meeting of May 27, 1997 to take the final action as per the attached Certified Minute Order.

The time within which judicial review of this decision must be sought is governed by Section 65009 (c) of the California Government Code and/or Section 1094.6 of the California Code of Civil Procedure. You are advised to consult an attorney immediately if you intend to seek judicial review of this decision.

Please be advised that after the expiration of the local appeal period and no local appeal is filed (or a local appeal is resolved) the California Coastal Commission will run a 10 working day appeal period. Upon close of the local appeal period or resolution of a local appeal, the County will provide a Final Action Notice to the Coastal Commission. The Coastal Commissions appeal period will commence the day after the receipt of such Notice.

Sincerely,

  
Noel Langle

Deputy Director  
Zoning Administration Division

EXHIBIT NO.	3
APPLICATION NO.	
	A-4-SFB-57-130
	Meldahl

1 of 8

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## ATTACHMENT A

## MELDAHL SINGLE FAMILY DWELLING

CASE NOS. 96-CDP-194 H, 97-MOD-002

FINDINGS

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## 1.0 CEQA FINDINGS

Find that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(b) [Duplexes].

## 2.0 ADMINISTRATIVE FINDINGS

- 2.1. Pursuant to Section 35-169.6.2. of the Article II Zoning Ordinance, a Coastal Development Permit within a Geographic Appeals Area shall only be issued if all of the following findings are made:

2.1.1. *Those findings specified in Section 35-169.6.1.:*

- 2.1.1.1. *That the proposed development conforms to 1) the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of Article II and/or the project falls within the limited exception allowed under Section 35-161.7.*

As discussed in Sections 4.2 of this staff report for March 10, 1997 and incorporated herein by reference, the proposed project has been found to be consistent with the Comprehensive and Coastal Land Use Plan, including the Goleta Community Plan, and all applicable policies.

Additionally, as discussed in Sections 4.3 of this staff report for March 10, 1997, and incorporated herein by reference, the proposed project has been found to be consistent with the Article II, Coastal Zoning Ordinance, and is consistent with the requirements for the SR-M-18 Zone District. Therefore, the project is consistent with this finding.

- 2.1.1.2. *That the proposed development is located on a legally created lot.*

The project site is a legally created lot. The project site was created by Deed # 55-6652 recorded on April 12, 1955. On December 2, 1960, a right of way easement for the easterly 7.00 feet of the lot was granted to the County

Roads Department by Deed # 60-37433. Therefore, the project is consistent with this finding.

*2.1.1.3. That the subject property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks, and any other applicable provisions of Article II, and such zoning enforcement fees as established from time to time by the Board of Supervisors have been paid. This subsection shall not be interpreted to impose new requirements on legal non-conforming uses and structures under Section 35-160 et seq.*

The subject property is vacant and recently was being used by neighboring residents, primarily students, as a parking lot. The property owner recently fenced the lot to prevent any unpermitted parking. The parcel is in compliance with the laws, regulations, and rules pertaining to zoning uses, subdivisions, setbacks, and all other applicable provisions of Article II. Therefore, the project is consistent with this finding.

*2.1.2. That the development does not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

The project will not obstruct public views from any public road or from a public recreation area to and along the coast. The project is located north of Del Playa Drive and is not located along the bluff-top or along the coastline. Therefore, the project is consistent with this finding.

*2.1.3. That the development is compatible with the established physical scale of the area.*

Development in this area is comprised of one and two story single family residences and duplexes, and apartment complexes. The proposed 3,500 square foot two-story duplex would be compatible with the size, scale, and character of the surrounding neighborhood. The project will require final approval of the Board of Architectural Review prior to the issuance of the Coastal Development Permit (Attachment B, Condition #2). Therefore, the project is consistent with this finding.

*2.1.4. The development is in conformance with the public access and recreation policies of Article II and the Coastal Land Use Plan.*

The proposed construction would not conflict or affect any public access or recreation policies. Therefore, the project is consistent with this finding.

**2.2. Pursuant to Section 35-179., a Modification application shall only be approved if all of the following findings are made:**

*2.2.1. The project is consistent with the Coastal Act, Comprehensive Plan including the Local Coastal Plan and the Goleta Community Plan.*

As discussed in Section 4.2 of this staff report for March 10, 1997, and incorporated herein by reference, the proposed project is consistent Comprehensive and Coastal Land Use Plan, including the Goleta Community Plan. Therefore, the project is consistent with this finding.

**2.2.2. *The project complies with the intent and purpose of the applicable Zone District including Overlays, this Section, and Article II.***

As discussed in Section 4.3 of this staff report for March 10, 1997, and incorporated herein by reference, the proposed project is consistent with the applicable zone district, Article II, including Overlays and the proposed project meets the requirements of Section 35-179, the Modification section for Article II. Therefore, the project is consistent with this finding.

**2.2.3. *The Modification is minor in nature and will result in a better site or architectural design, as approved by the Board of Architectural Review, and/or will result in greater resource protection than the project without such Modification.***

The proposed modification for the parking standards to allow tandem parking is minor in nature and will result in a better site design by allowing additional off-street parking on the site. The parcel is only 5,000 square feet in size and would not be able to accommodate any additional parking spaces. The Board of Architectural Review preliminarily approved the project on February 21, 1997. The BAR specifically found that the tandem parking accommodates an overall better site design, is architecturally harmonious and is minor in nature. Therefore, the project is consistent with this finding.

**2.2.4. *The project is compatible with the neighborhood, and does not create an adverse impact to the community character, aesthetics, or public views.***

The project is compatible with the neighborhood, and does not create an adverse impact to the community character and will provide for two additional off-street parking spaces. The modification is minor in nature and will not impact any public views. The project was preliminarily approved by the BAR on February 21, 1997 and was found to be consistent with the character of the Isla Vista area. Therefore, the project is consistent with this finding.

**2.2.5. *Any Modification of parking or loading zone requirements will not adversely affect the demand for onstreet parking in the immediate area.***

This project does not reduce parking or modify loading zone requirements. The tandem parking will not affect the safety of vehicles exiting or entering the site. As the project proposes two driveway cuts, at Del Playa Drive and Camino Pescadero, for the required four parking spaces, the Modification of parking will use the proposed driveway off of Camino Pescadero and will not affect the demand for onstreet parking. Therefore, is consistent with this finding.

**2.2.6. *That the project will not be detrimental to existing physical access, light solar exposure, ambient noise levels, or ventilation on or off site.***

This project will not affect physical access or light solar exposure. The construction of the addition could cause temporary noise impacts, however, the project has been conditioned to limit construction activity to Monday through Friday, 7:30 am to 5:00

pm to reduce any potential noise impacts. (See Attachment B, Condition # 3.)  
Therefore, the project is consistent with this finding.

**2.2.7. *Any adverse environmental impacts are mitigated to a level of insignificance.***

The construction of the duplex and the parking subject to the Modification will not cause any adverse environmental impacts and the project will require only minimal grading (less than 50 cubic yards) or major vegetation clearing. The parcel is located across Del Playa Drive from the bluff, it is located within the urban area, and outside of any Environmentally Sensitive Habitat areas. There are no archeological or geological impacts associated with this project. Therefore, the project is consistent with this finding.

*Case Files: 96-CDP-194 H, 97-MOD-002*

*PC BOS File*

*Richard Corral, Planning Technician*

*Address File: 6599 Del Playa Drive*

*California Coastal Commission; 89 South California St. S. 200, Ventura, CA 93001*

*Agent: Ed St. George; P.O. Box 90310; Santa Barbara, CA 93101*

*Owner: Camilla Meldahl; 1651 Fernald Point Lane; Montecito, CA 93108*

*Fire Department: Thadius King*

*County Chief Appraiser*

*Park Department: Claude Garciacelay*

*Air Pollution Control District: Paula Iorio*

*Deputy County Counsel*

*Clerk of the Board (File #97-20,543)*

*Planner: H. Brunsky*

**Attachments: ATTACHMENT A - FINDINGS**

**ATTACHMENT B - CONDITIONS OF APPROVAL**

**ATTACHMENT C - Certified Board of Supervisors Minute Order**

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**PROJECT CONDITIONS**

Case Number: 96-CDP-194 H  
Project Name: Meldahl New Duplex  
Project Address: 6602 Del Playa  
APN: 075-201-023

**This permit is subject to compliance with the following conditions:**

1. This Coastal Development Permit (CDP) is based upon and limited to compliance with the project description, the Zoning Administrator Exhibit #1 dated March 10, 1997, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**The project description is as follows:**

The project consists of the construction of a duplex that will be approximately 3,145 square feet with an attached 355 square foot garage, and with an approximate height of no greater than 25 feet. The proposed two-story duplex will consist of a one-bedroom ground level unit, and an upper two-bedroom unit. The duplex will have a two car garage with one full parking space and one compact parking space as well as four additional uncovered tandem parking spaces located in the rear yard. The project includes a Modification to allow the tandem parking. Five foot sidewalks will be constructed as required by the Santa Barbara County Roads Department on Del Playa Drive and Camino Pescadero. The project will require minimal grading for site preparation and will not require any native vegetation removal.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. Final Board of Architectural Review must be obtained prior to the issuance of the Coastal Development Permit. All construction, landscaping, and parking plans must comply to plans approved by the County Board of Architectural Review.
3. Site preparation, construction, and grading for the alterations shall be limited to the hours between 7:30 A.M. and 5:00 P.M., Monday through Friday. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

- a) Santa Barbara County Fire Department, dated December 30, 1996.
- b) Santa Barbara County Air Pollution Control District, dated January 14, 1997.
- c) Santa Barbara County Parks Department, dated March 6, 1997.

- 5. A Notice to Property Owner shall be notarized and recorded against the property prior to the issuance of the Coastal Development Permit prohibiting the enlargement or remodel of each unit of the duplex that increases the bedroom density of the structure.
- 6. If the Zoning Administrator determines at a noticed public hearing that the permittee is not in compliance with any conditions of this permit pursuant to the provisions of Section 35-170.6 of Article II of the Santa Barbara County Code, the Zoning Administrator may, in addition to revoking the permit pursuant to said section, amend, alter, delete or add conditions to this permit.
- 7. The Zoning Administrator's approval of this Appealable CDP shall expire one year from the date of approval or, if appealed, the date of action by the Board of Supervisors or the California Coastal Commission on the appeal, if the use, building or structure permit has not been issued. Prior to the expiration of such one year period, the Director of Planning and Development may grant one extension of one year for good cause shown.
- 8. The use and/or construction of the building or structure, authorized by this approval cannot commence until the Coastal Development Permit has been issued. Prior to the issuance of the Coastal Development Permit, all of the project conditions that are required to be satisfied prior to issuance of the Coastal Development Permit must be satisfied. Plans accompanying this Coastal Development Permit shall contain all project conditions.
- 9. Prior to the issuance of a Building Permit, a Coastal Development Permit shall be approved and issued.
- 10. Prior to issuance of the Coastal Development Permit, the applicant shall pay all applicable P&D permit processing fees in full.
- 11. Developer shall defend, indemnify and hold harmless the County, or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Coastal Development Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 12. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., 2ND FLOOR  
VENTURA, CA 93001  
(805) 641-0142

APPEAL FROM COASTAL PERMIT  
DECISION OF LOCAL GOVERNMENT



Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Richard D. Story  
1712-B De La Vina St.  
Santa Barbara, CA 93101 (805) 682-3755  
Zip Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: Santa Barbara Co Planning and Development, SB Co Bld of Supv.

2. Brief description of development being appealed: 3,500 sq ft duplex-dormitory building mis-  
ident. filed as "single family dwelling" Address:  
6602 Del Playa Drive, Goleta RPN # 075-201-023

3. Development's location (street address, assessor's parcel no., cross street, etc.): above.

## 4. Description of decision being appealed:

a. Approval; no special conditions: \_\_\_\_\_

☒ b. Approval with special conditions: no conversions to high density occupation

c. Denial: \_\_\_\_\_

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

## TO BE COMPLETED BY COMMISSION:

APPEAL NO: \_\_\_\_\_

DATE FILED: \_\_\_\_\_

DISTRICT: \_\_\_\_\_

H5: 4/88

EXHIBIT NO.	4
APPLICATION NO.	
	A-4-STB-97-130
	Meldahl

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. ☒ Planning Director/Zoning Administrator      c. ☐ Planning Commission
- b. ☒ City Council/Board of Supervisors      d. ☐ Other \_\_\_\_\_

6. Date of local government's decision: June 9, 97

7. Local government's file number (if any): 96-CDP-194H  
97-MOD-002

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Carmelita Meldahl  
P.O. Box 6311  
Santa Barbara, CA 93160

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) Richard Grossgold  
1429 Shoreline Dr.  
Santa Barbara, CA 93109
- (2) Giselda Rubsamen  
6595 Del Playa Dr.  
Isla Vista, CA 93117
- (3) Nancy Hoolehan  
1311 China St.  
Santa Barbara, CA 93101
- (4) Derek Johnson  
IV Park and Rec District  
961 Embarcadero del Mar  
Goleta, CA 93117

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

- ① Illegal bedroom conversion creates lack of parking space for tenants, who then must park on street 24<sup>hrs</sup>/day. This blocks visitors to Pescadero bluff park and to the beach below.
- ② Project not compatible with existing density of development in neighborhood.

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

#### SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

William D. Story

Signature of Appellant(s) or  
Authorized Agent

Date June 11, 97

NOTE: If signed by agent, appellant(s) must also sign below.

#### Section VI. Agent Authorization

I/We hereby authorize \_\_\_\_\_ to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date \_\_\_\_\_

# MELDAHL MANAGEMENT PROPERTY DESCRIPTIONS

Address:	#of Bed/Bath	Price \$	Brief Description	A/NA
1. 6518 Del Playa #A	4/3	\$3045	fireplace.	NA
2. 6518 Del Playa #B	3/2	\$2640	upstairs, lofts	NA
3. 6551 Del Playa	4/4	\$4000	lofts, dbl fridge	NA
			dbl fridge	
4. 6598 Del Playa #A	5/3	\$3900	upstairs, lofts	NA
5. 6598 Del Playa #B	5/3	\$3750	dbl fridge.	A
6. 6641 Del Playa	5/4	\$4400	dbl fridge	NA
7. 6643 Del Playa	5/4	\$4400	dbl fridge	NA
8. 6647 Del Playa #A	3/2	\$2300		NA
9. 6647 Del Playa #B	3/2	\$2450		NA
10. 6653 Del Playa #1	3/2	\$2400	ocean views	A
11. 6653 Del Playa #2	3/2	\$2400	ocean views	A
12. 6653 Del Playa #3	3/2	\$2300	ocean views	A
13. 6653 Del Playa #4	3/2	\$2400	ocean views	NA
14. 6653 Del Playa #5	3/2	\$2300	ocean views	NA
15. 6653 Del Playa #6	3/2	\$2300	ocean views	A
16. 6653 Del Playa #7	3/2	\$2300	ocean views	NA
17. 6653 Del Playa #8	3/2	\$2200	ocean views	A
18. 6653 Del Playa #9	3/2	\$2400	ocean views	NA
19. 6753 Sabado Tarde #A	2/1	\$1300		NA
20. 6753 Sabado Tarde #B	3/2	\$1750		NA
21. 6749 Trigo #A	2/2	\$1300		A
22. 6749 Trigo #B	3/2	\$1750		A
23. 6647 Sueno #A	4/2	\$1850	fireplace	NA
24. 6647 Sueno #B	3/1	\$1125		NA
25. 6670 Sueno #A	3/2	\$1750	fireplace	NA
26. 6670 Sueno #B	5/4	\$2830	lofts	NA

## NEW PROPERTIES IN THE PROCESS OF BEING BUILT

27. 6602 Del Playa #A	5/3	\$3900	lofts, upstairs	A
28. 6602 Del Playa #B	5/3	\$3750	dbl fridge	A
			dbl fridge, lofts	
29. 6597 Del Playa	4/4	\$4500	ocean views	A
			dbl fridge, lofts	
30. 6599 Del Playa	4/4	\$4500	ocean views	A
31. 6624 Trigo	3/2	\$2250	big closets	A

A= Available NA= Not available

te:  
eldahl  
akes no  
alarm  
bant  
legal  
ouevsion

1 bdrm → 5 bdrm !  
2 bdrm → 5 bdrm !

