

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



W21a

[Click here to go to
original staff report](#)

ADDENDUM

DATE: May 12, 2014
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Item W21a, Santa Barbara County Appeal No. A-4-STB-14-0016 (Carr),
Wednesday, May 14, 2014

The purpose of this addendum is to (1) make one minor clarification to the staff report regarding the County's administrative record, (2) attach and respond to correspondence from the applicants' agent, and (3) attach ex-parte communication disclosure forms received to date.

1. Staff Report Clarification: Section B, Page 45, of the May 1, 2014 staff report (Note: Underline indicates text to be added to the May 1, 2014 staff report and ~~strikethrough~~ indicates text to be deleted from the May 1, 2014 staff report)

...The County's administrative record was received on April 17, 2014. Information submitted to Commissioners and Commission staff by a representative of the applicants, Robyn Black, prior to release of the staff recommendation is not considered part of administrative record transmitted by the County. ~~and has not been evaluated by Commission staff for purposes of whether to recommend whether substantial issue exists.~~ However, Commission staff notes that the County was not the source of these documents provided by Robyn Black, the applicant was the source, and the documents contain a factual error regarding the scope of the county approval (see below). The County's Notice of Final Action (Exhibit 11) includes the language of the final project description, as approved by the County, and includes all of the County's findings of approval for the project.

2. The letter submitted by the applicant's agent, Chip Wullbrandt, dated May 9, 2014, would lead the reader to believe that the County's Coastal Development Permit approval included repairs to the shotcrete seawall below the cabana (see pages 1, 3, and 5 of the May 9, 2014 letter attached hereto). To provide clarification and prevent any confusion regarding the project before the Commission, the CDP approved by the County on March 4, 2014 (CDP 11CDH-00000-0003) did not include approval of repairs to the eroding shotcrete seawall below the cabana. The shotcrete was placed on the bluff below the cabana in 1989 pursuant to a permit issued by the County at that time, as described on page 8 of the May 1, 2014 staff report. Although the County's March 4, 2014 staff report indicates that the applicant/owner expressed an interest in repairing the shotcrete, shotcrete repairs were not applied for by the applicant as part of subject project, nor has the County approved repair and maintenance to the shotcrete as part of any prior permit. Exhibit 11 to the May 1, 2014 staff report contains the Notice of Final Action for the subject project, dated March 18, 2014. The Notice of Final Action includes a final approved project description for CDP 11CDH-00000-00032 and it is clear that the project description does not include repairs to the shotcrete seawall. Additionally, materials provided to the Commission

by Robyn Black also erroneously list “repair and maintenance of the existing shotcrete seawall at the toe of the bluff” as part of the County’s approved project description for CDP 11CDH-00000-00032. The County did not approve repair and maintenance of the existing shotcrete as part of CDP 11CDH-00000-00032. Therefore, repair and maintenance of the shotcrete is not before the Commission at this hearing on substantial issue, as it was not part of CDP 11CDH-00000-00032, as approved by the County on March 4, 2014.

Next, the May 9, 2014 letter submitted by the applicant’s agent, Chip Wullbrandt, makes several statements indicating that the caissons were installed to support the deck and that the “factual context for the decision at issue is whether to approve as-built repairs to a deck associated with an historic beach cabana.” (May 9, 2014 letter, pg. 4) The letter also states that “[t]o the extent that the caisson system also supports the long-term preservation of the landmarked structure, it does so incidentally – its principal function, by design, is to support the accessway...”. (May 9, 2014 letter, pg. 4) As addressed on page 17 of the May 1, 2014 staff report, regardless of this assertion, it is clear, based on the record evidence discussed in the staff report, that the caisson foundation improvements provide support to both the cabana and attached deck and have the effect of extending the life of the cabana.

Further, the May 9, 2014 letter states that staff analysis of substantial issue is biased, based on “a selective reading of the record relating to scope and nature of the project and expert testimony on geologic hazards of the site.” (May 9, 2014 letter, pg. 3) The letter also asserts that “the staff analysis appears biased in favor of finding a Substantial Issue based solely on the County staff recommendation and selective reading of the administrative record rather than proceedings of the Planning Commission’s deliberations and findings of fact.” (May 9, 2014 letter, pg. 2) These allegations regarding bias of the analysis are unfounded. In fact, the staff report discusses the conflicting County record (including the findings and evidence used to support the County’s decision to approve the CDP) throughout the May 1, 2014 staff report. Specifically, the County’s findings, both those supporting project approval and those supporting project denial, are described on pages 13-18 and 21-26 of the staff report regarding LCP provisions related to geologic hazards and bluff development standards, non-conforming structures, visual resources, and adequacy of public services, including fire department access.

Attachments:

1. Letter from Chip Wullbrandt, Price, Postel, and Parma, LLP to Commissioners, dated May 9, 2014. (50 pages)
2. Information received from the applicant (8 pages)
3. Ex-Parte Communication Form received from Commissioner Zimmer, dated May 12, 2014 (2 pages)

MAY 09 2014

PRICE, POSTEL & PARMA LLP

J. TERRY SCHWARTZ
DAVID W. VAN HORNE
PETER D. SLAUGHTER
DOUGLAS D. ROSSI
CRAIG A. PARTON
CLYDE E. WULLBRANDT
CHRISTOPHER E. HASKELL
TIMOTHY E. METZINGER
TODD A. AMSPOKER
MARK S. MANION
MELISSA J. FASSETT
IAN M. FISHER
SHEREEF MOHARRAM
SAM ZODEH
KRISTEN M. R. BLABEY
S. VICTORIA KAHN
LAUREN B. WIDEMAN

COUNSELLORS AT LAW
200 EAST CARRILLO STREET, SUITE 400
SANTA BARBARA, CALIFORNIA
93101-2190

MAILING ADDRESS P.O. BOX 99
SANTA BARBARA, CA 93102-0099
WWW.PPPLAW.COM

TELEPHONE (805) 962-0011
FAX (805) 965-3978

E-MAIL: CEW@PPPLAW.COM

OF COUNSEL

ARTHUR R. GAUDI
JAMES H. HURLEY, JR.
ERIC P. HVOLBØLL
KENNETH J. PONTIFEX
SUSAN M. BASHAM
STEVEN K. MCGUIRE

RETIRED PARTNERS

GERALD S. THEDE
DAVID K. HUGHES

OUR FILE NUMBER

21143-1

May 9, 2014

BY HAND DELIVERY

California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, CA 93001

Re: Item W21a: A-4-STB-13-00016. Substantial Issue Determination.
Applicant Lee Carr, 4353 Marina Drive, Santa Barbara (APN 063-220-023)

Dear Commissioners:

We represent Lee and Julia Carr, owners of real property located at 4353 Marina Drive and identified as APN 063-220-023. On May 14, 2014, your Commission is scheduled to consider the above-captioned appeal of a decision by the Santa Barbara County Planning Commission on December 16, 2013 to consider whether a Substantial Issue exists with the approval of as-built repairs to a deck associated with an historic beach cabana. The repairs are the result of a prior owner that undertook the installation of several caissons and a cantilever support system specifically to address the condition of the deck but did so without first obtaining County permits. The deck serves as an integral part of an engineered accessway to the beach installed in 2004 and authorized by Coastal Development Permit 01CDP-00000-00015. The current owners, Le and Julia Carr, now seek a Coastal Development Permit to legalize the deck repairs as installed, and they also propose drainage improvements associated with the walkway to the cabana and repair and maintenance to the permitted shotcrete applied at the toe of the bluff face in 1989.

The Carrs commenced working with County staff in 2007 when they took ownership of the property. However, despite the ensuing seven years of effort by Mr. and Mrs. Carr to satisfy all of Santa Barbara County Planning and Development staff's concerns, a staff recommendation

of denial was forward to the Planning Commission based on the project's perceived inconsistency with Local Coastal Plan policies, stating that the project presents "competing goals" between preservation of an historic resource with the broader policies of coastal resource protection including coastal bluffs and scenic resources. The Planning Commission disagreed with the staff analysis and recommendation and found that the installation of the as-built repairs were properly engineered and installed and necessary to maintain a connection to an approved beach accessway – a permitted use under the County's Local Coastal Plan (LCP) and Coastal Zoning Ordinance.

We have reviewed the Substantial Issue staff report and believe the Coastal Commission staff analysis of the project is flawed and based on a fundamental misunderstanding of facts related to the project and its relationship to the pertinent resource protection policies of the County's certified LCP. Moreover, the staff analysis appears biased in favor of finding a Substantial Issue based solely on the County staff recommendation and selective reading of the administrative record rather than proceedings of the Planning Commission's deliberations and findings of fact.

Background

The cabana was permitted and constructed in 1956 and constitutes a legal, non-conforming structure located within the required coastal bluff setback¹ (see attached photos). Over time the cabana was modified to include an indoor toilet connected to the septic system of the main residence via a grinder pump, a wetbar, and enclosure of an approximately 34 square foot screen porch (neither the area under roof nor the foundation was enlarged to accommodate this expansion). Based on a careful review of assessor records, it appears all of these slight modifications occurred prior to 1972. The site was also improved with an engineered beach access stairway approved in 2001 and the toe of the bluff below the cabana was reinforced with shotcrete under an emergency permit and follow-up special use permit in 1989. The project approved by the Planning Commission includes legalization of the pre-1972 unpermitted modifications (although we disagree with County staff on the necessity to do so given the scope of work and zoning requirements in place at the time construction commenced) and legalization of as-built installation of five caissons. The caissons were installed by the prior owner specifically to address failure of the ocean-side support footing and posts of the deck attached to the cabana that functions to provide beach access for the parcel.

¹ Staff has been inconsistent in its view of the cabana location, fluctuating between referring to it as a "bluff face" and a location within the bluff top setback. In fact the bluff slopes gradually in this location, and the cabana sits on a "bench" in the bluff area that has been present for 58 years if not longer. Arguably bluff *face* protections do not apply here, but even if they do, an engineered accessway is permissible.

The caisson work was in direct response to a 2005 Notice of Non-Compliance (attached) sent to the then property owner noting certain conditions including: "1) the **decking** has separated from dwelling at the southwest corner; 2) the **decking** shows signs of movement; 3) **deck piers** have fallen away and posts are no longer supported; 4) the posts supporting the **under-deck beam** are no longer plumb; and 5) the retaining wall located at the rear of the structure is listing" (emphasis added). The failure of deck supports was the result of a water line rupture caused by a falling tree that eroded the area around the footings of the posts. These conditions were corrected by the caisson work and approved by the County Planning Commission on March 5, 2014. The Planning Commission's decision was based primarily on the fact that the caisson work was properly engineered and was the best method to support the deck which serves as an integral connection of a permitted beach accessway to the beach. The Planning Commission also found that the caisson work was in the best interest of public safety and protection for a historic landmark.

Analysis of Substantial Issue

The appellants contend that inconsistencies exist with regard to geologic hazards and bluff development standards, landform alteration, need for future shoreline protective devices, visual resources, and non-conforming structures, including LCP Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-V-3, Coastal Act sections 30251 and 30253, and Coastal Zoning Ordinance sections 35-67 35-160, and 35-161. Without making a line by line comparison, it appears to us that this litany of inconsistencies ignores the deliberative process the Planning Commission used to reach its decision, its actual findings of fact, and the consistency of its findings with applicable law and policy. While your appealing Commissioners and staff may disagree with the conclusions we reached, that does not mean the Planning Commission's findings were reached without regard for the County's certified LCP policies and related ordinances. On the contrary, if you review the Planning Commission's deliberations it will be abundantly clear that all issues of policy consistency were addressed fully in reaching our decision. Instead, your staff's report relies simply on the County's staff analysis which the Planning Commission found to be flawed after careful consideration of the evidence. Moreover, the Substantial Issue analysis is biased by a selective reading of record relating to scope and nature of the project and expert testimony on geologic hazards of the site.

Indeed, all of the issues raised in the staff report were resolved through earlier actions by County decision-makers and staff. Declaring any of these a "substantial issue" only reopens issues that have been exhaustively considered and resolved by the Planning Commission. The heart of the matter is whether the approval itself – the action of the Planning Commission – is consistent with the LCP and, based upon the findings of fact made by the Planning Commission, it is. Accordingly, we request that your Commission determine there is no substantial issue here and the appeal therefore should not be considered.

The factual context for the decision at issue is whether to approve as-built repairs to a deck associated with an historic beach cabana. Again, the prior owner undertook the installation of several caissons and a cantilever support system specifically to address the condition of the deck identified in a May 6, 2005 Notice of Noncompliance, but did so without first obtaining County permits. As noted above, the deck serves as an integral part of an engineered accessway to the beach authorized by Coastal Development Permit 01CDP-00000-00015. Engineered stairways and beach accessways are specifically allowed under Article II section 35-67.5, and the repair and maintenance of such structures are provided for in Appendix C of Article II, section III.A.3. To the extent that the caisson system also supports the long-term preservation of the landmarked structure, it does so incidentally – its principal function, by design, is to support the accessway (see attached site and construction plans). Mr. and Mrs. Carr sought a Coastal Development Permit to permit the deck repairs as installed, and they also proposed drainage improvements associated with the walkway to the cabana and repair and maintenance to the permitted shotcrete applied at the toe of the bluff face in 1989.

The Planning Commission considered very carefully the manner in which these caissons were installed and found, based on substantial evidence in the record, that the as-built deck support system functions in a manner which avoids areas of geologic hazards, minimizes erosion, and promotes bluff stability. Each of the geologic reports associated with the Carrs' site investigation acknowledges the stabilizing influence of the cabana as well as the support system on the bluff, and that absent the cabana, the deck, and the concrete pathways, water would fall directly on the bluff face and significantly exacerbate erosion (see attached letters from Braun and Associates dated August 15, 2005 and December 12, 2011 and Grover Hollingsworth dated November 9, 2011).

Meanwhile, the Board of Supervisors formally designated the Irene and Frances Rich Beach Cabana as Historic Landmark No. 49 on March 6, 2012. The Resolution adopted by the Board (attached) specifically includes as part of the landmark the cabana, the walkway to the beach from the cabana, and the deck with its caisson system and cantilevered support. The HLAC recommended, and the Board found, that the cabana met numerous criteria for designation as a landmark and that the cabana merited designation because of its unique location on the bluff face and the fact that it is one of only a handful of mid-century beach cabanas surviving in the County. The current application represents nothing more than an effort by the owners to do what is expected of any owner of an historic landmark – take actions necessary to preserve its historic structure and character.

In considering the Carrs' request, the Planning Commission was aware of both the factual and procedural history. Planning staff had raised concerns similar to those your staff raises now, focused in particular on whether there is a potential conflict between coastal bluff resource protection and the preservation of an historic landmark. The Planning Commission resolved that potential conflict by recognizing that the as-built repairs to the deck/beach accessway and

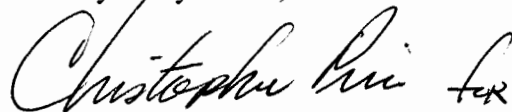
California Coastal Commission
South Central Coast Area
May 9, 2014
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proposed drainage improvements are entirely consistent with County policies for bluff development.

In summary, the Planning Commission, while considering fully its responsibilities pursuant to the Local Coastal Program, also recognized that the Board of Supervisors, in designating the Irene and Frances Rich Beach Cabana a County historic landmark, declared that its preservation is in the public interest. None of the potential policy conflicts raised by Coastal Commission staff suggests any result other than the one requested by the Carrs and approved by the Planning Commission – a determination that the as-built repairs should be approved and that the additional minor paving modifications to the drainage system should be allowed so as to continue the preservation of this important County landmark.

Thank you for your consideration of this important matter. We urge the Commission to find that no substantial issue exists with the County's approval of the as-built deck repairs and the proposed drainage improvements and shotcrete repairs. These minor improvements to a historic structure should be allowed consistent with similar repairs allowed for the countless residences and accessory structures located within the required bluff setback along the entire coast of California.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Christopher Price".

C. E. Chip Wullbrandt
For PRICE, POSTEL, & PARMA LLP

CC: Lee and Julia Carr
Amber Geraghty, California Coastal Commission



MAY 09 2014



MAY 09 2014



County of Santa Barbara Planning and Development

Dianne Meester, Assistant Director

NOTICE OF NONCOMPLIANCE

May 6, 2005

Mr. Peter Capone, Trustee
Capone Revocable Trust
3981 Roblar Ave.
Santa Ynez, CA 93460

FILE COPY

RE: **NOTICE OF NONCOMPLIANCE**
4353 Marina Drive
APN: 063-220-023
05BDV-00093

Dear Mr. Capone,

County records indicate that you are responsible party of record of the above referenced property.

Based on report received by the Santa Barbara County Division of Building and Safety, and with the cooperation of Mr. Salvatore Griggs in providing access, a site visit was made to your property on April 28, 2005. During the site visit, the following was observed:

1. Due to the eroding bluff face, pier footings under the columns which previously supported the deck of the guest house appear to have fallen into the ocean. The columns hang from the remaining structure.
2. Due to the continually eroding bluff face, the current proximity of the building foundation to the edge of the bluff top, the steep slope of the bluff face, and the height of the bluff, the soil supporting the structure may be compromised.
3. Foundation elements no longer meet the prescriptive code requirements for setbacks from descending slopes.

MAY 09 2014

4. Work has been done without permit in violation of Santa Barbara County Code Chapter 10 Section 10-2.6 A. Observations which support this finding are:

- a. An old stairway was removed and has been reconstructed on the West end of the deck without permit.
- b. A picture taken on 04/28/05 shows a beam that has been installed since a picture was taken on 04/05/05.
- c. Deck and deck overhanging post supports have been supplanted by cantilevered beams and/or diagonal supports.

In attendance at the site visit were Mr. Salvatore Griggs, owner's representative and General Contractor, Mr. Mark Braun; Geotechnical and Civil Engineer; and representing the County were Mr. Nick Katsenis, Supervising Building Inspector; Mr. Eric Hagen, Plan Check Engineer; and Mr. Curtis Jensen, Building Inspector. Mr. Braun said that he needed at least 30 days to evaluate the condition and prepare submittal documents, so we agreed that 60 days was reasonable to make an evaluation and prepare a submittal to justify the location of the building on the bluff edge or propose measures that will abate the condition. Mr. Braun may want to communicate with the Planning and Development Engineering Geologist, Mr. Brian Baca concerning the possibilities of measures to be considered in the abatement of the condition. Brian Baca can be contacted at Bbaca@co.santa-barbara.ca.us and 805.568.2004.

We found the guest house unoccupied and Mr. Griggs said that it has not been occupied recently. The building has been posted with a yellow notice which restricts entry into the building to construction and building design personnel only. Until engineers make a determination and the County concurs with the determination regarding the building's safety, the Limited Entry Notice will remain on the building. Mr. Braun asked what the procedure would be if he found the retaining wall on the ascending slope side of the building to be failing. If Mr. Braun determines that the retaining wall, building foundation or structure is in an unsafe condition he will immediately notify the Division of Building and Safety of his findings. In that event the abatement process will be commenced pursuant to the Uniform Code for the Abatement of Dangerous Buildings.

Plans and calculations showing the building meets the minimum requirements of the 2001 CBC must be submitted to the County of Santa Barbara Building Division within 60 days of this notice. **If no submittal is received within 60 days of this notice, the building will be deemed to meet the definition of a dangerous and substandard building in The Uniform Code for the Abatement of Dangerous Buildings Chapter 3 Section 302 Subsection 8 and California Health and Safety Code Section 17920.**

A copy of the Uniform Code for the Abatement of Dangerous Buildings can be purchased at <http://www.iccsafe.org/e/prodsearch.html?stateInfo=TkcNcivkfbajnJxd7416%7C3&words=abatement&go.x=31&go.y=4>.

May 6, 2005

NOTICE OF NONCOMPLIANCE DUE TO CHANGE IN SOIL CONDITIONS

4353 Marina Drive

APN: 063-220-023

05BDV-00093

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California Health and Safety Code, Section 17920 defines a substandard structure as follows:

17920.3. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

Structural hazards which may cause a building to be deemed substandard are defined in the California Health and Safety Code, include, but are not limited to "...Deteriorated or inadequate foundations."

Conditions at your site which support a finding of "deteriorated or inadequate foundations" are as follows:

1. Plastic sheeting is covering areas of soil erosion.
2. Mark Braun, Geotechnical Engineer stated that this bluff is likely receding.
3. The decking has separated from the dwelling at the SW corner of building.
4. Decking shows signs of movement.
5. Deck precast piers have fallen away and posts are no longer supported.
6. Posts supporting beam under deck is not plumb.
7. 4" by 8" structural lumber beneath deck no longer mid-span supported.
8. Retaining wall located at rear of building is listing and is being evaluated by Mark Braun.

Due to the structure's proximity to the bluff-face, your structure no longer meets the prescriptive requirements of the California Building Code. Therefore it is necessary for the Division of Building and Safety to require an investigation of the soil conditions adjacent to your building in the area of the slope failure and verify that your structure has proper structural support.

The sections of the 2001 California Building Code which speak to slope setbacks are as follows:

1806.5.3 Footing setback from descending slope surface. Footing on or adjacent to slope surfaces shall be founded in firm material with embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section 1806.5.6 and Figure 18-1-1, the following is deemed adequate to meet criteria. Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100% slope), the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.

1806.5.6 Alternative setback and clearance. The Building official may approve alternate setbacks and clearances. The building official may require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

To properly evaluate the structure and its support conditions, a structural evaluation is required. The attached pages are guidelines to assist your professionals in preparing a complete submittal.

To satisfy this notice, all documents and reports shall be submitted to the Division of Building and Safety by July 7, 2005.

For work done without permit, apply for land use and building permits at the same time you submit your structural evaluation documents. Stop all work on the guest house building and attached deck. Please note that any proposed alterations to the retaining wall at the ascending slope or the building will require permits.

GUIDELINES FOR STRUCTURAL EVALUATION SUBMITTAL

Provide four (4) complete sets of plans and two (2) sets of calculations and soils reports. Any drawings provided are to be legible and drawn to scale (engineering scale acceptable if legible). All documentation is to be prepared by currently registered professionals licensed in the State of California. In order to be accepted for processing, structural repair submittals must include, at a minimum, the following:

1. Site Plan, to include (at minimum):

- Project address
- Name, address, and telephone number of the owner and the person responsible for the preparation of the plans
- Name, address, and telephone number of all consultants involved with the project design
- Easements and/or restricted use areas, with dimensions
- North arrow
- Location of all property lines/dimensions from buildings to property lines
- Current location of bluff top and toe, location of Mean High Tide Line
- Locations of all buildings / structures on adjacent property within 10 feet of property line. (For shoring requirements, see item 19)
- Location and dimensions of walks, driveways and other hardscape
- Drainage information, to include site drainage patterns and drainage devices (catch basins, area drains, sump pumps, etc.)

2. Site Cross Section (minimum one; additional as necessary), to include:

- Location of street and property line at front of property, location of building, location of Mean High Tide Line, current location of bluff top and toe (or top and toe at slope failure)
- In the case of building support analysis, an outline of the existing foundation, showing footing locations, sizes, and depths

3. Geotechnical Report:

- A foundation investigation which includes soil classification is to be provided as per California Building Code Section 1804
- Report is to include, at a minimum, the information outlined in Section 1804.3 of the California Building Code, including foundation design recommendations
- The Building Official requires that Liquefaction Potential and Soil Strength Loss are to be evaluated as per California Building Code Section 1804.5.
- A slope stability analysis of the adjacent descending slope or bluff face prepared by a CA Licensed Geotechnical Engineer or Engineering Geologist in accordance with Chapter 18 of the California Building Code.

4. Structural Analysis and Plans (when required for building support analysis):

- Geotechnical Engineer to provide approval of foundation designs for consistency with soils report recommendations
- Calculations are to include the effects of lateral loads such as wind, seismic, potential wave damage, hydrostatic pressure and/or soil pressure on structural elements including caissons or columns
- Include structural key, design dead and live loads
- Provide size and spacing of all structural elements, construction assemblies, critical connection details, reinforcement detailing, and any other structural elements referred to in the structural design
- Existing condition assessment (i.e., cracking, weathering, corrosion, erosion, etc.) Recommendations for testing, if required, to determine structural properties of materials.

5. Additional Considerations:

- Additional documentation will be required for proposals to correct substandard conditions which require work on the bluff or existing buildings. At a minimum, this would include more detailed site plans, floor plans, and elevations to show the building as altered complies with all aspects of the Santa Barbara County Zoning Ordinance and California Building Codes. It should include a breakdown of project data showing square footage amounts.
- In order to expedite the plan review process, it is in the best interest of all parties that a special effort is made by the design team to comply with **each and every one** of the items listed above.

May 6, 2005

NOTICE OF NONCOMPLIANCE DUE TO CHANGE IN SOIL CONDITIONS

4353 Marina Drive

APN: 063-220-023

05BDV-00093

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Upon resolution of the building compliance case that has been identified on the property, building compliance recovery costs will be assessed to cover all time spent by County staff investigating and resolving the case pursuant to Santa Barbara County Code Chapter 10 Section 10-2.12. The current fee in effect, as approved by the Board of Supervisors is \$85.00 per hour. The payment of compliance costs is required **regardless** of any fines incurred under the Administrative Fine Program pursuant to Santa Barbara County Code Chapter 24A and; any investigation fee that is associated with any work that has been done without permit per the Section 107.5 of the California Building Code.

Prior to the expiration of the above referenced 60 day period, you may submit in writing any information relating to the determination of the existence of a violation(s) or a request for an extension of the 60 day deadline.

Failure to comply with this notice may result in but is not limited to any or all of the following actions:

- Transmittal of Notice of Violation pursuant to Santa Barbara County Code Chapter 24A;
- Declaration of lien recorded of non-compliance against the property;
- Other actions as prescribed by law.

Please be advised that permits and inspections are required of all work. STOP WORK on the guest house.

Thank you for your attention to this matter. Please be advised that this notice only address conditions as noted. Other conditions discovered as a result of this compliance case may require additional compliance actions. You may be required to obtain other permits in order to comply with other portions of the County Code.

Respectfully,



Curtis Jensen

Building Inspector

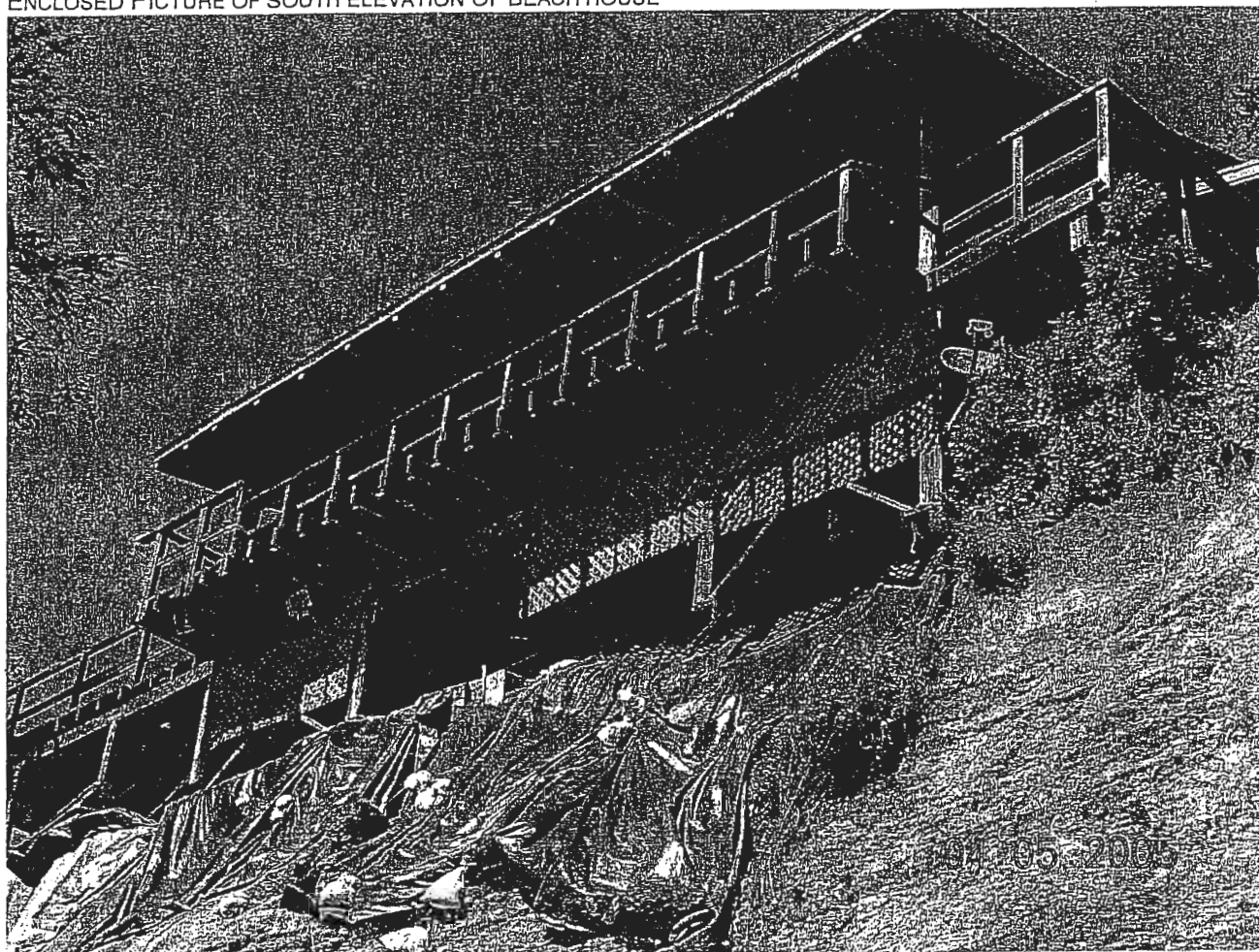
(805) 884-6842

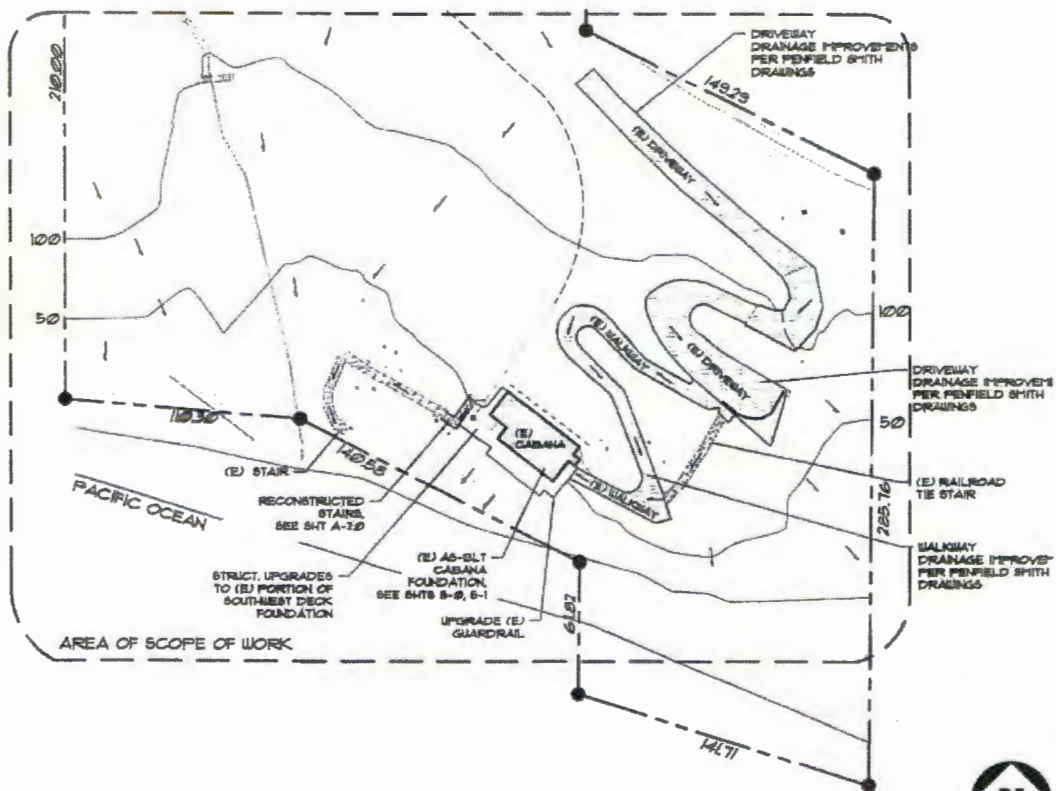
cujensen@co.santa-barbara.ca.us

Cc: Nick Katsenis, Supervising Building Inspector
Lincoln Thomas, Supervising Building Inspector
Petra Leyva, Supervising Planner
Salvatore Griggs, General Building Contractor #639726; P.O. Box 884; Santa Ynez CA 93460
Mark Braun, Professional Engineer; P.O. Box 2004; Buellton, CA 93427-2004
Compliance Case File

May 6, 2005
NOTICE OF NONCOMPLIANCE DUE TO CHANGE IN SOIL CONDITIONS
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APN: 063-220-023
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ENCLOSED PICTURE OF SOUTH ELEVATION OF BEACH HOUSE





SITE PLAN

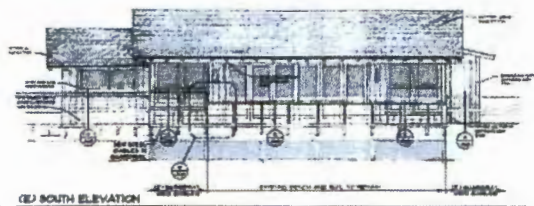


1" = 40'-0"

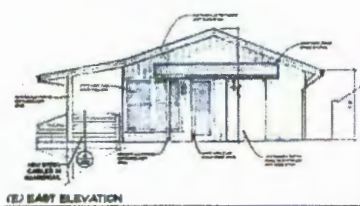
MAY 09 2014



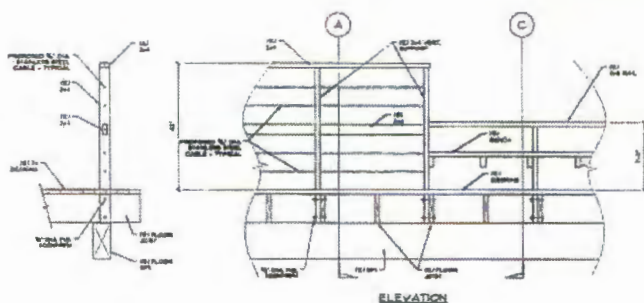
(E) SOUTH ELEVATION



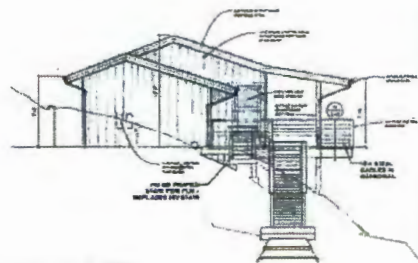
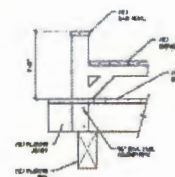
(E) SOUTH ELEVATION



(E) EAST ELEVATION



ELEVATION



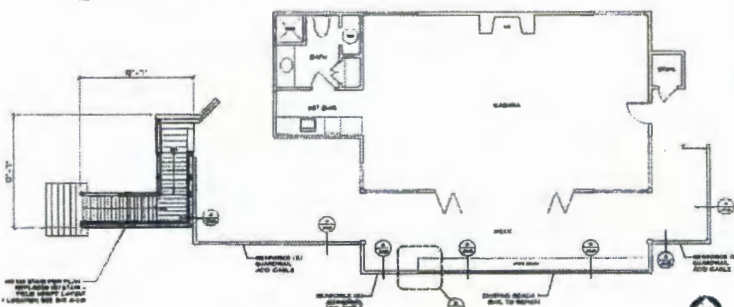
(E) WEST ELEVATION

(A) EXISTING GUARDRAIL MODIFICATION

(B) EXISTING GUARDRAIL MODIFICATION

(C) EXISTING BENCH TO REMAIN

(D) 2" BRASS GUARDRAIL ON (E) GUARDRAIL



(E) BEACH CABANA FLOOR PLAN

THOMAS OCHSNER
ARCHITECT

THOMAS OCHSNER
ARCHITECT

BEACH CABANA IMPROVEMENTS
ARCHITECTURAL
DRAWINGS

BEACH CABANA IMPROVEMENTS
ARCHITECTURAL
DRAWINGS

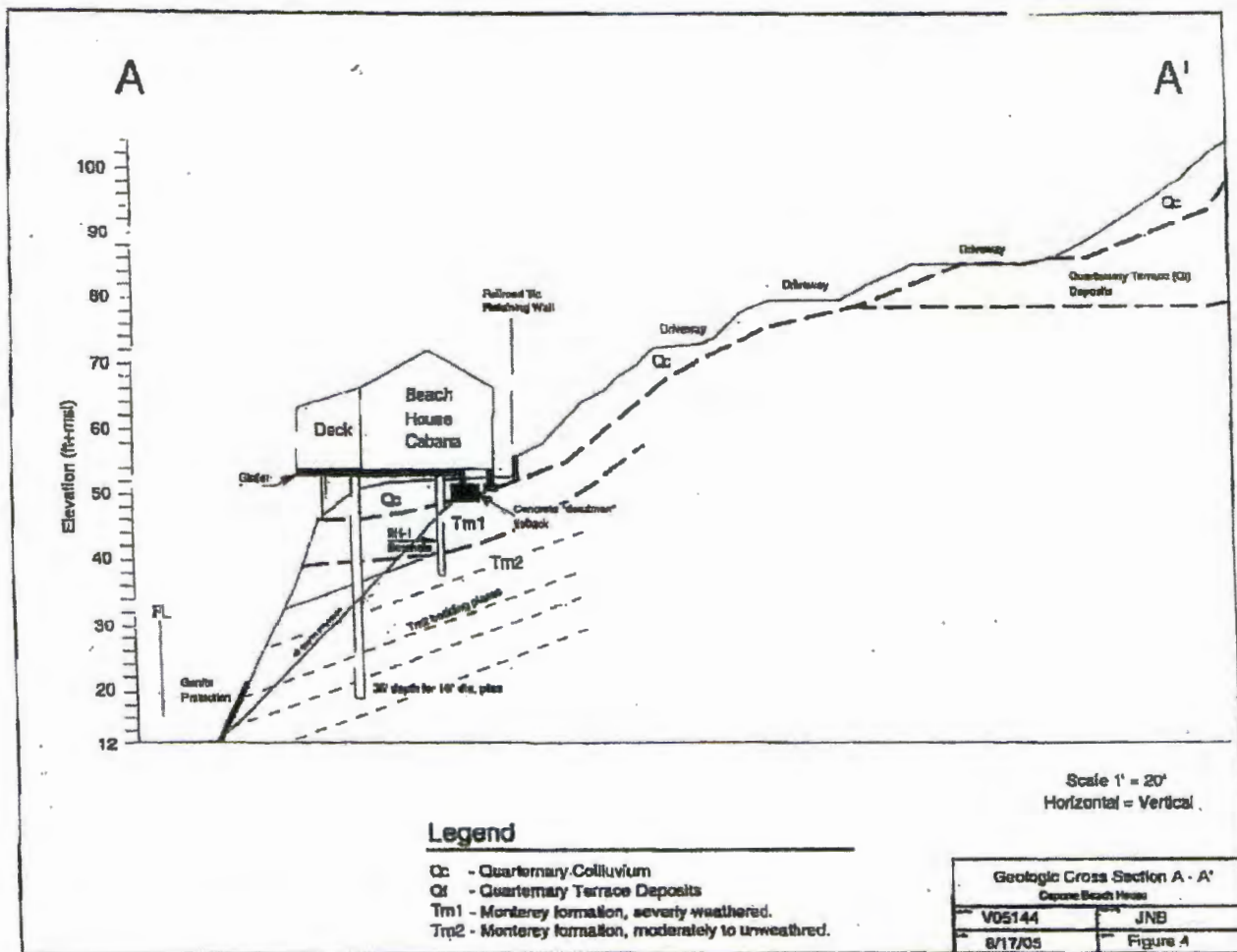
BEACH CABANA IMPROVEMENTS
ARCHITECTURAL
DRAWINGS

BEACH CABANA IMPROVEMENTS
ARCHITECTURAL
DRAWINGS

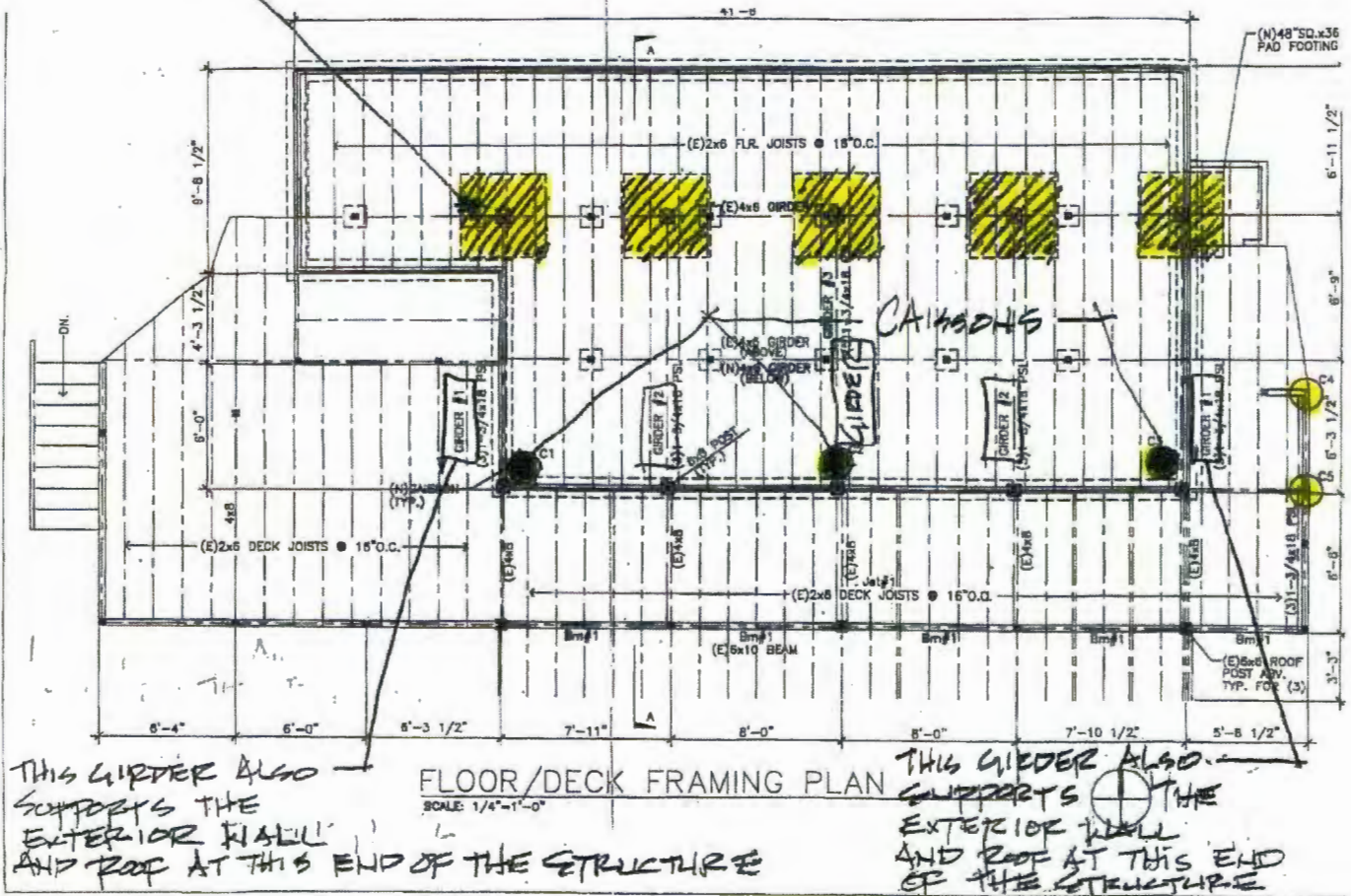
A-10

COASTAL GEOLOGY & SOILS INC.

SECTION A

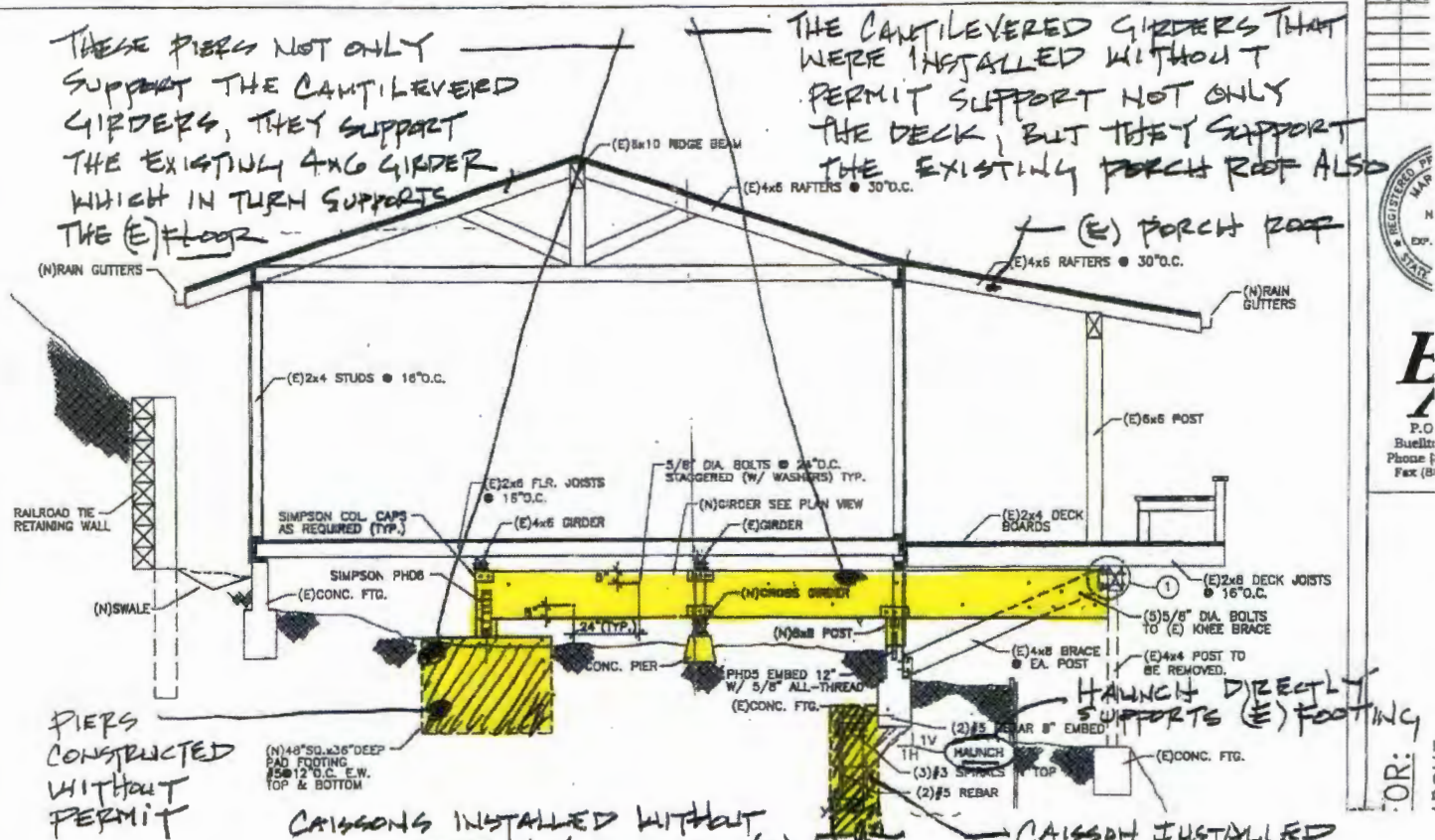


THESE PIERS NOT ONLY SUPPORT CANTILEVERED GIRDERS, THEY SUPPORT THE EXISTING 4x6 GIRDER WHICH, IN TURN, SUPPORTS (E) FLOOR



THESE PIERS NOT ONLY SUPPORT THE CANTILEVERED GIRDERS, THEY SUPPORT THE EXISTING 4x6 GIRDER WHICH IN TURN SUPPORTS THE (E) FLOOR

THE CANTILEVERED GIRDERS THAT WERE INSTALLED WITHOUT PERMIT SUPPORT NOT ONLY THE DECK, BUT THEY SUPPORT THE EXISTING PORCH ROOF ALSO



CAISSONS INSTALLED WITHOUT PERMIT DIRECTLY SUPPORT (E) FOOTING, EXTERIOR WALL, AND ROOF (SEE HATCH AT RIGHT). THEY CONTEND CAISSONS INSTALLED "INSIDE" (E) FTG. - THIS IS NOT ACCURATE.

CAISSON INSTALLED WITHOUT PERMIT

REV/DAT
N 18/0

REGISTERED PROFESSIONAL
ENGINEER
MASSACHUSETTS
EXP.
P.O.
Buelitz
Phone
Fax

E
P.O.
Buelitz
Phone
Fax

OR:
INCL



MAY 09 2014

December 12, 2011

Lee & Julia Carr
4353 Marina Drive
Santa Barbara, CA 93110

Re: Structural Assessment, Beach Cabana & Deck, Parcel B, Parcel Map 10994,
4353 Marina Drive, Santa Barbara, CA APN 083-220-23

Dear Lee & Julia:

The following provides a review of previous engineering work which was performed to stabilize the deck on the south facing side of the Beach Cabana at the referenced property. This assessment was performed in accordance with your request in the on-going permitting issues for the property. No additional structural work was performed at this time.

This firm was initially retained in 2004 by Mr. Peter Capone, (owner of the property at that time), to review the conditions of the Beach Cabana and determine the general condition and stability of the structure. I was informed that an irrigation line had broken beneath the deck causing erosion and soil loss. Upon my initial site visit I observed there was erosion of the sandy soils beneath the deck and along the bluff face. The area affected was for supporting the outer edge of the deck. The bedrock structure of the bluff did not exhibit signs of sliding, shifting or damage.

The deck was connected to the Cabana by vertical posts resting on individual concrete piers. Some of these piers had been compromised by the described erosion. The piers were shallow cast in place footings resting on residual soils of the slope. The erosion had caused the deck to sag due to lack of support and had partially pulled away from the cabana structure.

I examined the cabana building and its foundation, no signs of damage or movement was noted. The Cabana was originally built in 1956 on an excavated pad above the bluff face. The foundation consisted of continuous perimeter footings and isolated interior concrete piers, which was accepted practice at the time.

In 2005 I met with Mr. Curtis Jensen, Santa Barbara County Building Inspector and we discussed my observations at the site and his "Notice of Non-compliance" dated May 6, 2005. I worked to resolve concerns that the deck and its foundation were structurally sound as was the Cabana structure.



MAY 09 2014

August 15, 2005

Mr. Peter Capone
C/o SJG Construction
P.O. Box 884
Santa Ynez, CA 93460

Re: Beach House decking, 4353 Marina Drive, Santa Barbara, CA

Dear Mr. Capone:

Per your request this letter discusses the damage and repair options for the Beach House deck which was damaged during the recent storms of 2004-2005.

In December 2004 the Santa Barbara area experienced severe flooding and high winds. As a result in many areas erosion along with toppling of trees had occurred. One such area of damage happened at the Beach House on the property referenced above. Based on discussions with you and your representative, Mr. Tori Griggs I understand that the damage to the wood deck and supporting structure occurred due to a large tree being knocked over by the high winds. The root ball broke an active water line. This damage was not discovered for approximately two days. The resulting concentrated water created an erosional channel, which undermined and exposed portions of the deck foundation system. The deck is a wood framed structure with concrete block footings placed on grade. The attachment of wood ledgers to the existing structure consisted of nails, which unfortunately pulled away from the building sill plate approximately 2-inches.

Per the desire of the owner to repair the deck this firm recommends stabilizing the deck through the use of a deep foundation system. This would transfer the loads into the underlying bedrock formation. The design would generally utilize most of the existing wood framing with additional wood supports which would then be connected to the foundation system. It is expected the work would cause little to no disturbance of the bluff. It is expected however, should the deck be removed the exposed ground open to the weather would cause accelerated surface erosion.

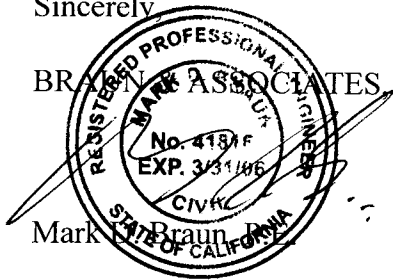
Once it has been decided as to the time frame for this work this firm can then provide the calculations along with field inspections for the repair of the deck.

August 15, 2005
4353 Marina/Capone
Page 2

Should you have any questions please call me at (805) 688-5429.

Sincerely

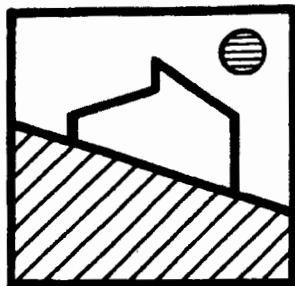
BRADY ASSOCIATES, INC.



Mark Braun, P.E.

MDB/dsc

1697NING BCH HSE DEC REPAIR



**Grover
Hollingsworth
and Associates, Inc.**

MAY 09 2014

November 9, 2011
GH14022-G

Lee and Julia Carr
4353 Marina Drive
Santa Barbara, California 93110

Subject: Geologic and Geotechnical Assessment, Beach Cabana and Adjacent Bluff Stability, Parcel B, Parcel Map 10994, APN 083-220-23, 4353 Marina Drive, Santa Barbara, California.

Reference: Reports by Grover-Hollingsworth and Associates, Inc.: Geologic and Engineering Exploration, Landslide Evaluation, Site Stability Assessment, Beach Cabana Stability Assessment, Proposed Sewage Disposal System and Possible Future Site Development, dated August 9, 1999; and Geologic and Soils Engineering Update and Plan Review, Proposed Residence Additions, Pool and Retaining Wall, dated July 31, 2008.

Dear Mr. and Mrs. Carr,

The following provides additional geologic and geotechnical assessment of the stability of the beach cabana and adjacent bluff. This assessment follows a recent site visit performed on October 13, 2011, review of our above-referenced reports, review of recently provided letters and reports by Mark Braun and J.N. Brouwer and review of historic oblique air photographs. Additional subsurface exploration, soil sampling, laboratory testing and slope stability analyses have not been performed as our earlier detailed studies referenced above are still deemed to be valid. It is our understanding that those earlier reports have been provided to Santa Barbara Planning and Development

Engineering Geology

Geotechnical Engineering

31129 Via Colinas, Suite 707, Westlake Village, California 91362 • (818) 889-0844 • (FAX) 889-4170

Department and so they are not now being resubmitted. They are, of course, available on request.

2005 DECK STABILIZATION PROJECT

We have recently learned that a deck stabilization project was undertaken at the beach cabana following a 2004 waterline break that caused local erosion slumping of the residual soil beneath the southwest portion of a wood deck that is situated south of the beach cabana. The erosion/slumping removed support for at least one of the piers supporting the southern edge of the deck. Another pier at the southeast corner of the deck was also unsupported due to earlier erosion.

The deck repair plans were prepared by Braun and Associates and are dated April 12, 2004. The plans detail the installation of five north/south-trending girders extending from the southern east/west-trending deck support beam, to five new pier footings under the beach cabana floor. These new girders extend over original the southern beach cabana footing. The Braun design documentation shows that the existing southern cabana footing was underpinned with three, minimum 35-foot-deep, 18-inch-diameter, steel reinforced, concrete friction piles. These piles and the five new pad footings under the beach cabana floor provide vertical support for the five new girders that now provide cantilever support for the deck. This new support system allowed removal of the original wood posts that formerly supported the southern side of the deck. Two additional concrete friction piles were installed under the eastern side of the wood deck.

Our visual inspection conducted on October 13, 2011 confirmed that the Braun repairs are performing as intended to support the deck in a level, sound condition. We also observed that the cabana building itself showed no signs of structural problems or foundation movement.

The 2004 Braun plans do not suggest that the beach cabana was to be releveled or repaired as part of the deck stabilization project. The August 17, 2005, Coastal Geology and Soils Inc. report that was prepared after completion of the deck repair project also

does not suggest that damage to the original beach cabana foundation system was apparent. In addition, Curtis Jensen, who observed the beach cabana and deck after completion of the deck repair project, discussed damage to the deck and its original support system but not to the beach cabana itself. Further, the undersigned did not observe obvious evidence of settlement or damage to the beach cabana foundations in 1999. Therefore, while the original southern deck foundations, that were shallow and located on the descending natural slope above the steep bluff experienced damage over time, the cabana foundation system that is located farther from the bluff face has performed adequately since original construction in 1956.

BLUFF RETREAT

As part of our work, we reviewed vertical air photographs of the site on file at the University of California Santa Barbara. The vertical air photographs reviewed are from 1928, 1943, 1954, 1964, 1975, and 2001-2002. Stereoscopic review of the photos reveals no significant erosion of the existing bluff face between 1928 and 2002.

We have also reviewed available oblique air photographs of the site that are available on the California Coastal Records Project website. The 1972 and 1979 oblique photographs depict the bluff prior to placement of the gunite at the bluff toe in 1989. A series of shallow sea caves are depicted at the base of the bluff in the area of the beach cabana. The configuration of the bluff below the cabana is not obviously different over this time interval.

The October 2004 oblique air photographs show the condition of the bluff 15 years after installation of the gunite. The gunite appears to be performing as it was intended to function, to prevent significant bluff retreat below the beach cabana. The configuration of the bedrock in the bluff face above the gunite appears substantially the same as that depicted in the earlier 1972 and 1979 images. The October 2004 photographs depict a local shallow erosion within the residual soil at the top of the bluff below the southwest portion of the deck. That failure reportedly occurred as a result of a waterline break. The photographs also show evidence of a similar but smaller local area of slumping/erosion at the top of the bluff below the southeast corner of the deck. Neither of these areas of erosion/slumping involve the bedrock beneath the cabana.

More recent oblique photographs, dated September 2006, September 2008, and September 2010, as well as our recent site observation do not reveal any obvious changes to the gunite protection at the toe of the bluff or the bluff face between the top of the gunite and the beach cabana.

Our historic air photograph review indicates that there has been no significant retreat of the bluff in the area of the cabana since its original construction in 1956. We have also concluded that the gunite at the base of the bluff has arrested all significant retreat due to wave action since its installation in 1989. Assuming that the gunite is maintained to achieve its historical level of performance, bluff retreat due to wave action will not represent a risk to the cabana's stability.

ACTIVE LANDSLIDES

A shallow active landslide exists on the southwest portion of the property within the lower portion of the re-entrant canyon. The location of this landslide is shown on our Geologic Map. This landslide is not located in an area where it can affect the stability of the cabana. That landslide reportedly occurred in the summer of 1998, following the rupture of an irrigation line on the slope above. The failure reportedly occurred four days after the water line rupture. The earth materials involved in the failure were likely already saturated as a result of the heavy winter rains of early 1998.

The southwestern failure area measures approximately 165 feet long and 15 to 50 feet wide, narrowing toward the head scarp. The head scarp is approximately 10 feet high. The failure debris extends toward the beach below. At the time of our site visit in 1999, approximately 10 to 15 feet of failure debris was present at the toe of the slide. Our 2008 site visit revealed that in place bedrock was exposed at the toe of the slide above the beach. It is likely that failure debris at the toe of the landslide had been removed by erosion and wave action. During our site visit in 1999, earth cracks ranging up to 6-inches wide were present within the slide mass. These cracks were not observed during our 2008 and recent site visits.

A second active landslide is present at the extreme southeast corner of the property. This landslide is located on the bluff face and extends offsite to the east. This bedrock landslide

appears to have occurred within steeper south-dipping bedrock located south of the eastward projection of the fold axis that crosses the subject site. This landslide is apparent on both oblique and vertical air photographs taken after 1978 and is not located in the area of the beach cabana. We believe that this landslide occurred during the heavy winter rains of 1978.

A small area of surficial soil erosion/slumping is present below the western portion of the wood deck south of the beach cabana. This failure reportedly occurred in 2004 as the result of a broken water pipe that saturated the near surface residual soil above the bedrock. The failure does not involve the bedrock. Our recent site observation does not reveal evidence of enlargement of this feature.

We have concluded that there are no landslides in the area of the cabana that represent a risk to its stability

SLOPE STABILITY

Static stability calculations were performed for the existing south-facing descending slope in the area of the beach cabana. The calculations were performed using the SLIDE Computer Program by Rocscience. We chose the Corrected Janbu's Method for non-circular failures as potential planar failures are most critical in the area of the beach cabana.

Our slope stability models along Section C include a region of crushed bedrock located along the fold axis that was encountered in Boring B-3 and observed during our geologic mapping. The fold extends across the entire property from the eastern property line to the western property line and was observed in the exposed east-facing bedrock slope outside the property line along the beach. The presence of the fold eliminates any potential for continuous bedding planes along the section line that extend from the beach through the beach cabana to the top of the slope. The presence of this fold likely contributed to the steepness of the bluff in the area of the beach cabana and offsite to the west while the adjoining areas to the east are less steep.

Our slope stability model along Section C designates the downslope portion of the bedrock below the crushed bedrock to have anisotropic bedding shear strength parameters between the angles of 20 to 29 degrees (apparent dip). The bedding along Section C daylights on to the over-steepened bluff face at the beach. The bedrock above the crushed zone was given anisotropic-bedding shear-strength parameters between 40 and 50 degrees.

We have calculated slope stability following commonly accepted methods and using the results of our earlier and detailed geologic studies. These methods assume a fully water saturated structure to represent a "worst case" or minimum factor of safety. These calculations also ignore the improvements to stability provided by the Braun friction pilings implemented as a part of the deck repairs. With these assumptions, static stability calculations with planar failures extending from the toe of the slope to points under the beach cabana along Section C indicate a static factor of safety of 1.17 (SLIDE file 14022C static planar lower). Static stability calculations with planar failures extending from the toe of the slope along Section C to points upslope of the beach cabana indicate a static factor of safety of 1.22 (SLIDE file Carr14022G SecC Static Stability Planar).

CONCLUSIONS

The current beach cabana rests on a small pad that appears to have been excavated into the moderately steep natural slope above the steep bluff that descends to the beach. The beach cabana and the adjacent wood deck were permitted and constructed in 1956. The beach cabana was constructed on continuous perimeter concrete footings and isolated interior piers based on work by Braun and Brouwer (2004-2005). The wood deck was supported by the southern beach cabana wall/foundation and by a southerly wood beam that was supported by small, isolated concrete piers and wood posts. These shallow deck support piers were located at or on the top of the steep bluff face south of the cabana. They did not extend into the bedrock. These piers supporting the southern edge of the deck experienced downslope movement over the 48 year period between their initial construction in 1956 and their elimination (as deck support elements) in 2004.

The foundation beneath the cabana building itself performed well over that 48 year period and was continuing to provide adequate support for the cabana in 2004 when the deck

repair project was undertaken. The deck repair project has eliminated the need for the failing southern row of deck piers by providing a cantilever structure tied to five new friction piles and that are founded in bedrock. The 2004 repair provides the deck, which is a part of the onsite beach access path, with a foundation system that conforms with current Code requirements with respect to foundation setback to the face of the descending slope. The five new reinforced concrete friction piles also improve the stability of the pad upon which the beach cabana rests by improving the shear resistance along the south-dipping bedding.

The beach cabana pad was excavated into a natural slope that is underlain by gently south- to southwest-dipping sedimentary bedrock. The bedrock section below the beach cabana is exposed in the central and upper portions of the bluff face. The bedrock exhibits consistent structure and no evidence of bedrock displacement due to landsliding. The bedrock along the lower portion the bluff is covered with gunite placed in 1989 under an emergency permit to repair sea caves at the base of the bluff. These sea caves are visible in the 1972 and 1979 oblique air photograph that we recently reviewed. The gunite has eliminated significant bluff retreat due to wave action.

The stability of a slope, such as that upon which the beach cabana is built can be evaluated qualitatively through review of historic data and quantitatively through geologic and geotechnical exploration, laboratory testing and engineering analysis. Our qualitative analysis has been performed by reviewing historic vertical and oblique air photographs and reviewing the performance of the cabana. This work suggests that the bluff below the cabana has not visibly retreated since the beach cabana was constructed. The bluff has been very stable since the 1989 emergency gunite installation at the base of the bluff with the exception of the small residual soil erosion due to the waterline leak. There has been no significant change to the bluff's bedrock structure beneath this residual soil area. Based on our review of the Braun repair design documentation, the added friction piles extend into that bedrock and do not rely upon the residual soil for their support.

Our quantitative analysis also suggests that the bluff and the cabana building pad are stable under non-seismic conditions even when we assume that the bedrock profile beneath the cabana is fully water saturated. The assumption that a slope is fully saturated is normally

required for stability analyses performed as part of a new development. Such an assumption can however be overly conservative for analysis of the stability of an existing condition. Our analyses suggest a static factor of safety for the bluff below the cabana and the bluff and natural slope above the cabana under saturated conditions of 1.17 to 1.22. Since a factor of safety of 1.0 indicates theoretical failure this result indicates that the slope below the beach cabana is stable. The factor of safety would be significantly higher if the shear tests, upon which the analyses are based, were run under non-saturated conditions. It is our opinion that presence of the beach cabana that collects roof drainage and conducts it to the beach, and the presence of the fold axis upslope of the cabana that cuts off groundwater flow along bedding toward the beach, make it unlikely that the bedrock profile beneath the cabana ever becomes saturated. Consequently, we conclude that the actual stability of the slope is greater than indicated by our stability analyses. Its historic stability throughout all events since 1956 supports that conclusion.

We understand that questions have been posed regarding the relationship of the current stability of the cabana compared to that at the time it was built. It is our opinion that the beach cabana remains at least as stable as the day it was completed. There is no evidence that any significant bluff retreat has occurred since the cabana was constructed. The 1989 emergency toe-of-bluff stabilization continues to perform well and continues to protect the bluff from wave attack. In addition, the friction piles added as part of the deck stabilization project improve the stability of the bluff above the base of those piles.

The presence of the beach cabana actually improves bluff stability and reduces the danger posed to members of the public for several reasons. First the cabana, its water impervious roof and its water drainage collection system covers the majority of the relevant residual soil at the top of the bluff preventing saturation and possible failure of these soils. Second the cabana reduces the infiltration of incident rainfall into the bedrock. As discussed above, the bedrock factor of safety suggested by our analyses may, at most, be relevant if the bedrock becomes fully saturated. Limiting deep water infiltration is therefore important to long term bluff stability. Finally, the piles that were installed as part of the deck stabilization project increase the shear resistance along the adversely oriented bedding planes thereby improving bluff stability.

Please call this office with any questions. This report and our exploration are subject to the following Notice.

NOTICE

General Conditions


The subsurface conditions, excavation characteristics, geologic structure and contacts described herein and shown on Cross Section C have been projected from excavations on the site, as indicated and should in no way be construed to reflect any variations which may occur between or away from these excavations or which may result from changes in subsurface conditions. The projection of geologic contacts is based on available data and experience and should not be considered exact.

This report is issued and made for your sole use and benefit. The intent of this report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. Any liability in connection herewith shall not exceed our fee for the exploration.

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions presented should be considered "advice." Other consultants could arrive at different conclusions. No warranty, expressed or implied, is made or intended in connection with the above exploration or by the furnishing of this report or by any other oral or written statement.

Should you have any questions, please call.

Respectfully submitted,


ROBERT A. HOLLINGSWORTH
E.G. 1265/G.E. 2022

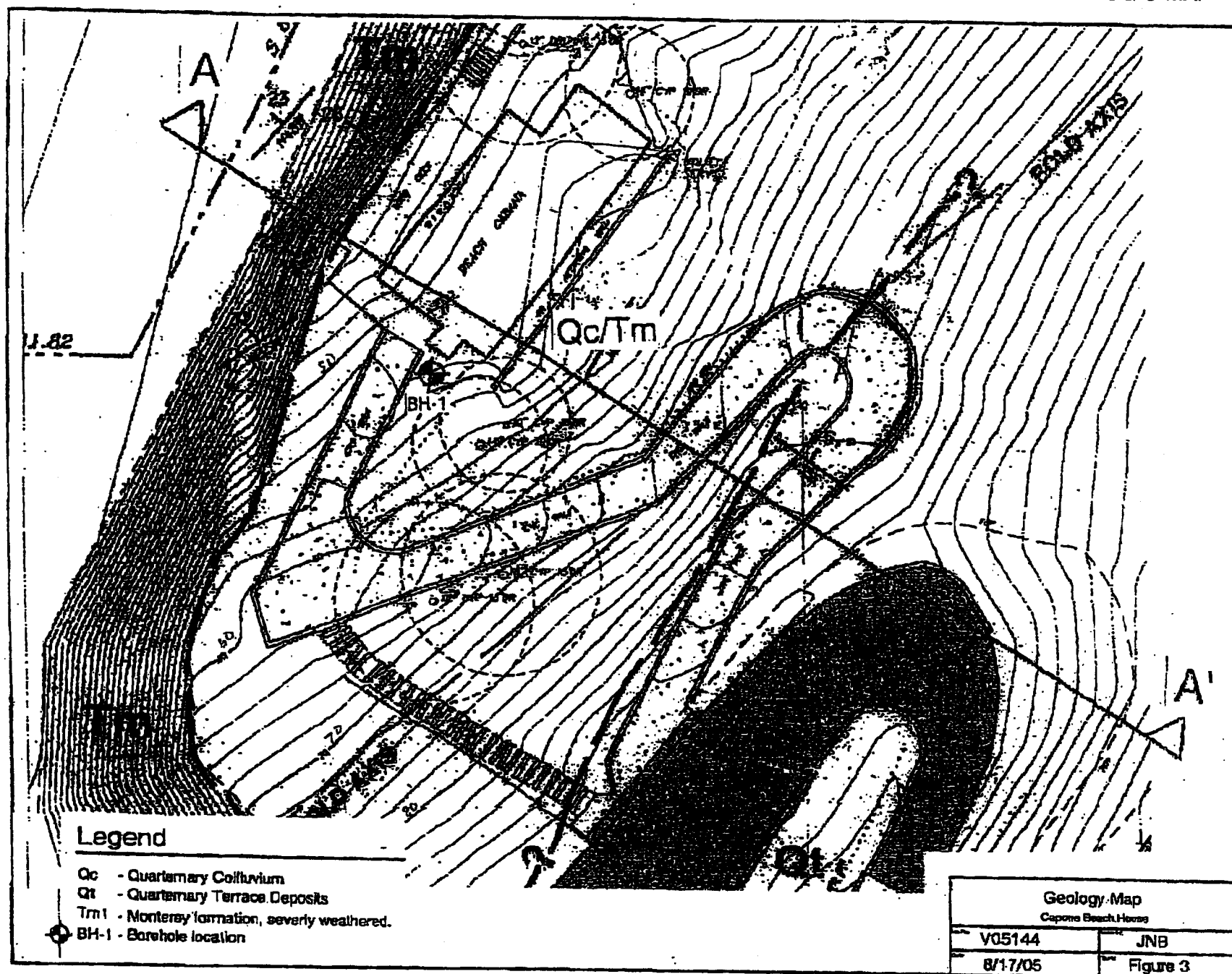


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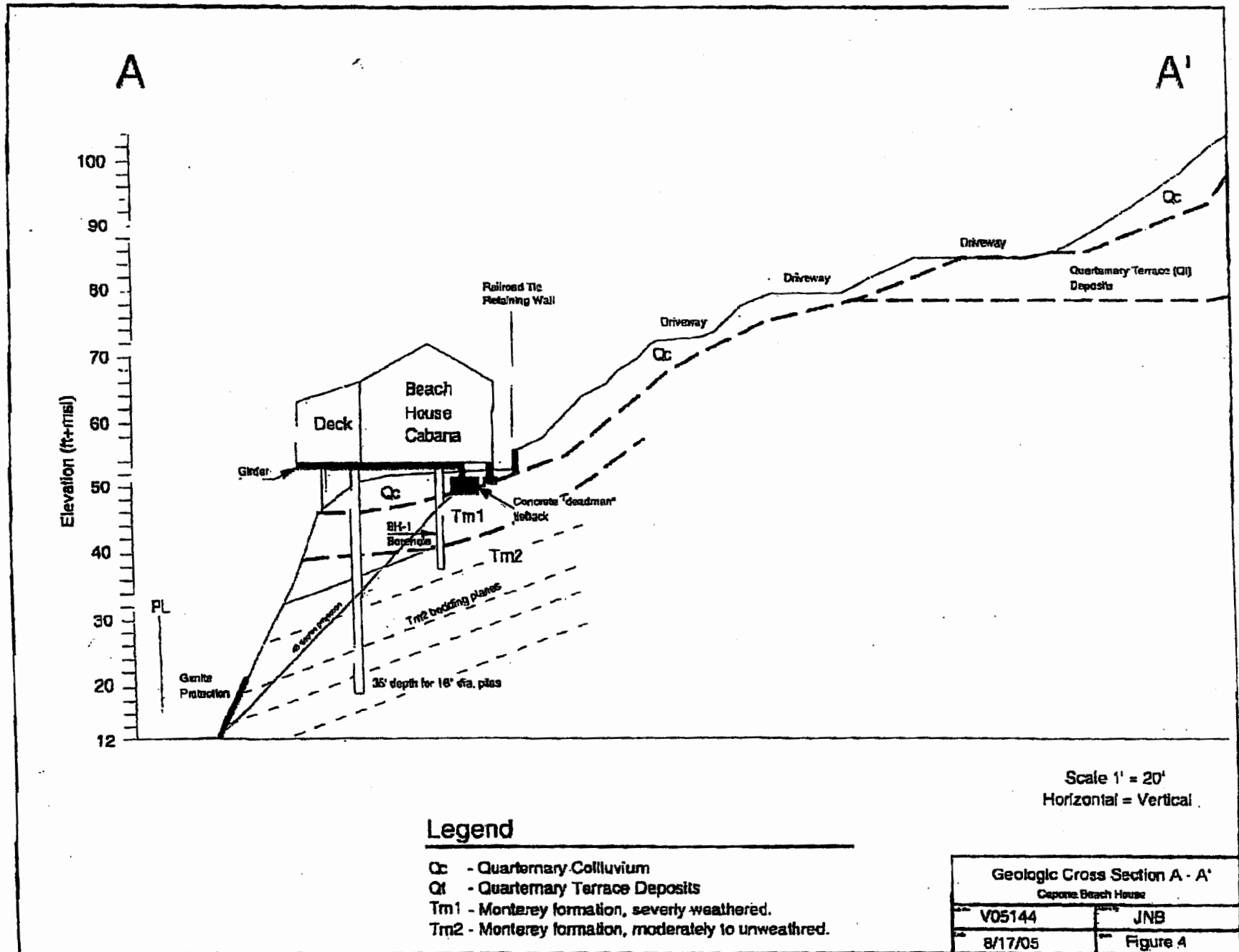
Enc: Coastal Geology & Soils Inc. Geologic Map
Coastal Geology & Soils Inc. Section A
GHA Geologic Map (pocket)
GHA Section C
Calculation Sheets (10)

xc: (13) Addressee
(1) Addressee, via email

GEOLOGIC MAP



SECTION A





GROVER-HOLLINGSWORTH AND ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

BY: GHA/DB
REP: GEOLOGIC MAP

DATE: 7/92 REVISED: 7/98

CLIENT: CARR

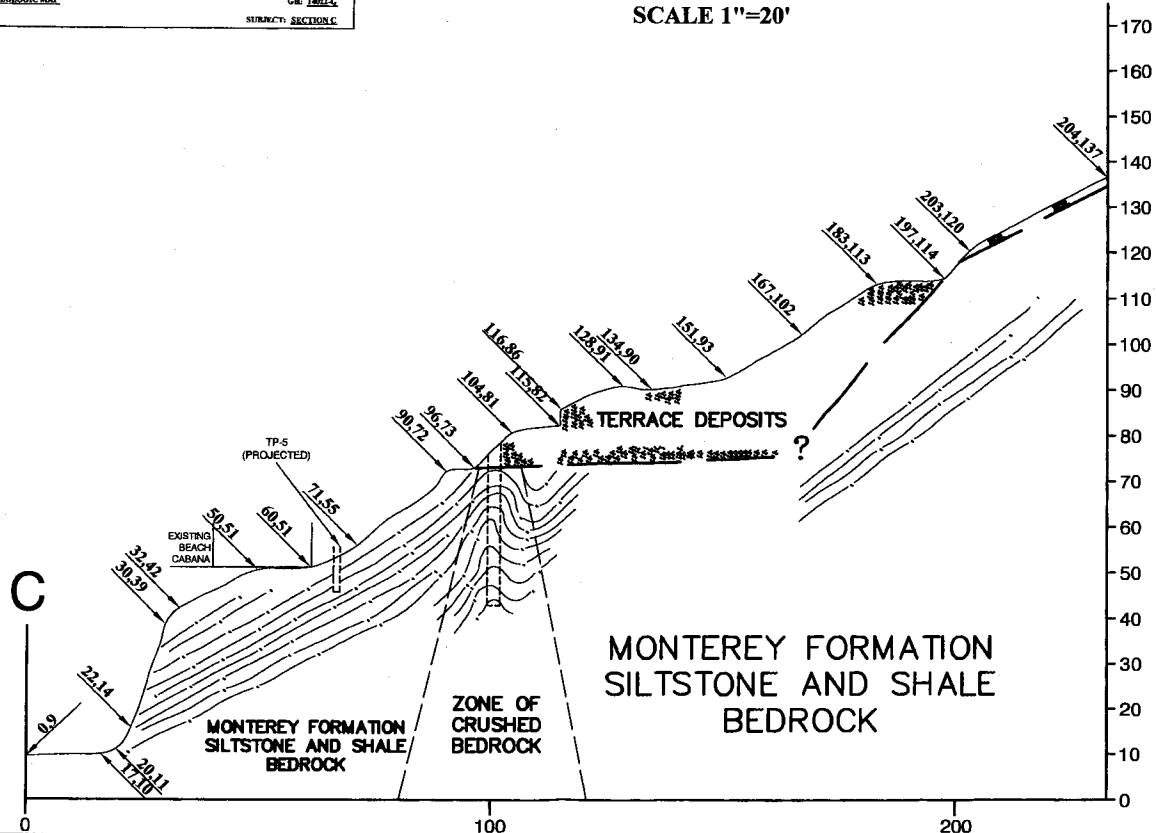
GR: 14032-C

STRUCT: SECTION C

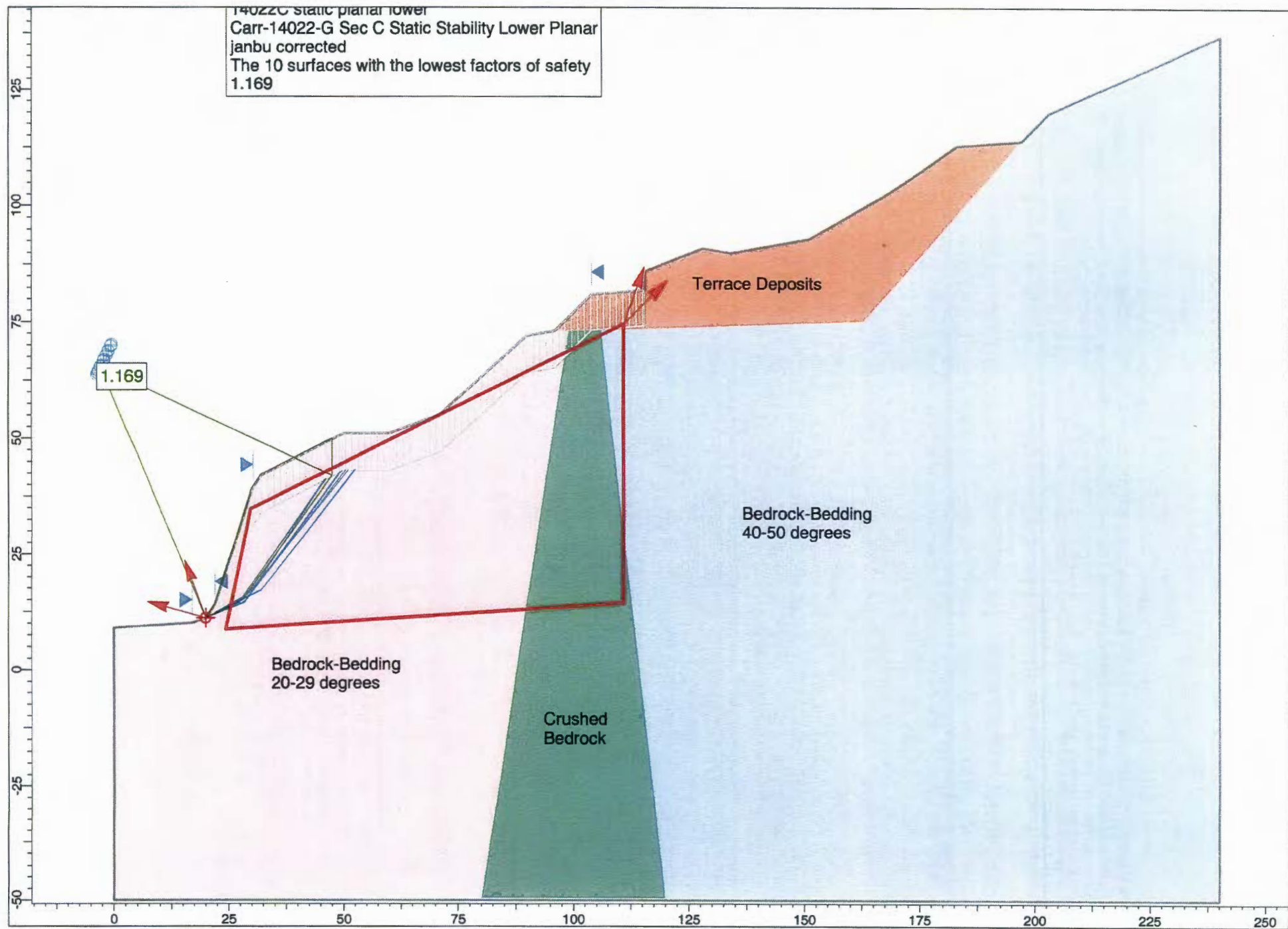
GEOLOGIC SECTION C

SCALE 1"=20'

C'



14022C static planar lower
Carr-14022-G Sec C Static Stability Lower Planar
Janbu corrected
The 10 surfaces with the lowest factors of safety
1.169



Slide Analysis Information

Document Name

File Name: 14022C static planar lower

Project Settings

Project Title: Carr-14022-G Sec C Static Stability Lower Planar
Failure Direction: Right to Left
Units of Measurement: Imperial Units
Pore Fluid Unit Weight: 62.4 lb/ft³
Groundwater Method: Water Surfaces
Data Output: Standard
Calculate Excess Pore Pressure: Off
Allow Ru with Water Surfaces or Grids: Off
Random Numbers: Pseudo-random Seed
Random Number Seed: 10116
Random Number Generation Method: Park and Miller v.3

Analysis Methods

Analysis Methods used:
Janbu corrected

Number of slices: 25
Tolerance: 0.005
Maximum number of iterations: 50

Surface Options

Surface Type: Non-Circular Block Search
Number of Surfaces: 5000
Pseudo-Random Surfaces: Enabled
Convex Surfaces Only: Disabled
Left Projection Angle (Start Angle): 110
Left Projection Angle (End Angle): 165
Right Projection Angle (Start Angle): 45
Right Projection Angle (End Angle): 70
Minimum Elevation: Not Defined
Minimum Depth: Not Defined

Tension Crack

Tension crack Water level: dry

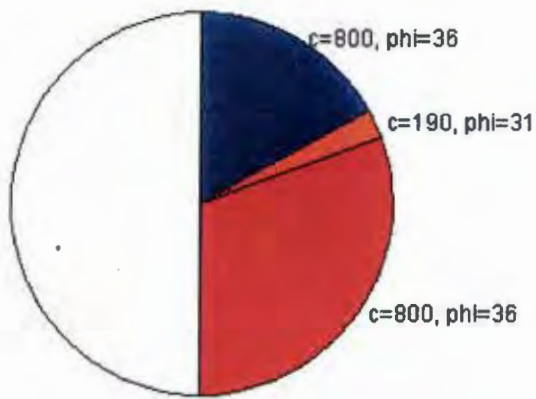
Material Properties

Material: Terrace Deposits

Strength Type: Mohr-Coulomb
Unit Weight: 125 lb/ft³
Cohesion: 160 psf
Friction Angle: 24 degrees
Water Surface: None

Material: Bedrock-Lower

Strength Type: Anisotropic function
Unit Weight: 100 lb/ft³
Water Surface: None



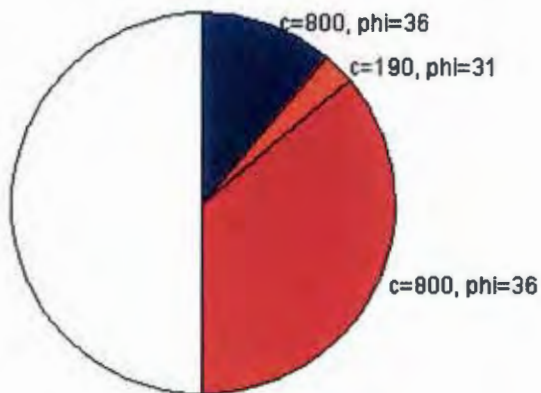
- 90 to 29 degrees: $c=800$, $\phi=36$
- 29 to 20 degrees: $c=190$, $\phi=31$
- 20 to -90 degrees: $c=800$, $\phi=36$

Material: Bedrock-Upper

Strength Type: Anisotropic function

Unit Weight: 100 lb/ft³

Water Surface: None



- 90 to 50 degrees: $c=800$, $\phi=36$
- 50 to 40 degrees: $c=190$, $\phi=31$
- 40 to -90 degrees: $c=800$, $\phi=36$

Material: Crushed Bedrock

Strength Type: Mohr-Coulomb

Unit Weight: 100 lb/ft³

Cohesion: 400 psf

Friction Angle: 35 degrees

Water Surface: None

Global Minimums

Method: janbu corrected

FS: 1.168590
Axis Location: -2.879, 65.241
Left Slip Surface Endpoint: 20.000, 11.000
Right Slip Surface Endpoint: 47.527, 41.764
Left Slope Intercept: 20.000 11.000
Right Slope Intercept: 47.527 49.764
Resisting Horizontal Force=21083.3 lb
Driving Horizontal Force=18041.6 lb

Valid / Invalid Surfaces

Method: janbu corrected

Number of Valid Surfaces: 4474

Number of Invalid Surfaces: 526

Error Codes:

Error Code -105 reported for 38 surfaces

Error Code -108 reported for 179 surfaces

Error Code -111 reported for 90 surfaces

Error Code -113 reported for 5 surfaces

Error Code -1000 reported for 214 surfaces

Error Codes

The following errors were encountered during the computation:

-105 = More than two surface / slope intersections with no valid slip surface.

-108 = Total driving moment or total driving force < 0.1. This is to limit the calculation of extremely high safety factors if the driving force is very small (0.1 is an arbitrary number).

-111 = safety factor equation did not converge

-113 = Surface intersects outside slope limits.

-1000 = No valid slip surfaces are generated at a grid center. Unable to draw a surface.

List of All Coordinates

Material Boundary

96.000	73.000
99.000	73.000
106.000	73.000
163.000	75.000
197.000	114.000

Material Boundary

80.000	-50.000
99.000	73.000

Material Boundary

106.000	73.000
120.000	-50.000

External Boundary

240.000	-50.000
240.000	137.000

203.000	120.000
197.000	114.000
183.000	113.000
167.000	102.000
151.000	93.000
134.000	90.000
128.000	91.000
115.500	86.000
115.500	82.000
104.000	81.000
96.000	73.000
90.000	72.000
71.000	55.000
60.000	51.000
50.000	51.000
32.000	42.000
30.000	39.000
22.000	14.000
20.000	11.000
17.000	10.000
0.000	9.000
0.000	-50.000
80.000	-50.000
120.000	-50.000

Tension Crack

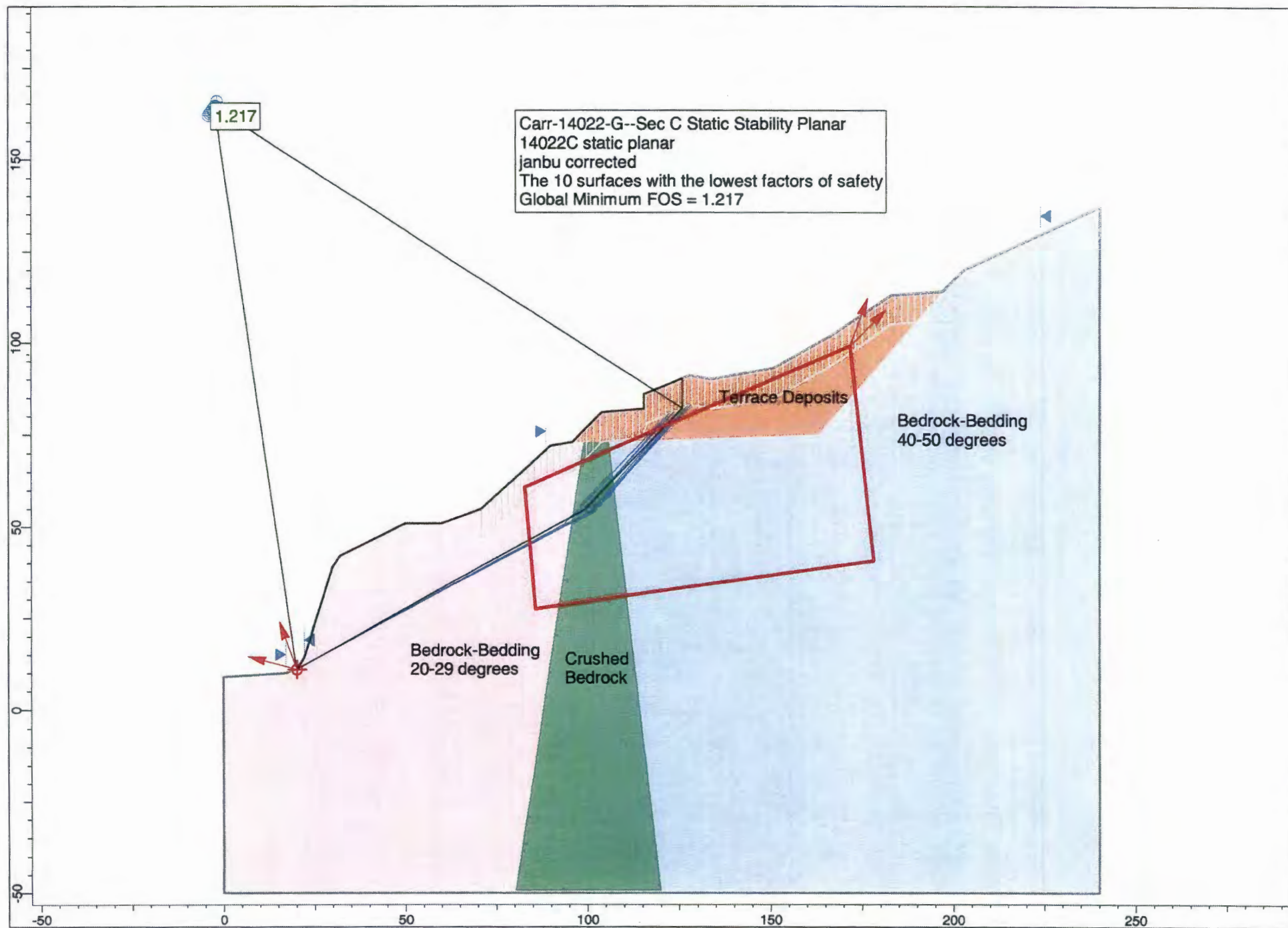
30.000	31.000
32.000	34.000
50.000	43.000
60.000	43.000
71.000	47.000
90.000	64.000
96.000	65.000
104.000	73.000
115.500	74.000

Focus/Block Search Window

24.414	8.547
111.032	14.012
111.032	74.399
29.742	34.590

Focus/Block Search Point

20.000	11.000
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Slide Analysis Information

Document Name

File Name: 14022C static planar

Project Settings

Project Title: Carr-14022-G--Sec C Static Stability Planar
Failure Direction: Right to Left
Units of Measurement: Imperial Units
Pore Fluid Unit Weight: 62.4 lb/ft³
Groundwater Method: Water Surfaces
Data Output: Standard
Calculate Excess Pore Pressure: Off
Allow Ru with Water Surfaces or Grids: Off
Random Numbers: Pseudo-random Seed
Random Number Seed: 10116
Random Number Generation Method: Park and Miller v.3

Analysis Methods

Analysis Methods used:
Janbu corrected

Number of slices: 25
Tolerance: 0.005
Maximum number of iterations: 50

Surface Options

Surface Type: Non-Circular Block Search
Number of Surfaces: 5000
Pseudo-Random Surfaces: Enabled
Convex Surfaces Only: Disabled
Left Projection Angle (Start Angle): 110
Left Projection Angle (End Angle): 165
Right Projection Angle (Start Angle): 45
Right Projection Angle (End Angle): 70
Minimum Elevation: Not Defined
Minimum Depth: Not Defined

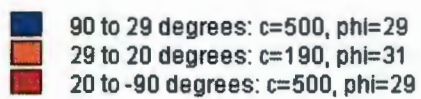
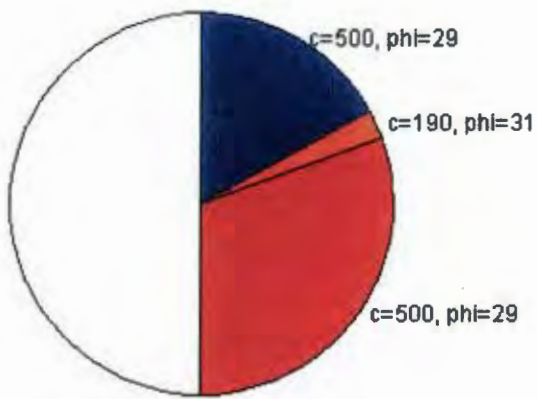
Tension Crack

Tension crackWater level: dry

Material Properties

Material: Terrace Deposits
Strength Type: Mohr-Coulomb
Unit Weight: 125 lb/ft³
Cohesion: 160 psf
Friction Angle: 24 degrees
Water Surface: None

Material: Bedrock- Bedding
Strength Type: Anisotropic function
Unit Weight: 100 lb/ft³
Water Surface: None

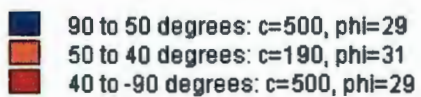
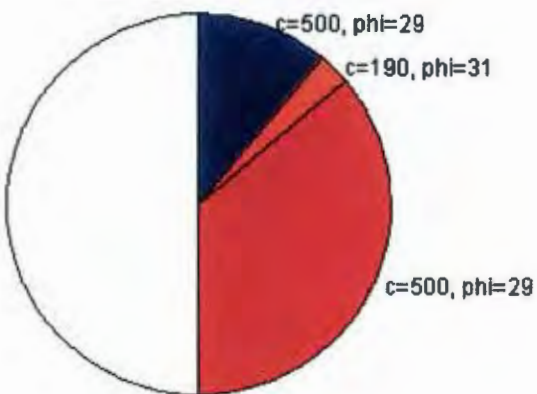


Material: Bedrock

Strength Type: Anisotropic function

Unit Weight: 100 lb/ft³

Water Surface: None



Material: Crushed Bedrock

Strength Type: Mohr-Coulomb

Unit Weight: 100 lb/ft³

Cohesion: 400 psf

Friction Angle: 35 degrees

Water Surface: None

Global Minimums

Method: janbu corrected

FS: 1.217290
Axis Location: -2.229, 164.185
Left Slip Surface Endpoint: 20.000, 11.000
Right Slip Surface Endpoint: 125.942, 82.142
Left Slope Intercept: 20.000 11.000
Right Slope Intercept: 125.942 90.177
Resisting Horizontal Force=109733 lb
Driving Horizontal Force=90145.4 lb

Valid / Invalid Surfaces

Method: janbu corrected
Number of Valid Surfaces: 4956
Number of Invalid Surfaces: 44
Error Codes:
Error Code -113 reported for 44 surfaces

Error Codes

The following errors were encountered during the computation:

-113 = Surface intersects outside slope limits.

List of All Coordinates

Material Boundary

96.000	73.000
99.000	73.000
106.000	73.000
163.000	75.000
197.000	114.000

Material Boundary

80.000	-50.000
99.000	73.000

Material Boundary

106.000	73.000
120.000	-50.000

External Boundary

240.000	-50.000
240.000	137.000
203.000	120.000
197.000	114.000
183.000	113.000
167.000	102.000
151.000	93.000
134.000	90.000
128.000	91.000
115.500	86.000
115.500	82.000
104.000	81.000
96.000	73.000
90.000	72.000
71.000	55.000
60.000	51.000
50.000	51.000
32.000	42.000
30.000	39.000
22.000	14.000

20.000	11.000
17.000	10.000
0.000	9.000
0.000	-50.000
80.000	-50.000
120.000	-50.000

Tension Crack

71.000	55.000
71.000	47.000
90.000	64.000
96.000	65.000
104.000	73.000
115.000	74.000
116.000	78.000
128.000	83.000
134.000	82.000
151.000	85.000
167.000	94.000
183.000	105.000
197.000	106.000
203.000	112.000
240.000	129.000

Focus/Block Search Window

85.647	27.393
178.034	40.554
171.717	98.987
82.752	60.821

Focus/Block Search Point

20.000	11.000
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MAY 09 2014

ATTACHMENT A

RESOLUTION OF THE SANTA BARBARA COUNTY
BOARD OF SUPERVISORS

DETERMINATION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS THAT THE IRENE AND FRANCES RICH BEACH CABANA LOCATED AT 4353 MARINA DRIVE, SANTA BARBARA, CALIFORNIA, ASSESSOR'S PARCEL NO. 063-220-023 MEETS THE ELIGIBILITY CRITERIA FOR A COUNTY HISTORIC LANDMARK AND IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE; AND DESIGNATION OF THE CABANA AS COUNTY LANDMARK #49 PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT

RESOLUTION NO. 12-45

WHEREAS, the Santa Barbara County Board of Supervisors (hereinafter "Board") has considered the historical significance of a certain portion of the property located at 4353 Marina Drive, Santa Barbara, California, (hereinafter "IRENE AND FRANCES RICH BEACH CABANA") on Assessor's Parcel No. 063-220-023 and as shown on the map and legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of protection as a County Historic Landmark; and

WHEREAS, IRENE AND FRANCES RICH BEACH CABANA is historically significant because:

1. It exemplifies or reflects special elements of the County's cultural, social or aesthetic history, as it is a small, surviving remnant of the California Dream that flourished on the coast of Southern California in the mid-Twentieth Century and was part of a notable arts colony that flourished on the property in the 1950's; and
2. It is identified with persons or events significant in local, state or national history, including famed actress Irene rich, her daughter and renowned artist Frances Rich, Santa Barbara Mayor and State Assemblyman W. Don MacGillivray, and numerous notables from the worlds of art and

entertainment such as artist Diego Rivera, actress Katharine Hepburn, opera singer Lottie Lehman and many others; and

3. It has a location on an ocean-front bluff with unique physical characteristics and a view or vista representing an established and familiar visual feature of the Hope Ranch community; and
4. It is one of the few remaining examples in the county, region, state or nation possessing distinguishing characteristics of a historical type or specimen, as it is one of only a handful of beach cabanas surviving in the County of Santa Barbara.

NOW, THEREFORE IT IS FOUND, DETERMINED AND RESOLVED as follows:

1. The IRENE AND FRANCES RICH BEACH CABANA meets the eligibility requirements for a County Historic Landmark as described in County Code, Chapter 18A, Section 18A-3, and is worthy of protection.
2. The Board of Supervisors hereby designates the IRENE AND FRANCES RICH BEACH CABANA, including landscaping and pathways, as an Historic Landmark, subject to the following conditions:
 - a. Demolition, removal or destruction, partially or entirely, is prohibited unless an application has been submitted to the Historic Landmarks Advisory Commission and express consent in writing is first obtained from the Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of County Code, Chapter 18A.
 - b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until an application has been submitted to the Historic Landmarks Advisory Commission and all plans therefor have first been reviewed by the Commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the Commission or other qualified person designated by it.
 - c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of the IRENE AND FRANCES RICH BEACH CABANA to make any and all reasonable use of the property that is not in conflict with County Code Chapter 18A.

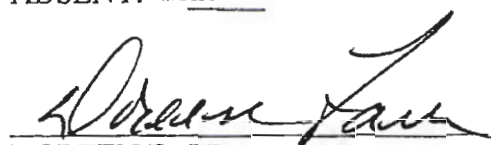
PASSED, APPROVED AND ADOPTED by the Santa Barbara County Board of Supervisors at Santa Barbara, California, this 6th day of March, 2012 by the following vote:

AYES: Supervisor Carbajal, Supervisor Farr, Supervisor Gray, Supervisor Lavagnino

NOES: Supervisor Wolf

ABSTAIN: None

ABSENT: None



DOREEN FARR

Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA WALLAR
Clerk of the Board of Supervisors

By 
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

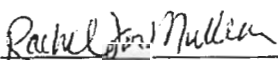
By 
Deputy County Counsel

Exhibit A
Rich Cabana Historic Area

A portion of land in the County of Santa Barbara, State of California, being a portion of Parcel B of Parcel Map 10,994 according to the map recorded May 20, 1969 in Book 5, Page 51 of Parcel Maps, in the Office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the northwesterly terminus of that certain course along the southerly boundary of said Parcel B labeled N 63° 00' W, 146.63; thence,

- 1st along said southerly boundary S 63° 00' 00" E, 117.57 feet; thence,
- 2nd N 39° 04' 36" E, 70.29 feet; thence,
- 3rd N 55° 18' 34" W, 127.53 feet; thence,
- 4th S 30° 56' 03" W, 86.00 feet to the point of beginning.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature:  Date: 9/28/10
Mark E. Reinhardt, PLS



PARCEL B
OF PARCEL MAP 10,994
FILED IN BOOK 5, PAGE 51
OF PARCEL MAPS

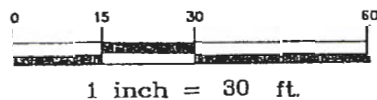
P.O.B.

PACIFIC

OCEAN

RICH CABANA
HISTORIC AREA

9,513 Sq. Ft.
0.22 Acre



MNS
ENGINEERS INC.
201 N. Coast Highway, Ste. 300
Santa Barbara, CA 93103
805.882.6021 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

EXHIBIT "B"
DIAGRAM SHOWING PORTION OF LAND AS
DESCRIBED IN ATTACHED LEGAL DESCRIPTION
(EXHIBIT "A")

080113-165 * 080113 Exp.dwg * 09/27/2010 * TR * E-FILE

PJL 080113

California Coastal Commission
South Central Coast District
89 South California Street Suite 200
Ventura CA 93001-2801

May 5, 2014

MAY 09 2014

Appeal No. A-4-STB-14-0246 (Carr, Santa Barbara Co.)

Dear Ms. Geraghty,

The Irene and Frances Rich bluff cabana located at 4353 Marina Drive in the Hope Ranch area of Santa Barbara County is a designated County landmark and a historical resource. The description in the appeal regarding this property omits the fact that the as-built development of the cabana occurred ten years ago.

The California Coastal Commission has a history of protecting, maintaining, and, where feasible, enhancing and restoring the overall quality of the coastal zone environment and its natural and man made resources. Because of their unique characteristics, special communities and neighborhoods are to be protected. The Irene and Francis Rich Beach Cabana is a historic man- made resource and Hope Ranch is a special community.

The Pearl Chase Society is a 370-member conservancy dedicated to preserving Santa Barbara's historic architecture, landscapes, and cultural heritage. The Society has been supporting the preservation of the Irene and Frances Rich Beach Cabana for many years. Along with the Santa Barbara County Planning Commission, we feel that the issues outlined by Staff have been addressed by the Carrs and are no longer substantive. We respectfully request that the Coastal Commission deny the Zimmer/Bochco appeal by voting yes, thereby ruling that the issues raised are not substantial. Your vote will further the Commission's goal to protect and maintain California's coastal zone resources both natural and man-made.

Respectfully,

Kellam de Forest
Preservation Chairperson, Pearl Chase Society

IRENE AND FRANCES RICH LANDMARK CABANA AS SHE SITS TODAY - Appeal A-4-STB-14-0016



MAY 09 2014

Coastal Commission

THE IRENE AND FRANCES RICH CABANA *Good morning*

Continuations 10, 12 and 13



It is rare, enchanting and irreplaceable!

In fact it is:

... a unique and special piece of local history
... a work of art in its own right
built 55 years ago in Hope Ranch

It was the “California Dream” of its creators and is a tangible link to a simpler and bygone era, quite unlike the ever supersizing and “up scaling” world we live in today.

The cabana is surrounded by Mother Nature’s blessings: an “infinity edge” ocean view, the sound of waves crashing on the beach, tide pools teeming with life, fragrant cypress trees, beautiful flowering plants, plus a rarely available beach front commodity coveted by those both in and out of the limelight: ***privacy***. Its unique setting is an integral part of its merit.

It captures the hearts of all who come upon it, have visited in it or have stayed in it over the years: **Katherine Hepburn – Channing Peake - William Rohrback - Ray Strong – Charles Lloyd - Enzo Ferrari - Rudolph Nureyev - Steve McQueen and Ann Margaret** to name a few. If you come and visit it yourself, you will experience its magic first hand and you will agree - this rare gem deserves to be preserved!

THE CREATORS of the Cabana built in 1956:

IRENE RICH was an acclaimed film actress with more than 100 credited roles as a star, co-star and supporting actress. **Will Rogers selected her to be in eight of his films including "They Had to See Paris". She co-starred with John Wayne in the only film he ever produced which some claim to be the best western ever: "Angel and the Badman". She had supporting roles in two epic films "Fort Apache" with Henry Fonda, Shirley Temple, and John Wayne and also "Joan of Arc" starring Ingrid Bergman. She also co-starred in "Sunset Jones", the last film made by the Santa Barbara based film company known as the "Flying A".**

She worked with over 200 "names" in her long film career including but not limited to: **Luis Armstrong, Lon Chaney, James Stewart, Mary Pickford, Robert Montgomery, Myrna Loy, Carole Lombard, George Irving, John Ireland, Rita Hayworth, James Garner, Ava Gardner, Glenn Ford, Duke Ellington, Jimmy Durante, W.C. Fields and Shelly Winters.**

In vaudeville she was in nearly 5,000 performances. She also played in the long running musical **"As the Girls Go" with George M. Cohan.**

For more than a decade, a national radio audience regularly tuned to the hit dramatic series, "Dear John". Her main sponsor, Welch's claimed she **increased sales by 638%** by losing weight as promoted in the "Welch's Reducing Plan". She **coined the phrase Dear John** still used today for a break up letter by starting and ending each of her radio shows with a "Dear John Letter" to boys in the service from the gals they left behind.

She was awarded **two stars on the Hollywood "Walk of Fame" for her accomplishments, only a few have earned more than one.** To date, just over 2000 celebrities have received a star on the walk, the ones that have reached the very top of their profession. The Walk of Fame is one of the most popular attractions in Los Angeles **visited by over 10 million people each year. Irene is a part of it, actually make that two parts.**

The self portrait **Diego Rivera** painted in Francis Richs' studio, dedicated to Irene, **bears her name on a note held in his hand in the portrait.** The head portion from that portrait is the one currently printed on the front of the

Banco De Mexico 500 Pesos bill. **The translation of the words directly underneath his image on that bill says: DIEGO RIVERA SELF PORTARAIT DEDICATED TO IRENE RICH.** She is right on the money! Of all the images available for that honor, this is the one that was chosen. This is an extremely high honor for both Diego and Irene for the entire world to see.

Her daughter **FRANCES RICH** also had a brief Hollywood and Broadway career before her service in the Navy in World War II, was a full professor at Smith College, and became a world renowned artist. Her sculptures are featured locally, one at Cottage Hospital and the only one currently on display in the Santa Barbara Historical Museum's courtyard.

Her sculptures are in private collections such as those of: **Cecil de Mille, Madame Lotte Lehman, John Ford, Katherine Hepburn and Will Rogers** and are on public display in places such as: The **Arlington National Cemetery, Smith College, Purdue University, The Palm Springs Desert Museum, The American Shakespeare Festival Museum in Stratford Connecticut, St Peter's Episcopal Church in Redwood City, The Milles Sculpture Garden in Sweden, and The Pierce College in Athens Greece.**

Her works capture notables **Lottie Lehmann and Katherine Hepburn her long time friend and traveling companion.** William Mann, Hepburn biographer said, **"Kate would often turn to Fran in times of particular stress, personal or professional. This would have been the ideal setting for Kate to unwind...she loved being in nature, close to the sea."**

Diego Rivera came to Santa Barbara for the very first time in order to paint a portrait fresco of Frances that hung on the wall of Irene and Frances home in Hope Ranch, she in turn sculpted him. He also painted the self portrait now on the pesos note during that same time period and stayed with the Rich's in their Hope Ranch home. The Santa Barbara News Press ran stories with pictures about these events and of their friendships.

Frances had shows in several museums including one at the **Santa Barbara Museum of Art with pieces lent from Spencer Tracy, the Arlington National Cemetery** and many others. There is an exhibition of a few of her works at the **Santa Barbara Historical Museum right now including the bust of Diego Rivera and a bronze mask of Katherine Hepburn.** According to the Executive Director, David Bisol, they have recently

acquired enough of her works to have an entire exhibition on her alone along with a few items of her mother's. The rest of her extensive collection is at the American Collage of Greece in Athens.

W. DON MACGILLIVRAY was a noted local builder for over a decade. He was appointed to serve on the **Santa Barbara Municipal Airport Commission** for four years, served two terms on the **Santa Barbara City Council** and was a much loved **Mayor of Santa Barbara** for three terms. He was a **California State Assemblyman** for three terms, served on the **President's National Highway Safety Advisory Council** and **President Reagan** personally appointed him to be a member of the **National Capital Planning Commission**.

He was instrumental in preserving the land for Shoreline Park. There is even a point on the bluff front in the park named after him along with a comemortive plaque acknowledging his service to community, state and nation.

Each of these exceptional people contributed to the creation of the cabana, carefully chose its setting and purposely constructed it as close to the ocean bluff as possible for dramatic architectural effect and for the viewing "wow factor" from inside.

Harold Chase assisted by authorizing a rare ocean front lot split to accommodate building the cabana. He even changed the Hope Ranch rules to allow for its construction. **Pearl Chase**, assisted in finding cypress trees that were planted by Irene and Frances to create a movie set appearance reminiscent of Big Sur.

It's Merit as a Historic Landmark: The **Santa Barbara Historic Landmark Advisory Commission** reviewed the history of the cabana in the context of the County Code and **unanimously and enthusiastically designated it as County Landmark #48**. This designation was made on October 11, 2010. The HLAC found that it was "a small surviving remnant of the California Dream" and **met four of nine criteria set out by Code. Only one is required for land-marking**. It found that it that: 1. it was identified with significant persons, 2. that it reflected special elements of cultural, social, and aesthetic history, 3. that it had unique physical characteristics, and 4. That it was one of the few remaining examples of its type.

It's Merit as "Art" and as an Irreplaceable Community Asset: The cabana and its setting are magical. It is one with nature and is elegant in its simplicity. It is isolated by the configuration of the surrounding bluffs to create a world of its own; the ocean, the bluffs, the mesmerizing dance of sunlight and moonlight on the water, the parades of dolphins, birds and other sea life. People of all ages and walks of life find themselves enchanted by it.

The restrictions of modern life have conspired to deny any more opportunities for art in this form. The luxury of simplicity and privacy are rapidly disappearing. **The cabana and its setting is an asset worthy of every effort to maintain for future generations so they to can know how we once lived.**

If you agree, please send a letter of support to us as soon as you can to:

Lee and Julia Carr, 4353 Marina Dr, Santa Barbara, CA 93110.

Or by email to lee-carr@sbcglobal.net or juliawynn@bouve.com.



Drawn on March 2nd 2014 - India Longo - Save the Landmark Cabana support for her generation to enjoy!!!

MAY 09 2014

MAY 12 2014

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project, LPC, etc. Rich Cabana (Carr) Appeal No. A-4-STB-14-0246 (Carr, Santa Barbara Co.)

Date and time of receipt of communication: May 12, 2014 9:00- 9:45

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Robyn Black, Lee and Julia Carr, Chip Wullbrandt.

Robyn: tremendous amount of support from the preservationist societies.

Lee Carr: Their goal is to answer questions. I suggested he focus on their important responses to the staff report. They are totally in agreement that the coast is an asset, their goal is to do the thing most protective of the coast. They agree that the Commission's function is vital. They think the intent of the policies is correct.

Repairs were done by a prior owner; their goal was to get all outstanding issues resolved; working for 7 years. They can agree the cabana could never, ever be built today because of the ordinances and policies. They agree that the staff report is correct in that regard. The staff report addresses the cabana as if it were new construction regarding bluff setback, availability of services, erosion. They think none of these things apply; its been there since before those things were requirements. Its been there because it's a legal nonconforming structure. The cabana is not new; the pathway to the beach, stairway, deck are not new. All done with a permit or prior to coastal permits. With the evolution of requirements, it is a legal nonconforming structure.

This has had extensive review in the County; through the HLAC, Planning Commission. Local staff has looked at it through every angle. It really started about 10 years ago; the record reflects consideration from all possible angles. Wullbrandt wondered whether any of this overlapped with my tenure at the County; reminded him I left in 1991.

This does not have to be a balancing of policies. If the repairs have to do with engineered accessways to the beach, they are permissible. Wullbrandt emphasized what he asserted was staff's dismissal of this being 'part' of the engineered accessway to the beach. Asserted that the Planning Commission's factual finding that it was part of the accessway to the beach. I asked him which finding, told him I listened to the Planning Commission tape. He asserted that the Planning Commission visited the site, one of them was a contractor, he said this was the only way to repair the accessway to the beach. He urged that I visit the site; I told him I had seen it from the beach and seen all the photos.

Wullbrandt: In this instance, the LCP allows for the permitting of development on the bluff for an engineered accessway to the beach. He claimed that the very specific findings were that this set of caissons

were part of it. They believe that the entire thing was an 'engineered' accessway pre coastal act. I asked how they define 'engineered' accessway. He stated it was designed. They got permits to repair to half of it. They did not get permits for the repairs to the rest of it.

What they asked for, and the Planning Commission believes they approved, are permits, in part as built permits, the repair approved in 2005 was approved so the deck could continue to function as accessway to the beach. Also asked for pavers to go to the upper end of the deck. There used to be posts; now it is a cantilevered system.

He asserts that the Planning Commission made a specific finding that this is a project for the engineered accessway. He said he would mark it; I told him I listened to the tape and did not remember it.

The Planning staff recommended denial, then came back after the public hearing with revised findings at the end of the day. They were urged by Glen Russell, the Planning Director, to get the cabana landmarked; he was having problems with his own staff. The issue is an engineered accessway. Not trying to make any changes to the cabana. 43 square feet of change. All they want to do is repair and maintain the accessway to the beach

Claims that the staff report relies on old information, ignored the Planning Commission. The issue is the remedy. If the remedy is removal, then there is additional damage to the bluff. Then the historic part becomes important. The rules encourage preservation of the landmark. We discussed that the 'remedy' is not at issue in the substantial issue hearing, that a finding of substantial issue simply means that the Commission takes jurisdiction over the permit, and will hold a de novo hearing to consider whether to approve the same permit the County approved, approve a permit with additional or different conditions, or deny the permit. The remedy of removal is not at issue now.

Carr: added that the issue is, what is the best coastal resource to protect; what is the best view, the public's enjoyment of the ocean front. The public support for the landmark issue is universal. The presence of the cabana is a benefit.

Wullbrandt: the Board of Supervisors resolution makes the specific finding that this is an important part of the visual resources of the coast.

He believes that if staff had analyzed this based on this being repair of an engineered accessway to the beach, it would have been a different result.

May 12, 2014

/s/ Jana Zimmer

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Appeal Filed: 4/3/14
49th Day: 5/22/14
Staff: A.G.
Staff Report: 5/1/14
Hearing Date: 5/14/14



W21a

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of Santa Barbara

LOCAL DECISION: Approval with Conditions

APPEAL NO.: A-4-STB-14-0016

APPLICANTS: Lee Carr

APPELLANTS: Commissioner Jana Zimmer and Commissioner Dayna Bochco

PROJECT LOCATION: 4353 Marina Drive, Santa Barbara County (APN 063-220-023)

PROJECT DESCRIPTION: Development associated with a 789 sq. ft. cabana, including: 1) as-built foundation reinforcement work including installation of five 18-inch diameter by 35-foot deep concrete caissons and five “dead-man” counter-weights; 2) as-built deck and deck stairway repairs; 3) as-built addition of 34 sq. ft. and a ¾ bathroom; 4) as-built addition of 9.5 ft. long wetbar; 5) as-built addition of a sanitary waste connection from the cabana to the existing septic system serving the existing single-family dwelling, including a grinder pump and waste water lines; 6) drainage repairs and improvements on the bluff face (i.e., repairs on the walkway leading to the cabana); and 7) less than 50 cu. yds. grading.

MOTION & RESOLUTION: Pages 6-7

NOTE: The Commission will not take public testimony during this phase of the appeal hearing unless at least three commissioners request it. If the Commission finds that the appeal raises a substantial issue, it will schedule the de novo phase of the hearing for a future meeting, during which it will take public testimony. Written comments may be submitted to the Commission during either phase of the hearing.

SUMMARY OF STAFF RECOMMENDATION: SUBSTANTIAL ISSUE EXISTS

Staff recommends that the Commission determine that a **substantial issue** exists with respect to the grounds on which the appeal has been filed. The **motion** and **resolution** for a “no substantial issue” finding (for which a “no” vote is recommended) are found on **page 6-7**.

The appellants contend that the approved project is not consistent with policies and provisions of the Coastal Act and Santa Barbara County’s certified Local Coastal Program (LCP) with regard to geologic hazards and bluff development standards, landform alteration, need for future shoreline protective devices, visual resources, and non-conforming structures, including Land

Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance (Article II) Sections 35-67, 35-160, and 35-161.

The standard of review at this stage of an appeal is whether the County's approvals are consistent with the standards set forth in the certified Local Coastal Program and the public access policies of the Coastal Act (see Page 5 for appeal grounds). The determination is made after a review of the administrative record as a whole.

To determine whether the appeal raises a substantial issue, the Commission considers the following five factors: 1) the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the certified LCP; 2) the extent and scope of the development as approved or denied by the local government; 3) the significance of coastal resources affected by the decision; 4) the precedential value of the local government's decision for future interpretation of its LCP; and 5) whether the appeal raises only local issues, or those of regional or statewide significance.

The existing cabana was originally constructed on the bluff side in 1956. According to geologic reports in the record, landslides and erosion have occurred on the bluff in the vicinity of the cabana. Unpermitted foundation reinforcement work for the cabana and other improvements were conducted by the previous owner of the property in 2005. The unpermitted work included the installation of three 18-inch diameter concrete caissons beneath the footings of the cabana, the installation of two 18-inch diameter caissons under a retaining wall adjacent to the cabana, and the replacement of several footings and posts below the deck portion of the structure with cantilevered beams. The caissons extend approximately 35 feet deep into the bedrock off the bluff. According to County engineers from the Building and Safety Division and information contained in the geologic reports prepared for the project, the unpermitted work was undertaken in order to reinforce the foundation of the cabana due to geologic instability and will extend the life of the structure.

As for the first substantial issue factor, a thorough review of the record demonstrates that the County did not adequately support its findings that the project would be consistent with the appeal grounds raised by the appellants. First, regarding geologic hazards and bluff development standards, evidence in the record clearly supports a conclusion that the development is not consistent with LCP policies which require development to be sited to avoid areas of geologic hazard, landform alteration, and reliance on future shoreline or bluff protection devices because the development, which extends the life of the non-conforming structure, is located on a geologically unstable bluff unsuitable for development. The County did not provide consistency findings for several applicable policies and factual and legal evidence does not exist for the County's final determination that the project is consistent with LCP Policy 3-7 (which prohibits development on the bluff face except for beach accessways and pipelines for scientific research or coastal dependent industry) and LCP Policy 3-14 (which requires development to be sited to avoid areas of known soils, geologic, flood, or erosion hazards). In fact, evidence in County's record, including engineering reports and reviews prepared by three separate firms, supports an opposite conclusion.

Next, the County did not provide factual or legal support for its determination that an exception in the Coastal Zoning Ordinance (Article II) allowing improvements to non-conforming

structures designated as historic landmarks outweighs other LCP resource protection policies. The County found the project to be consistent with the LCP, including the non-conforming building and use provisions of the Coastal Zoning Ordinance (Article II) and provisions of the Land Use Plan regarding geologic hazard and bluff development, because Article II, Section 35-1621.a.1 allows improvements to non-conforming structures designated as historic landmarks. The cabana and its setting were designated as County Historical Landmark #49 by the County Board of Supervisors on March 6, 2012. The County also approved the project based on a determination that the protections afforded to historic landmarks are more protective of coastal resources than LCP policies restricting bluff development. However, the County has not provided a high degree of factual or legal support for its determination that the historic landmark designation outweighs other LCP resource protection policies. In fact, the Article II exception for improvements to non-conforming buildings designated historic landmarks *only provides an exception to other provisions within Article II* and does not trump resource protection policies of the LCP. Further, LUP policies regarding bluff development and siting to avoid geologically hazardous areas are more protective of coastal resources and outweigh other LCP provisions regarding historic resources in this case (see pgs.19-24, below). Therefore, a substantial issue exists with respect to the project's conformance with the grounds of appeal regarding Article II non-conforming use provisions and LCP Policies 1-2 and 1-3 regarding policy conflicts.

Next, regarding visual resources, the project approved by the County has the effect of extending the life of the bluff side cabana in a highly scenic coastal area of Santa Barbara County and altering the natural bluff landform in conflict with Coastal Act Section 30251 and LUP Policy 4-5. No factual or legal evidence has been presented by the County for the project's consistency with visual resource policies and a substantial issue is raised with respect to visual resources.

Additionally, the County did not make the specific finding required by Policy 2-6 that adequate public services can be provided to the cabana. In fact, record evidence shows clearly that the County would *not* be able to find that adequate fire department access could be provided, since the only vehicular access to the cabana is via a switch-back golf cart path incapable of allowing fire department vehicles to pass. Thus, a substantial issue exists regarding the project's conformance with Policy 2-6.

As for the additional four factors the Commission has considered to determine substantial issue, given the project scope of the unpermitted development associated with the cabana structure, the extent of the development is extensive as the caisson foundation, reaching 35 feet into the bluff, extends the life of the non-conforming cabana for the foreseeable future; the project is expected have adverse impacts on significant coastal resources, including the geologically unstable coastal bluff; the project is likely to serve as an adverse precedent for the County's future interpretation of its LCP because it allows an exception to all LCP policies for historic landmarks and allows historic resource LCP provisions to take precedence over all LCP policies regarding bluff development and geologic hazards; and, the appeal raises issues of statewide importance regarding extending the life of non-conforming structures in geologically hazardous areas and the potential for requests for shoreline protective devices. Therefore, pursuant to Coastal Act Sections 30603 and 30625, the Commission finds that the appeal raises a **substantial issue** with respect to the grounds raised by the appellants relative to the project's conformity to the policies contained in the certified LCP.

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APPENDIX A: Substantive File Documents

EXHIBITS

- Exhibit 1.** Vicinity Map
- Exhibit 2.** Parcel Map
- Exhibit 3.** Site Plan
- Exhibit 4.** Geologic Cross Section
- Exhibit 5.** Elevations and Floor Plans
- Exhibit 6.** Cabana and Deck Floor Plan
- Exhibit 7.** South Elevation
- Exhibit 8.** North Elevation
- Exhibit 9.** East Elevation
- Exhibit 10.** West Elevation
- Exhibit 11.** Final Local Action Notice
- Exhibit 12.** Appeal Form
- Exhibit 13.** Board of Supervisors Resolution No. 12-45
- Exhibit 14.** 2005 Site Photo
- Exhibit 15.** Communication from Julia Carr and members of the public

I. APPEAL JURISDICTION AND PROCEDURES

A. APPEAL PROCEDURES

The Coastal Act provides that after certification of Local Coastal Programs (LCPs), a local government's actions on Coastal Development Permit applications for development in certain areas and for certain types of development may be appealed to the Coastal Commission. Local governments must provide notice to the Commission of their coastal development permit actions. During a period of ten working days following Commission receipt of a notice of local permit action for an appealable development, an appeal of the action may be filed with the Commission.

1. Appeal Areas

Approvals of CDPs by cities or counties may be appealed if the development authorized is to be located within the appealable areas, which include the areas 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, whichever is greater, on state tidelands, or along or within 100 feet of natural watercourses and lands within 300 feet of the top of the seaward face of a coastal bluff. (Coastal Act Section 30603(a)). Any development approved by a County that is not designated as a principal permitted use within a zoning district may also be appealed to the Commission irrespective of its geographic location within the Coastal Zone. (Coastal Act Section 30603(a)(4)). Finally, developments which constitute major public works or major energy facilities may be appealed to the Commission. (Coastal Act Section 30603(a)(5)).

In this case, the County's CDP approval is appealable to the Coastal Commission because the project site is located between the sea and the first public road.

2. Grounds for Appeal

The grounds for appeal of a local government approval of development 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 the Coastal Act (See Public Resources Code Section 30603(b)(1)).

3. Substantial Issue Determination

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue exists with respect to the grounds on which the appeal was filed. When Commission staff recommends that a substantial issue exists with respect to the grounds of the appeal, a substantial issue is deemed to exist unless three or more Commissioners wish to hear arguments and vote on the substantial issue question. If the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have three minutes per side, at the Chair's discretion, to address whether the appeal raises a substantial issue. Pursuant to Section 13117 of the Commission's regulations, 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. It takes a majority of Commissioners present to find that no substantial issue is raised by the appeal.

4. De Novo Permit Hearing

Should the Commission determine that a substantial issue exists, the Commission will consider the CDP application de novo. The applicable test for the Commission to consider in a de novo review of the project is whether the proposed development is in conformity with the certified Local Coastal Program and, if the development is between the sea and the first public road paralleling the sea, the public access and recreation policies of the Coastal Act. Thus, the Commission's review at the de novo hearing is *not* limited to the appealable development as defined in this Section I. If a de novo hearing is held, testimony may be taken from all interested persons.

B. LOCAL GOVERNMENT ACTION AND FILING OF APPEAL

On December 16, 2013, the Zoning Administrator of the County of Santa Barbara denied Coastal Development Permit 11CDH-00000-00032 for after-the-fact approval of unpermitted foundation repairs (including caissons and cantilevered beams), deck and deck-stairway repairs, addition of 34 sq. ft., a ¾ bathroom, and wetbar to the cabana, sanitary waste connection to existing septic system, and proposed drainage repairs and 50 cu. yds. of grading. The Zoning Administrator's December 16, 2013 denial of the CDP was appealed to the Planning Commission on December 24, 2013 by Lee Carr. The Santa Barbara County Planning Commission approved Coastal Development Permit 11CDH-00000-00032 on March 5, 2014.

The Notice of Final Action for the project was received by Commission staff on March 19, 2014. A ten working-day appeal period was set and notice provided beginning March 20, 2014, and extending to April 3, 2014.

An appeal of the County's action was filed by Commissioners Jana Zimmer and Dayna Bochco on April 3, 2014, during the appeal period. Commission staff notified the County, the applicant, and interested parties that were listed on the appeal form and requested that the County provide its administrative record for the permit. The administrative record was received on April 17, 2014. Information submitted to Commissioners and Commission staff by a representative of the applicants, Robyn Black, prior to release of the staff recommendation is not considered part of administrative record and has not been evaluated by Commission staff for purposes of whether to recommend whether substantial issue exists. However, Commission staff notes that the County was not the source of these documents, the applicant was the source. The County's Notice of Final Action (Exhibit 11) includes the language of the final project description, as approved by the County, and includes all of the County's findings of approval for the project.

II. STAFF RECOMMENDATION FOR SUBSTANTIAL ISSUE

MOTION: *I move that the Commission determine that Appeal No. A-4-STB-14-0016 raises NO substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.*

STAFF RECOMMENDATION:

Staff recommends a **NO** vote. Failure of this motion will result in a de novo hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local actions will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present (i.e., a tied vote results in a finding that a “substantial issue” is raised).

RESOLUTION TO FIND SUBSTANTIAL ISSUE:

The Commission hereby finds that Appeal No. A-4-STB-14-0016 raises a **Substantial Issue** with respect to the grounds on which the appeal has been filed under §30603 of the Coastal Act regarding consistency with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

III. FINDINGS AND DECLARATIONS FOR SUBSTANTIAL ISSUE

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND PHYSICAL SETTING

The project approved by the County includes development associated with a 789 sq. ft. cabana (Santa Barbara County Landmark #49, (“the Irene and Frances Rich Beach Cabana”), including: 1) as-built foundation reinforcement work including installation of five 18-inch diameter by 35-foot deep concrete caissons and five “dead-man” counter-weights; 2) as-built deck and deck stairway repairs; 3) as-built addition of 34 sq. ft. (enclosure of a portion of the existing deck and outdoor shower area) and a ¾ bathroom to the cabana; 4) as-built addition of 9.5 ft. long wetbar to the interior of the cabana; 5) as-built addition of a sanitary waste connection from the cabana to the existing septic system serving the single-family dwelling, including a grinder pump and waste water lines; 6) drainage repairs and new drainage improvements on the bluff face (i.e., repairs on the walkway leading to the cabana); and 7) less than 50 cu. yds. grading for drainage improvements. (Exhibits 3-10)

The project site is located at 4353 Marina Drive in the Hope Ranch area of Santa Barbara County (APN 063-220-023), a developed residential neighborhood. The subject parcel is 4.2 acres in size and bounded on the north by Marina Drive and bounded on the south by a steep coastal bluff and the Pacific Ocean. (Exhibits 1-3). The bluff on the south facing side of the subject site is approximately 120 ft. in height. Development on the subject site consists of an approximately 4,270 sq. ft. single-family residence, swimming pool, single-story guest house and associated development, constructed in 1969-1970, which is setback from the bluff top. Additionally, the site includes an approximately 789 sq. ft. cabana and deck built into the bluff side, a switch-back golf cart path down the bluff face for access to the cabana, a retaining wall between the bluff and the cabana, a sanitary waste connection from the cabana to the septic system for the main

residence, and a private beach stairway. (Exhibit 3) The elevation of the cabana foundation is approximately 50 ft. above mean sea level (msl). (Exhibit 4)

The steep bluff on the project site is generally devoid of vegetation. However, parts of the descending slopes include non-native vegetation, including non-native ivy and invasive iceplant. Several non-native mature trees are located to the west of the cabana near the beach access stairway. Site drainage for the north portion of the property is generally directed towards the south and southwest of the main residence and pool location.

A shallow active landslide exists on the southwest bluff portion of the property within the lower portion of the re-entrant canyon. The landslide reportedly occurred in the summer of 1998 following the rupture of an irrigation line on the slope above. The failure area measures approximately 165 ft. long and 15 ft. to 50 ft. wide. The head scarp is approximately 10 ft. high. At the time of the slope failure, approximately 10 ft. to 15 ft. of failure debris was present at the toe of the slide. However, likely due to erosion and wave action, failure debris has washed away and only bedrock is exposed at the toe of the slide above the beach. Additionally, a second active landslide is present at the extreme southeast corner of the property. This active landslide is located on the bluff face and extends offsite to the east. A small area of surficial solid erosion/slumping is present below the western portion of the wood deck south of the beach cabana. This failure reportedly occurred in 2004 as the result of a broken water pipe that saturated the near surface residual soil above the bedrock. (Grover Hollingsworth, 11/9/11, pgs. 4-5)

B. BACKGROUND AND LOCAL PERMIT HISTORY

Cabana Permit History

The existing beach cabana was constructed in 1956 (Building Permit No. 876) which included a 735 sq. ft. structure with a 386 sq. ft. porch, outdoor shower, outhouse, and no electrical service. According to the County's December 15, 2013 Zoning Administrator Staff Report, at some point between 1956 and 1990, without the benefit of permits, the beach cabana was enlarged to 789 sq. ft. and a ¾ bath was installed.

In 1989, the County approved emergency permit (89-EMP-002) for shotcrete injections into the caverns and undercut areas of the bluff below the cabana. According to County, the approval was specifically based upon a determination by the County's Building and Safety staff that the eroded bluff presented a safety hazard to the public on the beach below the structure and not to protect the cabana structure. The shotcrete extends horizontally along the base of the bluff approximately 180 ft. and is approximately 8 to 10 feet high. A follow-up Special Use Permit (89-SUP-072) for the shotcrete was issued by the County in 1990. This permit would have been appealable to the Commission; however, it is unclear whether a Notice of Final Action for CDP was received by the Commission at that time.

A Coastal Development Permit (Case No. 01CDH-00000-00015) was approved by the County on June 21, 2004, for an engineered beach access stairway on the property after unpermitted stairway work was cited as a violation. The Commission received the County's Notice of Final Action for the stairway on July 8, 2004 and no appeal was filed for the stairway.

According to the County's December 6, 2013 Zoning Administrator Staff Report, in 2004 and early 2005, the former property owner undertook additional work on the cabana structure without obtaining the required County permits. The unpermitted work included the installation of three 18-inch diameter caissons beneath the footings of the cabana, the installation of two 18-inch diameter caissons under a retaining wall adjacent to the cabana, and the replacement of several footings and posts below the deck portion of the structure with a cantilevered beam. Other footings and posts supporting parts of the deck and adjacent stairs were relocated and reconstructed. The County's December 6, 2013 staff report indicates that the unpermitted work was undertaken to reinforce the foundation of the cabana and its deck in response to erosion and subsequent damage to the support structures of the cabana due to damage from a broken water line based on information obtained from a letter prepared by an engineering firm to the previous owner, dated August 15, 2005. (12/6/13 Staff Report, pgs.5-6)

The County opened building violation Case No. 05BDV-00000-00093 on March 9, 2005 for the unpermitted installation of structural improvements to the cabana. A Coastal Development Permit application was submitted by the former owner on August 23, 2005 to authorize the unpermitted development. The County recommended denial of that permit and the application was withdrawn by the former owner on March 26, 2006 prior to final action. A zoning violation, Case No. 06ZEV-00000-00057, was opened on March 31, 2006 after withdrawal of that application. A Notice and Order to Vacate was sent to the current property owner on September 5, 2007.

Subsequently, on August 20, 2009, the current owners submitted an application for approval of the as-built construction. This application was withdrawn on March 30, 2011, after a staff recommendation to the Zoning Administrator to require demolition of the cabana. Another permit application to retain the as-built construction was submitted by the current owner to the County on July 28, 2011. Although County staff recommended denial of that application, the application was approved by the County Planning Commission on March 5, 2014, and is the project that is the subject of the present appeal.

Historic Landmark Designation

The cabana and its setting were first nominated for Landmark status by the Historical Landmarks Advisory Commission (HLAC) on October 11, 2010. After the first nomination by the HLAC, the Santa Barbara County Board of Supervisors denied the Historic Landmark designation for the cabana on December 7, 2010. The applicants then filed suit against the Board, claiming denial of landmark status after the HLAC had recommended such status constituted abuse of discretion. (Lee Carr v Board of Supervisors of Santa Barbara County, civil case 1374320, filed Mar 3, 2011.) Subsequently, after the HLAC nominated the cabana for Landmark Status again on December 12, 2011, the County Board of Supervisors approved the cabana and its setting as County Historical Landmark #49 ("Irene and Frances Rich Beach Cabana") on March 6, 2012. (Exhibit 13) The Historic Landmark designation was based on standards and criteria contained in County Code, Chapter 18A, which not part of the County's certified LCP. According to Board of Supervisors Resolution No. 12-45, the cabana was determined to be historically significant, in part, because it "exemplifies or reflects special elements of the County's cultural, social or aesthetic history, as it is a small surviving remnant of the California Dream that flourished on the

coast of Southern California in the mid-Twentieth Century and was part of a notable arts colony that flourished on the property in the late 1950's...". (Exhibit 13)

C. APPELLANTS CONTENTIONS

The appeal filed by Commissioners Zimmer and Bochco is attached as Exhibit 12. The appeal grounds assert that the approved development is inconsistent with the County of Santa Barbara's Local Coastal Program (LCP) regarding geologic hazards and bluff development standards, visual resources, and non-conforming structures, including Land Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance Sections 35-67, 35-160, and 35-161.

D. ANALYSIS OF SUBSTANTIAL ISSUE

Pursuant to Sections 30603 and 30625 of the Coastal Act, the appropriate standard of review for an appeal is whether a substantial issue exists with respect to the grounds raised by the appellants relative to the project's conformity to the policies contained in the certified County of Santa Barbara Local Coastal Program (LCP) or the public access policies of the Coastal Act. The appellants contend that the project, as approved by the County, is inconsistent with the County of Santa Barbara's LCP policies regarding geologic hazards and bluff development standards, visual resources, and non-conforming structures. No public access policies were raised here.

Based on the findings presented below, the Commission finds that a substantial issue exists with respect to Land Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, and Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1).

The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. The Commission's regulations indicate simply that the Commission will hear an appeal unless it "finds that the appeal raises no significant question" (Cal. Code Regs., Title 14, Section 13115(b)).

In evaluating the issue of whether the appeal raises a substantial issue, the Commission considers the following factors:

1. The degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the certified LCP;
2. The extent and scope of the development as approved or denied by the local government;
3. The significance of coastal resources affected by the decision;
4. The precedential value of the local government's decision for future interpretation of its LCP; and
5. Whether the appeal raises only local issues, or those of regional or statewide significance.

In this case, for the reasons discussed below, the Commission determines that the appeal raises a **substantial issue** with regard to the grounds on which the appeal has been filed, as discussed below, including: geologic hazards and bluff development standards, visual resources, and non-conforming structures, including Land Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance Sections 35-67, 35-160, and 35-161.

1. Degree of Support for Local Approval Regarding Appeal Grounds

a. Geologic Hazards and Bluff Development Appeal Grounds

The appellants assert that the proposed project fails to conform with the following Coastal Land Use Plan (LUP) policies and provisions regarding geologic hazards and bluff development standards:

Coastal Act Section 30253 (incorporated into the LCP by Policy 1-1) states:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- (4) Minimize energy consumption and vehicle miles traveled.*
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy 1-1 states:

The County shall adopt the policies of the Coastal Act (PRC Sections 30210 through 30263) as the guiding policies of the land use plan.

LUP Policy 3-4 states:

In areas of new development, above-ground structures shall be set back a sufficient distances from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such County shall determine the required setback. A geologic report shall be required by the County in order to make this determination...

LUP Policy 3-7 states:

No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is

feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.

LUP Policy 3-14 states:

All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

LUP (Goleta Community Plan) Policy GEO-GV-1 states:

All new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on future shoreline and/or bluff protection devices.

LUP (Goleta Community Plan) Policy GEO-GV-3 states:

Where feasible and where consistent with Local Coastal Plan Policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.

Coastal Zoning Ordinance, Article II, Sec. 35-67. Bluff Development Standards:

...

5. No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted in the property can be drained away from the bluff face.

As described above, the development includes unpermitted structural improvements to an approximately 789 sq. ft. cabana, including installation of five 18-inch diameter by 35-foot deep concrete caissons and five “dead-man” counter-weights under the cabana and deck; deck and deck stairway repairs; addition of 34 sq. ft. (enclosure of a portion of the existing deck and outdoor shower area) and a ¾ bathroom to the cabana; addition of 9.5 ft. long wetbar to the interior of the cabana; and, addition of a sanitary waste connection from the cabana to the existing septic system serving the single-family dwelling, including a grinder pump and waste water lines. The approved project also includes drainage repairs and drainage improvements on the bluff face (i.e., repairs on the walkway leading to the cabana) and approximately 50 cu. yds. grading, which has not yet been completed.

Appellants’ Assertions:

Coastal Act Section 30253, as incorporated into the LCP by Policy 1-1, LCP Policy 3-14, LCP Policy GEO-GV-1 and LCP Policy GEO-GV-3, require development to be sited to avoid areas of geologic hazard, to avoid landform alteration, and to avoid reliance on future shoreline or bluff protection devices. The appellants assert that the development does not comply with Coastal Act Section 30253, as incorporated in the certified LCP; LCP Policy 3-14; and LCP Policy GEO-GV-1 because the development would serve to prolong the life of a non-conforming structure

located on an unstable coastal bluff in an area of known geologic and erosional hazards and has caused additional alteration to the natural bluff landform. Further, due to the geologic and erosional hazards present at the bluff on the subject site, prolonging the life of the structure will likely result in the request for additional shoreline or bluff protective devices to protect the development in direct conflict with Coastal Act Section 30253 and LCP Policies GEO-GV-1 and GEO-GV-3. The County's approval does not have a permit condition prohibiting future seawalls at the site. An emergency permit for shotcrete placement on the bluff below the cabana structure was approved by Santa Barbara County in 1989 based upon a determination by the Santa Barbara County Building and Safety Division that the eroded and undercut bluff presented a safety hazard to the public. It is likely that future repairs to stabilize the bluff and prevent erosion will be requested in the future, as the County's March 4, 2014 staff report indicates that the applicant/owner is interested in repairing the shotcrete area and is contesting the requirement for permits.

Additionally, the appellants assert that the approved development is inconsistent with LUP Policy 3-7 and Coastal Zoning Ordinance, Article II Section 35-67 because the unpermitted development inappropriately prolongs the life of a non-conforming structure on the bluff face. LCP Policy 3-7 and Article II Section 35-67 specifically prohibit development on a bluff face, except only in very limited circumstances for beach access stairways and pipelines for scientific research or coastal dependent industry. The approved development does not fit these exceptions because the development is not a beach access stairway or pipeline for scientific research. Further, the appellants assert that the development does not comply with LCP Policy 3-4, which requires development to be set back from the bluff edge to be safe from the threat of erosion, because the development prolongs the life of the structure that is located directly on the bluff and has no bluff setback.

Degree of Factual and Legal Support for the County's Decision that the Development is Consistent or Inconsistent with Geologic Hazards and Bluff Development Standards

The question is whether a substantial issue exists with respect to the project's conformance with Coastal Act Section 30253, as incorporated into the LCP by Policy 1-1, LCP Policy 3-14, LCP 3-14, LCP Policy GEO-GV-1 and LCP Policy GEO-GV-3, which require bluff setbacks, prohibit development on bluff faces with limited exceptions, require development to be sited to avoid areas of geologic hazard, to avoid landform alteration, and to avoid reliance on future shoreline or bluff protection devices. The first factor in evaluating whether the appeal raises a substantial issue is the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the policies cited above regarding geologic hazards and bluff development.

County's Analysis:

The County's Findings of Approval (Exhibit 11), dated March 5, 2014, submitted with the Notice of Final Action for the project state that the project is consistent with LCP Policies 3-7 and 3-14 regarding geologic hazards and bluff development, as follows:

- "The project is consistent with Coastal Land Use Plan Policy (CLUP) 3.7, which limits development on bluff faces except for engineered stairways and access. Insofar as the

cabana is a designated Historic Landmark it may be located on the bluff along with its deck access pathway to the beach.” (3/5/14 Notice of Final Action Findings of Approval, Section 2.1, March 5, 2014)

- “The project is also consistent with CLUP Policy 3-14, which requires development to be designed to fit the site topography, geology, hydrology, etc. The cabana has been located on the bluff face since 1956 and is part of the landscape.” (3/5/14 Notice of Final Action Findings of Approval, Section 2.1, March 5, 2014)

The County’s Findings of Approval, dated March 5, 2014, do not include policy consistency findings for Coastal Act Section 30253, LCP Policy GEO-GV-1, and LCP Policy GEO-GV-3. Further, the County did not include any factual evidence to support its findings that the project is consistent with LCP Policy 3-7 and 3-14 regarding geologic hazards and bluff development. Rather, the County’s findings of approval rely on an exception in the Coastal Zoning Ordinance which allows improvements to non-conforming structures that have been designated as a Historic Landmark by the County Board of Supervisors, discussed in detail in Section D. 1. b. below.

In contrast to the Findings of Approval, dated March 5, 2014, submitted with the Notice of Final Action for the project, the County’s February 13, 2014 Planning Commission staff report for the appeal of the Zoning Administrator’s denial of the project; the County’s Findings for Denial (Exhibit A to the County’s February 13, 2014 staff report); and, the County’s December 6, 2013 staff report for the Zoning Administrator hearing include findings which state that the project is *not consistent* with LCP Policies 7-3, 3-14, GEO-GV-3, and CZO Section 35-67.5 regarding geologic hazards and bluff development, as follows:

- The LCP consistency findings for CLUP Policy 3-7 state: “Inconsistent: ‘Development’, as defined in the Article II Coastal Zoning Ordinance includes the placement of any solid material, including caissons and other structural support. The site map submitted by the applicant correctly shows that the cabana is entirely on the bluff face. Thus, the as-built repair work involving caissons and other new structural supports is inconsistent with this policy.” (2/13/14 Planning Commission Staff Report, pgs. 5-6 and 12/6/13 Zoning Administrator Staff Report, p.7)
- The LCP consistency findings for CLUP Policy 3-14 state: “Inconsistent: Review of the site by former County Geologist Brian Baca and by current County consulting geologists Fugro West, Inc. indicates that the beach cabana is located on a potentially unstable landslide plane. Geology and soils reports provided by the applicant (Grover Hollingsworth, 1999; Coastal Geology and Soils, 2005; and Braun and Associates, 2005) do not provide calculations demonstrating adequate stability of the underlying bluff area (personal conversation with Eric Hagen, Building & Safety, April 2010), nor do they include discussion or determination of bluff face retreat over time. In a January 17, 2005 letter to prior owner Peter Capone, Mr. Braun refers to the 1999 Grover Hollingsworth analysis by stating ‘Based on their analysis and findings, the potential for slope failure is possible during times of heavy surf, heavy rain or strong seismic event.’ As such, the bluff face cannot be determined to be suited for development and therefore the project is inconsistent with this policy.” (2/13/14

Planning Commission Staff Report, p. 6 and 12/6/13 Zoning Administrator Staff Report, p.7)

- The LCP consistency findings for Goleta Community Plan Policy GEO-GV-3 state: “Inconsistent: The proposed structure is currently protected by bluff retreat by 1989 shotcrete injections into the caverns and undercut areas of the bluff that were present at that time. The application of shotcrete was allowed specifically in order to create a seawall to protect the public on the beach below from potential failure of the bluff and cabana. The shotcrete constitutes a coastal protection structure that, by virtue of its location, also protects the cabana. The applicant/owner is interested in repairing the shotcrete area and is contesting the requirement for permits. Consistency with this policy would require relocation of the existing cabana to avoid the threat of bluff retreat rather than installation of new materials to repair the deteriorating shotcrete seawall. (2/13/14 Planning Commission Staff Report, p. 7 and 12/6/13 Zoning Administrator Staff Report, p.8)
- The LCP consistency findings for Section 35-67.5, Bluff Development Standards state: “Inconsistent:...the unpermitted repair work including the installation of supporting caissons and other...structural improvements intended to perpetuate the life of the nonconforming structure *in situ* on the bluff face is inconsistent with these policies and ordinance standards.” (2/13/14 Planning Commission Staff Report, p. 9 and 12/6/13 Zoning Administrator Staff Report, p.9)

The County’s “Findings for Denial” contained in the County’s February 13, 2014 Planning Commission staff report found that the project was *not consistent* with the LCP, as follows:

- “As discussed in Section 6.0 of the staff report dated February 13, 2014 and incorporated by reference herein, the proposed project is not consistent with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, regarding development on bluff faces, adequacy of services, and primacy of policies most protective of coastal resources (CLUP Policies 1-2, 2.6, 3-7, 3-14, and GCP Policy GEO-GV-3). The proposed project is also inconsistent with applicable provisions of Article II regarding bluff development standards and structural changes to nonconforming structures. Therefore, these findings cannot be made.” (2/13/14 Planning Commission Staff Report, Attachment A)

Evidence in Record:

The County supported its findings in the February 13, 2014 Planning Commission staff report, Findings for Denial (Exhibit A to the 2/13/14 County staff report) and the December 6, 2013 staff report for the Zoning Administrator hearing with geological and geotechnical engineering studies and letters that were prepared to evaluate the site and are included in the County’s administrative record. (See Appendix A) These studies and letters indicate that the project site is an unstable bluff subject to landslides and erosion and that the unpermitted caisson foundation repairs were undertaken in order to extend the life of the cabana and have the effect of extending the life of the cabana.

As noted above, landslide activity has occurred on the bluff in the vicinity of the cabana. A shallow active landslide exists on the southwest bluff portion of the property. A second active landslide is also present at the extreme southeast corner of the property. This active landslide is located on the bluff face and extends offsite to the east. A small area of surficial solid erosion/slumping is present below the western portion of the wood deck south of the beach cabana. (Grover Hollingsworth, 11/9/11, p.4)

A comprehensive Geologic and Soils Engineering Exploration report was prepared in 1999 by Grover Hollingsworth and Associates, Inc. showing that the development is located in a “potentially unstable” area. According to the report, the purpose of the exploration was “to evaluate the nature, distribution, engineering properties, relative stability, and geologic structure of the earth materials underling the property with respect to the evaluation of an existing landslide on the lower, southern portion of the site, the assessment of the stability of other slopes on the site, assessment of the stability of the beach cabana structure, and possible future development.” (Grover Hollingsworth, 8/9/99, p.1) The report evaluated data from field exploration, which included excavating twelve test pits, drilling three borings, mapping outcrops adjacent to and within the property, and obtaining samples from the site and concluded that:

The southern slope and seacliff areas are potentially unstable. The beach cabana is located on or above bedrock which is unfavorably oriented with respect to the seacliff. This bedrock orientation has led to landsliding along the seacliff east of the subject property. We believe that the bluff and slope in the area of the beach cabana are marginally unstable. Failure of the beach cabana could occur during a period of heavy rainfall, wave attack, or strong seismic shaking. (Grover Hollingsworth, 8/9/99, p.13)

Although a letter prepared by the same engineering firm in 2011 states that “there are no landslides in the area of the cabana that represent a risk to its stability,” this 2011 assessment was prepared after the unpermitted caisson placement to reinforce the foundation of the structure was conducted in 2005 to stabilize the structure. (Grover Hollingsworth, 11/9/11, p. 5)

Further, three separate letters prepared in 2005 by Braun & Associates, an engineering firm, indicate that structural stability of the beach cabana was at issue and the friction pile foundation system was designed to support the cabana and deck in order to extend the life of the structure. A January 17, 2005 letter prepared by Braun & Associates states that “[d]ue to the desire of the owner to provide an increased life for the structure it was decided the use of caissons extending into the bedrock and supporting the existing foundation system would be the most feasible.” (Braun & Associates 1/17/05, p.1) A subsequent letter prepared by Braun & Associates, dated December 7, 2005, reiterates that “[t]he work conducted on the Beach House was done in order to extend the life or usefulness of the structure while at the same time providing additional stabilization of the slope within this area.” (Braun & Associates, 12/7/05, p.1)

Further, an August 15, 2005 letter prepared by Braun & Associates also discusses the structural foundation of the cabana. This letter states:

The owner had significant concerns as to the stability of the Beach House. Based on discussions with the owner and review of the Grover Hollingsworth report, I was in agreement with the concerns of the owner. Within the geotechnical review by Grover Hollingsworth discussions as to stabilizing the Beach House and deck were provided. Mr.

Capone was most concerned with loss of the structure and deck from seismic activity. Based on our discussion this firm designed a cast in place friction pile foundation system to support the structure and remove the loads from the deck. (Braun & Associates 8/15/05, p.1)

The August 15, 2005 Braun & Associates letter concluded that “[b]ased on the work it is my opinion the Beach House has been strengthened by this new foundation system in a method consistent with typical underpinning procedures for the area” and “the structure is now supported by a deep foundation system with footings that extend well into the bedrock in accordance with the Grover Hollingsworth report and proper engineering procedures.” (Braun & Associates 8/15/05, p.2) A letter provided by a third engineering firm, Coastal Geology & Soil, Inc., also specifically states that “[t]he foundation system appears to be well designed and adequate to provide support for the beach house against foundation failure due to the poor surficial stability of the upper Qc type materials.” (Coastal Geology & Soil, Inc. 2005, p.3)

Therefore, the reports and letters prepared by three separate engineering firms make clear that the project site, a coastal bluff, is not geologically stable and the work was conducted in order to stabilize the foundation of the cabana and extend the life of the non-conforming cabana structure and the work has the end effect of prolonging the life of the cabana.

As part of the Carr’s appeal of the Zoning Administrator’s denial of the project, the Carr’s alleged that “staff’s recommendation for denial of the project is based upon staff’s conclusion that the cantilevered support system was designed and installed with the intention of prolonging the life of the cabana.” (2/13/14 Planning Commission Staff Report, p.5) The County’s response to the Carr’s appeal issue regarding the form and function of the cantilever caisson foundation support is as follows:

- “The proposed as-built construction of the cantilever support system has been reviewed by the Planning & Development, Building & Safety Division (B&S). During the review of the plans against the California Building Code, B&S staff concluded that the support system had been designed and constructed to not only provide cantilevered support for the existing deck, but that it was also directly tied into the foundation of the cabana and provides support to the cabana itself...The LCP consistency findings for Section 35-67.5, Bluff Development Standards state: “...the unpermitted repair work including the installation of supporting caissons and other...structural improvements intended to perpetuate the life of the nonconforming structure in situ on the bluff face is inconsistent with these policies and ordinance standards.” (2/13/14 Planning Commission Staff Report, p. 9 and 12/6/13 Zoning Administrator Staff Report, p.9)

Thus, the record shows that the engineering reports and project plans discussed above were reviewed by the County’s Building and Safety Division, and the Building and Safety Division concluded that the cantilevered support system, supporting both the cabana and attached deck, has the effect of extending the life of the cabana. During a meeting with Commission staff on 4/22/14, the applicants and their representatives asserted that the foundation improvements were conducted in order to provide support to the deck and deck stairway leading to the approved beach access stairway. Regardless of this assertion, it is clear, based on the record evidence discussed above, that the foundation improvements provide support to both the cabana and attached deck (Exhibits 4-7) and have the effect of extending the life of the cabana. Indeed, as

noted above, the previous owner who initiated the unpermitted repairs had the intent of extending the life of the cabana by performing the structural repairs.

Therefore, contrary to the County Planning Commission's findings of approval that are factually and legally unsupported, evidence in the record clearly supports a conclusion that the project is not consistent with Coastal Act Section 30253, as incorporated into the LCP by Policy 1-1, LCP Policy 3-7, LCP 3-14, LCP Policy GEO-GV-1 and LCP Policy GEO-GV-3 because the development, which extends the life of the non-conforming structure, is located on a geologically unstable bluff unsuitable for development. In its approval of the project, the County did not provide consistency findings for Coastal Act Section 30253, LCP Policy GEO-GV-1 and LCP Policy GEO-GV-3. Further, evidence does not exist for the County's final determination that the project is consistent with LCP Policy 3-7 (which prohibits development on the bluff face except for beach accessways and pipelines for scientific research or coastal dependent industry) and LCP Policy 3-14 (which requires development to be sited to avoid areas of known soils, geologic, flood, or erosion hazards) given that evidence in County's record supports an opposite conclusion. In fact, the County Planning and Development Department staff recommended denial of the project for four separate County hearings, including hearings in 2005, 2011, 2013, and 2014. Therefore, a substantial issue exists with respect to the project's conformance with Coastal Act and LCP policies which require development to be sited to avoid areas of geologic hazard, landform alteration, and reliance on future shoreline or bluff protection devices.

b. Non-Conforming Use Coastal Zoning Ordinance Provision and Land Use Plan Policy Conflicts

The appellants assert that the approved project raises issues regarding consistency with the following Coastal Zoning Ordinance provisions regarding non-conforming uses and LUP policy conflicts related to bluff development and geologic hazards as compared with protections afforded to historic resources:

LUP Policy 1-2 states:

Where policies within the land use plan overlap, the policy which is most protective of coastal resources shall take precedence.

LUP Policy 1-3 states:

Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.

Coastal Zoning Ordinance, Article II, Sec. 35-160. Purpose and Intent:

...It is the intent of this Article to permit these nonconformities to continue until they are removed, but not to encourage their survival...

Coastal Zoning Ordinance, Article II, Sec. 35-161. Nonconforming Use of Land, Buildings and Structures:

A nonconforming use may be continued subject to the following regulations, so long as such use remains otherwise lawful.

1. Structural Change. Except as otherwise provided in this article...no existing building or structure devoted to a nonconforming use under this Article shall be enlarged, extended, reconstructed, moved, or structurally altered...

Coastal Zoning Ordinance, Article II, Sec. 35-162. Nonconforming Buildings and Structures:

If a building or structure is conforming as to use but nonconforming as to setbacks, height, lot coverage, or other requirements concerning the building or structure, such structure may remain so long as it is otherwise lawful, subject to the following regulations.

1. Structural Change. A nonconforming structure may be enlarged, extended, moved, or structurally altered provided that any such extension, enlargement, etc., complies with the setback, height, lot coverage, and other requirements of this Article. Seismic retrofits, as defined in Section 35-58 and pursuant to Section 35-169.2.1.m are allowed throughout conforming and nonconforming portions of the structure or building. No living quarters may be extended into an accessory building located in the required front, side, or rear yards by such addition or enlargement.

a. Exceptions: A nonconforming structure may be enlarged, extended, reconstructed, moved, and/or structurally altered, subject to the following criteria:

1) The structure has been declared to be a historical landmark pursuant to a resolution of the Board of Supervisors may be structurally altered provided that the County Historical Landmarks Advisory Commission has determined that the proposed structural alterations will help to preserve and maintain the landmark in the long term and has reviewed and approved the proposed structural alterations.

...

Archeological and Historical Resources Policies

LUP Policy 10-1 states:

All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites

LUP Policy 10-2 states:

When developments are proposed for parcels where archeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.

LUP Policy 10-3 states:

When sufficient planning flexibility does not permit avoiding construction on archeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native Heritage Commission.

LUP Policy 10-4 states:

Off-road vehicle use, unauthorized collecting of artifacts, or other activities other than development which could destroy or damage archeological or cultural sites shall be prohibited.

LUP Policy 10-5 states:

Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Appellants' Assertions:

The appellants also assert that the development is inconsistent with the Land Use Plan (LUP) policies of the LCP relating to development in coastal and blufftop areas and Coastal Zoning Ordinance, Article II Section 35-160 that allows nonconforming structures and uses to continue until they are removed, but seeks to prohibit improvements that would extend the life of the non-conforming structure. The appellants assert that the structural improvements to the bluff side cabana, constructed in 1956, inappropriately extend the life of the non-conforming cabana located in a geologically unstable area unsuitable for development. Although Article II, Section 35-162.1.a.1 provides an exception to the rule and allows a non-conforming structure to be improved provided that the structure has been declared a historical landmark pursuant to a resolution of the Board of Supervisors, the appellants assert that this Coastal Zoning Ordinance provision does not trump the other resource protection policies of the County's LCP. Article II, Section 35-162.1 specifically states that "[a] non-conforming structure may be enlarged, extended, moved, or structurally altered provided that any such extension, enlargement, etc., complies with the setback, height, lot coverage, and other requirements of this Article." The exception for structures that have been declared a historical landmark by the Board of Supervisors provides an exception for "setback, height, lot coverage, and other requirements *of this Article*" (emphasis added) and not an exception to the wider policies and provisions of the entire Local Coastal Plan, including the LUP. Therefore, the exception for improvements to a non-conforming structure designated as a historic landmark is an exception only to the other requirements of "this Article," which refers to Article II of the Coastal Zoning Ordinance. It is not an exception that would allow contravention of all other LCP policies, including LUP provisions strictly regulating development on bluffs and in geologically hazardous areas, and generally prohibiting such development with narrow exceptions not applicable here. Thus, a project must be consistent not only with the Coastal Zoning Ordinance provisions of the LCP but also with all policies and provisions of the certified LUP. Specifically, although Section 35-162.1.a.1 of the Coastal Zoning Ordinance may allow for exceptions to other provisions of the Coastal Zoning Ordinance, the project must still comply with all provisions of the certified LCP.

Furthermore, the appellants assert that, pursuant to LUP Policy 1-2 and Policy 1-3, LUP policies which require bluff setbacks, prohibit development on bluff faces with limited exceptions, require development to be sited to avoid areas of geologic hazard, to avoid landform alteration, and to avoid reliance on future shoreline or bluff protection devices are more protective of coastal resources than provisions of the LUP regarding historic resources. Thus, the appellants assert that, in this particular case, Coastal Act Section 30253, as incorporated into the LCP by Policy 1-1, LUP Policy 3-7, LUP Policy 3-4, LUP 3-14, LUP Policy GEO-GV-1, and LUP Policy GEO-GV-3, take precedence over the other LUP provisions related to historic resources. These LUP policies are clear and comprehensive. For example, LUP Policy 3-7 specifically limits development on bluff faces to only two types of development, beach access stairways and pipelines for scientific research. Further, LUP policies regarding bluff development and siting to avoid geologic hazards and landform alteration are reiterated in several different policies throughout the LUP. These policies, as applied to the subject development, are discussed above in detail in Section D.1.a of this report.

On the other hand, LUP provisions related to historic sites are more general in nature, do not provide specific protections for historic landmarks, and are focused on protections for archeological and cultural sites as opposed to sites designated as historic landmarks by the County (see Policies 10-1, 10-2, 10-3, 10-4, and 10-5). Although the LUP lists 20 historic sites in Santa Barbara County¹, the LUP does not include specific policies that protect these resources, but rather only “recommendations” in LUP Section 3.10.5 (Historical Resources), cited above. For example, recommendation 2 in Section 3.10.5 states: “[t]he significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No.1716.” Ordinance No.1716 is not certified as part of the LCP, nevertheless, applying LCP Policy 1-3, policies of the certified LUP would take precedence over any standards within that Ordinance related to historic landmarks. Further, the County Code which provides for a Historical Landmarks Advisory Committee and outlines historic landmark criteria, Santa Barbara County Code Section 18A, is not certified as part of the County’s Coastal Zoning Ordinance (Article II). Thus, LCP policies regarding bluff development restrictions and siting to avoid geologic hazards would take precedence over other County Comprehensive Plan provisions or existing ordinances regarding historic landmark designations. Therefore, as applied to the development in this case, per Policy 1-2 and Policy 1-3, LUP policies regarding bluff development and siting to avoid geologically hazardous areas are more protective of coastal resources and outweigh LCP provisions regarding historic resources.

Degree of Factual and Legal Support for the County’s Decision that the Development is Consistent or Inconsistent with Non-Conforming Use Provisions of the Coastal Zoning Ordinance and Policy Conflict Provisions of the LCP

The question is whether a substantial issue exists with respect to the project’s conformance with Coastal Zoning Ordinance provisions regarding non-conforming uses and LCP policies regarding policy conflicts. The first factor in evaluating whether the appeal raises a substantial issue is the degree of factual and legal support for the local government’s decision that the development is consistent or inconsistent with the provisions, cited above, regarding non-conforming uses and policy conflicts.

County’s Analysis:

The County’s Findings of Approval (Exhibit 11), dated March 5, 2014, submitted with the Notice of Final Action for the project include the following LCP consistency findings:

- “[T]he project is consistent with CLUP Policy 1-2 which allows the policies most protective of coastal resources to take precedence over any concerns about bluff face development; it would be damaging to the bluff to remove the structure and structural alterations from the bluff. Additionally, the project conforms to the Article II

¹ The twenty historic sites include the following: Vicente Ortega Adobe, Point Sal, Point Perdernes, Point Conception Lighthouse, Gaviota Landing, Gaviota Pass (State Historical Landmark), Baron Adobe, La Vigia, Refugio Beach Park, Erro Pepper Tree, Ygnacio Ortega Adobe, Bruno Orella Adobe, El Capitan Beach Park, Dos Pueblos (Historic Site, Cabrillo Anchorage), Whaling Camp (Goleta Point Area), Asphaltum Mine (Goleta-UCSB Area), Massini Adobe (Montecito), First Oil Well (Summerland), Fleishman House (Lambert Road), and Shepard’s Inn (Carpinteria Valley)

development standards for nonconforming structures. Specifically, the cabana is a historic landmark, it benefits from the exemption to nonconforming development standards afforded historic landmarks, and thus can be improved. As such, this finding can be made.” (3/5/14 Findings of Approval 2.1, Planning Commission Hearing, March 5, 2014)

In contrast to the Findings of Approval, dated March 5, 2014, finding consistency with Article II (Coastal Zoning Ordinance) non-conforming use provisions and policy conflict provisions, the County’s Findings for Denial (Attachment A to the 2/13/14 Planning Commission staff report); the County’s findings in the February 13, 2014 Planning Commission staff report; and, the County’s findings in the December 6, 2013 staff report for the Zoning Administrator hearing find that the project is *not consistent* Coastal Zoning Ordinance provisions regarding non-conforming uses and state that LCP policies restricting bluff development take precedence over LCP provisions regarding historic landmarks.

The County’s “Findings for Denial” contained in the County’s February 13, 2014 Planning Commission staff report found that the project was *not consistent* with the LCP, as follows:

- “As discussed in Section 6.0 of the staff report dated February 13, 2014 and incorporated by reference herein, the proposed project is not consistent with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, regarding development on bluff faces, adequacy of services, and primacy of policies most protective of coastal resources (CLUP Policies 1-2, 2.6, 3-7, 3-14, and GCP Policy GEO-GV-3). The proposed project is also inconsistent with applicable provisions of Article II regarding bluff development standards and structural changes to nonconforming structures. Therefore, these findings cannot be made.” (2/13/14 Planning Commission Staff Report, Attachment A)
- “As discussed in Section 6.2 of the staff report dated February 13, 2014 and incorporated by reference herein, the as-built construction work on the cabana is not consistent with the provisions of Section 35-67(5) (Bluff Development Standards) or Section 35-162 (Nonconforming Structures) of the Article II Coastal Zoning Ordinance. Section 35-67(5) disallows development on the bluff face except in limited circumstances. The cabana is located on a bluff face where structural improvements constitute new development and would not be permitted. Section 35-162.1.a.1 (Nonconforming Structures) prohibits enlargement, extension, reconstruction, movement or structural alteration of nonconforming structures with the exception of those nonconforming structures that have been designated as historic landmarks. The cabana is a nonconforming structure and was designated County Historic Landmark #49. Regardless, applicable Coastal policies prioritize protection of coastal resources, including bluff faces, over protection of historic resources. The exception under 35-162 for Historic Landmarks does not outweigh the policies which prohibit development on the bluff face. These policies implement the goals of protecting public safety for the landowners and beach-goers, protecting coastal bluff habitat, and preserving the bluff’s iconic scenic value.” (2/13/14 Planning Commission Staff Report, Attachment A)

The County's findings in the February 13, 2014 Planning Commission staff report and the County's findings in the December 6, 2013 staff report for the Zoning Administrator hearing make the following findings regarding non-conforming use CZO provisions and LUP provisions regarding historic landmarks:

- The LCP consistency findings for Article II, Section 35-160 and Section 35-162 state: "Inconsistent: The unpermitted work conducted in 2005 (i.e., structural improvements with caissons and grade beams etc.) was inconsistent with the intent of the nonconforming structure provisions of Article II. This application is intended to rectify that by validating the work on the basis of the fact that the cabana was designated County Landmark #49 on March 6, 2012. However, as noted throughout this staff report, the cabana is located on a coastal bluff. Development on a coastal bluff is highly restricted both by ordinance and policy. Moreover, the CLUP requires application of the most protective resource conserving policies, including those applicable to coastal bluffs, to any given project. (2/13/14 Planning Commission Staff Report, p. 10 and 12/6/13 Zoning Administrator Staff Report, p.10)
- The LCP consistency findings for LUP Policy 1-2 state: "Inconsistent: ...CLUP Policy 10-1 calls for all available measures to avoid development on significant historic sites...The cabana is located on the face of the coastal bluff. Coastal Land Use Plan Policy 3-7 specifically disallows development on the bluff face except for engineered staircases, pipelines for scientific research or coastal dependent industry, or drainpipes in limited circumstances. Policy 3-7 is protective of bluff faces as coastal resources, and implements the goals of protecting public safety (for both landowners and beachgoers), protecting coastal bluff habitat, and preserving the coastal bluff's iconic scenic value. When balanced with the absence of specific policies affording protection to historic resources in the Coastal Act, Policy 3-7 is most protective of coastal resources." (2/13/14 Planning Commission Staff Report, pgs.7-8 and 12/6/13 Zoning Administrator Staff Report, pgs.8-9)
- The LCP consistency findings for LUP Policy 10-1 state: "Consistent:...[g]iven the lack of protection of historic resources, this policy is outweighed by other policies (e.g. CLUP Policy 3-7) based on CLUP Policy 1-2 which places [the] highest value on policies most protective of coastal resources.

Given the conflicting findings in the County's record regarding the project's conformance with non-conforming uses and policy conflict provisions, the County's final determination that the project is consistent with non-conforming use provisions allowing an exception for improvements to historic landmarks, and the final determination that protections afforded to historic landmarks are more protective of coastal resources than LCP policies restricting bluff development, do not have a high degree of factual or legal support. The County's rationale for finding that the project would be consistent with CLUP Policy 1-2 because it "would be damaging to the bluff to remove the structure and structural alterations from the bluff" is unsubstantiated because the County did not recommend removal of the structure here. Furthermore, the exception provided which allows improvements to non-conforming buildings that have been designated historic landmarks only provides an exception to provisions within

Article II (Coastal Zoning Ordinance) and does not trump other LCP resource protection policies of the LCP. Additionally, as applied to the development in this case and pursuant to Policy 1-2 and Policy 1-3, LUP policies regarding bluff development and siting to avoid geologically hazardous areas are more protective of coastal resources and outweigh LCP provisions regarding historic resources. The County's interpretation of its LCP raises substantial issues with the possibility that local interests are overriding state interests in application of the Coastal Act. However, "the LCP and the development permits issued by local agencies pursuant to the Coastal Act are not solely a matter of local law, but embody state policy." (*Charles A. Pratt Construction Co. v California Coastal Commission*, (2008) (162 Cal. App. 4th 1068, 1075.) Further, "[t]he Commission applies state law and policies to determine whether the development permit complies with the LCP." (Id at 1076.) Moreover, the Court of Appeal in *Pratt* declined to allow the local government to interpret its LCP so that the LCPs own provisions were "easily defeated" and pointed out that "the Legislature made the Commission, not the County, the final word on the interpretation of the LCP." (Id at 1078.) Therefore, a substantial issue exists with respect to the project's conformance Article II non-conforming use provisions and LUP policies 1-2 and 1-3.

c. Visual Resources

The appellant's raise issues regarding the project's conformance with Coastal Act Section 30251 and LUP Policy 4-5.

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

LUP Policy 4-5 states:

In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.

Appellants' Assertions:

The appellants assert that the project is inconsistent with Coastal Act Section 30251 and LUP Policy 4-5 protecting scenic and visual resources because the development is located on a highly visible bluff face and public views from the beach will be adversely impacted by prolonging the life of the nonconforming structure. The development extends the life of the cabana which is not set back from the bluff, as required by Policy 4-5.

Degree of Factual and Legal Support for the County's Decision that the Development is Consistent or Inconsistent with Visual Resource Policies

The question is whether a substantial issue exists with respect to the project's conformance with Coastal Act Section 30251, as incorporated into the LCP by Policy 1-1 and LUP Policy 4-5 which require development to be sited to protect scenic coastal areas, to minimize alteration of natural landforms, to be compatible with the character of the surrounding area, to restore and enhance visual quality where feasible and to be setback from bluffs to minimize or avoid impacts of public views from the beach. The first factor in evaluating whether the appeal raises a substantial issue is the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the policies cited above regarding visual resources.

The County's Findings of Approval (Exhibit 11), dated March 5, 2014, submitted with the Notice of Final Action for the project, state that the development will include the following findings regarding visual resources:

- "The cabana has been located on the bluff face and has been part of the local landscape since 1956. The proposed project, including both foundation repairs and enclosure of the wetbar area, was designed so as not to alter the view of the cabana by the public from the public beach or along the coast in any significant way. While the caissons are minimally visible, they do not detract from the public views along the coast..." (3/5/14 Findings of Approval 2.4, Planning Commission Hearing, March 5, 2014)

These Findings of Approval do not provide a policy analysis for the project's consistency with Coastal Act Section 30251 and LCP Policy 4-5. The County's February 13, 2014 Planning Commission staff report for the appeal of the Zoning Administrator's denial of the project, the County's Findings for Denial (Exhibit A to the County's February 13, 2014 staff report) and the County's December 6, 2013 staff report for the Zoning Administrator hearing also do not include policy consistency findings for Coastal Act Section 30251 and LCP Policy 4-5.

The coastal bluff in the project area is generally undeveloped except for private beach access stairways. The project approved by the County has the effect of extending the life of the bluff side cabana in a highly scenic coastal area of Santa Barbara County and altering the natural bluff landform in conflict with Coastal Act Section 30251 and Policy 4-5. The County has not provided a high degree of factual or legal support for its findings regarding consistency with visual resource policies, and a substantial issue is raised with respect to the project's conformance with the visual resource protection policies of the LCP.

c. Adequacy of Public Services

The appellants assert that the project does not comply with LCP Policy 2-6 regarding adequacy of fire department access.

LUP Policy 2-6 states:

Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate

public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...

Appellants' Assertions:

The appellants assert that the project does not comply with LUP Policy 2-6 regarding adequacy of fire department access. LUP Policy 2-6 requires the County to make a finding, prior to issuance of a development permit, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available and provides that lack of available services shall be grounds for denial of a project.

Degree of Factual and Legal Support for the County's Decision that the Development is Consistent or Inconsistent with Policy 2-6

The question is whether a substantial issue exists with respect to the project's conformance with LUP Policy 2-6. The first factor in evaluating whether the appeal raises a substantial issue is the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with Policy 2-6.

The County's Findings of Approval (Exhibit 11), dated March 5, 2014, submitted with the Notice of Final Action for the project, do not include a finding that adequate public services are available to serve the cabana as required by Policy 2-6. However, the County's February 13, 2014 Planning Commission staff report for the appeal of the Zoning Administrator's denial of the project and the County's December 6, 2013 staff report for the Zoning Administrator hearing include findings that the project is inconsistent with Policy 2-6 because the cabana remains out of compliance with Fire Department access requirements, as follows:

- LCP Policy 2-6: "Inconsistent: Pursuant to a site visit conducted by County Fire Department personnel in 2005, the cabana on the bluff is beyond reach of Fire Department equipment, as is currently reachable only by a 'switch-back' golf cart path down the slope. Hence, fire protection access to the cabana does not meet County Fire standards. County Fire standards for access have not changed since 2005 nor has the access been improved under permit to achieve Fire Department Standards..." (2/13/14 Planning Commission Staff Report, p. 6 and 12/6/13 Zoning Administrator Staff Report, p.7)

The County did not make, and in fact could not have made, the specific finding required by Policy 2-6 that adequate public services can be provided to the cabana. No evidence in the record shows the County would be able to find that adequate fire department access could be provided to the cabana. Thus, a substantial issue exists regarding the project's conformance with Policy 2-6.

In conclusion, regarding the first factor of whether the appeal raises a substantial issue, the County did not provide a high degree of factual and legal evidence to support its findings that the development was consistent with the County of Santa Barbara's Local Coastal Program (LCP)

regarding geologic hazards and bluff development standards, visual resources, and non-conforming structures, including Land Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance Sections 35-67, 35-160, and 35-161. Therefore the appeal raises a substantial issue with respect to the grounds on which the appeal has been filed.

2. Additional Substantial Issue Factors Considered by the Commission

The term “substantial issue” is not defined in the Coastal Act or its implementing regulations. In evaluating the issue of whether the appeals raise a substantial issue, in addition to considering the degree of factual and legal support for the local government’s decision (first factor), as analyzed above, the Commission also considers the following additional factors: the extent and scope of the development as approved or denied by the local government, the significance of coastal resources affected by the decision, the precedential value of the local government’s decision for future interpretation of its LCP, and whether the appeal raises only local issues, or those of regional or statewide significance.

a. Extent and Scope of the Approved Project

The second factor in evaluating the issue of whether the appeal raises a substantial issue is the extent and scope of the development as approved by the County. As described above in Section III.A., the project approved by the County includes development associated with a 740 sq. ft. cabana (Santa Barbara County Landmark #49 (“the Irene and Frances Rich Beach Cabana”), including: 1) as-built foundation reinforcement work including installation of five 18-inch diameter by 35-foot deep concrete caissons and five “dead-man” counter-weights; 2) as-built deck and deck stairway repairs; 3) as-built addition of 34 sq. ft. (enclosure of a portion of the existing deck and outdoor shower area) and a ¾ bathroom to the cabana; 4) as-built addition of 9.5 ft. long wetbar to the interior of the cabana; 5) as-built addition of a sanitary waste connection from the cabana to the existing septic system serving the single-family dwelling, including a grinder pump and waste water lines; 6) drainage repairs and new drainage improvements on the bluff face (i.e., repairs on the walkway leading to the cabana); and 7) less than 50 cu. yds. grading for drainage improvements.

Given the small size of the non-conforming cabana structure, the unpermitted foundation work undertaken to prolong the life of the structure required fairly substantial alterations to the coastal bluff. According to an engineering report prepared for the as-built project by Coastal Geology & Soils, Inc., the foundation system for the cabana consists of seven 18-inch diameter poured-in-place concrete piles located below the cabana, which support five “girders,” which are tied into the subsurface on the north end of the cabana through 48-inch square by 36-inch deep “dead man” type foundation supports. The north/south trending “girders” are used to support the cabana and cantilever out to support the deck system on the south side of the cabana. The caissons extend approximately 35 feet into the subsurface soils and bedrock below the cabana. (8/17/05 Coastal Geology & Soils, Inc., p.2) Therefore, given the facts of this case, the extent and scope of unpermitted work undertaken to prolong the life of the cabana and improve the structure and foundation is significant.

b. Significance of Coastal Resources Affected by the Approval

The third factor in evaluating the issue of whether the appeal raises a substantial issue is the significance of coastal resources affected by the decision. As noted above, Coastal Act Chapter 3 Policy and LCP policy issue areas that are raised by this project relate to: bluff setbacks, development on bluff faces, requirements to site development to avoid areas of geologic hazard, to avoid landform alteration, and to avoid reliance on future shoreline or bluff protection devices, visual resources, and Coastal Zoning Ordinance provisions regarding extending the life of a non-conforming structure located on a geologically unstable bluff. Thus, the project raises important coastal resource issues and the record raises substantial questions as to whether the project could be consistent with the certified Local Coastal Plan and applicable Coastal Act policies protecting those resources.

c. Precedential Value of the Local Government's Decision

The fourth factor in evaluating the issue of whether the appeal raises a substantial issue is the precedential value of the local government's decision for future interpretation of its LCP. The County found that the Coastal Zoning Ordinance exception that allows improvements to non-conforming structures for structures designated as Historic Landmarks takes precedence "over any concerns about bluff face development" and found that LCP provisions related to historic landmarks are more protective of coastal resources than bluff development standards. (Exhibit 11, 3/5/14 County Findings of Approval) This policy interpretation is extremely problematic and raises significant coastal resource protection policy conflicts with the Coastal Act and LCP. In addition, the landmark exception is an exception only to development standards within Article II, the Coastal Zoning Ordinance, not the entire LCP, including the coastal resource protection policies of the LUP. Allowing one exception in the Coastal Zoning Ordinance for historic landmarks to trump all other LCP provisions protecting coastal resources sets an adverse precedent for future interpretations of the County's LCP. The County may receive applications for other non-conforming structures to be designated as Historical Landmarks so that these structures can be improved despite potential inconsistencies with other important LUP policies, such as those related to development in geologically hazardous areas or highly scenic areas.

d. Local Issues and Issues of Regional and Statewide Significance

The final factor in evaluating the issue of whether the appeal raises a substantial issue is whether the appeal raises only local issues, or those of regional or statewide significance. This appeal raises issues of statewide significance regarding bluff development standards. The County has approved a project, undertaken without the benefit of required permits, that allows significant improvements to extend the life of a non-conforming cabana structure on a highly constrained geologically unstable hazardous coastal bluff because the structure was designated a Historic Landmark after-the-fact. Extending the life of non-conforming bluff development raises important statewide issues, as structures that were constructed prior to the effective date of the Coastal Act in hazardous areas reach the end of their useful life and either must be removed or improved. Additionally, the permit approved for the development in this case does not include a condition of approval that would prevent the applicant from applying for a future seawall to protect the cabana and this raises an issue of statewide significance regarding coastal armoring to protect non-conforming structures in areas subject to erosion. Therefore, this project does raise a substantial question regarding issues of statewide significance related to bluff development

standards and development in geologically hazardous areas and issues related to requests for coastal armoring to protect structures located in areas subject to coastal hazards.

E. CONCLUSION

For the reasons discussed above, a substantial issue is raised with respect to the consistency of the approved development with the policies of the County's certified LCP. Applying the five factors identified above, the Commission finds the County does not have a high degree of factual or legal support for its conclusions that the development is consistent with LCP provisions regarding geologic hazards and bluff development standards, visual resources, and non-conforming structures, including Land Use Plan (LUP) Policies 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance Sections 35-67, 35-160, and 35-161.

In addition, the extent of the development is large because the caisson foundation, extending 35 feet into the bluff, extends the life of the cabana for the foreseeable future; the project is expected have adverse impacts on significant coastal resources such as the geologically unstable coastal bluff; the project is likely to serve as an adverse precedent for the County's future interpretation of its LCP because it allows an Coastal Zoning Ordinance exception for historic landmarks to take precedence over LCP policies regarding bluff development and geologic hazards; and, the appeal raises issues of statewide importance regarding extending the life of non-conforming structures in hazardous areas and coastal armoring. Therefore, the Commission finds that the appeal does raise a substantial issue with respect to the grounds raised by the appellants relative to the project's conformity to the policies contained in the certified LCP.

APPENDIX A

Substantive File Documents

Certified Santa Barbara County Local Coastal Plan; Santa Barbara County Planning Commission Staff Report dated February 13, 2014 (Case Nos. 13-APL-00000-00030 and 11CDH-00000-00032) and attachments thereto; Santa Barbara County Zoning Administrator Staff Report dated December 6, 2013 (Case No. 11CDH-00000-00032) and attachments thereto; Resolution of the Santa Barbara County Board of Supervisors, Resolution No. 12-45 Designation of the Irene and Francis Rich Cabana Located at 4353 Marina Drive as County Landmark #49; Santa Barbara County Notice of Final Action for Coastal Development Permit 11CDH-00000-00032 and attachments, dated March 5, 2014; County of Santa Barbara Planning and Development Department Notice of Noncompliance to Mr. Peter Capone, dated May 6, 2005; Soils Report prepared by Grover-Hollingsworth & Assoc., dated August 9, 1999; Letter regarding seismic stabilization for guesthouse at 4353 Marina Drive, prepared by Braun & Associates, dated January 15, 2005; Letter regarding work performed on Capone Beach House, 4353 Marina Drive, prepared by Braun & Associates, dated August 15, 2005; Letter to address the safety issue of the Capone Beach House, 4353 Marina Drive, Santa Barbara, CA, prepared by Braun & Associates, dated December 7, 2005; Geologic Investigation for the Capone Beach House, Located at 4353 Marina Drive, Hope Ranch, Santa Barbara County, prepared by Coastal Geology & Soil Inc., dated August 17, 2005; Geologic and Geotechnical Assessment, prepared by Grover Hollingsworth & Assoc., Inc., dated November 9, 2011; Letter regarding Structural Assessment, Beach Cabana & Deck, 4353 Marina Drive, Santa Barbara, CA, prepared by Braun & Associates, Inc., dated December 12, 2011; Geotechnical Engineering Memorandum prepared by Fugro West, Inc. to County of Santa Barbara, dated December 2, 2005; Historic Report prepared by San Buenaventura Research Associates, dated June 2, 2010.



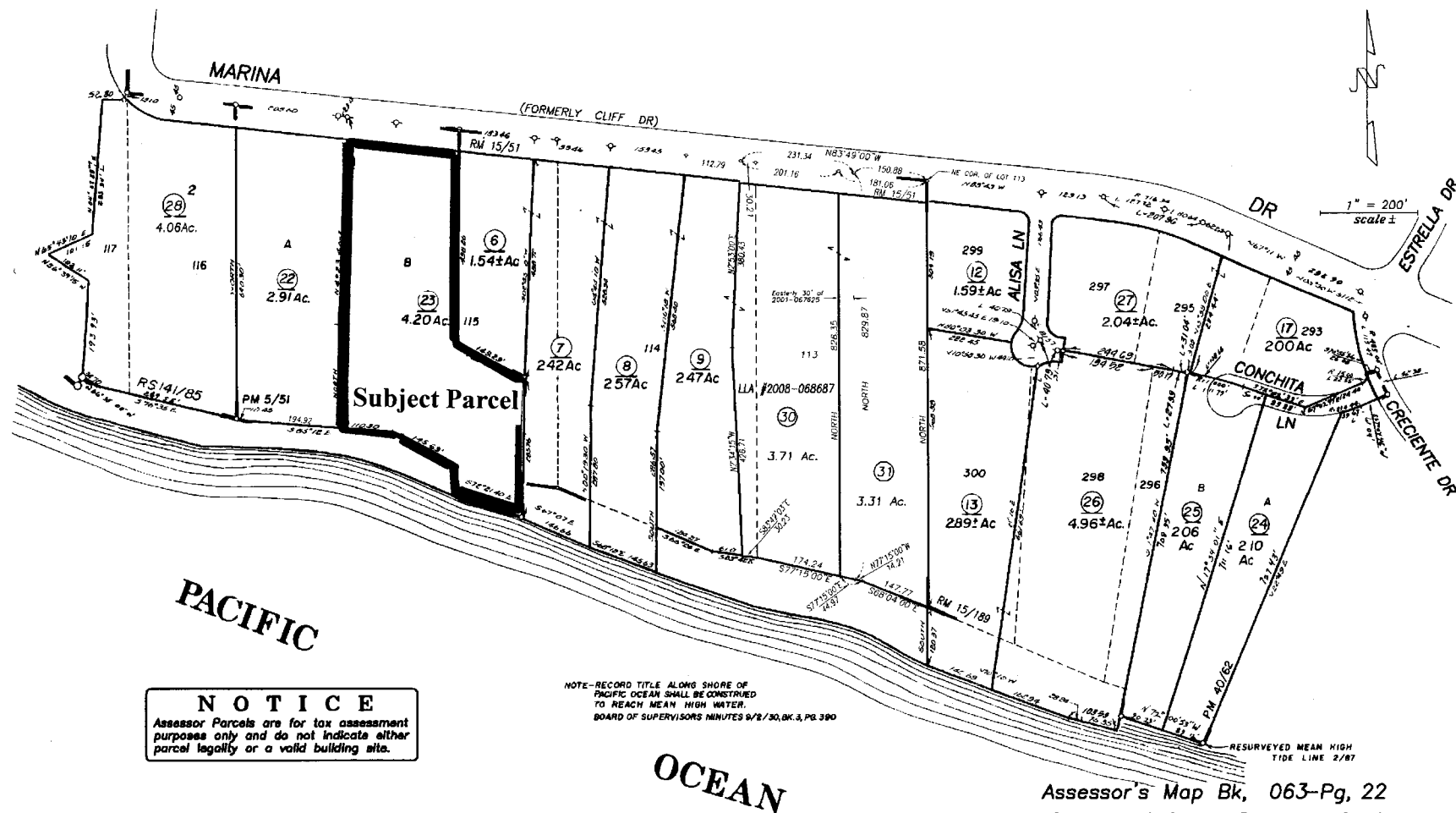
EXHIBIT 1

A-4-STB-14-0016 (Carr)

Vicinity Map

POR. RANCHO LAS POSITAS

063-22



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

NOTE-RECORD TITLE ALONG SHORE OF PACIFIC OCEAN SHALL BE CONSTRUED TO REACH MEAN HIGH WATER.
BOARD OF SUPERVISORS MINUTES 9/8/30, 0K, 3, PG 390

Assessor's Map Bk, 063-Pg, 22
County of Santa Barbara, Calif.

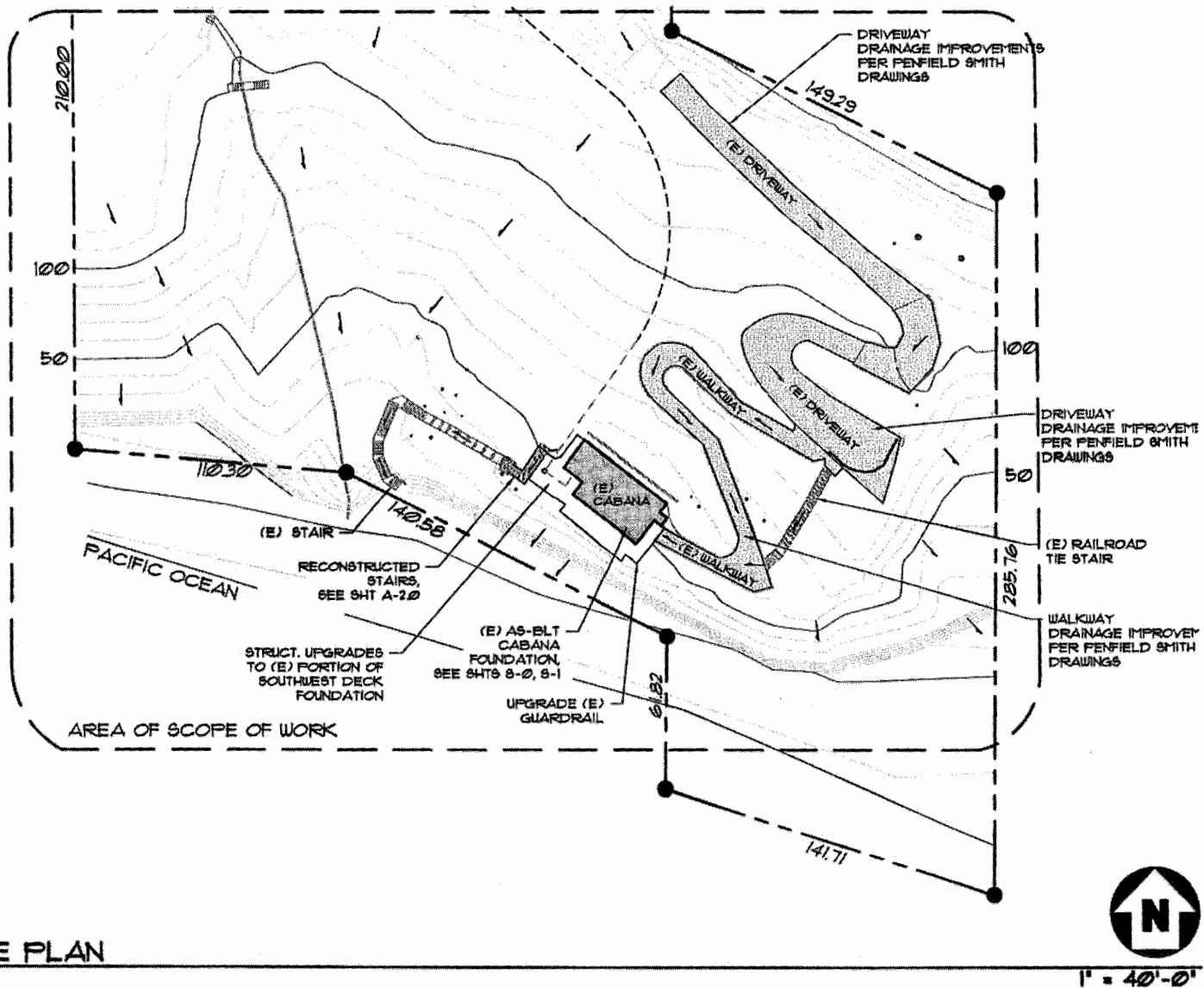
09/04/1928 R.M. Bk. 15 , Pg. 189-201, Tract "Map of Resubdivision of a Portion of Santa Barbara Estates"
05/18/1924 R.M. Bk. 15 , Pg. 51-56 , Tract "Map of Santa Barbara Estates"

LD/09 10 & 11 into 30 & 31

EXHIBIT 2

A-4-STB-14-0016 (Carr)

Parcel Map



SITE PLAN

EXHIBIT 3

A-4-STB-14-0016 (Carr)

Site Plan

SECTION A

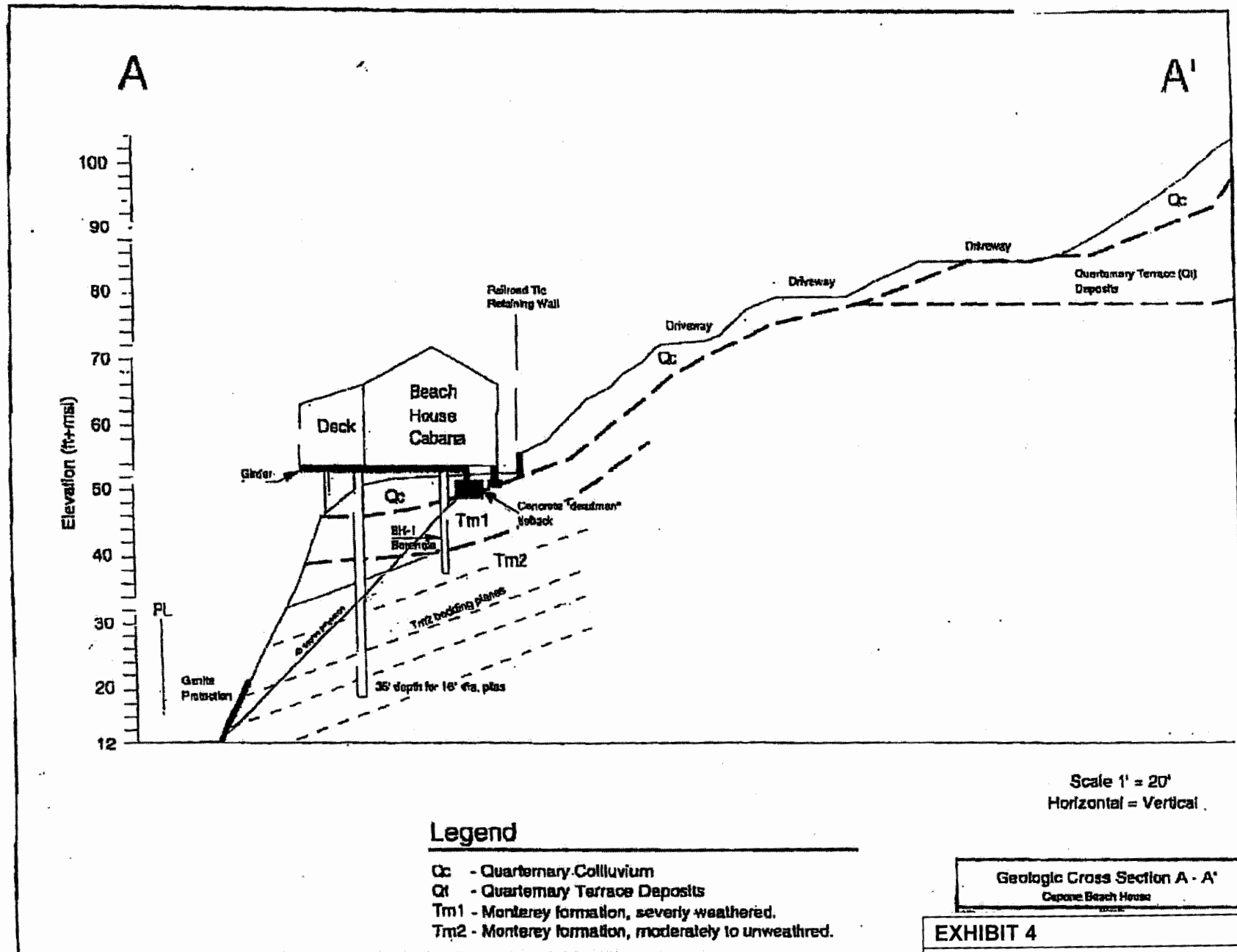
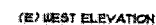
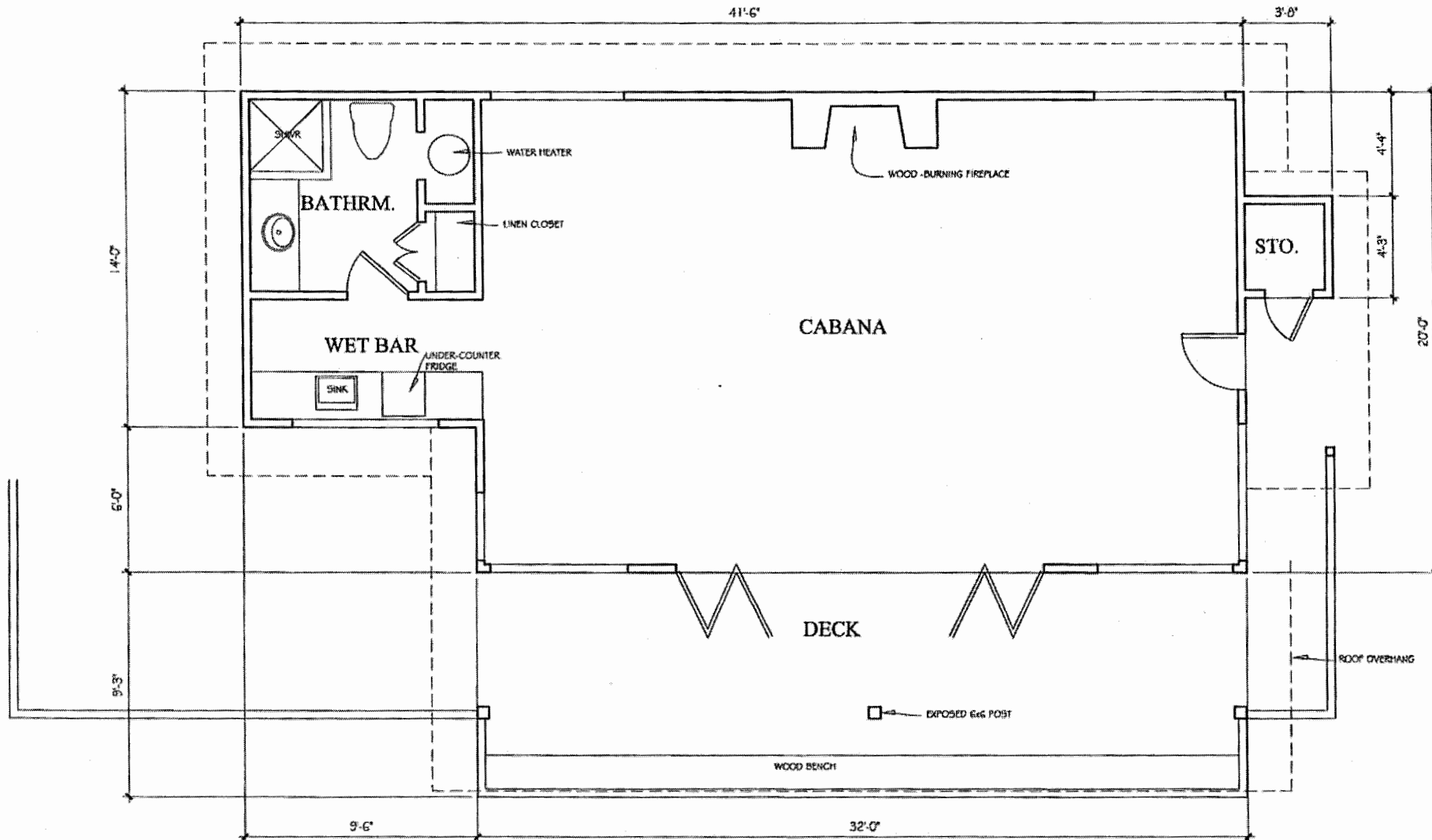


EXHIBIT 4

A-4-STB-14-0016 (Carr)

Geologic Cross Section





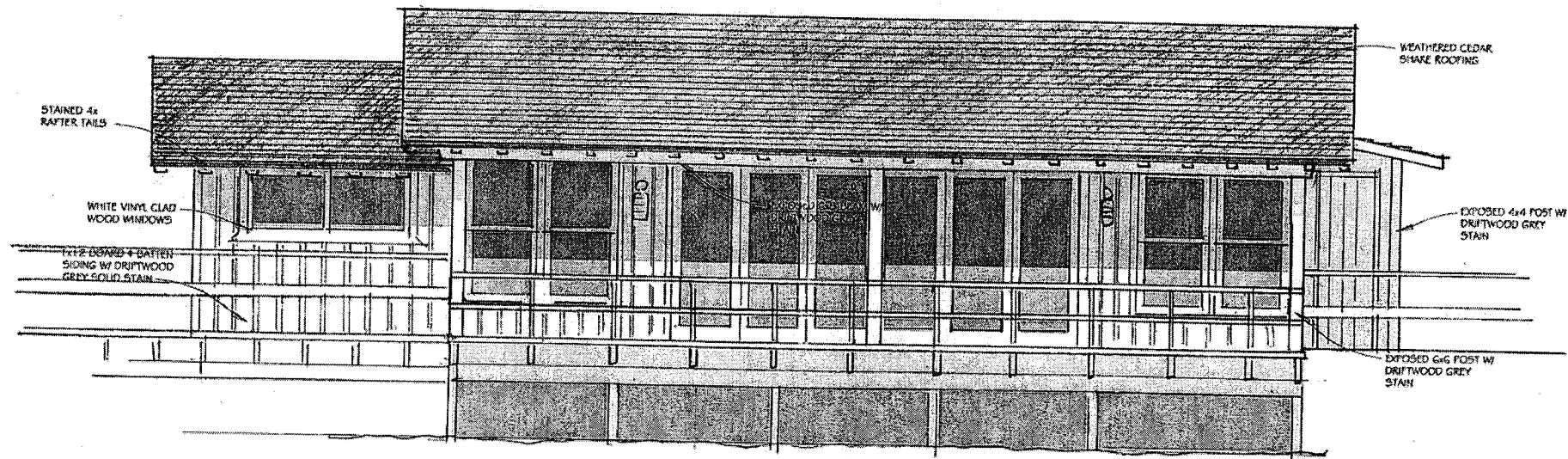
AS-BUILT CABANA
 4353 MARINA DRIVE, SANTA BARBARA, CA 93110
 APN: 063-220-023

FLOOR PLAN

EXHIBIT 6

A-4-STB-14-0016 (Carr)

Floor Plan

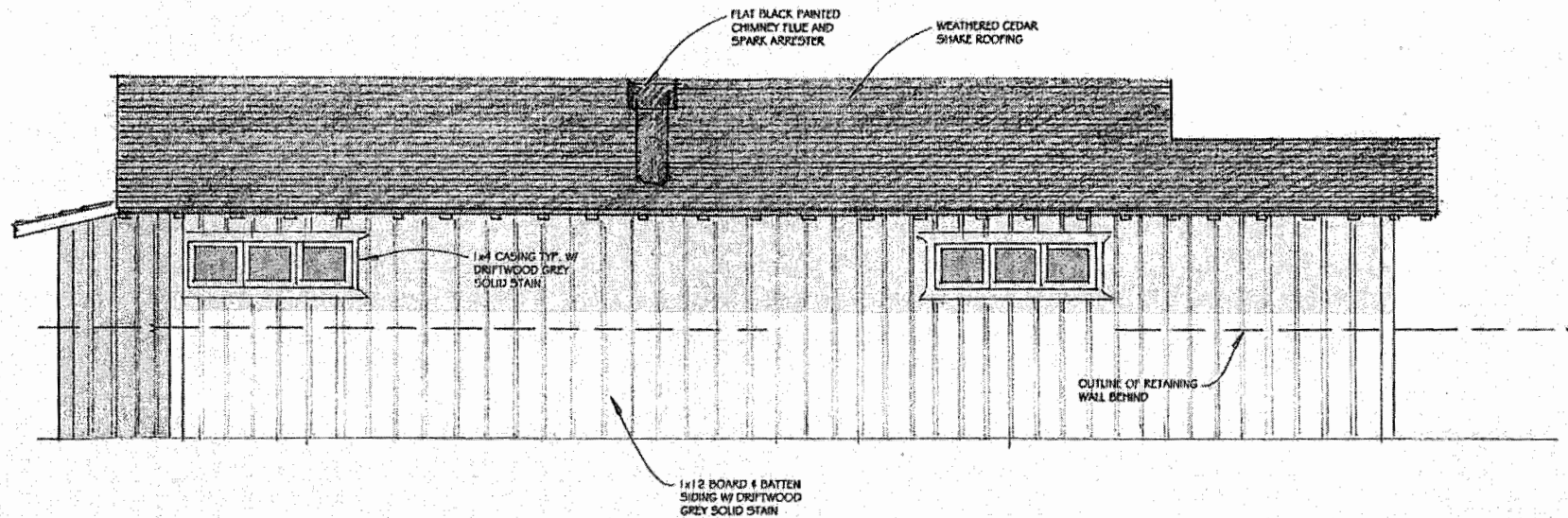


AS-BUILT CABANA
 4353 MARINA DRIVE, SANTA BARBARA, CA 93110
 APN: 063-220-023

SOUTH ELEVATION

RECEIVED
 DEC 09 2011
 S.B. COUNTY
 PLANNING & DEVELOPMENT

EXHIBIT 7
A-4-STB-14-0016 (Carr)
South Elevation



AS-BUILT CABANA
 4353 MARINA DRIVE, SANTA BARBARA, CA 93110
 APN: 063-220-023

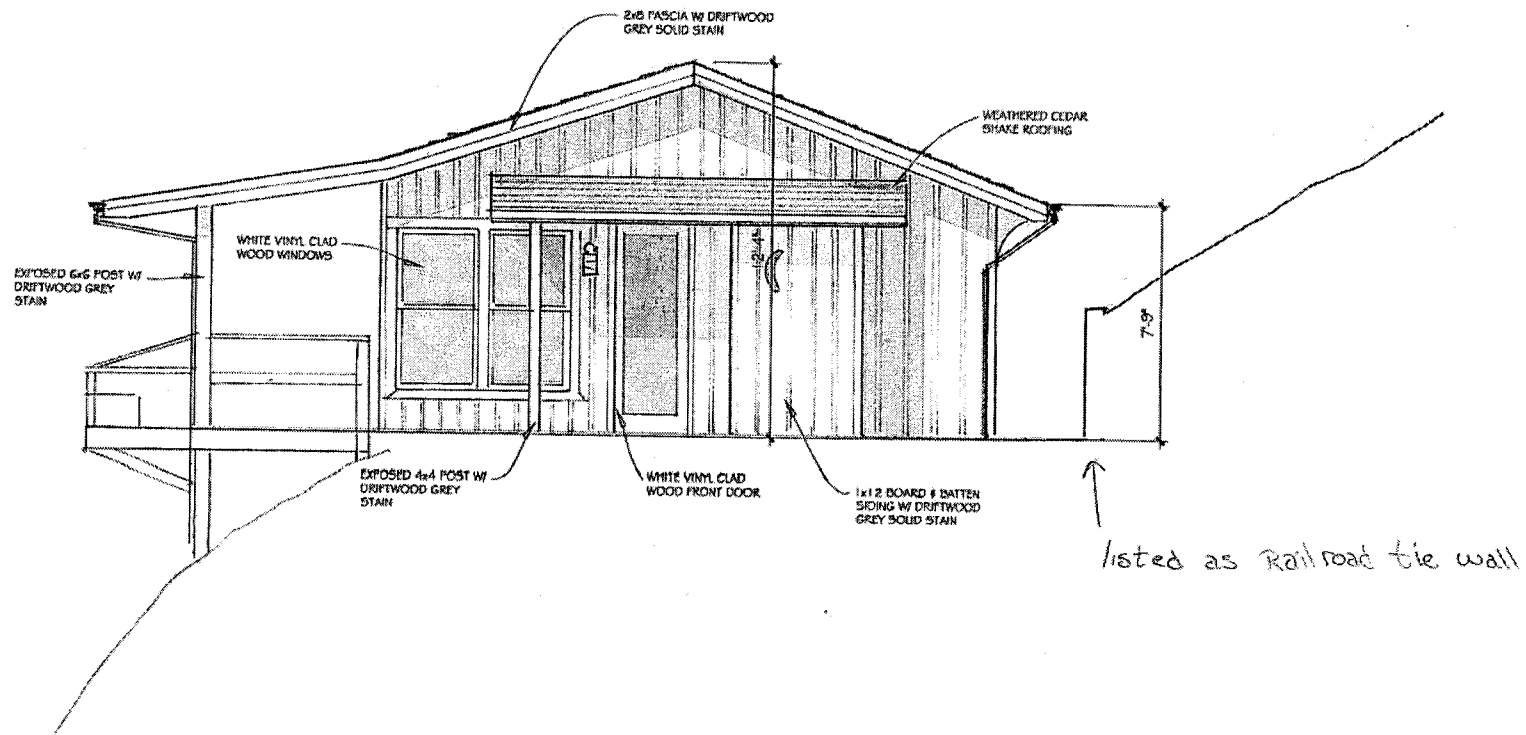
SCALE: $\frac{1}{8}" = 1'-0"$

NORTH ELEVATION

EXHIBIT 8

A-4-STB-14-0016 (Carr)

North Elevation

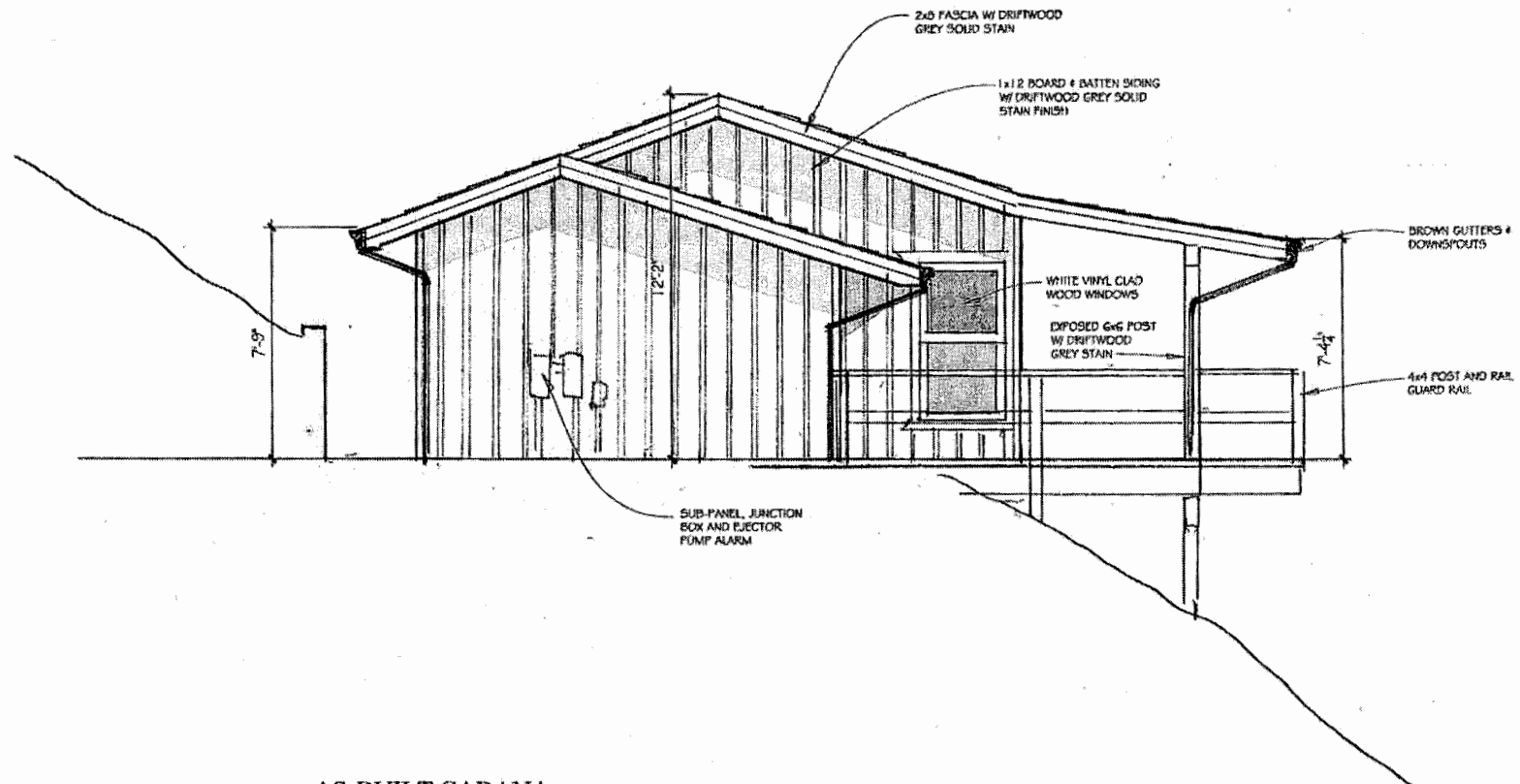


AS-BUILT CABANA
 4353 MARINA DRIVE, SANTA BARBARA, CA 93110
 APN: 063-220-023

SCALE: 1/4" = 1'-0"

EAST ELEVATION

EXHIBIT 9
A-4-STB-14-0016 (Carr)
East Elevation



AS-BUILT CABANA
 4353 MARINA DRIVE, SANTA BARBARA, CA 93110
 APN: 063-220-023

SCALE: $\frac{1}{8}" = 1'-0"$

WEST ELEVATION

EXHIBIT 10

A-4-STB-14-0016 (Carr)

West Elevation



4-STB-14-0246
County of Santa Barbara
Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

Received

NOTICE OF FINAL ACTION

MAR 19 2014

March 18, 2014

California
Coastal Commission

On March 5, 2014 Santa Barbara County took final action on the appealable development described below:

☒ Appealable Coastal Development Permit [11CDH-00000-00032]

Project Agent:

Chip Wullbrandt
Price, Postel & Parma
200 E. Carrillo Street, Suite 400
Santa Barbara, CA 93101
(805) 962-0011

Property Applicant/Owner:

Lee Carr
4353 Marina Drive
Santa Barbara, CA 93110
(805) 894-8955

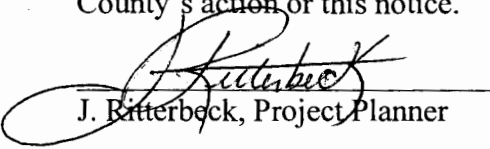
Project Description: The proposed project on appeal is for a Coastal Development Permit, Case No. 11CDH-00000-00032, to allow the following development as related to Santa Barbara County Landmark #49, the "Irene and Frances Rich Beach Cabaña":

1. As-built approval of the existing reinforcement work done to the foundation of the historic cabaña, including the installation of five 35-foot deep caissons and five "dead-man" counter-weights;
2. As-built approval of the repairs made to the existing deck and deck stairway;
3. As-built approval of the enclosure of a portion of the deck and previous outdoor shower area, creation of internal access to this enclosed area and installation of a $\frac{3}{4}$ bathroom. The as-built enclosure adds an additional 34 sq. ft. to the historic 740 sq. ft. cabaña originally permitted in 1956 [ref. Building Permit #876];
4. As-built approval of a wetbar in the cabaña with a maximum counter length of 9'-6";
5. As-built zoning approval of the sanitary waste connection from the historic cabaña to the existing septic system on the parcel serving the existing single-family dwelling, including the grinder pump and waste water lines; and
6. Approval of drainage repairs and improvements on the bluff face (i.e., located on the walkway leading to the cabaña).

Location: The application involves APN 063-220-023, located at 4353 Marina Drive, in the Hope Ranch area of the Goleta Community Plan, Second Supervisorial District, Santa Barbara County, California.

The receipt of this letter and the attached materials start the 10 working day appeal period during which the County's decision may be appealed to the Coastal Commission. Appeals must be in writing to the appropriate Coastal Commission district office.

Please contact J. Ritterbeck, the case planner at (805) 568-3509 if you have any questions regarding the County's action or this notice.


J. Ritterbeck, Project Planner

March 18, 2014
Date

Attachments: Final Action Letter dated March 10, 2014

cc: Lee Carr, 4353 Marina Drive, Santa Barbara, CA 93110
Chip Wullbrandt, Price, Postel & Parma, 200 E. Carrillo Street, Suite 400, Santa Barbara, CA 93101

123 E. Anapamu Street, Santa Barbara, CA 93101 • Phone: (805) 568-3509
624 West Foster Road, Santa Maria, CA 93455 • Phone: (805) 568-3509

www.sbcountyplanning.org

EXHIBIT 11

A-4-STB-14-0016 (Carr)

County Notice of Final Action



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

March 10, 2014

Chip Wullbrandt
Price, Postel & Parma
200 E. Carrillo Street, Suite 400
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF MARCH 5, 2014

***RE: Carr Appeal of the Zoning Administrator's Denial of the Irene and Frances Rich Beach Cabana;
13APL-00000-00030***

Hearing on the request of Chip Wullbrandt, agent/attorney for the applicant, Lee Carr to consider Case No. 13APL-00000-00030 [application filed on December 24, 2013], appealing the Zoning Administrator's denial on December 16, 2013, of Coastal Development Permit 11CDH-00000-00032, in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1.5-EX-1; and to determine the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 063-220-023, located at 4353 Marina Drive, in the Hope Ranch area of the Goleta Community Plan area, Second Supervisorial District.

Dear Mr. Wullbrandt:

At the Planning Commission hearing of March 5, 2014, Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to accept the late submittal from Kellam de Forest into the record.

Commissioner Brown moved, seconded by Commissioner Ferini and carried by a vote of 4 to 1 (Blough no) to accept the late submittal from C.E. Chip Wullbrandt into the record.

Commissioner Brown moved, seconded by Commissioner Ferini and carried by a vote of 4 to 1 (Cooney no) to:

1. Make the required findings for approval of the project, including California Environmental Quality Act (CEQA) findings, provided as Attachment A of the packet presented at the hearing of March 5, 2014;
2. Determine the project is exempt from CEQA pursuant to Guidelines Section 15301 [Existing Facilities], provided as Attachment C of the packet presented at the hearing of March 5, 2014;
3. Approve the appeal, case no. 13APL-00000-00030; and

4. Approve , *de novo*, case no. 11CDH-00000-00032, subject to the Conditions of Approval, provided as Attachment B of the packet presented at the hearing of March 5, 2014 and as amended by the Commission.

The following changes were made at the County Planning Commission Hearing:

- 1) Attachment A [Findings for Denial] to the staff report, dated February 13, 2014 was replaced by Attachment A [Findings for Approval] presented to the Commission at the hearing and dated March 5, 2014;
- 2) Attachment B [Notice of Exemption] to the staff report, dated February 13, 2014 was replaced by Attachment B [Draft CDP with Conditions] presented to the Commission at the hearing and dated March 5, 2014;
- 3) Attachment C [Zoning Administrator Staff Report] to the staff report, dated February 13, 2014 was replaced by Attachment C [Environmental Document] presented to the Commission at the hearing and dated March 5, 2014;

The following changes were made to the Conditions of Approval at the County Planning Commission Hearing:

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits, the plans prepared by Tom Ochsner, dated 1/18/13, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project is for a Coastal Development Permit, Case No. 11CDH-00000-00032, to allow the following development as related to Santa Barbara County Landmark #49, the "Irene and Frances Rich Beach Cabaña":

1. As-built approval of the existing reinforcement work done to the foundation of the historic cabaña, including the installation of five 35-foot deep caissons and five "dead-man" counter-weights;
 2. As-built approval of the repairs made to the existing deck and deck stairway;
 3. As-built approval of the enclosure of a portion of the deck and previous outdoor shower area, creation of internal access to this enclosed area and installation of a ¾ bathroom. The as-built enclosure adds an additional 34 sq. ft. to the historic 740 sq. ft. cabaña originally permitted in 1956 [ref. Building Permit #876];
 4. As-built approval of a wetbar in the cabaña with a maximum counter length of ~~7'-0"~~ 9'-6";
 5. As-built zoning approval of the sanitary waste connection from the historic cabaña to the existing septic system on the parcel serving the existing single-family dwelling, including the grinder pump and waste water lines; and
 6. Approval of new drainage repairs and improvements on the bluff face (i.e., located on the walkway leading to the cabaña).
6. **Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval, including as-built improvements and new drainage repairs, shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the

Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

- 11. Rules-28 NTPO Condition:** A recorded Notice to Property Owner document is necessary to ensure that the Cabaña shall be used only for its permitted use and include the limitations listed below:
- a. The Cabaña shall not be used as temporary sleeping quarters, a guesthouse, or a dwelling unit.
 - b. The Cabaña shall not contain cooking facilities.
 - c. The Cabaña may have a wetbar area subject to the following conditions:
 - Any counter shall have a maximum length of ~~seven feet~~ 9'-6".
 - The counter area may include a bar sink and an under counter refrigerator.
 - The counter area may include an overhead cupboard area not to exceed ~~seven feet~~ 9'-6" in length.
 - The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than four feet in depth. The ~~seven feet~~ 9'-6" counter shall be in one unit. The intent of this provision is to avoid creation of a kitchen room.

TIMING: The property owner shall sign and record the document prior to issuance of the Coastal Development Permit.

The attached findings reflect the Planning Commission's actions of March 5, 2014

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, March 17, 2014 at 5:00 p.m.**

Final action by the County on this project may be appealed to the Coastal Commission by the applicant, an aggrieved person, as defined above, or any two members of the Coastal Commission within the 10 working days following the date the County's Notice of Final Action is received by the Coastal Commission.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

Planning Commission Hearing of March 5, 2014
Carr Appeal of the Zoning Administrator's Denial of the Irene and Frances Rich Beach Cabana
13APL-00000-00030 and 11CDH-00000-00032
Page 4

CC: Case Files: 13APL-00000-00030 & 11CDH-00000-00032
Planning Commission File
California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001
Owner: Lee Carr, 4353 Marina Drive, Santa Barbara, CA 93110
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Janet Wolf, Second District Supervisor
Cecilia Brown, Second District Planning Commissioner
Jenna Richardson, Deputy County Counsel
J. Ritterbeck, Planner

Attachments:

Attachment A – Findings for Approval
Attachment B – Approved Coastal Development Permit w/Conditions of approval

DMB/dmv

G:\GROUP\PERMITTING\Case Files\CDH\11 Cases\11CDH-00000-00032 Carr\Current Project\Co.PC\03-05-14actltr.doc

ATTACHMENT A

FINDINGS OF APPROVAL

PLANNING COMMISSION HEARING, MARCH 5, 2014

1.0 CEQA FINDINGS

The proposed project is found to be exempt from environmental review pursuant to CEQA Section 15301 [Existing Facilities] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

Those findings specified in Section 35-169.5.2

- 2.1 The proposed development conforms to the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and with the applicable provisions of this Article or falls within the limited exceptions allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).**

As noted in Chip Wullbrant's letter, dated March 4, 2014, the proposed project conforms to the applicable policies of the Comprehensive Plan including the Coastal Land Use Plan and the Goleta Community Plan in respect to protection of coastal resources, including Historic Landmarks and bluff face protection. The project is consistent with Coastal Land Use Policy (CLUP) 3.7, which limits development on bluff faces except for engineered stairways and access. Insofar as the cabana is a designated County Historic Landmark it may be located on the bluff along with its deck access pathway to the beach. The project is also consistent with CLUP Policy 3-14, which requires that development be designed to fit the site topography, geology, hydrology etc. The cabana has been located on the bluff face since 1956 and is part of the landscape. Finally, the project is consistent with CLUP Policy 1-2 which allows the policies most protective of coastal resources to take precedence. In the instant case, the Historic Landmark, located on the bluff face, takes precedence over any concerns about bluff face development; it would be damaging to the bluff to remove the structure and structural alterations from the bluff. Additionally, the project conforms to the Article II development standards for nonconforming structures. Specifically, because the cabaña is an historic landmark, it benefits from the exception to the nonconforming development standards afforded historic landmarks, and thus can be improved. As such, this finding can be made.

- 2.2 The proposed development is located on a legally created lot.**

The subject parcel is considered a legally created lot for purposes of planning as it is developed with an existing single-family residence and has been validated by prior issuance of County Permits. Therefore, this finding can be made.

- 2.3 The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article and such zoning violation enforcement fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).**

Upon approval of the subject Coastal Development Permit, Case No. 11CDH-00000-00032, the subject property will comply with all laws, rules and regulations pertaining to zoning uses, setbacks, and other applicable provisions of Article II. Although the project does not comply with current requirements prohibiting development on or near coastal bluffs, the cabaña was constructed prior to these requirements and is therefore a legal, nonconforming structure. Furthermore, as a County Landmark, improvements to the cabaña are permissible. Therefore, this finding can be made.

2.4 The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.

The cabaña has been located on the bluff face and has been a part of the local landscape since 1956. The proposed project, including both foundation repairs and enclosure of the wetbar area, was designed so as to not alter the view of the cabaña by the public from the public beach or along the coast in any significant way. While the caissons are minimally visible, they do not detract from the public views along the coast. Moreover, the project does not impact public views of the coastline or of the mountains as seen from the beach. Therefore, this finding can be made.

2.5 The development is compatible with the established physical scale of the area.

As noted above, the cabaña has been a part of the beach and bluff face landscape since 1956. Improvements made under this Coastal Development Permit (11CDH-00000-00032) to improve the foundation of the cabaña and enclose the wetbar area will not alter the appearance of the cabaña as viewed from the beach. Therefore, the proposed as built development is compatible with the established physical scale of the area. Therefore, this finding can be made.

2.6 The development will comply with public access and recreation policies of this Article and the Comprehensive Plan, including the Coastal Land Use Plan.

The proposed project will not affect public access and recreation along the beach. Therefore, the proposed development is in conformance with all applicable policies of the Article II Coastal Zoning Ordinance as well as all of the applicable policies of the Coastal Land Use Plan as they relate to public coastal access and recreation, and this finding can be made.



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

COASTAL DEVELOPMENT PERMIT NO: 11CDH-00000-00032

Project Name: IRENE AND FRANCES RICH BEACH CABANA
Project Address: 4353 MARINA DR, SANTA BARBARA, CA 93110
A.P.N.: 063-220-023
Zone: 1.5-EX-1

The County Planning Commission hereby approves and intends to issue this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

APPROVAL DATE: 3/5/2014
LOCAL APPEAL PERIOD BEGINS: 3/6/2014
LOCAL APPEAL PERIOD ENDS: 3/17/2014

APPEALS: The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant, or an aggrieved person. The written and accompanying fee must be filed with the Planning and Development Department at either at 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria, or the Clerk of the Board of Supervisors at 105 Anapamu Street, Santa Barbara, by 5:00 p.m. on or before the appeal period end date identified above.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

To receive additional information regarding this project and/or to view the application and plans, please contact J. Ritterbeck at 123 East Anapamu Street, Santa Barbara, 93101, by email at jritterb@co.santa-barbara.ca.us, or by phone at (805)568-3509.

PERMIT ISSUANCE: This permit shall not issue prior to the expiration of the appeal period, or if appealed, prior to the final action on the appeal by the decision-maker (see Article II, Section 35-182 (Appeals)); nor shall this permit issue until all prior-to-issuance conditions have been satisfied or any other necessary approvals have been obtained. If final action is appealable to the California Coastal Commission, this permit shall not issue until 10 working days following the date of receipt by the California Coastal Commission of the County's Notice of Final Action during which time an appeal of the action may be filed in compliance with Article II, Section 35-182 (Appeals). If an appeal is filed with the California Coastal Commission, this permit shall not issue prior to the final action on the appeal by the California Coastal Commission.

PROJECT DESCRIPTION SUMMARY: As-built foundation repair and improvements to the existing nonconforming cabana (County Landmark #49), deck repairs and drainage improvements.

PROJECT SPECIFIC CONDITIONS: See Attachment "A"

ASSOCIATED CASE NUMBERS: 13APL-00000-00030

PERMIT COMPLIANCE CASE: Not Applicable

BOARD OF ARCHITECTURAL REVIEW (BAR): Not Applicable

TERMS OF PERMIT ISSUANCE:

Planner _____ Date _____

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits, the plans prepared by Tom Ochsner, dated 1/18/13, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The proposed project is for a Coastal Development Permit, Case No. 11CDH-00000-00032, to allow the following development as related to Santa Barbara County Landmark #49, the "Irene and Frances Rich Beach Cabaña":

1. As-built approval of the existing reinforcement work done to the foundation of the historic cabaña, including the installation of five 35-foot deep caissons and five "dead-man" counter-weights;
2. As-built approval of the repairs made to the existing deck and deck stairway;
3. As-built approval of the enclosure of a portion of the deck and previous outdoor shower area, creation of internal access to this enclosed area and installation of a ¾ bathroom. The as-built enclosure adds an additional 34 sq. ft. to the historic 740 sq. ft. cabaña originally permitted in 1956 [ref. Building Permit #876];
4. As-built approval of a wetbar in the cabaña with a maximum counter length of 9'-6";
5. As-built zoning approval of the sanitary waste connection from the historic cabaña to the existing septic system on the parcel serving the existing single-family dwelling, including the grinder pump and waste water lines; and
6. Approval of drainage repairs and improvements on the bluff face (i.e., located on the walkway leading to the cabaña).

No trees will be removed as a part of this project and only minimal additional grading is required (less than 50 cubic yards for proposed drainage improvements). The parcel will continue to be served by the La Cumbre Mutual Water District, an existing private on-site septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off of Marina Drive. The property is a 4.2-acre parcel zoned 1.5-EX-1 and identified as Assessor's Parcel Number 063-220-023, located at 4353 Marina Drive in the Hope Ranch area of the Goleta Community Plan, Second Supervisorial District.

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.

2. **Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the 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 thereto. 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.

Conditions By Issue Area

3. **Aest-04 HLAC Required:** The Owner/Applicant shall obtain Historic Landmark Advisory Committee (HLAC) approval for project design. All project elements (e.g., design, colors, materials and landscaping) shall be approved for all areas subject to and falling within the extent of County Landmark #49, The Irene and Frances Rich Beach Cabana.

TIMING: The Owner/Applicant shall submit architectural/structural drawings of the project for review and shall obtain HLAC approval prior to issuance of this Coastal Development Permit.

MONITORING: The Owner/Applicant shall demonstrate to B&S inspection staff that the project has been built consistent with approved HLAC plans prior to Final Building Inspection Clearance.

4. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

County Rules and Regulations

5. **Rules-02 Effective Date-Appealable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
6. **Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval, including as-built improvements and drainage repairs, shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
7. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
8. **Rules-10 CDP Expiration:** The approval or conditional approval of a Coastal Development Permit

shall be valid for one year from the date of action by the Planning Commission. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.

9. **Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans that shall be reviewed and approved by the County Historic Landmark Advisory Committee (HLAC). Substantial conformity shall be determined by the Director subsequent to the approval by the HLAC.
10. **Rules-23 Processing Fees Required:** Prior to issuance of this Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
11. **Rules-28 NTPO Condition:** A recorded Notice to Property Owner document is necessary to ensure that the Cabaña shall be used only for its permitted use and include the limitations listed below:
 - a. The Cabaña shall not be used as temporary sleeping quarters, a guesthouse, or a dwelling unit.
 - b. The Cabaña shall not contain cooking facilities.
 - c. The Cabaña may have a wetbar area subject to the following conditions:
 - Any counter shall have a maximum length of seven feet 9'-6" .
 - The counter area may include a bar sink and an under counter refrigerator.
 - The counter area may include an overhead cupboard area not to exceed seven feet 9'-6" in length.
 - The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than four feet in depth. The seven foot 9'-6" counter shall be in one unit. The intent of this provision is to avoid creation of a kitchen room.

TIMING: The property owner shall sign and record the document prior to issuance of the Coastal Development Permit.
12. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
13. **Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
14. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or 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 this project. In the event that the County fails promptly to notify the Owner / 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.

15. **Rules-35 Limits:** This approval does not confer legal status on any existing structures(s) or use(s) on the property unless specifically authorized by this approval.
16. **Rules-37 Time Extensions:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-4508
VOICE (805) 585-1801 FAX (805) 641-1732



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

SECTION I. Appellant(s)

Name: Commissioner Jana Zimmer and Commissioner Dayna Bochco

Mailing Address: 45 Fremont St. Suite 2000

City: San Francisco, CA

Zip Code: 94105

Phone: (415) 904-5200

SECTION II. Decision Being Appealed

1. Name of local/port government:

County of Santa Barbara

2. Brief description of development being appealed:

Approval of Coastal Development Permit for as-built development associated with a 740 sq. ft. cabana on a bluff face, including: 1) foundation reinforcement work including installation of five 18-inch diameter by 35-foot deep concrete caissons and five "dead-man" counter-weights; 2) deck and deck stairway repairs; 3) addition of 34 sq. ft. and a ¼ bathroom; 4) addition of 9.5 ft. long wetbar; 5) addition of a sanitary waste connection from the cabana to the existing septic system serving the existing single-family dwelling, including a grinder pump and waste water lines; 6) drainage repairs and improvements on the bluff face (i.e., repairs on the walkway leading to the cabana); and 7) less than 50 cu. yds. grading, located at 4353 Marina Drive, Santa Barbara County.

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

4353 Marina Drive
Santa Barbara, CA 93110 (APN 063-220-023)

4. Description of decision being appealed (check one.):

- ☐ Approval; no special conditions
☒ Approval with special conditions:
☐ 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:

A-4-STB-14-0016

DATE FILED:

4-3-14

DISTRICT:

South Central Coast

EXHIBIT 12

A-4-STB-14-0016 (Carr)

Appeal

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

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

- ☐ Planning Director/Zoning Administrator
☒ City Council/Board of Supervisors
☐ Planning Commission
☐ Other

6. Date of local government's decision: March 5, 2014

7. Local government's file number (if any): _____

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:

Lee Carr
4353 Marina Drive
Santa Barbara, CA 93110

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) Project Agent: Chip Wullbrandt
Price, Postel, & Parma
200 E. Carrillo Street, Suite 400
Santa Barbara, CA 93101

(2)

(3)

(4)

SECTION IV. Reasons Supporting This Appeal

PLEASE 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.
- 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.)
- This 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.

See attached

Appeal of decision by Santa Barbara County granting a Coastal Development Permit (CDP) for as-built development associated with a 740 sq. ft. cabana, including: 1) foundation reinforcement work including installation of five 18-inch diameter by 35-foot deep concrete caissons and five "dead-man" counter-weights; 2) deck and deck stairway repairs; 3) addition of 34 sq. ft. and a ¾ bathroom; 4) addition of 9.5 ft. long wetbar; 5) addition of a sanitary waste connection from the cabana to the existing septic system serving the existing single-family dwelling, including a grinder pump and waste water lines; 6) drainage repairs and improvements on the bluff face (i.e., repairs on the walkway leading to the cabana); and 7) less than 50 cu. yds. grading, located at 4353 Marina Drive, in the Hope Ranch area of Santa Barbara County (APN 063-220-023).

The project is appealed on the grounds that the approved development is inconsistent with the County of Santa Barbara's Local Coastal Program (LCP) regarding geologic hazards and bluff development standards, visual resources, and non-conforming structures, including Land Use Plan (LUP) Policies 1-1, 1-2, 1-3, 2-6, 3-4, 3-7, 3-14, 4-5, GEO-GV-1, GEO-GV-3, Coastal Act Sections 30251 and 30253 (as incorporated into the LCP pursuant to Policy 1-1), and Coastal Zoning Ordinance Sections 35-67, 35-160, and 35-161.

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Coastal Act Section 30253 states:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- (4) Minimize energy consumption and vehicle miles traveled.*
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

LUP Policy 1-1 states:

The County shall adopt the policies of the Coastal Act (PRC Sections 30210 through 30263) as the guiding policies of the land use plan.

4-STB-14-0246 (Carr, Santa Barbara County)
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Case No.11CDH-00000-00032

LUP Policy 1-2 states:

Where policies within the land use plan overlap, the policy which is most protective of coastal resources shall take precedence.

LUP Policy 1-3 states:

Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.

LUP Policy 2-6 states:

Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...

LUP Policy 3-4 states:

In areas of new development, above-ground structures shall be set back a sufficient distances from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination...

LUP Policy 3-7 states:

No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe and beach. Drainage devices extending over the bluff face shall not be permitted in the property can be drained away from the bluff face.

LUP Policy 3-14 states:

All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

LUP Policy 4-5 states:

In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the

Grounds for Appeal
Case No.11CDH-00000-00032

proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.

LUP (Goleta Community Plan) Policy GEO-GV-1 states:

All new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on future shoreline and/or bluff protection devices.

LUP (Goleta Community Plan) Policy GEO-GV-3 states:

Where feasible and where consistent with Local Coastal Plan Policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.

Coastal Zoning Ordinance, Article II, Sec. 35-67. Bluff Development Standards:

...
5. No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted in the property can be drained away from the bluff face.

Coastal Zoning Ordinance, Article II, Sec. 35-160. Purpose and Intent:

...It is the intent of this Article to permit these nonconformities to continue until they are removed, but not to encourage their survival...

Coastal Zoning Ordinance, Article II, Sec. 35-161. Nonconforming Use of Land, Buildings and Structures:

A nonconforming use may be continued subject to the following regulations, so long as such use remains otherwise lawful.

1. Structural Change. Except as otherwise provided in this article...no existing building or structure devoted to a nonconforming use under this Article shall be enlarged, extended, reconstructed, moved, or structurally altered...

The development approved by the County includes after-the-fact approval of previously unpermitted structural improvements to a 740 sq. ft. cabana (originally constructed in 1956). The cabana is located on a bluff face and is considered a nonconforming structure due to its location. According to the County's staff report, the as-built cantilever support system was designed and constructed to provide support for the existing deck and to provide support to the cabana itself and will prolong the life of the cabana according to the County's engineers.

The approved development is inconsistent with LUP Policy 3-7 and Coastal Zoning Ordinance Section 35-67 because the development is located on a bluff face. LCP Policy 3-7 and CZO Section 35-67 specifically prohibit development on a bluff face, except only in very limited circumstances for beach access stairways and pipelines for scientific research or coastal dependent industry. Additionally, the approved development is inconsistent with Coastal Act Sections 30251 and 30253, LUP Policy 3-14, and Goleta Community Plan Policies GEO-GV-1

Grounds for Appeal

Case No.11CDH-00000-00032

and GEO-GV-2 because the development is not sited and designed to minimize the alteration of natural landforms and will not minimize risks to life and property because the project is sited on a geologically unstable bluff face subject to erosion which is unsuitable for development. Further, the approved development prolongs the life of the structure and may eventually lead to requests for repairs to the existing shotcrete, placed on the bluff below in 1989 (February 13, 2013 County Staff Report), which would be inconsistent with Coastal Act Section 30253 and LUP Policies GEO-GV-1 and GEO-GV-3 requiring development to be sited to avoid the need for shoreline protective devices.

Further, the approved development is inconsistent with LUP Policy 3-4 which requires structures to be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years. Also, the project is inconsistent with Coastal Act Section 30251 and LUP Policy 4-5 protecting scenic and visual resources because the development is located on a highly visible bluff face and public views from the beach will be adversely impacted by prolonging the life of the nonconforming structure.

Next, LUP Policy 2-6 requires the County to make a finding, prior to issuance of a development permit, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available and provides that lack of available services shall be grounds for denial of a project. According to the County's February 13, 2014 staff report, the development does not meet Santa Barbara County Fire Department access requirements because the cabana on the bluff is beyond the reach of fire department equipment. Therefore, the County is not able to make findings consistent with LUP Policy 2-6.

The approved development is also inconsistent with the intent of provisions of the Coastal Zoning Ordinance to only allow nonconforming structures and uses to continue until they are removed, but not to encourage their survival. (Article II, Section 35-160). The County found the project to be consistent with the LCP and based its findings for approval, in part, on an exception in the County's Coastal Zoning Ordinance which allows structural improvements to non-conforming structures if the structure has been declared a historical landmark pursuant to a resolution of the Board of Supervisors (see Article II, Section 35-162). The County Board of Supervisors declared the cabana a historical landmark on March 6, 2012 (County Historic Landmark #49). However, the County's findings for approval pursuant to Article II, Section 35-162 are invalid and insufficient because the County's LCP specifically provides that the LUP policy most protective of coastal resources shall take precedence (LUP Policy 1-2); further, where conflicts exist between the policies set forth in the LUP and those set forth in the County's Coastal Zoning Ordinance, the policies of the LUP shall take precedence (LUP Policy 1-3). Here, the LUP policies identified above, which prohibit development on a bluff face (except in only very limited circumstances) and provide that development shall be sited and designed to minimize landform alteration, erosional hazards, and visual impacts, take precedence over policies that are less protective of coastal resources and Coastal Zoning Ordinance provisions, including those protecting historic landmarks.

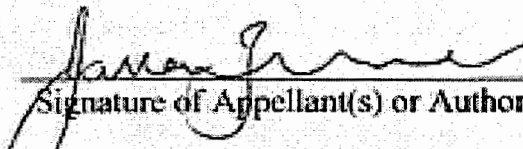
Therefore, the approved project raises a substantial issue with respect to the Coastal Act and LCP policies cited above.

CARR CABANA

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

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



Signature of Appellant(s) or Authorized Agent

Date: 4-2-2012

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: _____

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.) *See Attached*

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.

Signed: *J. Bochee*
Appellant or Agent

Date: 4-2-2014

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

ATTACHMENT A

RESOLUTION OF THE SANTA BARBARA COUNTY
BOARD OF SUPERVISORS

DETERMINATION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS THAT THE IRENE AND FRANCES RICH BEACH CABANA LOCATED AT 4353 MARINA DRIVE, SANTA BARBARA, CALIFORNIA, ASSESSOR'S PARCEL NO. 063-220-023 MEETS THE ELIGIBILITY CRITERIA FOR A COUNTY HISTORIC LANDMARK AND IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE; AND DESIGNATION OF THE CABANA AS COUNTY LANDMARK #49 PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT

RESOLUTION NO. 12-45

WHEREAS, the Santa Barbara County Board of Supervisors (hereinafter "Board") has considered the historical significance of a certain portion of the property located at 4353 Marina Drive, Santa Barbara, California, (hereinafter "IRENE AND FRANCES RICH BEACH CABANA") on Assessor's Parcel No. 063-220-023 and as shown on the map and legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of protection as a County Historic Landmark; and

WHEREAS, IRENE AND FRANCES RICH BEACH CABANA is historically significant because:

1. It exemplifies or reflects special elements of the County's cultural, social or aesthetic history, as it is a small, surviving remnant of the California Dream that flourished on the coast of Southern California in the mid-Twentieth Century and was part of a notable arts colony that flourished on the property in the 1950's; and
2. It is identified with persons or events significant in local, state or national history, including famed actress Irene rich, her daughter and renowned artist Frances Rich, Santa Barbara Mayor and State Assemblyman W. Don MacGillivray, and numerous notables from the worlds of art and

entertainment such as artist Diego Rivera, actress Katharine Hepburn, opera singer Lottie Lehman and many others; and

3. It has a location on an ocean-front bluff with unique physical characteristics and a view or vista representing an established and familiar visual feature of the Hope Ranch community; and
4. It is one of the few remaining examples in the county, region, state or nation possessing distinguishing characteristics of a historical type or specimen, as it is one of only a handful of beach cabanas surviving in the County of Santa Barbara.

NOW, THEREFORE IT IS FOUND, DETERMINED AND RESOLVED as follows:

1. The IRENE AND FRANCES RICH BEACH CABANA meets the eligibility requirements for a County Historic Landmark as described in County Code, Chapter 18A, Section 18A-3, and is worthy of protection.
2. The Board of Supervisors hereby designates the IRENE AND FRANCES RICH BEACH CABANA, including landscaping and pathways, as an Historic Landmark, subject to the following conditions:
 - a. Demolition, removal or destruction, partially or entirely, is prohibited unless an application has been submitted to the Historic Landmarks Advisory Commission and express consent in writing is first obtained from the Commission. Such consent may impose all reasonable conditions deemed appropriate by the Commission to accomplish the purposes of County Code, Chapter 18A.
 - b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until an application has been submitted to the Historic Landmarks Advisory Commission and all plans therefor have first been reviewed by the Commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the Commission or other qualified person designated by it.
 - c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of the IRENE AND FRANCES RICH BEACH CABANA to make any and all reasonable use of the property that is not in conflict with County Code Chapter 18A.

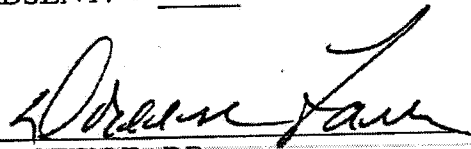
PASSED, APPROVED AND ADOPTED by the Santa Barbara County Board of Supervisors at Santa Barbara, California, this 6th day of March, 2012 by the following vote:

AYES: Supervisor Carbajal, Supervisor Farr, Supervisor Gray, Supervisor Lavagnino

NOES: Supervisor Wolf

ABSTAIN: None

ABSENT: None



DOREEN FARR
Chair, Board of Supervisors
County of Santa Barbara

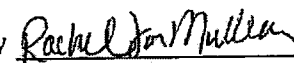
ATTEST:

CHANDRA WALLAR
Clerk of the Board of Supervisors

By 
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By 
Deputy County Counsel

G:\GROUP\PERMITTING\Case Files\CDH\11 Cases\11CDH-00000-00032 Carr Cabana\Board Action 3.6.12\Attachment A BAL 03.06.12.doc

Exhibit A
Rich Cabana Historic Area

A portion of land in the County of Santa Barbara, State of California, being a portion of Parcel B of Parcel Map 10,994 according to the map recorded May 20, 1969 in Book 5, Page 51 of Parcel Maps, in the Office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the northwesterly terminus of that certain course along the southerly boundary of said Parcel B labeled N 63° 00' W, 146.63; thence,

- 1st along said southerly boundary S 63° 00' 00" E, 117.57 feet; thence,
- 2nd N 39° 04' 36" E, 70.29 feet; thence,
- 3rd N 55° 18' 34" W, 127.53 feet; thence,
- 4th S 30° 56' 03" W, 86.00 feet to the point of beginning.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: _____

Mark E. Reinhardt

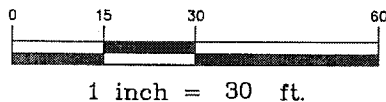
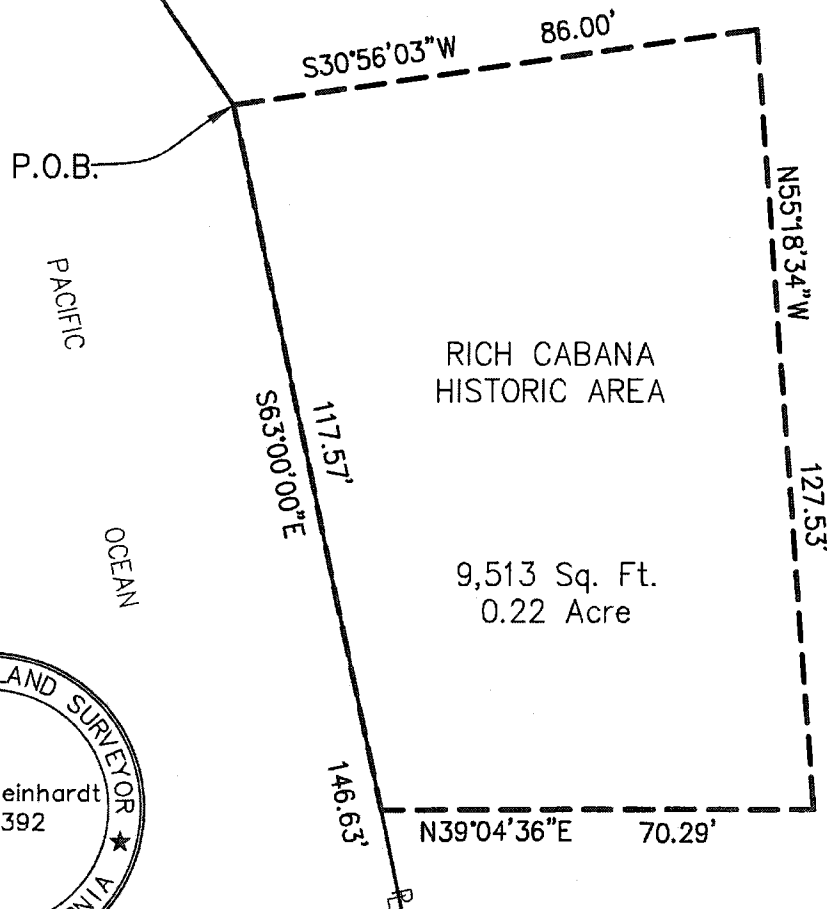
Mark E. Reinhardt, PLS

Date: _____

9/28/10



PARCEL B
OF PARCEL MAP 10,994
FILED IN BOOK 5, PAGE 51
OF PARCEL MAPS



MNS
ENGINEERS INC
201 N. Caesar Chavez, Ste. 300
Santa Barbara, CA 93103
805.992.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

EXHIBIT "B"
DIAGRAM SHOWING PORTION OF LAND AS
DESCRIBED IN ATTACHED LEGAL DESCRIPTION
(EXHIBIT "A")



Cabana

04 05 2005

EXHIBIT 14
A-4-STB-14-0016 (Carr)
2005 Site Photo

Geraghty, Amber@Coastal

From: juliawynn@bouve.com
Sent: Thursday, May 01, 2014 12:17 PM
To: Geraghty, Amber@Coastal; Hudson, Steve@Coastal; Ainsworth, John@Coastal
Cc: 'Chip Wullbrandt'; 'Lee Carr'
Subject: Last comments to be included from me along with your submission TODAY re Landmark Cabana

Importance: High

Dear Coastal Commission Chair, Commissioners and Staff,

After re-reading my letter sent yesterday, I see I left out an important bit of information. ALL work done to the Landmark Cabana has been by previous owners; NONE has been done by us.

If there is truly a limit to what can be scanned and included with staff's report TODAY of 200 copies and it goes over a little, I give permission to remove speaker slips without comments to make room for my and other's new submissions for posting with your recommendation.

Please include this note separately, as an addendum to exhibit C or as new exhibit D to my letter string in support of finding NO SUBSTANTIAL issue and preserving the Landmark Cabana as she sits.

I am not a lawyer so please excuse my layperson's terminology.

Sincerely,

Julia Wynn Carr
 4353 Marina Dr
 SB, CA 93110
www.bouve.com
 805.895.2104

From: juliawynn@bouve.com [mailto:juliawynn@bouve.com]
Sent: Wednesday, April 30, 2014 12:41 PM
To: 'amber.geraghty@coastal.ca.gov'; 'steve.hudson@coastal.ca.gov'; 'john.ainsworth@coastal.ca.gov'
Cc: 'lee-carr@sbcglobal.net'; 'Chip Wullbrandt'
Subject: Landmark Rich Cabana

Dear Staff,

I will not be coming down this afternoon after all to review materials submitted to you by SB staff because my husband is not back in town and I do not have the "eyes" for that. I am on "preservation support" duty.

As I promised, so as not to crash your outlook email, I did not put out an APB to all previous, current and the ever growing team of extremely interested historians, preservationists and politicians. As you know, I did deliver in person nearly 200 sheets of paper with letters of support that I was told, by Steven Hudson, could be added as an exhibit to my latest letter dated 4-25-14 addressed to your commission. He confirmed that 200 were "doable". Please re-confirm that they will be scanned and posted this Friday, as promised, for the commissioners and the public to see along with your recommendation. (I would like this letter posted separately or attached to my letter as exhibit C.)

I know it may be difficult, but if you are able to be objective, after taking all things into consideration, in particular the protections your Coastal Commission provides to Landmarks that makes all other objections in the

appeal null and void, you WILL BE ABLE to come to the conclusion and WILL BE ABLE TO SUPPORT why a recommendation of no substantial issue is the one that best serves everyone and everything concerned.

I am sure the majority, if not all, of the commissioners would very much appreciate not being put into the position of going thru a VERY PUBLIC and PUBLICIZED hearing about the Coastal Commission trying to destroy a Landmark. Particularly after our own Planning Commission considered every issue now re-raised in this appeal and voted in favor of granting the as built permits including ALL modifications to the Landmark that were ALSO approved by our Board of Supervisors and by our Historic Landmark Advisory Committee. All of these local governing bodies take their jobs quite seriously and no stone went unturned by any of them.

The Planning Commission also approved making improvements to the drainage system that will both preserve and protect the bluff and the Landmark. They also found no need for an environmental review in light of the fact that the last modification, installation of the caissons as a repair to the deck part of the engineered pathway to the beach and are not visible from the beach, was done 10 YEARS AGO. No NEW work is proposed to the Landmark Cabana - it is in excellent shape.

PS It was brought to my attention that the word Landmark has been left out on the current meeting agenda posted on your site. Since it makes ALL the difference in the world, I respectfully request the word LANDMARK be added to every reference to this Landmark Cabana, owned by the Carr's, to your current and all future website postings or any communications shared with the commissioners and the public in the spirit of fair and accurate disclosure.

PPS Please also scan and post the art attached created by a member of the future generation in support of preserving the Cabana. Her name is India Longo, granddaughter of Michele and Jarrell Jackman, the CEO of the Santa Barbara Trust for Historic Preservation and daughter of Dana Longo. All have written strong letters of support. She is the third generation in that family to offer her voice in support of preserving of the Irene and Frances Rich Landmark Cabana.

Julia Wynn Carr
4353 Marina Dr
SB, CA 93110
www.bouve.com
805.895.2104

Geraghty, Amber@Coastal

From: juliawynn@bouve.com
Sent: Friday, April 25, 2014 9:49 AM
To: Geraghty, Amber@Coastal; Hudson, Steve@Coastal; Ainsworth, John@Coastal
Cc: 'Lee Carr'; 'Chip Wullbrandt'
Subject: Amber - Please include all letters of support I brought yesterday as Exhibit A to my letter and my statement on 4-10-14 as Exhibit B TODAY with your report
Attachments: Statement of Julia Carr - C.C. meeting of 4-10-2014.doc

Dear Chair, Commissioners and Staff,

This is the same old story without one new issue being raised and EVERYONE in the public sector STILL wants this Landmark Cabana preserved!

Our Mayor and many others felt strongly enough about this to write letters of support, please take the time to read them.

There are exceptions to every rule and the Landmark status provides the exception to every rule proposed by staff that calls for its destruction.

Therefore there is NO SUBSTANTIAL basis for this appeal. Please deny it ASAP.

Julia Wynn Carr
4353 Marina Dr
SB, CA 93110
www.bouve.com
805.895.2104

California Coastal Commission Hearing

April 10, 2014

Statement of Julia Carr

Proposed Appeal Regarding the Rich Cabana

Good morning Commissioners.

My name is Julia Carr. My husband and I are the owners of the Irene and Frances Rich Cabana, Santa Barbara County Landmark #49 thanks to our Board of Supervisors' designation more than two years ago. I am here today to ask you to address, as soon as possible, an appeal filed by two of your Commissioners who propose to destroy that Historic Landmark. This is an unprecedented proposal and one that, if accepted, results in everyone losing. A Landmark is lost, coastal resources are damaged. Both are contrary to unanimous public support of their preservation. **This does not make sense.**

The decision being appealed was made by the Santa Barbara County Planning Commission. Their decision required substantial deliberation and substantial input from others but was ultimately simple and "common sense": grant permits for work done by a former owner "as-built" and for maintenance of existing features. Let the Landmark

Cabana stay on the bluff where she was built 57 years ago and do nothing to disturb her or the bluff beneath her. **That makes sense.**

Now, after all of the years of work and careful consideration, the two appealing Commissioners feel it is preferable for the Rich Cabana to be destroyed rather than approving the as built permits that preserve the Cabana AND consequently, the bluff. Everyone agrees that destruction of the Cabana means destruction of the bluff and that is contrary to the Coastal Commission's stated goal. **That does not make sense.**

We are wondering why this appeal would be filed at all because **every law concerned with this matter makes allowances for Landmarks.**

There is overwhelming public interest in preserving ALL Historic Landmarks - there are only 50 of them in this county. They are very special and important cultural assets and the few that are on the coast are important coastal resources. I am thrilled that the support for the preservation of this landmark is growing every day, especially as more and more people become aware that it is endangered. Ask **anyone** if they think Historical Landmarks should be preserved and they will say **"YES"**.

To date, there has not been one public voice against preserving the Rich Cabana. I have a binder here today filled with nearly two hundred

signatures and letters from two very small events hosted by us. Imagine the support if the public at large were notified of this situation? No one can fathom why this is happening. **Why would anyone want to choose (and this IS a matter of choice) to destroy a landmark over preserving a landmark?" It just doesn't make sense!**

The destruction of a Landmark proven to be in sound condition is truly unacceptable, regardless of its checkered permit history. **Especially considering the Historic Landmarks Advisory Commission AND the Board of Supervisors have already approved the Rich Cabana "as is".**

I implore you to put an end to ALL the red tape proposed by this appeal by setting an agenda item to determine for yourselves whether this appeal has substantial basis. We submit that it does not. **Please** do this for the benefit of **everyone** concerned! Thank you.

Geraghty, Amber@Coastal

From: juliawynn@bouve.com
Sent: Friday, April 25, 2014 9:54 AM
To: Geraghty, Amber@Coastal; Hudson, Steve@Coastal; Ainsworth, John@Coastal
Subject: FW: Save the Rich Cabana

2612 Foothill Rd.
Santa Barbara, CA 93105

April 24, 2014

California Coastal Commission
c/o Amber @ amber.geraghty@coastal.ca.gov
and Steven @ steve.hudson@coastal.ca.gov

Re: All Historic Landmarks that happen to be in the coastal zone need to be preserved - specifically the Rich Cabana in this case.

Dear Coastal Commissioners,

Communities create historic landmarks for those buildings, sites, gardens, etc. that have a unique historical significance for that particular community, for the state, the nation, or even international significance. These historical landmarks are to be preserved and cared for carefully so they will exist for this and future generations. Historical landmarks are every bit as important as national parks, national monuments, ecological preserves, and other irreplaceable resources. Landmark status is not given lightly.

In Santa Barbara the Rich Cabana has been declared a Historical Landmark. It is not just a building of historical significance. The Rich Cabana has been deemed eligible for the highest status. It has been given landmark status. Not many buildings qualify for landmark status. Do not destroy this historical landmark.

The Coastal Commission should not have any jurisdiction over a historical landmark. Historical landmarks are significant on their own. They may not be destroyed.

I implore all of you on the Coastal Commission to recognize that historical landmark status of the Rich Cabana means that it may not be destroyed. It must be preserved and cared for so that it does not deteriorate. No agencies should be allowed to destroy a historic landmark.

Please save the Cabana.

Thank you.

Sincerely,

Paulina Conn

805 682-5183

Dear Julia,

I have just sent this letter to Amber and Steve of the Coastal Commission.

Sincerely,

Paulina Conn

juliawynn@bouve.com

From: Kellam de Forest [deforek@aol.com]
Sent: Wednesday, April 23, 2014 9:28 PM
To: "amber.geraghty""@coastal.ca.gov
Cc: juliawynn@bouve.com
Subject: Irene and Frances Rich beach cabana

Flag Status: Flagged

Amber Geraghty
Coastal Planner
California Coastal Commission

Dear Ms Geraghty:

I understand that you, as a member of the staff of the California Coastal Commission, are to make a report on Commissioner's Bochco and Zimmer's appeal of the Santa Barbara County Planning Commission vote in favor of granting the current owners of this officially historic landmarked structure permission to keep unpermitted structural alterations done by a former owner ten years ago.

This little cabana perched on a bluff above the beach was designated an historic landmark by Santa Barbara County due to its association with movie star Irene Rich and her daughter renowned Sculptor Frances Rich and due to its unique character defining site. Santa Barbara County chooses its landmarks will care. There are only 50.

I realize and respect the Coastal Commissions mandate to protect our coast from development. I do question whether the demolition of a sixty year old designated historic landmark achieves that goal.

Respectfully,
Kellam de Forest
Chair, Preservation Comittee,
Pearl Chase Society
3010 Foothill Road
Santa Barbara CA 93105
805 448-7901

APR 24 2014

California
Coastal Commission

juliawynn@bouve.com

From: Kellam de Forest [deforek@aol.com]
Sent: Wednesday, April 23, 2014 9:40 PM
To: steve.hudson@coastal.ca.gov
Cc: juliawynn@bouve.com
Subject: Fwd: Irene and Frances Rich beach cabana

Flag Status: Flagged

Steve Hudson

Planner

California Coastal Commission

Dear Mr. Hudson:

I understand that you, as a member of the staff of the California Coastal Commission, are to make a report on Commissioner's Bochco and Zimmer's appeal of the Santa Barbara County Planning Commission vote in favor of granting the current owners of this officially historic landmarked structure permission to keep unpermitted structural alterations done by a former owner ten years ago.

This little cabana perched on a bluff above the beach was designated an historic landmark by Santa Barbara County due to its association with movie star Irene Rich and her daughter renowned Sculptor Frances Rich and due to its unique character defining site. Santa Barbara County chooses its landmarks will care. There are only 50.

I realize and respect the Coastal Commissions mandate to protect our coast from development. I do question whether the demolition of a sixty year old designated historic landmark achieves that goal.

Respectfully,
Kellam de Forest
Chair, Preservation Comittee,
Pearl Chase Society
3010 Foothill Road
Santa Barbara CA 93105
805 448-7901

From: Schneider, Helene [HSchneider@SantaBarbaraCA.gov]
Sent: Thursday, April 17, 2014 2:35 PM
To: 'John.Ainsworth@coastal.ca.gov'
Cc: 'Julia Wynn Carr'
Subject: Comment letter: Irene & Frances Rich Cabana appeal: #A-4-STB-14-0016

Flag Status: Flagged

April 17, 2014

To: Mr. Ainsworth and other appropriate staff of the California Coastal Commission:

RE: Appeal #A-4-STB-14-0016
Irene & Frances Rich Cabana
4353 Marina Drive, Santa Barbara CA 93110

I have been following the permitting process regarding the Irene & Frances Rich Cabana within the County of Santa Barbara for the last several months. While I am only writing as an individual, and not on behalf of the City of Santa Barbara, I do personally find this issue of great importance as it pertains to the connection between local government Coastal Development Plans and local government's partnership with the California Coastal Commission, especially as it pertains to protecting our coastline, staying in compliance with the California Coastal Act, while also respecting significant historical resources. Even though I am more attuned to the details of the City of Santa Barbara's local coastal plan than the County of Santa Barbara's, I am sending these comments for your consideration as the Commission bears the issue of consistency of the County's Local Coastal Plan and the County Planning Commission's recent approval for as-built permits for the cabana, and the potential action towards a *de novo* hearing on the merits of the permits granted.

As I understand the issues at hand, the Rich Cabana was built in the 1950s and was designated as an historic landmark in 2012. The current owners sent an application for permits to fix and maintain the Cabana (not expand it), so that they can both protect the Cabana's structural integrity, and prevent bluff erosion that could occur if they did not maintain the structure. At that point, they experienced a problem in the County planning process due to unpermitted work completed by previous owners. The current owners were not allowed to continue work to maintain the Cabana until the County granted as-built permits for the previous work. They received approval for the as-built permits by a unanimous vote of the County Planning Commission, and it is this vote that is upon appeal to the Coastal Commission.

Denying the as-built permits, and thus requiring removal of the unpermitted work, would result in the destruction of the cabana, as well as potentially create additional erosion to the coastal bluff.

I certainly do not condone unpermitted work, especially along coastal bluffs, and can appreciate the concerns County staff and the Coastal Commission would have in allowing an as-built permit in most circumstances. On practical matters, however, I think the Commission should consider two key points. First, that the Cabana was constructed decades before the CA Coastal Act became law and its historical landmark status is significant in terms of preserving historical resources throughout Santa Barbara County. The current owners want to maintain the structure, not expand it, and requiring the removal of the unpermitted work would essentially destroy a historical landmark. Second, and perhaps even more importantly to the Coastal Commission's overall mission as it relates to coastal bluff protection, removing the

unpermitted work could create additional cliff erosion challenges at this location, while maintaining the Cabana could protect it as well as continue to provide access to the beach.

I applaud and agree with current strict standards that limit development on coastal bluffs. Certainly, a Cabana such as the one in question could not – nor should it – receive a permit if it was a new development proposal. This particular historic landmark has no public opposition; in fact it is celebrated by a number of neighbors and local organizations, and no one filed an appeal to the Board of Supervisors on the County Planning Commission's unanimous vote. Maintaining the structure will also preserve access to the beach from the top of bluff as well as protect the immediate area from further destruction. Requiring the removal of the unpermitted work, and thus destroying this historic landmark, would be a very sad and unfortunate outcome for the greater community.

I appreciate your attention to these comments. Thank you.

Sincerely,

Helene Schneider
Mayor, City of Santa Barbara

Helene Schneider
Santa Barbara Mayor
805-564-5323

IRENE & FRANCES RICH BEACH CABANA
PLANNING COMMISSION APPEAL HEARING

March 5, 2014

Good Morning. My name is John Woodward. I am a former member of the county's Historic Landmarks Commission and served as its Chair when the Rich Beach Cabana was designated a County Historic Landmark. The commission conducted two public hearings and voted **unanimously** to approve the Landmark designation. There was wide public support with **no** opposition at both the commission and Board of Supervisors hearings. Several commissioners and Supervisors expressed their belief that the cabana was historically significant and **directed that it be preserved** as a Landmark.

The caissons placed by a previous owner to support the cabana's wooden walkway to the beach and other non-visible alterations were discussed **in detail** by both the commission and the Board of Supervisors when they considered the nomination. Both bodies were fully aware of them and decided to designate the cabana as a Landmark, **as is, including the caissons and alterations**. They recognized that they are needed to stabilize the bluff and preserve the historic structure.

Quoting from the resolutions adopted by the commission and the Board of Supervisors, one of the criteria that qualifies the cabana for Landmark status under the county's Landmark ordinance was that "*It has a location on an ocean-front bluff with... a view or vista representing an established and familiar visual feature of the Hope Ranch community;...*" Yet P&D staff argues, in effect, that its location and view on the bluff is the **very reason** the cabana should be demolished; that somehow the coastal bluff would be better protected if the historic landmark were destroyed. That not only **defies all common sense**, it is directly contrary to Section 3.10.5 of the Coastal Land Use Policy that recommends protection of important historic resources by designating them as Landmarks, **exactly** as was done here.

Staff also argues that "*... the protection of the coastal bluff takes priority over protection of the historic landmark*", but cites **no direct authority** for that proposition. Apparently it is a rule that staff just made up to fit this situation. They rely on CLUP Policy 1-2 that states, "*Where policies within the land use plan*

overlap, the policy which is the most protective of coastal resources shall take precedence.” Clearly, historic resources in the coastal zone **are “coastal resources”**. That is why their protection is recommended as a goal in the Coastal Land Use Policy. In my view they are important resources deserving of protection; at least as important as coastal bluffs.

P&D staff has stated that they have the discretionary authority to decide whether or not this Landmark must be destroyed. They have determined that ***“it has to go”***, regardless of the strong support for its preservation expressed by the Historic Landmarks Commission, the Board of Supervisors and the public. I firmly believe that if county staff in fact has such discretion, then it potentially threatens the survival of any and all county landmarks in the future. Your denial of the appeal today would set a **very dangerous precedent** and effectively allow staff to order the destruction of landmarks at its discretion. Your granting of the appeal would help ensure the preservation of the county’s historic landmarks for the benefit of future generations.

Thank you.

Geraghty, Amber@Coastal

From: Jarrell Jackman <docjj@sbthp.org>
Sent: Monday, April 28, 2014 9:38 AM
To: Geraghty, Amber@Coastal
Subject: Rich cabana

The SB Trust for Historic Preservation is a staunch supporter of preservation of the Rich Cabana. It is a designated County Landmark and its preservation has broad public support. There was not a single person who spoke against its being landmarked and preserved at the latest County Panning Commission Hearing.

Jarrell C. Jackman, Ph.D.

CEO

www.sbthp.org

Sent from my iPad

David Villalobos, Board Assistant Supervisor
Santa Barbara County Planning Commission

FILE COPY

Re: Item 2, Carr appeal of the Zoning
Administrator's denial of the Irene and Frances Rich
Beach Cabana request for acceptance of unpermitted
as-is additions and structural modifications

Dear Commissioners:

**The Pearl Chase Society's mission is preserving
Santa Barbara's sites of enduring community
value. Most worthy of preservation are those sites
that have been designated by the Board of
Supervisors as County Landmarks.**

**The Irene and Frances Rich beach cabana is such
a site. The Supervisors in 2012 felt that the
preservation of the historic cabana on its unique
site was worthy of protection under the provisions
of Chapter 18 of the County Code. The
unpermitted additions and structural
modifications made by previous owners prior to
the structure being designated a Landmark were
included.**

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

The Society respectfully asks the Commission to reject the arguments of Staff and uphold the appeal, thus fulfilling the provisions of the County Landmark Ordinance.

Yours truly,

**Kellam de Forest
Chairman Preservation Committee
Pearl Chase Society
448-7901**

Villalobos, David

From: Gerry Shepherd [shepherd@west.net]
Sent: Monday, March 03, 2014 8:37 AM
To: Villalobos, David
Subject: Rich Cabana - Landmark #49

RECEIVED

2

Categories: Purple Category

MAR 03 2014

S.B. COUNTY

PLANNING & DEVELOPMENT
HEARING SUPPORT

3-5-14

Hello, David,

It was always a pleasure interacting with you when I was on the Historic Landmarks Commission. I was at a recent BOS meeting (re the Camp 4 Land Annexation issue) and you were in the room. I tried to catch your eye to say 'hello' but missed. How nice to see you are still at the county, keeping things humming along, a talent you do so well. I am writing to ask if you could please add the following to the support list for the "Rich Cabana" agenda item on the Wednesday, March 5, Planning Commission meeting, with distribution to the Planning Commissioners. I have known the Carrs since they came before the HLAC during the landmarking of the Rich Cabana and what SBCounty has now put them through is a sorry shame.

Thanks, David, and best to you,
Gerry

Gerry Shepherd

shepherd@west.net
805-688-3120

March 2, 2014

Letter to Santa Barbara County Planning Commissioners

Re: Rich Cabana – Landmark #49 Hearing, March 5, 2014

Dear Commissioners.

I was Third District Commissioner when the Historic Landmarks Advisory Commission landmarked the Irene and Frances Rich Cabana. We were appreciative of the Carrs' willingness and ability to preserve this very iconic structure.

The issues surrounding this agenda item could not be better enunciated than what is stated in the letter you received from Michele Jackman (copy follows). I endorse and support these statements. You need to as well. At a time in our history when public service/government employees are more and more seen as 'the problem' rather than 'the solution' each of you, as commissioner representatives for the people, need to do what is best for the community. Sometimes that means standing for common sense.

Thank you,

Villalobos, David

From: jim@terrainconsulting.com
Sent: Tuesday, March 04, 2014 5:29 PM
To: Villalobos, David
Subject: Rich Cabana - Landmark #49 Agenda Item March 5, 2014

Categories: Yellow Category

Planning Commissioners:

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

Please support Julia and Lee Carr in their efforts to preserve this special piece of Santa Barbara, and California, history. This history is of value to each and every one of us who live here in Santa Barbara; therefore, it is in our community interest to find a solution that preserves the cabana.

It is disappointing that county staff can never seem to find a way to be part of a solution to this unfortunate situation; from the planning director and zoning administrator come only roadblocks. It is my opinion there is a win-win here, if there was a willingness on the Planning Commission's part: honor the historic landmark status and make the findings that preserve this special place while protecting the coastal bluff face. It's really not that difficult to do this.

I find it troubling that there seems to be a staff bias about this project, and that the zoning transgressions by the previous property owner can't be addressed by looking at the bigger picture - that this is a piece of history. Face it: if the cabana were designed by George Washington Smith and owned by Jimmy Stewart then staff would have jumped thru hoops to make those findings to preserve it. Rather, they seem bitter there's a historic designation at all.

Don't let bureaucrats make you feel as though you must deny this appeal. Rather, please uphold the appeal and preserve a piece of our local and state heritage. Through their act of historic designation, the board of supervisors is on your side.

In the long run, what will be remembered is that Landmark #49 was either torn down due to short sighted thinking, or preserved for posterity.

Jim Youngson
120 Calle Palo Colorado
Santa Barbara, CA 93101

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MAR 05 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 8:48 AM
To: Villalobos, David
Subject: Rich Cabana Support from Public - Suzie Sebastian

Categories: Purple Category

FILE COPY

AGENDA ITEMS

ITEM #: 2

Suzie Sebastian
919 Veronica Springs Road
Santa Barbara, Ca 93105
805-453-2942

MEETING
DATE: 3-5-14

November 21, 2013

Dear Supervisor Wolf,

I am a constituent in your district. I recently saw the news on KEYT on or about November 11th about the Rich Cabana on the bluff in Hope Ranch. It is a Santa Barbara Historical Landmark and an important asset in our community. I am writing you to urge you to do everything in your power to protect this landmark for our benefit and for the benefit for future generations.

The Rich Cabana certainly fits criteria for Historical Landmarks since it is a place where prominent persons lived or worked. It is a beautiful structure above the Beach and a nice reminder of Santa Barbara's past connections to Hollywood. Once it is removed it can never be replaced and a piece of history is lost. It is in excellent condition and not a safety or environmental hazard to the beach or the people walking below. In fact, I would imagine that removing it could prove to have a greater impact on the beach and water runoff after disruption of the area. As an environmentalist and marine wildlife documentary producer, I know how important preserving the ocean and beach front is to our future.

I was curious and did a bit of research on Historical Landmarks and was surprised to see that about half of all National Landmarks are owned privately. I am happy to hear the owners of this property have set the Cabana aside as a Historical Landmark. I am sure it has taken them a great deal of effort to put this in place and will continue to take effort for them to maintain it for years to come. It is through conservation efforts such as these that so many of our Historical Landmarks are still in place for us to enjoy for many years. I hope that you will help protect this landmark.

Sincerely
Suzie Sebastian

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MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

From: mldays@cox.net
Sent: Tuesday, March 04, 2014 6:44 PM
To: Villalobos, David
Cc: mldays@cox.net
Subject: Planning Commission grant Carr Requests

Categories: Yellow Category

AGENDA ITEMS

ITEM #: 2

MEETING
DATE: 3-5-14

Honorable County Planning Commissioners:

Please grant the requests of Lee Carr and Julia Wynn Carr at your March 5, 2014, hearing. The Rich Cabana is a notable 20th century County Landmark located on their oceanfront property in Hope Ranch. The Landmark structure is worthy of continued maintenance and repair to extend its usefulness. Unapproved alterations performed by a prior owner should not serve to diminish the significance of the cabana or be used as justification to destroy this important building.

Thank you for your attention.

Mary Louise Days
Local Historian

2833 Puesta del Sol Rd.
Santa Barbara 93105

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MAR 05 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

From: jeanne@silcom.com
Sent: Saturday, March 01, 2014 9:47 PM
To: Villalobos, David
Subject: The Rich Cabana

Categories: Purple Category

FILE COPY

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

Dear David Villalobos,

Please support permitting the Rich Cabana as built. Do not disturb the carefully balanced ecosystem and it's modifications that it has adjusted to over the history of almost 60 years. To think that now anything would be improved by it's removal is an uneducated assessment of the balance of nature. Not supported by scientific fact, that conclusion could only be understood as an egotistical attack from the planning department spurred from personal jealousy.

I know you will do what is right. That is so obviously letting lie what is existent and permitting it as a landmark unchanged and unchangeable.

Thank you for your help and understanding.

Jeanne Wilkins
Los Olivos, CA

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

FILE COPY

From: Geoff Rusack [Geoff@rusack.com]
Sent: Saturday, March 01, 2014 10:26 PM
To: Villalobos, David
Cc: juliawynn@bouve.com
Subject: Carr cabana

Categories: Purple Category

David,

I am wholeheartedly in favor of the Carr cabana being permitted! I think it is an amazing structure in an incredible place and speaks volumes about the great history of architecture of Santa Barbara.

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

FILE COPY

From: rewyckoff [rewyckoff@verizon.net]
Sent: Saturday, March 01, 2014 4:36 PM
To: Villalobos, David; Hodosy-McFaul, Anita
Cc: Nelson, Bob; Lavagnino, Steve; juliawynn@bouve.com
Subject: Landmark #49 Carr Cabana

AGENDA ITEMS

Categories: Purple Category

ITEM #: 2

MEETING

DATE: 3-5-14

Dear David,

I have been on the Santa Barbara County Historic Landmark Advisory Commission for at least ten years. During that time the Rich/Carr Cabana is one of the most unique Historic properties which I have had the opportunity to evaluate. Julia Carr will be presenting its qualities to you on Wednesday, March 5, 2014. The HLAC voted unanimously to make this a Landmark. Its continuing presence overlooking the beach demonstrates part of our rich local history and should be preserved for future generations to witness. Our HLAC secretary, Anita, has a full file in Santa Barbara for anyone wishing to review it before the hearing.

Sincerely, Eileen H. Wyckoff, HLAC Commissioner

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PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

From: John Gerngross [john.gerngross@gmail.com]
Sent: Sunday, March 02, 2014 8:45 PM
To: Villalobos, David
Cc: juliawynn@bouve.com
Subject: Rich Cabana - Landmark #49

Categories: Purple Category

FILE COPY
FILE COPY

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

Dear Commissioners,

Please note my family's complete support for the preservation of the Rich Cabana on the Carr property. As a Santa Barbara resident for 35 years and a resident of Hope Ranch for over 10 years and a neighbor on Cresta Avenue, I have walked the beach many times and seen the cabana from below. It is a great addition to the Ranch and it would be a shame to remove it or destroy it in any way. Please vote in favor of this remarkable property and the golden age of California that it represents.

John and Cheryl Gerngross
4242 Cresta Ave
Santa Barbara, CA 93110
805-570-5821

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

FILE COPY

From: LINDA KASTNER [lkast6945@aol.com]
Sent: Sunday, March 02, 2014 8:36 AM
To: Villalobos, David
Subject: Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

Dear Planning Commissioners,

I understand that on Wednesday the 5th of March you will be making a decision regarding the Rich Cabana .Unfortunately, I will not be able to attend but wish to make my feeling heard.

It is my understanding that Santa Barbara wishes to preserve its rich and varied history. It is unconscionable to think of destroying the Rich Cabana and with it memories of Santa Barbara past. We in the Santa Ynez Valley had to fight to preserve Matteis Tavern, with success.

Please approve what has been asked for by the present owner and make sure that Landmarking properties is in fact preserving them.

Thank you,
Linda Kastner
6945 Happy Canyon
Santa Ynez

Linda Kastner

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MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

LAW OFFICE OF
DANA F. LONGO
A PROFESSIONAL CORPORATION

DANA F. LONGO
ATTORNEY AT LAW
PHILIP J. LONGO, C.P.A.
ATTORNEY AT LAW
(1933-2001)

509 BRINKERHOFF AVENUE
SANTA BARBARA, CALIFORNIA 93101
TELEPHONE (805) 963-6551
FACSIMILE (805) 963-2562
www.longolawoffices.com
EMAIL: info@longolawoffices.com

SCOTT H. WALTHER
ENROLLED AGENT
MELINDA H. RIPPBERGER
PARALEGAL

AGENDA ITEMS

March 3, 2014

ITEM #: 2

Santa Barbara County Planning Commission
123 East Anapamu Street
Santa Barbara, CA 93101

MEETING
DATE: 3-5-14

Re: Correspondence in Support of Rich Cabana, Landmark #49, 4353 Marina Drive.

Dear Planning Commission,

I am writing to you in support of allowing the Rich Cabana, Landmark #49, located at 4353 Marina Drive, to exist in its current form, as a legal non-conforming structure.

By way of background, I was born and raised in Santa Barbara. I grew up in Hidden Valley, where my family still owns its home, I learned how to surf at Hendry's beach in the late 1970's, surfed frequently at Hope Ranch Beach, became a competitive surfer, swimmer, and sailor, and have spent many days walking along, sailing outside of, and long-distance paddling, just off the beaches of our beautiful city. I am now an attorney whose practice emphasizes Estate Planning and Trust Administration. Although this letter appears on my office letterhead, I am writing not as counsel for the property owners, but rather a member of our community and avid beachgoer.

As an attorney, my charitable endeavors include being one of the founding members and current legal counsel for the Channel Islands National Park Foundation, the 501(c)(3) organization that benefits Channel Islands National Park. I am President of the Santa Barbara Semana Nautica Association, I have a frequently-used boat in the Santa Barbara Harbor, and above all, the ocean and our local beaches are not just a pastime for me, but a way of life.

I mention this background to give you a perspective of my involvement with our local coastline, and to let you know that from that perspective, I am 100% in support of keeping the Rich Cabana as it currently stands.

As the property owners are already well represented by counsel, I will refrain from going into the detail of the local land use law that, when correctly applied, would support the legal, non-conforming use status.

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

March 3, 2014

I understand that one issue at hand is the unpermitted bathroom in the structure. If it were to be returned to its antiquated permitted state, the occupants of the structure would have to use an outhouse. It is undeniable that such a result would only increase local ocean fecal coliform bacteria counts, not to mention being unsightly and odiferous.

It's hard not to mention the incredibly oversized structures that are currently being built in the vicinity that apparently received your agency's approval, and query as to why such a quaint and subdued structure has caused so much controversy.

There is an incredible amount of history associated with this particular cabana of which you have been made aware. Not only is the structure itself of historic significance, but the people who have visited (locals and visitors alike) and events that have taken place in that cabana render it worthy of preservation.

I have been informed that the County's position is that it is in violation of the ordinances to maintain and extend the useful life of this Historic Landmark. It would be nothing short of ludicrous to require that this cabana waste away in the elements, hence becoming a danger, nuisance, and an eyesore in the process, as opposed to allowing the owners to keep and maintain it as it currently stands.

To see the property owners go through such difficulty just to preserve a structure that has already been designated as an Historic Landmark engenders little public faith in our local government and causes me to question whether our County Planning department is more focused on punishing a landowner simply because they fall within your jurisdiction, rather than *neutrally* applying the clear standards set forth in the applicable Codes. At its essence, I, as a local surfer, beachgoer, and lifelong member of the community, would much rather walk, paddle, and sail by this cabana and see it adequately maintained, rather than watching it become dilapidated, rat infested, and eventually fall into the sea (thus polluting the ocean and a danger to my feet I walk by) from lack of repair.

You have the power to stop this regulatory waste of our taxpayers' money and do the right thing at the hearing this Wednesday March 5. If the County continues to take the position that it has, nobody wins, and we get to watch this structure fall into the ocean over the next decades while the public wonders what benefit the County actually provided us taking its current course. If you allow it to exist as a legal non-conforming structure, we all win - the public gets the benefit of a well maintained, beautifully designed, and historic structure nestled into a small piece of our coast, and the County gets the recognition for having made the right decision. Let's do the right thing on Wednesday March 5, 2014, let's approve this structure as it stands.

Thank you,



Dana F. Longo

DFL/cmr

FILE COPY

MEGAKLES ROGAKOS M.A., M.A. | art historian and exhibition curator

AGENDA ITEMS

David Villalobos
The Santa Barbara County Planning Commission
Board Assistant Supervisor

ITEM #: 2

MEETING

DATE: 3-5-14

Athens, 3 March 2014

Dear Mr. Villalobos,

In my capacity as the former American College of Greece's ACG Art Curator, and the curator of the "Frances Rich - La Gazelle" exhibition, celebrating in 2010 the centenary from the birth of this great American artist, I write in support of the Irene and Frances Rich Cabana built at the County of Santa Barbara in 1956.

As recorded in my archives, on 7 October 2010 the Historic Landmarks Advisory Commission unanimously approved owners Julia and Lee Carr's submitted application to designate the Rich Cabana as Landmark #48.

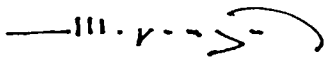
I would like to add my voice to those who claim that the Rich Cabana may serve as an important cultural asset for the County of Santa Barbara. Frances Rich, like her mother Irene, stood as an emblem for American ideals and Christian values. The County of Santa Barbara could boast for preserving this historical cabana of the famous Hope Ranch, whose studio notably hosted Diego Rivera in January 1941.

This Cabana could serve as a small museum displaying its history. Moreover, it could serve to host temporary exhibitions of in-focus displays of Frances Rich's work, with loans from either Smith College's Museum of Art, or the American College of Greece's ACG Art that is keeper of the Frances L. Rich Estate.

For your further information, a naming ceremony of the Frances Rich School of Fine and Performing Arts has been planned at the American College of Greece on 7 March 2014 (for further information, please contact fineperformingarts@acg.edu).

I sincerely hope that the Irene and Frances Rich Cabana may be preserved for times to come.

Sincerely yours,



Megakles Rogakos

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PLANNING & DEVELOPMENT
HEARING SUPPORT

Frances Rich

ARTS FESTIVAL 2014

SCHOOL OF FINE AND PERFORMING ARTS

SelfConscious

A group exhibition at the ACG Art Gallery
organized by the Department of Visual Arts and Art History and curated by Sotirios
Bahtsetzis

Please join us for the Naming Ceremony of
the Frances Rich School of Fine and Performing Arts
and the Opening Exhibition *SelfConscious*

The exhibition presents works by Bill Balaskas, Dionisis
Christofilogiannis, Christos Delidimos, George Drivas, Giorgos
Gyparakis, Effie Halivopoulou
in collaboration with Tim Ward and Effi Minakouli, Elias Kafouros,
Georgia Kotretsos, Maria Kriara, James Lane, Jenny Marketou,
Panos Mattheou, Caroline May, Jennifer Nelson in collaboration

with Theodoros Papatheodorou, Eftihis
Patsourakis, Vassiliea Stylianidou, and
Thodoris Zafeiropoulos.

Maria Kriara: *Untitled* (2012)

Courtesy CAN Christina Androulidaki Gallery and the artist
graphite on paper, 80x120cm

Duration: March 7-28, 2014

Visiting hours: Monday, Wednesday, Friday 13:15-15:00

Tuesday, Thursday 13:40-15:00

and by appointment

ACG ART GALLERY: DEREE - The American College of Greece

6 Gravias Street, Aghia Paraskevi

To schedule an appointment, or for more information please
contact:

Niki Kladakis at 210 6009800 ext. 1456,
fineperformingarts@acg.edu

Villalobos, David

FILE COPY

From: Cheri Jasinski [jasinski@adl.com]
Sent: Tuesday, March 04, 2014 12:02 AM
To: Villalobos, David
Subject: In Support of the Carr Cabana

Categories: Purple Category

AGENDA ITEMS
ITEM #: 2
MEETING
DATE: 3-5-14

Please retain the Carr Cabana. It is both a historically and environmentally sound decision!

Cheri Jasinski

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MAR 04 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: Steve Lew [sjlew1@cox.net]
Sent: Monday, March 03, 2014 11:53 AM
To: Villalobos, David
Subject: Rich Cabana

Categories: Purple Category

AGENDA ITEM #
ITEM #: 2
MEETING
DATE: 3-5-14

I fully support saving the Rich Cabana and that it be named an historic landmark and urge that outcome at the hearing Wednesday 3/5/14.

Steve Lew
402 Alston Road
Santa Barbara 93108
805-565-0875

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:20 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING
DATE: 3-5-14

From: Suzanne Stein [<mailto:sshiggins@gmail.com>]
Sent: Thursday, January 02, 2014 4:52 PM
To: juliawynn@bouve.com
Subject: Open House January 11th

Dear Julia,

I grew up on Hope Ranch Beach and have walked by your cabana for many years. I enjoyed reading the article in the News Press about it last year. I will look forward to the open house on the 11th.

Thank you for opening it for a tour.
Suzanne Stein
4664 Via Roblada
Santa Barbara, CA 93110

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PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:19 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

-----Original Message-----

From: Cyndie [mailto:sydzack@cox.net]
Sent: Thursday, January 02, 2014 4:22 PM
To: juliawynn@bouve.com
Subject: RSVP to Open House

I would love to see the magical cabana by the sea on the 11th. Thank you so much for sharing your jewel with the ranch residents!!!

Cyndie Young
805-570-7351

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MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:17 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS
ITEM #: 2
MEETING
DATE: 3-5-14

From: John Paullin [<mailto:all.phaseconcrete@yahoo.com>]
Sent: Thursday, January 02, 2014 6:23 PM
To: juliawynn@bouve.com
Subject: Cabana Open House

Hi Julia,

So generous of you to open your cabana for a tour! I have viewed and admired this magical setting both from the beach and sea since I was young. I would love to accept your kind invitation for Saturday the 11th of January and bring along my wife, Bianca, and 10 yr old daughter, Satya, if acceptable to you.

We live at 4636 Via Carretas and can be contacted by e-mail or at either of the following #s. Home 564-6596 John's cell 570-9140.

Looking forward to hearing of confirmation and meeting you. John

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:16 AM
To: Villalobos, David
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

From: Carole Garand [<mailto:carolegarand@gmail.com>]

Sent: Friday, January 03, 2014 7:25 AM

To: juliawynn@bouve.com

Subject: Open House

Hi Julia,

My husband and I live in Hope Ranch, and walk regularly by your cabana on the beach. We would love to attend your open house on Saturday, Jan. 11th. How nice of you to share the history of the structure with us!

Thank you,

Carole & Jack Garand

765 Via Airosa

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:15 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

-----Original Message-----

From: Beth Climo [mailto:bethclimo@gmail.com]
Sent: Friday, January 03, 2014 11:07 AM
To: juliawynn@bouve.com
Subject: Cabana Open House

Julia - My husband & I would like to take advantage of your kind invitation to visit your Beach Cabana. We are at 4343 Marina & have found it a beautiful structure going back many years -- since my grandparents & then my parents have lived here for many moons. Please let me know how you want us to access the property - presumably via the driveway to your residence?

Thank you. Beth

Beth Climo
38 Cahoon Rd.
Harwich, MA 02645
202-744-6984 (cell)
508-430-8324 (Cape Cod)
805-682-3974 (Santa Barbara)
bethclimo@gmail.com

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S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:20 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

From: Cindy Perlis [mailto:cperlis@aol.com]
Sent: Thursday, January 02, 2014 3:32 PM
To: juliawynn@bouve.com
Subject: RSVP - Saturday, January 11th 2-4PM

Hello Julia,

Mrs. Lois Erburu looks forward to taking a tour of your historical cabana on Saturday, January 11th. Thank you for allowing your Hope Ranch neighbors a glimpse into its history!

Best wishes,

Cindy Perlis
Administrative Assistant to
Mr. & Mrs. Robert F. Erburu
4265 Cresta Avenue
Santa Barbara, Ca. 93110
(805) 687-7877

RECEIVED

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

FILE COPY
FILE COPY

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:14 AM
To: Villalobos, David
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

-----Original Message-----

From: Denise Lilly [mailto:sjldenise@cox.net]

Sent: Friday, January 03, 2014 12:30 PM

To: juliawynn@bouve.com

Subject: Open House on the 11th

Hi Julia,

In reading the Ranch Ramblings, I see that you are having an open house of your beach cabana on January 11th. As a Ranch resident and walker of the HR beach to Hendry's, I would love to get the tour! Please count me in! Thank you for doing this!! As I walk the beach I often wonder about the cabana's overlooking the beach, this will be an opportunity to learn more!

Happy New Year!

Denise Lilly
890 Camino Medio
80a5 451-1708 cell

RECEIVED

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Villalobos, David

FILE COPY

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:12 AM
To: Villalobos, David
Cc: Lee Carr
Subject: FW: rsvp for tour of beach house

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

-----Original Message-----

From: Jerilynn Russell [mailto:jsrbarnes@gmail.com] On Behalf Of Jerilynn Russell
Sent: Friday, January 03, 2014 11:33 PM
To: juliawynn@bouve.com
Subject: rsvp for tour of beach house

Thank you for offering to open the beach cabana to residents. We have walked by it for many years always wondering how it was used and making up stories to friends who might be staying with us. We would love to know the real story on the landmark and join in the open house.

Thank you, Jerilynn Russell

RECEIVED

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:07 AM
To: Villalobos, David
Cc: Lee Carr
Subject: Public Support Rich Cabana

Categories: Purple Category

AGENDA ITEMS
ITEM #: 2
MEETING
DATE: 3-5-14

From: Lamont Cochran [mailto:cochran950@aol.com]
Sent: Wednesday, January 08, 2014 7:07 AM
To: juliawynn@bouve.com
Subject: Re: HR Historical tour

Hello again, Julia,

How fascinating. We knew the Rich's lived along Marina but not where. I remember that Charlie Piper, retired MD and perhaps deceased now, owned that beach "cabana" many years ago, then moved near Laguna Blanca school. Now his wife lives in Carriage Hill.

Just coincidentally, the Rich's owned 7 1/2 acres on Monte Drive which were subdivided by Bob and Ione Evans some years ago. The Rich house was just purchased by a young couple, Ryan Fell and his wife, as reported in the last HR Ramblings. We toured that property, considering purchase, many years ago and Irene Rich's scrapbooks and memorabilia were still in the guest house. Sadly, we had never heard of her. At any rate, that house lives on. Our home was built about the same time, 1952, and has some features in common. We've lived here 44 years. Hope Ranch is like an extended family, with its long-term residents, moving here and there but remaining close.

RECEIVED

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

FILE COPY

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:04 AM
To: Villalobos, David
Cc: Lee Carr
Subject: FW: the cabana....

Categories: Purple Category

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

From: carole baral [mailto:carolebaral@yahoo.com]
Sent: Wednesday, January 08, 2014 10:59 AM
To: juliawynn@bouve.com
Subject: the cabana....

thank you for the invitation to see the cabana in person. I viewed the power point and was very impressed by the presentation and its historic significance to the community and the area. what a wonderful piece of the past that will be preserved for decades. Kudos to you and all involved!! We look forward to meeting you this Sat. Sincerely, carole and arthur baral

RECEIVED

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

RECEIVED
FIVE COPY
MAR 03 2014

AGENDA ITEMS

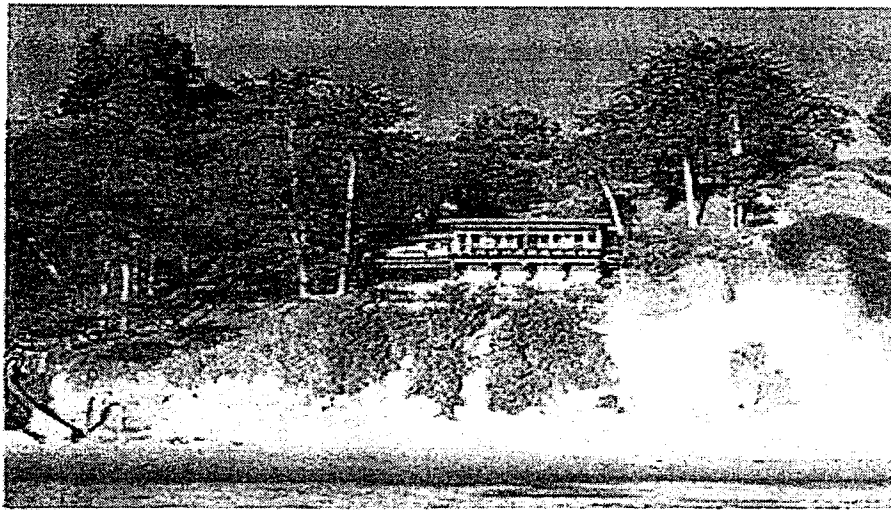
ITEM #: 2

PRESERVE THE RICH CABANA

S.B. COUNTY
LANDING & DEVELOPMENT
PLANNING DEPARTMENT

MEETING

DATE: 3-5-14



Santa Barbara County Historic Landmark No. 49

State and National Historic Landmark Status pending

STRUCTURALLY SOUND

- The cabana has been evaluated by licensed engineers and a very highly recognized geologist on the approved list for Santa Barbara County.
- All reports support the cabana is structurally sound, it has never shown instability or been documented to be unstable in any way.
- Unpermitted repairs made by a prior owner were done to stabilize the sagging deck. The deck is a part of the permitted engineered pathway to the beach and the repairs are consistent with industry standards.

HISTORIC PRESERVATION

•The Rich Cabana is a Landmark and therefore protected from alteration, destruction or endangerment according to historical codes. No structures like this can ever be built again according to new codes. There is 100% support from the historical community and the public to preserve this Cabana. The only opposition comes from a few within county staff.

APPROVAL

•We respectfully request for the approval of the "AS BUILT PERMITS". This approval would support the efforts to preserve the "Rich Cabana" for this and future generations.

I support the efforts to preserve the "RICH CABANA"

NAME: JOHN GARAND
ADDRESS: 705 VIA AIROSA, SANTA BARBARA
NAME: Carole Garand
ADDRESS: 765 Via Airosa, Santa Barbara
NAME: Suzanne M. Stein
ADDRESS: 41004 Via Robada, S.B.
NAME: Maylow Falzone
ADDRESS: 1430 Cantua Ave
NAME: Ian Smith
ADDRESS: 580 Via Simosa
NAME: LAUREN HAWKINS ROSE
ADDRESS: 939 Las Palmas Dr
NAME: KATHRYN DONLINGER
ADDRESS: 620 VIA TRANQUILA

SIGNATURE & DATE: John Garand 1/11/14
SIGNATURE & DATE: Carole Garand 1/11/14
SIGNATURE & DATE: Suzanne M. Stein 1/11/14
SIGNATURE & DATE: Maylow Falzone 1/11/14
SIGNATURE & DATE: Ian Smith 1/11/14
SIGNATURE & DATE: Lauren Hawkins Rose 1/11/14
SIGNATURE & DATE: Kathryn Donlinger 1-11-14

Your support is deeply appreciated - EVERY VOICE COUNTS! Lee and Julia Carr

SIGNATURE DATE

I support the efforts to preserve the "RICH CABANA"

NAME

MICHELE JACKMAN USOWI.COM

SIGNATURE & DATE

[Signature]

ADDRESS

5060 B. CALLE REAL SB 93111

1/13/2014

M. JACKMAN

NAME

SIGNATURE & DATE

680-06

ADDRESS

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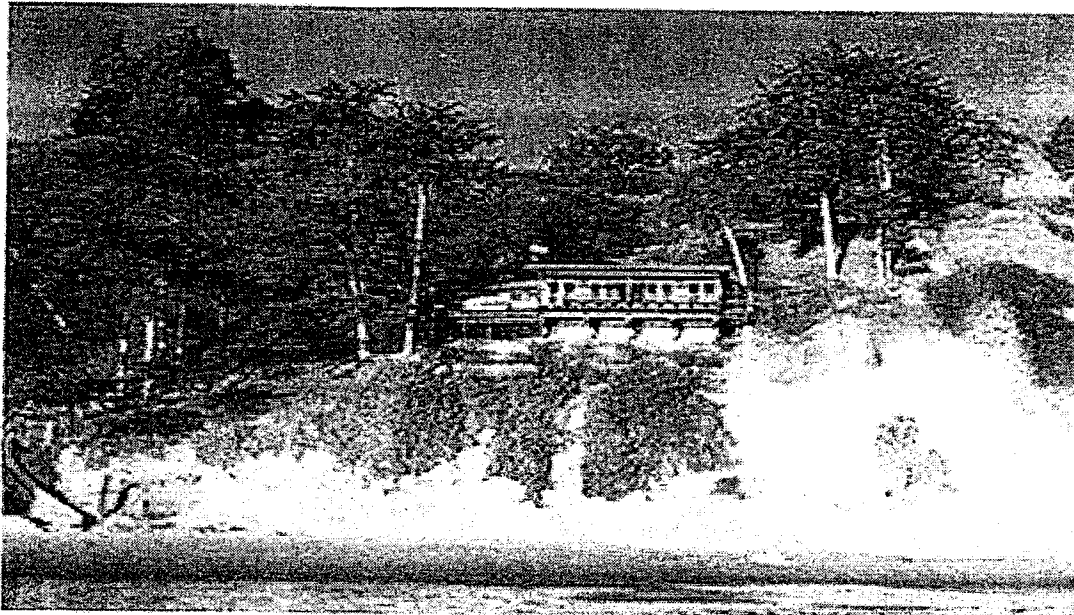
SIGNATURE & DATE

ADDRESS

NAME

SIGNATURE & DATE

PRESERVE THE RICH CABANA



Santa Barbara County Historic Landmark No. 49

State and National Historic Landmark Status pending

STRUCTURALLY SOUND

*The cabana has been examined by licensed engineers and is on a highly recognized geologic approved list for Santa Barbara County.

*All reports support the structure is sound, it has not been found to be unstable in any way.

*Unpermitted repairs to the owner were done to stabilize the sagging deck. The deck was replaced with permitted engineered plywood and the repairs are in accordance with industry standards.

HISTORIC PRESERVATION

*The Rich Cabana is a Landmark and therefore protected from alteration, destruction or removal according to historical codes. No structures like this can ever be built again under new codes. There is 100% support from the historical community and the public to preserve the Cabana. The only opposition comes from a few within county staff.

APPROVAL

*We respectfully request for the approval of the "AS BUILT PERMITS". This approval will support the efforts to preserve the "Rich Cabana" for this and future generations.

I support the efforts to preserve the "RICH CABANA"

NAME: Paula W. Smith
ADDRESS: 4104 Cresta S.B.
NAME: Elmore Smith
ADDRESS: as above
NAME: JEAN-PIERRE AINGART
ADDRESS: 905 ESTRELLA DR. S.F.
NAME: ROBERTA AINGART
ADDRESS: 905 ESTRELLA DR. S.B.
NAME: Ann Carlyle
ADDRESS: 4365 Via Presada

SIGNATURE & DATE

SIGNATURE & DATE

SIGNATURE & DATE

SIGNATURE & DATE

SIGNATURE & DATE

1/11/11

1/11/11

1/11/11

1/11/11

I support the efforts to preserve the "RICH CABANA"

NAME	Ramona & Susan Cochran	SIGNATURE & DATE	1-10-20 Susan Cochran
ADDRESS	950 Monte Dr - SB 93110		
NAME	Peter & Sarah de Tagos	SIGNATURE & DATE	1-11-14 PR de T
ADDRESS	4368 Via Gloriosa SB 93110		
NAME	Margaret L. Bronoff	SIGNATURE & DATE	1 Margaret L. Bronoff
ADDRESS	519 Carnegie Hill Ct, SB 93110		
NAME	Gwen Gilbert	SIGNATURE & DATE	
ADDRESS	560 Via Sinuosa, SB 93105		
NAME	July & Joel Segalman	SIGNATURE & DATE	1/11/14 Joel
ADDRESS	9161 Cresta Dr SB 93110		
NAME	BRIAN BURKE	SIGNATURE & DATE	1/11/14 Brian
ADDRESS	4162 CRESTA AVE SB 93110		
NAME	Ladene Miller	SIGNATURE & DATE	1/11/14 Ladene M Miller
ADDRESS	1440 Wyant Rd SB 93108		
NAME	Nicholas Miller	SIGNATURE & DATE	1/11/14 Nick
ADDRESS	825 Las Palmas Dr. SB 93110		
NAME	STEPHEN MILLER	SIGNATURE & DATE	1/11/14 Stephen
ADDRESS	1440 WYANT RD, SB. 93108		
NAME	Marshall T. Miller	SIGNATURE & DATE	1/11/14 Marshall T. Miller
ADDRESS	917 W. Quinto Street Unit C		
NAME	Cyndie Young	SIGNATURE & DATE	1-11-14 Cyndie
ADDRESS	4140 Ureja Dr SB, CA 93110		
NAME	Ken Young	SIGNATURE & DATE	1-11-14 Ken
ADDRESS	4140 Ureja Drive SB CA 93110		
NAME	Wendi Hunter	SIGNATURE & DATE	1-11-14 Wendi
ADDRESS	985 Monte Drive, SB, CA 93110		
NAME	David Ralston	SIGNATURE & DATE	1-11-14 David
ADDRESS	960 Via Tranquila, SB, CA 93110		
NAME	Jane Lodes	SIGNATURE & DATE	1-11-14 Jane
ADDRESS	960 Via Tranquila SB. 93110		
NAME	ANNE MORRA	SIGNATURE & DATE	1-11-14 Anne
ADDRESS	3975 CIPRIAN AVE SB 93110		

I support the efforts to preserve the "RICH CABANA"

NAME	TOM CARLYLE	SIGNATURE & DATE	Tom C
ADDRESS	4365 VIA PRESADA, SANTA BARBARA, CA 93110		
NAME	JANET MERMEL	SIGNATURE & DATE	1-11-1
ADDRESS	2721 CUESTA RD., SANTA BARBARA, CA. 93105		
NAME	Adam Mermel	SIGNATURE & DATE	Ad M
ADDRESS	2721 Cuesta Rd SB CA 93105		
NAME	Beth Climo, TTEE/4 Thee Climo	SIGNATURE & DATE	Beth C
ADDRESS	4343 Marine Dr., SB, CA 93110		
NAME	ELEANOR Burns Larson	SIGNATURE & DATE	Eleanor
ADDRESS	4346 Via Presada SB CA 93110		
NAME	David F. LARSON	SIGNATURE & DATE	David L.
ADDRESS	4346 Via Presada, SB, CA 93110		
NAME	John D Schreier	SIGNATURE & DATE	John D
ADDRESS	947 Via Frutaria, SB, CA 93110		
NAME	Jane Smith	SIGNATURE & DATE	Jane S
ADDRESS	309 Samarkand Dr 93105		
NAME	Scott Smith	SIGNATURE & DATE	Scott S
ADDRESS	309 Samarkand Dr 93105		
NAME	Art Mussen	SIGNATURE & DATE	Art M
ADDRESS	938 3rd Ave HAVRE, MT 59501		
NAME	John Geragrossi	SIGNATURE & DATE	John G
ADDRESS	4242 Cresta Ave, SB, CA 93110		
NAME	Cheryl Doty	SIGNATURE & DATE	805-252-1220
ADDRESS	4242 Cresta Ave SB 93110		
NAME	Steve Sorocman	SIGNATURE & DATE	Steve S
ADDRESS	4531 Via Esperanza SB 93110		
NAME	DOUG CARUSLE	SIGNATURE & DATE	Doug C
ADDRESS	4385 MARINA SB 93110		
NAME	Denise Lilly	SIGNATURE & DATE	(650) 208-0494 (cell)
ADDRESS	890 Camino Medio, SB 93110		
NAME	Lauri Sander	SIGNATURE & DATE	Denise Lilly

juliawynn@bouve.com

From: Janie Smith [janiesmith@cox.net]
Sent: Thursday, January 02, 2014 8:33 AM
To: juliawynn@bouve.com
Subject: Marina Dr opening

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I saw in the Hope Ranch Ramblings that you were offering an historical designation viewing of your house on Marina Dr. I have lived in SB all my life and walk on HR beach and see your cottage all the time. I am very interested in seeing the home and learning more of its history.

Please let me know if I need to do anything else besides send you an email.

Thanks.

Jane Smith

juliawynn@bouve.com

From: Cyndie [sydzack@cox.net]
Sent: Thursday, January 02, 2014 4:22 PM
To: juliawynn@bouve.com
Subject: RSVP to Open House

Follow Up Flag: Follow up
Flag Status: Completed

I would love to see the magical cabana by the sea on the 11th. Thank you so much for sharing your jewel with the ranch residents!!!

Cyndie Young
805-570-7351

juliawynn@bouve.com

From: Suzanne Stein [sshiggins@gmail.com]
Sent: Thursday, January 02, 2014 4:52 PM
To: juliawynn@bouve.com
Subject: Open House January 11th

Follow Up Flag: Follow up
Flag Status: Completed

Dear Julia,

I grew up on Hope Ranch Beach and have walked by your cabana for many years. I enjoyed reading the article in the News Press about it last year. I will look forward to the open house on the 11th.

Thank you for opening it for a tour.

Suzanne Stein
4664 Via Roblada
Santa Barbara, CA 93110

juliawynn@bouve.com

From: John Paullin [all.phaseconcrete@yahoo.com]
Sent: Thursday, January 02, 2014 6:23 PM
To: juliawynn@bouve.com
Subject: Cabana Open House

Follow Up Flag: Follow up
Flag Status: Completed

Hi Julia,

So generous of you to open your cabana for a tour! I have viewed and admired this magical setting both from the beach and sea since I was young. I would love to accept your kind invitation for Saturday the 11th of January and bring along my wife, Bianca, and 10 yr old daughter, Satya, if acceptable to you.

We live at 4636 Via Carretas and can be contacted by e-mail or at either of the following #s. Home 564-6596 John's cell 570-9140.

Looking forward to hearing of confirmation and meeting you. John

juliawynn@bouve.com

From: Carole Garand [carolegarand@gmail.com]
Sent: Friday, January 03, 2014 7:25 AM
To: juliawynn@bouve.com
Subject: Open House

Follow Up Flag: Follow up
Flag Status: Completed

Hi Julia,

My husband and I live in Hope Ranch, and walk regularly by your cabana on the beach. We would love to attend your open house on Saturday, Jan. 11th. How nice of you to share the history of the structure with us!

Thank you,

Carole & Jack Garand

765 Via Airosa

juliawynn@bouve.com

From: Beth Climo [bethclimo@gmail.com]
Sent: Friday, January 03, 2014 11:07 AM
To: juliawynn@bouve.com
Subject: Cabana Open House

Follow Up Flag: Follow up
Flag Status: Completed

Julia - My husband & I would like to take advantage of your kind invitation to visit your Beach Cabana. We are at 4343 Marina & have found it a beautiful structure going back many years -- since my grandparents & then my parents have lived here for many moons. Please let me know how you want us to access the property - presumably via the driveway to your residence? Thank you. Beth

Beth Climo
38 Cahoon Rd.
Harwich, MA 02645
202-744-6984 (cell)
508-430-8324 (Cape Cod)
805-682-3974 (Santa Barbara)
bethclimo@gmail.com

juliawynn@bouve.com

From: Denise Lilly [sjldenise@cox.net]
Sent: Friday, January 03, 2014 12:30 PM
To: juliawynn@bouve.com
Subject: Open House on the 11th

Follow Up Flag: Follow up
Flag Status: Completed

Hi Julia,

In reading the Ranch Ramblings, I see that you are having an open house of your beach cabana on January 11th. As a Ranch resident and walker of the HR beach to Hendry's, I would love to get the tour! Please count me in! Thank you for doing this!! As I walk the beach I often wonder about the cabana's overlooking the beach, this will be an opportunity to learn more!

Happy New Year!

Denise Lilly
890 Camino Medio
80a5 451-1708 cell

juliawynn@bouve.com

From: Jerilynn Russell [jsrbarnes@gmail.com] on behalf of Jerilynn Russell [jsrbarnes@aol.com]
Sent: Friday, January 03, 2014 11:33 PM
To: juliawynn@bouve.com
Subject: rsvp for tour of beach house

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for offering to open the beach cabana to residents. We have walked by it for many years always wondering how it was used and making up stories to friends who might be staying with us. We would love to know the real story on the landmark and join in the open house.

Thank you, Jerilynn Russell

juliawynn@bouve.com

From: carole baral [carolebaral@yahoo.com]
Sent: Wednesday, January 08, 2014 10:59 AM
To: juliawynn@bouve.com
Subject: the cabana....

Flag Status: Flagged

thank you for the invitation to see the cabana in person. I viewed the power point and was very impressed by the presentation and its historic significance to the community and the area. what a wonderful piece of the past that will be preserved for decades. Kudos to you and all involved!! We look forward to meeting you this Sat. Sincerely, carole and arthur baral

From: Fauntleroy Tom [tomfauntleroy@cox.net]
Sent: Sunday, January 12, 2014 9:08 AM
To: juliawynn@bouve.com
Subject: Re: house tour

Flag Status: Flagged

Categories: Red Category

Julia,

Thank you so much for opening your home to us. Everyone present loved the tour.

All of us support your efforts in saving the cabana. I understand Janet Wolf has not been much help, and may possibly be opposed. I am sure all of us could rally to exert some political pressure on her and hence the board. It's not as if you are trying to develop a similar property. This is clearly a preservation. As a politician, I am sure she would come around to our way of thinking in the face of overwhelming support at a board hearing, after she receives the petition? Please consider me, as a 20 year Hope Ranch Resident, an ally, along with everyone with whom I have spoken. Everyone who has ever walked by that cabana has thought how great it would be to live there.

Let us know how we can help. It was a pleasure meeting you and Lee. Best, Tom Fauntleroy 805-570-8320 On Jan 8, 2014, at 11:16 AM, juliawynn@bouve.com wrote:

> Dear Tom,

>

> So glad you can make it. If you would like to enjoy learning about the
> history of the Cabana before coming, you can view the attached power
> point presentation that finally won it the landmark approval by the
> Board of Supervisors nearly 2 years ago.

>

> It is a steep paved road down to the cabana from the house, please
> wear good walking shoes. Please come at 3 rather than 2 - if no
> parking inside the gate there will be some out front to let you know to park on the street.

>

> Julia Wynn Carr

> www.bouve.com

> 805.895.2104

>

>

> -----Original Message-----

> **From:** Fauntleroy Tom [<mailto:tomfauntleroy@cox.net>]

> **Sent:** Wednesday, January 08, 2014 10:28 AM

> **To:** juliawynn@bouve.com

> **Subject:** house tour

>

> Hi Julia,

> I'd love to be on the tour, if possible. Thanks, Tom <Presentation for
> 3-6-2012-THE IRENE AND FRANCES RICH CABANA - Copy.pdf>

juliawynn@bouve.com

From: JVLodas@aol.com
Sent: Tuesday, January 14, 2014 6:08 PM
To: pad@co.santa-barbara.ca.us
Cc: juliawynn@bouve.com
Subject: Historic Rich Cabana in Hope Ranch

Flag Status: Flagged

To: Michael Cooney and Cecilia Brown, Planning Commissioners
January 15, 2014

Recently the owners of the historic Rich cabana on Marina Drive in Hope Ranch, Lee and Julia Carr, generously invited neighbors to their beach cabana.

When I was a student at UCSB, in the 60s and 70s, I visited the cabana and the Urchin main house, so it was special to be invited back and see that both structures remain virtually the same as I remember them.

David was the Building Administrator for Hope Ranch from 1998 - 2004. As such he toured the property many times and the Carrs exceptional desire to preserve its history is refreshing to see with this unique property. The historic cabana and the main house have minimal impact on the site and cannot be seen from Marina Drive.

David and I urge you to visit the site before you vote at your March 5 meeting to see and feel what a special place it is and worth every consideration you can give it. The Carrs who are great caregivers for their property, will be inviting you. They will be out of town from Jan. 28 - Feb. 23. They can be reached at juliawynn@bouve.com or 805 895 2104

Thank you for your time that you give on the Planning Commission and for caring for Santa Barbara County.

Jane Lodas
jvlodas@aol.com
805 683 4727
960 Via Tranquila, SB CA 93110

David Ralston
RalstonDT@aol.com
805 689 2298

juliawynn@bouve.com

From: ann@teamscarborough.com
Sent: Saturday, January 18, 2014 11:11 AM
To: juliawynn@bouve.com
Subject: Beach Cabana

Flag Status: Flagged

Julia,

Thanks so much for your hard work on the beach cabana. I am in total support. Unfortunately, we were out of town when the tour took place. I would love to see it so let me know if there will be another tour.

Many Thanks
ann



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juliawynn@bouve.com

From: Lamont Cochran [cochran950@aol.com]
Sent: Tuesday, January 14, 2014 7:04 AM
To: juliawynn@bouve.com
Subject: Re: OOPS - Cabana PC meeting 5th not 6th of March

Flag Status: Flagged

Categories: Red Category

Hi Julia,

Lamont joins in thanks for your warm hospitality on tour day. Your setting is a delight as are your lovely home and exquisite cabana. Knowing its history made it all the more special and it is certainly more enticing from above than from the beach. Imagine waking there - hoping for coffee and dolphins, or sunrise. Lucky you. Enjoy it all.

Again, we are appreciative and wish you well in your endeavors.

Cordially,
Susan Cochran

—Original Message—

From: juliawynn <juliawynn@bouve.com>
To: juliawynn <juliawynn@bouve.com>
Cc: 'John Gerngross' <john.gerngross@cox.net>; 'Janie Smith' <janiesmith@cox.net>; 'Suzanne Stein' <sshiggins@gmail.com>; 'Suzanne Stein' <sshiggins@gmail.com>; 'Cyndie' <sydzack@cox.net>; 'Carlyle' <atcarlyle@gmail.com>; 'John Paullin' <all.phaseconcrete@yahoo.com>; 'Carole Garand' <carolegarand@gmail.com>; JVLodas <JVLodas@aol.com>; 'Peter R. de Tagyos' <detagyos@cox.net>; 'Beth Climo' <bethclimo@gmail.com>; 'Denise Lilly' <sildenise@cox.net>; 'Sue Bradbury' <suebradbury@cox.net>; 'Jim Trebbin' <JTrebbin@lacumbrewater.com>; 'Dr. Elmore Smith' <egs1@cox.net>; 'roberta foreman' <rforeman@silcom.com>; DELARSON <DELARSON@aol.com>; willigworks <willigworks@cox.net>; 'Shannon Sorensen' <shannon@thesorensens.com>; 'Don Logan' <donlogan@cox.net>; 'Scott Mraz' <ScottM@nusil.com>; 'John Schreier' <johnd@schreier.com>; 'Jerilynn Russell' <jsrbarnes@gmail.com>; 'Karen Lehrer' <ambianz@earthlink.net>; 'Karen Carey' <kcarey@careykutay.com>; 'Nicholas Miller' <nicholasm@gmail.com>; BLMilkman <BLMilkman@aol.com>; 'Lamont Cochran' <cochran950@aol.com>; carolebaral <carolebaral@yahoo.com>; 'Judith Wilborn' <leopardwilborn@gmail.com>; 'Fauntleroy Tom' <tomfauntleroy@cox.net>; 'Judy Stapelmann' <judysb@me.com>; 'Kristie Ritter' <kk1510@me.com>; 'Gwen' <gwendypan@yahoo.com>
Sent: Mon, Jan 13, 2014 9:24 pm
Subject: OOPS - Cabana PC meeting 5th not 6th of March

OOPS - Planning Commission meeting March 5th not 6th.

Julia Wynn Carr

www.bouve.com

805.895.2104

From: juliawynn@bouve.com [mailto:juliawynn@bouve.com]
Sent: Monday, January 13, 2014 7:33 PM
To: juliawynn@bouve.com
Cc: 'John Gerngross'; 'Janie Smith'; 'Suzanne Stein'; 'Suzanne Stein'; 'Cyndie'; 'Carlyle'; 'John Paullin'; 'Carole Garand'; JVLodas@aol.com; 'Peter R. de Tagyos'; 'Beth Climo'; 'Denise Lilly'; 'Sue Bradbury'; 'Jim Trebbin'; 'Dr. Elmore Smith'; 'roberta foreman'; DELARSON@aol.com;

willigworks@cox.net; 'Shannon Sorensen'; 'Don Logan'; 'Scott Mraz'; 'John Schreier'; 'Jerilynn Russell'; 'Karen Lehrer'; 'Karen Carey'; 'Nicholas Miller'; BLMilkman@aol.com; 'Lamont Cochran'; carolebaral@yahoo.com; 'Judith Wilborn'; 'Fauntleroy Tom'; 'Judy Stapelmann'; 'Kristie Ritter'; 'Gwen'
Subject: Thanks!

Dear Neighbors,

Thank you for coming to see the Rich Cabana and for supporting its preservation. We were delighted to meet you and to share this treasure with you. The spectacular dolphin show was a rare treat! If anyone got a good picture of them flying through the air, we would love to have one.

A few of you asked if more signatures would help and asked for a copy of the petition. I have included it as an attachment for those interested. They can be snail mailed, emailed or dropped off in our mailbox. Anyone can send us a short note of support if that is preferred.

Our next step is a hearing with the Planning Commission on March 6th - your support will definitely help. Thanks again!

Julia and Lee Carr

4353 Marina Dr

SB, CA 93110

805.895.2104

FILE COPY

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To: David Villalobos MPA, Board Assistant Supervising
For Hearing today, March 3, 2014 @ 8:14 AM

MAR 03 2014

S.B. COUNTY

PLANNING & DEVELOPMENT

Arguments Regarding the Rich Cabana: Historic Landmark

I wish to support the applicant's case which will enable the applicant to proceed with necessary changes and repairs as actually needed when they are needed. **I have visited this site before making these remarks. I am against demolition, or any kind of strategy to disable use of this site, or complicate permitting with further delays.**

Issues and Facts:

1) **Landmarked sites:** Applying current permitting process rules to old sites is not appropriate when this is one of 49 fully landmarked sites, having been reviewed and exempted from undue scrutiny. The current owners intend to meet necessary standards of any relevant codes, which in many cases are already met at even a higher standards and more cost. Many historically significant buildings across the State and here locally are being attacked for their *checkered permit histories, with a punitive judgmental view*. It is not appropriate in this case.

Let us recall that the older a site is in Santa Barbara, the more likely landowners avoided these governmental processes, many of which were not in place 57 years ago. As we all know, both Codes and fees have proliferated, however prior landowners DID use professionals, good methods and judgment in improving their property for long term safety and protection from natural elements. (e.g. Hearst Castle). Now, very high costs are involved in simple changes for owners, ironically discouraging repairs. This is not the case here. *There is a desire to repair within reason when necessary and to incur costs to preserve this site.*

2) **Fact: This site is well maintained and should NOT be a high priority for demolition or disabled use** for what I view as simply *political* passions (environmentalist agendas to keep the bluff clear and a "let them fall" attitude). This also deprives owner of full use of their actual property. If anything, the view from above the beach will inspire others to fund further protection of our coastal region.

3) **Is this an *old* cabana an eyesore falling off the cliff it actually supports? No, its presence is a visual asset to the area.** Hundreds of hours and thousands have been spent debunking the personal opinion of some staff that this is an unsafe site. Even though built 57 years ago, it has been maintained well, with contemporary features, and affords the owners and their visitor's incredible views of the island chain. It is not an *eyesore* as any visitor can attest and there is no negative public comments to date from walkers on the beach below. The placement was carefully situated, is understated, and well maintained.

Ref: Engineering Reports: Is the bluff dangerous now? No. In fact, the site appears very safe, and removal or further deterioration will actually make the bluff MORE vulnerable, and could lead to loss of both property lines and rights. This Cabana has been adequately maintained, and the previous owner went overboard to protecting the deck, thus protecting both views and the bluff itself for years to come. This used to be how it was done, and currently done in various CalTrans projects (e.g. projects to prevent slides, and erosion) The bluff is now deemed very stable by Engineers and Geologists.

3) **This is actually a WIN-WIN for the County:** There will be revenue coming into County coffers and greater community benefit. The non-profit community will be allowed to schedule small events for their largest donors. Special events will preserve the amazing history of use at this site, but also increase the value to the County as a site available to others for safe, private, secure enjoyment for both officials and the public using careful criteria for use.

AGENDA ITEMS

ITEM #: 2

1

MEETING

DATE: 3-5-14

Precedent and further costs to the County. Removing previously approved "historic landmarks" will not only hurt the County's image, but result in further legal challenges, costs to both the owner and County over time. The danger in pursuing personal staff agendas intentionally harms the rights of property owners. Current fears and concerns have been overturned by reports provided. The owners have spent thousands of dollars to stop an attempt to undo the concept of legally *landmarked protections which are essential*.

Summary points:

With approval of the past owner work, and authorization of future changes, this site can be an clear example of governmental partnering and collaboration with private landowners to protect and enhance the use of the coastline we all love.

Re: Current state: -- The cabana is a *visual asset* and not dangerous. This Cabana has been well maintained both inside and out, and is actually more stable than many other buildings. It has a rich history of visitors and guests.

Re: Improvements are the Goal: The applicant's desire is to improve the property with proper permitting, acknowledging that the work done by previous owners, which may not have been permitted, but WAS sound enough to keep the bluff secure and stable for 57 years. Other open spaces in the area are at serious risk now and in the future for erosion and damage to property.

Re: Future Community use and value: The applicants plan to enable small non-profit groups use for special historic visits, presentations, and fundraising projects. There is adequate off street parking and facilities at the main house to ensure privacy, safe conditions, and healthful use of their entire property.

The last County documents provided many *subjective opinions* about this property to you which are not supported by facts, and professional reports were provided to counter these opinions. Preserve this property and its history. An "As is" makes the most sense and is the right thing to do.


Respectfully, Michele Jackman. MSW. MA

Credentials: Governmental consultant and Consultant to Planning Departments on their Processes and Service Levels. Former consultant to Caltrans, Environmental Division, and to US Naval Environmental Engineering Academy. Previous and current instructor in governmental certificate programs at UCSB and UCD, and past P.O.S.T. certified instructor in Management Practices, State Parks Academy, Asilomar for several years. Advisor on initial C3P2 program roll out for the Department of Defense on Cleanup, Conservation, Control and the Prevention of Pollution worldwide. Involved in California Parks League, and various local Restoration, and Preservation projects, including Trust for Historic Preservation, and Lotusland, to name only a few well managed projects in partnership with the County.

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Santa Barbara Planning Commission Hearing

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March 5, 2014

ITEM # 2

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Statement of Lee Carr

MEETING
DATE 3-5-14

Appeal Regarding the Rich Cabana

Thank you for this opportunity to speak and for considering this appeal. I am Lee Carr. My wife Julia and I are the owners of the Irene and Frances Rich Cabana.

You have heard discussion today of many issues but I believe there is only one true question that requires your consideration and your decision. All of the rest of the issues are resolved if that single question is answered.

That question is: What is the best policy to be applied to this particular situation at this particular time that best serves the community interest?

I believe that ALL interests are best served by allowing the Historic Landmark, the Rich Cabana, to stand "as is". This is because:

1. All ordinances and policies encourage the preservation of Historic Landmarks. I believe that there is no controversy that they do.
2. The Board of Supervisors and the HLAC both directed that the Rich Cabana is Landmark #49 and that it shall be preserved "as is". This happened 2 years ago tomorrow. In addition to many other reasons for that directive, one was:

"It has a location on an ocean-front bluff with unique physical characteristics and a view or vista representing an established and familiar visual feature of the Hope Ranch community; ..."

The Board and the HLAC have concluded the cabana's presence and location on the bluff actually improves the public experience. It does not

detract from it. The Board's Directive was accepted and was not appealed by Staff or anyone else. It continues to stand.

3. The Coastal Development Ordinance for bluff development states:

" A nonconforming structure may be enlarged, extended, reconstructed, moved, and/or structurally altered, subject to the following criteria:

- 1) The structure has been declared to be a historical landmark pursuant to a resolution of the Board of Supervisors may be structurally altered provided that the County Historical Landmarks Advisory Commission has determined that the proposed structural alterations will help to preserve and maintain the landmark in the long-term and has reviewed and approved the proposed structural alterations."*

Mr. John Woodward, the Chair of the HLAC at the time of the designation as a landmark will affirm for you today that the HLAC made the determination "as-is".

4. There is overwhelming positive support from the public including residents and members of the historic preservation community. My wife told you about that support earlier. I am unaware of a single negative position from either the public or the preservation community. Certain of those supporters have come today to affirm their support. We thank them for helping to resolve this issue. The support of many others - local, national and international - is in the County record.
5. California licensed Geologist Robert Hollingsworth has monitored the status of the cabana and the bluff first hand since 1999. His most current written report submitted to this record states:

"The presence of the cabana actually improves bluff stability and reduces the danger posed to members of the public for several reasons. First the cabana, its water impervious roof and its water drainage collection system covers the majority of the relevant residual soil at the top of the

bluff preventing saturation and possible failure of these soils. Second the cabana reduces the infiltration of incident rainfall into the bedrock....Finally, the piles that were installed as a part of the deck stabilization project increase the shear resistance along the adversely oriented bedding planes thereby improving bluff stability."

I apologize for reading all of this section but the simple take-away is that the cabana should stay "as-is" so that the bluff stays protected. Removing the cabana will endanger the bluff.

In conclusion, the Staff report recommends to you that the first priority is to preserve the bluff and the public vista. We agree that it is a high priority but disagree that destructive acts are the way to do that. For all the reasons I have discussed, this common objective is best achieved by approving the cabana "as-built". Everybody wins with a decision to preserve the historic resource, the cabana, AND to preserve the natural resource, the bluff.

Everybody loses if we destroy an important landmark and jeopardize the bluff in doing so. I request that you apply the best policy for everyone concerned: Approve the permit application as submitted and resolve this decade old issue. Resolve the 10 year old Zoning and Use Violations today so we can finally use and share this Landmark with the public. Please do not send this back to Staff for even more deliberation and debate – 10 years is enough.

Thank you for your attention. I welcome the opportunity to answer questions if you have them.

FILE COPY

Santa Barbara Planning Commission Hearing

March 5, 2014

Statement of Julia Carr

Appeal Regarding the Rich Cabana

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

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Good morning Commissioners.

MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

My name is Julia Carr. I know there is a lot of information to be considered by you today, but there is only one decision to be made from two options: one where everyone wins and the other where everyone loses.

The best outcome for everyone and everything concerned is simple, grant what has already been given prior approval of the "as built" work done by a former owner. Let the Landmark Cabana stay on the bluff where she was built 57 years ago and do nothing to disturb her or the bluff beneath her. **That makes sense.**

Some within county staff, **even after the stability of the cabana has been documented**, still feel it is preferable for the Rich Cabana to be destroyed rather than approving the as built permits that preserve the Cabana AND the consequently, the bluff. Everyone agrees that

destruction of the Cabana means destruction of the bluff and that is contrary to their stated goal. **That does not make sense.**

I was told in person years ago when I went to the planning and development counter asking about the yellow tag and how and when it would be removed, "That when the Cabana gets landmarked, all of this goes away." Well it didn't and we are wondering why not because there are laws in place to allow for that. In fact, **every law concerned with this matter makes allowances for Landmarks.**

There is overwhelming public interest in preserving ALL Historic Landmarks - there are only 49 of them in this county. They are very special and important cultural assets. I am thrilled that the support for the preservation of this landmark is growing every day, especially as more and more people become aware that it is endangered. Ask anyone if they think Historical Landmarks should be preserved and they will say "YES".

To date, there has not been one public voice against preserving the Rich Cabana. I have a binder here today filled with nearly two hundred signatures and letters from two very small events hosted by us. Imagine the support if the public at large were notified of this situation? No one can fathom why this is happening. **Why would anyone want to choose (and this IS a matter of choice) to destroy a landmark over preserving a landmark?" It just doesn't make sense!**

The destruction of a Landmark proven to be in sound condition is truly unacceptable, regardless of its checkered permit history. **Especially considering the Historic Landmarks Advisory Commission and the Board of Supervisors have already approved the Rich Cabana "as is".**

I implore you to put an end to ALL the red tape proposed by staff today by approving the "as built" permits so we can enjoy and **share the enjoyment of this jewel with many others.** Everyone who comes to the cabana ends up with a BIG smile on their face. Please do this for us and your community! Thank you.

Villalobos, David

From: juliawynn@bouve.com
Sent: Monday, March 03, 2014 9:08 AM
To: Villalobos, David
Cc: Lee Carr
Subject: FW: Today Invite

Categories: Purple Category

FILE COPY

AGENDA ITEMS

ITEM #: 2

MEETING

DATE: 3-5-14

From: Black, Dianne [mailto:Dianne@co.santa-barbara.ca.us]
Sent: Monday, January 06, 2014 3:19 PM
To: 'juliawynn@bouve.com'
Subject: RE: Today Invite

Julia,

Thanks for understanding. I'll let you know as we get closer to a Planning Commission hearing date.

Regards,

Dianne Black
Assistant Director
Planning and Development
(805) 568-2086

From: juliawynn@bouve.com [mailto:juliawynn@bouve.com]
Sent: Friday, January 03, 2014 4:20 PM
To: Black, Dianne
Subject: RE: Today Invite

Dianne,

Okay sure - I understand not wanting to have a personal visit till we "get er done". So why not make it an official site visit? I do not believe you have been to the property since we have owned it. The main house is quite a treat to see as well.

So far, all officials who initially resisted a visit but then did, enjoyed it very much. I believe seeing the cabana and the lay of the land with your own eyes is invaluable to helping make more informed decisions around it.

Please accept my invitation in that light. You are welcome to bring Ann and anyone else from staff who would be interested in a firsthand look see.

Sincerely,

Julia Wynn Carr
www.bouve.com
805.895.2104

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MAR 03 2014

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

From: Black, Dianne [<mailto:Dianne@co.santa-barbara.ca.us>]
Sent: Friday, January 03, 2014 3:55 PM
To: juliawynn@bouve.com
Subject: Today

Julia,

Nice to see you today. Thanks for asking me out to your property for a walk with my dog. After thinking about it, I think it would be better to wait until all the issues are resolved with the cabana. I hope you understand.

Regards,

Dianne

FILE COPY

AGENDA ITEMS

Thomas Ochsner, AIA,, 10 E. Yanonali St., Santa Barbara, CA 93101

ITEM #: 2

MEETING

DATE: 3-5-14

Santa Barbara County Planning Commission

RECEIVED March 1, 2014

RE: 11CDH-00000-00032

MAR 03 2014

Dear Planning Commission

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT


As an architect I have been working with the Carr's for well over a year now trying to mitigate this issue of unpermitted improvements to their cabana. Unfortunately, caissons were installed at the outer edge of the deck prior to the Carr's purchasing the property. Typically, when this type of thing happens, I work with both planning and building department to determine a scope of work and then come up with a plan that proposes to mitigate the non-conforming elements, and to permit the conforming ones – all within the context of the County's "non-conforming" code. Prior to its historical designation, this structure was flagged with unpermitted improvements. I deal with processing unpermitted work often, and in many cases it is related to non-conforming structures such as this. My normal practice regarding these types of projects is to submit plans for the remediation of the elements that are deemed not consistent with the "non-conforming" code, but also for permitting the elements that are consistent. This project appeared to be on that path. The three items, as stated in the staff report, that needed addressing are; 1.) the enclosed outhouse, 2.) the wetbar counter, and 3.) and the caissons. At some point the planner, who has changed more than once, made a determination that there is no remediation available, and that the structure had already lost its "non-conforming status". To allow so much work to go on without informing the applicant that P&D was going to break from its normal mode of operation, and not allow remediation, seems very unusual, and results in being quite costly to the applicant. In my practice, I advise that when there is a violation on a nonconforming structure, the applicant has the ability to work with the department to undo what caused it to lose its non-conforming status. If this was the department's direction, it should have been made clear long ago, before the applicant was directed to respond to exhaustive engineering requests. My experience tells me that a structure doesn't lose its non-conforming status until the applicant refuses to return the structure back to its non-conforming state. My understanding from the staff

report is that these unpermitted improvements were considered "development on the bluff" and therefore they are inconsistent with Coastal and County policy; but that they would be allowed if they were installed to support the pathway to the beach, or to preserve a historical resource - It appears very unusual that both of these would be discounted, and if so, they should have been flushed out right at the beginning. This latent interpretation came very much at the last minute, and late in the process, and after years of having the applicant work with several different departments trying to mitigate these unpermitted elements. Something in this process went terribly wrong.

Regardless of the process, I understand from the staff report that there is a perceived conflict between our coastal resources, and the preservation of historic structures. I think it could be considered a very narrow view to think that one would trump the other; especially when the normal options of remediation have been abruptly taken off of the table. I would very much challenge that there is universal agreement amongst our county, that in the name of protecting our coastal resources, we allow for the demolition of historic resources, especially when the two resources' overlap and enhance each other. This could open the door for countless problems in the future.

Finally, If you (the Planning Commission) side with this staff report and deny this request, you will not only be denying this applicant the privileges that other projects like this have been afforded, but in the end, you will also fail to see seize an opportunity to protect a special historic coastal resource.

Sincerely,

A handwritten signature in dark ink, appearing to read "T. Ochsner", with a stylized flourish at the end.

Tom Ochsner, AIA



2

REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 3-2-14 Date 3-5-14

Willy Chambers Jr
Name

P.O. Box 356 Santa Maria CA 93460
Address City Zip

Representing – Organization, etc. _____

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2-CARR Date 3.5.14

PETER BECKER
Name

34 WEST MISSION ST., SANTA BARBARA, 93101
Address City Zip

MYSELF
Representing - Organization, etc.

List major issue areas 1) I AM A PRESERVATION
ARCHITECT, 2) I OWN THE FLYING A
STUDIO, 3) I WALK BY THE CARR
CANADA

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 03/05/14

Name Christopher Page

Address 1072 Lasitas Pass #139 City Carpinteria Zip 93013

Representing – Organization, etc. _____

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR OF *CARR*

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 / *Rich Cabana* Date 3/5/14

Name JOEL CHAIKIN

Address 912 GARDEN ST APT C City S.B. CA Zip 93101

Representing – Organization, etc. _____

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

- ☒ IN FAVOR OF APPEAL
☐ IN OPPOSITION
☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 3/5/14

BOB FIELD
Name

SANTA YNEZ
Address City Zip

Representing – Organization, etc. _____

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 1 - Rich Coloma Date 3-5-14

John Woodward
Name

1114 State St., Ste. 237 Santa Barbara, CA 93103
Address City Zip

Representing - Organization, etc.

List major issue areas

I request 3 1/2 mins. speaking time.

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 3-5-13

Kellom de Forest
Name

Address City Zip

Representing - Organization, etc.

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 3/6/2014

Sue Adams
Name

755 Mission Canyon Rd, SB 93105
Address City Zip

Representing – Organization, etc.

List major issue areas
Retain the Francis Rich Cabare

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 1 Date 2-5-2014

Name MICHELLE JACKMAN

Address 5060 B. ONKE ROAD City SB Zip 93111

Representing - Organization, etc. SELF - WALKING GROUP

List major issue areas LANDMARK
SAFE AS IS
EXPOSES US TO LIABILITY
DANGERS

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 3/5/14

Adrienne Schuele
Name

4120 Marina Dr. SB 93110
Address City Zip

None
Representing - Organization, etc.

List major issue areas Need to respect
history.

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.

My regrets that I will be unable to attend. I support your efforts, as you know, and you can site the SBTHP as we are officially on the record supporting your project.

Jarrell C. Jackman, Ph.D.
Executive Director
Santa Barbara Trust for Historic Preservation
123 East Canon Perdido Street
Santa Barbara, CA 93101
(805) 965-0093
FAX (805) 568-1999
www.sbthp.org

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DEC 16 2013

S.B. COUNTY
PLANNING & DEVELOPMENT

AGENDA ITEMS

2

MEETING
DATE: 12/16/13



Santa Barbara Trust for Historic Preservation

El Presidio de Santa Bárbara SHP • Casa de la Guerra
Santa Inés Mission Mills • Jimmy's Oriental Gardens

Dear Mr. Hunt,

We realize that the hearing about the Carr Beach Cabana case was held at 9:30am this morning, but if at all possible we would still like to log a comment related to the case from the Santa Barbara Trust for Historic Preservation (SBTHP). SBTHP supported the March 6, 2012 designation of the Carr Beach Cabana as a County Historic Landmark, and we are interested in the continued preservation of this cultural resource. We support the applicants' request for as-built approvals of the un-permitted foundation repair and other improvements made to the Irene and Francis Rich Cabana prior to their ownership. This would help maintain the integrity of this landmark structure.

Thank you,

Jarrell C. Jackman, Ph.D.
Executive Director
Santa Barbara Trust for Historic Preservation
123 East Canon Perdido Street
Santa Barbara, CA 93101
(805) 965-0093
FAX (805) 568-1999
www.sbthp.org



Santa Barbara Trust for Historic Preservation

*El Presidio de Santa Bárbara SHP • Casa de la Guerra
Santa Inés Mission Mills • Jimmy's Oriental Gardens*

Foster, Sharon

Subject:

FW: Carr Cabana

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DEC 16 2013

S.B. COUNTY

PLANNING & DEVELOPMENT

Zoraida & Anne,

AGENDA ITEMS

ITEM #:

2

MEETING

DATE:

12/16/13

I believe the Commission should hear a Staff report regarding the status of the Carr Cabana. Sentiment in the community warrants (at least) a discussion.

Assuming the ZA rules in support of Staff's position, I have no doubt we'll hear from the public, and will need to respond.

Please place the matter on the agenda for the January meeting.

Thanks,

BC

Bob Cunningham ASLA

Principal | **ARCADIA STUDIO** Landscape Architecture | P: 805.962.9055 x 32

Foster, Sharon

Subject:

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PW Carr Cabana

DEC 11 2013

S.B. COUNTY
PLANNING & DEVELOPMENT

AGENDA ITEMS

ITEM #

MEETING

DATE:

12/16/13

Jeff Hunt

Santa Barbara County Zoning Administrator

Planning and Development

123 East Anapamu Street

Santa Barbara, CA 93101

Case No. 11CDH-00000-00032 Carr Beach Cabana

Dear Mr. Hunt

As a concerned citizen and a preservationist, I wish to voice my support of the applicants modest request for the as-built approvals of un-permitted foundation repair and improvements made year ago to the Irene and Frances Rich Beach Cabana. The Cabana and its site were voted to be worthy of protection as a County Historic Landmark by the Board of Supervisors on March 6, 2012.

The Administration Findings 2,1,3 state "Coastal policies prioritize protection of coastal resources over the protection of historic resources". Where in the County Code does staff have the authority to nullify the Landmark protections approved by the Board of Supervisors? Chapter 18A does not grant this authority.

The issue of the protection of coastal resources was raised by staff both at the nomination hearings before HLAC and before the Board of Supervisors. The Board of Supervisors considered Staff's objections, but decided that the historical significance of the Irene and Frances Rich Beach Cabana outweighed any coastal buff preservation concerns. If the preservation of this tiny portion of the

Hope Ranch bluffs was so important, why didn't Staff appeal the Landmark designation?

Since County staff acceded to the Board of Supervisors' Landmark designation by not appealing, I respectfully ask that you approve the applicant's request. By having the Cabana remain is less a threat to the stability of the bluff than the damage that would be caused by the removal of the cabana and the caissons.

Respectfully,

Kellam de Forest
3010 Foothill Road
Santa Barbara CA 93105
448-7901

Foster, Sharon

Subject:

FW: Carr Cabana

RECEIVED

DEC 16 2013

S.B. JONES
PLANNING & PROTECTION

AGENDA ITEM

ITEM #:

2

MEETING
DATE:

12/16/13

COUNTY PLANNING IS ATTEMPTING TO DESTROY A LANDMARK.

The Irene and Frances Rich Cabana in Hope Ranch. was declared a protected County Landmark March 6, 2012. Some of you voted for the resolution. Its owners Julia and Lee Carr are seeking as-built approval of un-permitted foundation repairs (including caissons and cantilevered beams that were undertaken in 2005 and approval of the addition of a bathroom and wet bar installed prior to 2005 This Monday, These repairs and additions were done before the Carrs bought the property. On December 16, there is to be a hearing before the County Zoning Administrator at 9:30 am in the Planning Hearing Room on Anapamu Street.

In their Findings of Denial, Staff asserts that County Coastal policies override those of the landmark resolution and that the zoning violations cannot be remedied except through demolition. This action by Staff puts every landmark in the County in jeopardy. Most Landmark structures do not conform to current zoning codes. Staff in theory could deem any Landmark to not conform to some County policy and have it demolished.

Kellam de Forest

Villalobos, David

From: Paulina Conn [pconn43@cox.net]
Sent: Friday, December 13, 2013 3:50 PM
To: Hunt, Jeff
Cc: Villalobos, David
Subject: zoning department letter

RECEIVED

DEC 16 2013

S.B. COUNTY
PLANNING & DEVELOPMENT

AGENDA ITEMS

ITEM # 2

MEETING
DATE: 12/16/13

2612 Foothill Rd.
Santa Barbara, CA 93105

December 13, 2013

Jeff Hunt
Santa Barbara County Zoning Administrator
Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101

Case No. 11CDH-00000-00032 Carr Beach Cabana

Dear Mr. Hunt,

It has been brought to my attention that the Planning and/ or Zoning Department plans to ignore the preservation of a County Historic Landmark and have it demolished.

Environmental Impact Reports include the preservation of historical resources. A Historical Element is part of the process that has equal weight to other elements.

The Cabana has already been declared a County Historic Landmark. It needs to be preserved.

If any planning department entity can just overrule the votes of the County Board of Supervisors after the fact without having been through the appeals process than there are no regulations that are sacred and untouchable.

The entire character of Santa Barbara can just be overturned by the will of a bureaucrat.

Please save the Irene and France Beach Cabana. It is a County Historic Landmark. This is the highest level of historical relevance that we give buildings, elements, sites, and landscapes.

Thank you for treating a historical landmark with the same respect and concern as other elements of the County Zoning and Planning process

Sincerely,

Paulina Conn
805 682-5183

RECEIVED

Dear Julia,

DEC 16 2013

AGENDA ITEMS

11.9.21013

S.S. GOURN
PLANNING & DEVELOPMENT

FROM: g

Thank you for keeping me posted.

MEETING

DATE: 12/16/13

In my capacity as curator of the 2010 Frances Rich - La Gazelle exhibition, celebrating the centenary from the birth of this great American sculptress, I just hope the unique and historic cabana associated with her stays put as a land mark for future generations.

The Rich Cabana could turn into an fantastic space for temporary exhibitions showcasing beautiful work by Fran (on loan from the Santa Barbara Museum, Palm Springs Desert Museum, Smith College Museum and ACG Art the American College of Greece) as well as her beloved artist friends featured in the memorial exhibition I curated - William Abbot Cheever (USA 1907-1986), Manlio Guberti-Helfrich (Italy 1917-2003), Malvina Hoffman (USA 1885-1966), Alexandre Jacovleff (Russia 1887-1938), Geza Kende (Hungary 1889-1952), Clarence R. Mattei (USA 1883-1945), Carl Milles (Sweden 1875-1955), Josef Presser (Poland 1909-1967), Diego Rivera (Mexico 1886-1957); and Zoltan Sepeshy (Hungary 1898-1974). It could also feature in-focus displays with artworks by professional artists from the local community entering in a dialogue with Fran's favorite Christian themes - *Madonna and Child*, *Christ of the Sacred Heart*, *Our Lady - Seat of Wisdom*, and *Saint Francis of Assisi*. This cabana could indeed

Dear Julia,

Indeed, I appreciate the Santa Barbara Historical Museum's positive feedback regarding your offer to present them with the materials I sent you.

I am thrilled to know the Rich Cabana won the land marking nomination (kindly email me the power point or pdf archive you refer to). I can well visualize this cabana turning into a gallery / museum showcasing a rotating display of artworks relating to Frances Rich's various themes (Saint Francis, Madonna, birds, portraits, etc.).

You might have noticed that the press release for *La Gazelle* exhibition mentions that "In January 2009, the Frances L. Rich Trust donated all of the artworks in Ms. Rich's residence in Payson, Arizona, to The American College of Greece as part of a broader agreement between the College and the Trust." As of yet, out of the approximately 1,000 paintings and 300 sculptures, ACG Art has published 32 artworks in the catalogue.

I am glad to read in your email to Michael Redmon that you would help sponsor the Museum's endeavor to do an exhibit of Frances Rich's work. I, too, am entirely at your disposal to offer my service, with an aim to perpetuate Fran's memory, as she well deserves.

Yours,

Megakles

.....
Megakles Rogakos, M.A., M.A. - ACG Art Curator
THE AMERICAN COLLEGE OF GREECE - ACG ART
6 Grivas Street, Agia Paraskevi, GR 15342
T: +30-210-6009800 / F: +30-210-6009811
www.acg.edu / www.ACGart.gr

Foster, Sharon

Subject:

FW: Carr Beach Cabana

RECEIVED

DEC 10 2013

PLANNING & DEVELOPMENT

AGENDA ITEMS
ITEM # 2

MEETING
DATE: 12/16/13-

Case #11CDH-00000-00032

Dear Mr. Hunt:

This letter is written to support the applicants, Julia and Lee Carr, to request as-build approvals of a previous foundation repair and improvement to the Irene and Frances Rich Beach Cabana. This cabana has been designated a County Historic Landmark by the Board of Supervisors on March 6, 2012.

County Code does NOT have the authority to disregard and void this Landmark protection AND demand removal of a previous zoning violation by demolition. Therefore I request you grant the applicant's request.

Sincerely,

Jill Dore Kent

Julia Wynn

From: William Mann [williammannauthor@gmail.com]
Sent: Monday, January 24, 2011 7:18 AM
To: juliawynn@bouve.com
Subject: Re: Saving a historical cabana that Katherine Hepburn spent time in with Francis Rich

Dear Julia,

What a lovely place! I can certainly see why Fran loved it. And Kate, too, I'm sure.

I don't have any specific documentation that Hepburn or Tracy visited Fran there, but it would seem almost certain that at least Kate did.

They were friends for a very long time, and Kate would often turn to Fran in times of particular stress, personal or professional. This would have been the ideal setting for Kate to unwind...she loved being in nature, close to the sea.

I wish i could be more specific, but I'd be glad to state that Hepburn often spent time with Fran -- and if this was where Fran was living, then this is where Kate would have been.

Best of luck to you

William Mann

On Jan 20, 2011, at 8:25 PM, Julia Wynn wrote:

> <Cabana - Owner's Comments-Irene and Frances Rich Cabana.doc>

Hi Julia,

Oh yes, I've gazed upon her numerous times... as I have sailed by while whale watching. I love the setting... incredible cottage!

It would be a crime to loose this cabana!

I always wondered about her.... Ouch - uninhabitable! she SHOULD be allowed to stay.

Captain Dennis Longaberger
Sunset Kidd Sailing Cruises

juliawynn@bouve.com

From: Meg Burnham [meg@topoftheg.com]
Sent: Friday, November 08, 2013 4:29 PM
To: Julia Wynn
Subject: RE: UPDATE: The Cabana Saga is NOT over - county staff is still trying to destroy it even after its land marking over a year and a half ago!

Kudos to you for recording this session and to all of you for not losing your temper. I would have gone ballistic. Keep us posted.

Good luck!

Meg

From: Julia Wynn [mailto:juliawynn@bouve.com]
Sent: Friday, November 8, 2013 3:39 PM
To: 'Julia Wynn'; 'Lee Carr'
Cc: cj.ward@keyt.com; 'Adam McKaig'; 'Bradley G Vernon'; 'Bob Field'; 'Doug'; 'Jarrell Jackman'; 'Gerry Shepherd'; 'Joan Lentz'; jim@terrainconsulting.com; jim@jimcrook.com; 'Hether Briggs'; 'Barbie Clarke'; 'Iya Falcone'; sunsetkid; 'JAMES RIDER'; 'Karl Hutterer'; 'Linda Acquisto'; 'Lynn P. Kirst'; 'Meg Burnham'; 'Matt Kallens'; 'Mott, Robert'; Macalusopools@msn.com; 'Marsha Zilles'; 'MEGAKLES ROGAKOS'; 'Nina Katsev. '; 'Neal Graffy'; 'Nita Vail'; 'Paula Merrell'; 'Paul J. Beard'; 'Phyllis Noble'; 'Shannon Hubert'; 'Tom Ochsner'; 'Vicky Kallens'; 'Vidya Gaudi'; 'Cheri Peake'; 'Sue Adams'; ronstotts@mac.com; 'Kerrie Kilpatrick-Weinberg'; 'John Wilczak'; 'Chip Wullbrandt'
Subject: UPDATE: The Cabana Saga is NOT over - county staff is still trying to destroy it even after its land marking over a year and a half ago!

Hi All,

CJ Ward anchor of KEYT is running a story this Monday on this still unresolved issue of permitting the historical cabana to stay put.

We hope this news cast will help resolve our cause to preserve this valuable community asset that we have been working diligently to save for over 6 years!

We met with Glen Russell a month and a half ago. He is the person in charge of staff and it is his job to weigh all the evidence and then either recommend preservation or destruction and he claimed it will be his choice to recommend destruction to the zoning administrator regardless of the mountains of evidence and historical codes that support and in fact demand its preservation.

We have included the transcript from that meeting for those who are interested in that level of detail.

Sincerely,
Julia and Lee Carr
4353 Marina Drive
Santa Barbara, CA 93110
805.895.2104



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12-16-13

HOWARD WITTAUSCH
Name

501 CAVE ALAMO 30
Address City Zip

H/LAC
Representing - Organization, etc.

List major issue areas APPLICATION
PERMIT TO APPROVE
AS-BUILT CAISSONS/FOUNDATION
SYSTEM.

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12-16-13

Idin Woodward
Name

1754 Overlook Lane S.B. 93103
Address City Zip

Self
Representing - Organization, etc.

List major issue areas Former Chair, HLAC

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 16 Dec '13

Cheri Peake
Name

1854 Alamo Pintado
Address City Zip

501 W. 1st St., CA. 93463

Representing - Organization, etc.

List major issue areas Approve as

5 mill permits -

Cabana hand mark

49
The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12/16/13

JOEL CHALUPAW
Name

912 GARDEN ST. APT C
Address City Zip

SANTA BARBARA CA 93101

Representing – Organization, etc.

List major issue areas LANDMARK 49

APPROVAL FOR PERMITS

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date _____

Gerry Shepherd
Name

Address _____ City _____ Zip _____

Self
Representing – Organization, etc.

List major issue areas Carr Cebalvo

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12/16/13

Adrienne Schuele
Name

4120 Marina Dr. SB 93110
Address City Zip

Representing – Organization, etc.

List major issue areas

Historic landmark
Preservation

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☒ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12/16/13

TOM OCHSNER
Name

444 TERRACE RD. S.M. 93104
Address City Zip

APPROVAL
Representing - Organization, etc.

List major issue areas POLICY,
PROCESS, DUE PROCESS

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

(CARR CASANA)

Agenda Item # 2 Date 12/16/13

BOB FIELD
Name

SANTA YNEZ
Address City Zip

Representing – Organization, etc.

List major issue areas _____

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief, stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.



REQUEST TO SPEAK

Please check one:

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION

(Please Print)

Agenda Item # 2 Date 12-15-13

Name Julia Carr

Address 4353 Marina Dr City Goleta Zip 93041

Representing - Organization, etc. Landmark #49

List major issue areas as built permit
approval for Carr Cabana

The Chair will announce when public testimony will be given and the time allotted for each speaker. When speaking, please be brief stay on the subject, and present only new information. The Chair will call you to the microphone at the appropriate time.

HOPE RANCH PARK HOMES ASSOCIATION

695 Via Tranquila

Santa Barbara, California 93110-2296

Phone 805 967-2376 Fax 805 967-8102



September 9, 2010

To: Julia and Lee Carr
4353 Marina Drive
Hope Ranch, CA
93110

Re: The Irene and Frances Rich Cabana,
4353 Marina Drive, Santa Barbara CA.
93110
APN: 063-220-023

Julia and Lee Carr and The Historic Landmarks Advisory
Commission:

This letter is in full support of the Carr's application for the Irene and Frances Rich Cabana to be placed on the list of historical landmarks for Santa Barbara County. It truly is an irreplaceable, unique structure and setting. It's contribution to Santa Barbara's rich cultural heritage makes it very important to see that this structure be preserved for generations to come.

Hope Ranch, in the spirit of Harold Chase, recommends this unique structure to be fully protected by a Historic Landmark designation.

Best Regards,

Marsha Zilles, AIA
Architect
LEED AP

Hope Ranch Building Administrator
805 967 2376 Extension 18

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: Ron and Carol Stotts

Reside at: 209 Mohawk Road, SB 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: September 1, 2010

Signature:

Comments: My Wife and I were taking one of our favorite walks from Hendry's Beach to the little cottage/cabana on the bluff in Hope Ranch last week. After we arrived at and were admiring the cottage, we started chatting with another fellow on the beach who is, it turned out, the current owner.

I was telling him how special a place the cottage and beach in front had been for me over the past forty plus years. As a young man it was my place to go when I needed to think about things and it was always a special destination for a walk. In the early 1980's I even approached the owners at that time to see if I could rent the cottage. Unfortunately it would have cost too much.

As a student of meditation I always found that the area was unique and supportive of quieting my mind and getting in touch with deeper aspects of life. I've watched the various changes with the cottage over the decades and was pleased to see that whoever upgraded it last had done a good job and that it looked like it would last for a long time.

RECEIVED
SEP 02 2010
S.B. COUNTY
PLANNING & DEVELOPMENT


I am currently writing a fictional novel and the opening pages are set in a walk along the beach to the cottage, with special events occurring when the character arrives. When my wife and I go out on our boat, we always enjoy looking at that very special piece of property. I know this all might sound a bit much, but I just want the County to know, to me that cottage and that piece of property is one of the most special in Santa Barbara (and I absolutely Love Santa Barbara).

Please do not do anything that is not supportive of the cottage/Cabana being maintained and enjoyed by my wife and myself and the many beach walkers who so fully enjoy the magical setting and landmark location that the Cabana clearly represents.

Sincerely,

Ron Stotts

(805) 884-0871

A handwritten signature in black ink, appearing to read "Ron Stotts", with a large, stylized flourish at the end.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Josiah C. "Si" Jenkins

Reside at (Address): 1620 Las Canoas Road, Santa Barbara, CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 12, 2010 Signature: Josiah C. Jenkins

Comments: The structure has been present for over 50 years and was legally built, but repairs were not permitted and hence the problem today. The structure rises to historical significance as you would never get a permit to build such a unique structure in the same location today. It is "one of a kind" and deserves to be preserved. The current owners are trying to follow the letter of the law and rectify past issues. They will not let things fall into disrepair such as the Miramar. Your acceptance of the Carr's request is much appreciated.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal

Martha Donelan

From: Martha Donelan
Sent: Thursday, September 09, 2010 11:03 AM
To: 'juliawynn@bouve.com'
Subject: RE:

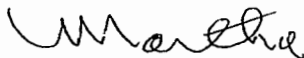
Hi Julia,

Sorry not to have gotten back to you sooner – I was working on a project for the headmaster. While we as a school are not in a position to support your application for landmark status, we can indeed confirm that the artist Frances Rich exhibited her work here at the School and the administration at that time considered her an important artist.

It was a pleasure to meet you and I wish you the best of luck in your endeavor!

Best,

Martha



From: Julia Wynn [mailto:juliawynn@bouve.com]
Sent: Monday, August 09, 2010 9:47 AM
To: Martha Donelan
Subject:

In case you are wondering what it is we are asking for your support for ... here is our part of presentation ... please open in Print View for ease of reading – Enjoy!

Julia Wynn Carr

4353 Marina Drive

Santa Barbara, California 93110

www.bouve.com - 805.895.2104

Several researchers and the historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will soon decide if it merits designation as a "County Landmark".

Please help to save this charming piece of history by indicating your support below:

I (print name): Diane Keaton

Reside in: Los Angeles California

I believe that the Irene and Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: Date: Sep 2, 2010 3:00 PM

Signature: From: "Diane Keaton" <bluerelief@earthlink.net>

Subject: Re: save cabana hope ranch (Lee and Julia Carr)

Comments:

They can't take this DOWN.... I hate the possibility that it might be taken down ...

NEVER ...

BECAUSE IT'S SO BEAUTIFUL AND IT'S SUCH A MOVING STORY.

Diane Keaton

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Hope Bryant, reside at
1200 Channel Dr, SB, 93108.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8/26/10 Signature: Hope Bryant

Comments:

I & my husband, Travis, and family would have lived in the "Sea Urchin" house from 1982 to 1986. At that time Frances Rich and her mother, Irene, lived next door. It's my opinion that Frances built the beach cabana on the property at some time to use as a studio, and later had a studio on her property adjacent to this. She often went to the cabana, was very fond of her time there. She sculpted Katharine

Hephern several times, and used to mention Katharine's visits here.

Several researchers and the historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will soon decide if it merits designation as a "County Landmark".

Please help to save this charming piece of history by indicating your support below:

I (print name):

Reside at:

I believe that the Irene and Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8/31/10

Signature:



Comments:

KEEP IT WHERE IT BELONGS, I
LIVED IN THERE IN 1969 and it MUST
REMAIN AS PART OF THE INSIDE OF
HIDE. PHONE 805 798-1601

Please help to save this charming piece of history by indicating your support below:

I: Ron and Carol Stotts

Reside at: 209 Mohawk Road, SB 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: September 1, 2010

Signature:

Comments: My Wife and I were taking one of our favorite walks from Hendry's Beach to the little cottage/cabana on the bluff in Hope Ranch last week. After we arrived at and were admiring the cottage, we started chatting with another fellow on the beach who was, it turned out, the current owner.

I was telling him how special a place the cottage and beach in front had been for me over the past forty plus years. As a young man it was my place to go when I needed to think about things and it was always a special destination for a walk. In the early 1980's I even approached the owners at that time to see if I could rent the cottage. Unfortunately it would have cost too much.

As a student of meditation I always found that the area was unique and supportive of quieting my mind and getting in touch with deeper aspects of life. I've watched the various changes with the cottage over the decades and was pleased to see that whomever upgraded it last had done a good job and that it looked like it would last for a long time.

I am currently writing a fictional novel and the opening pages are set in a walk along the beach to the cottage, with special events occurring when the character arrives. When my wife and I go out on our boat, we always enjoy looking at that very special piece of property. I know this all might sound a bit much, but I just want the County to know, to me that cottage and that piece of property is one of the most special in Santa Barbara (and I absolutely Love Santa Barbara).

Please do not do anything that is not supportive of the cottage/Cabana being maintained and enjoyed by my wife and myself and the many beach walkers who so fully enjoy the magical setting and landmark location that the Cabana clearly represents.

Please help to save this charming piece of history by indicating your support below:

We: Kerrie Kilpatrick-Weinberg & Henry Weinberg

Reside at: 835, Puente Dr, SB CA 93110

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date:7/15/10

Signature: Kerrie Kilpatrick-Weinberg & Henry Weinberg

Comments: Such a shame to remove historical sights even if they are considered to be un permitted. Santa Barbara should hold on to all it's local treasures as once they have vanished it's too late to reconsider. Sadly we are in a throw away society where little respect is given to things from the past,I can't help but wonder what kind of example is this to our children? As a community we need to protect our history. Fortunately both Julia and Lee Carr are able to protect and restore the cabana, how fortunate we are. So let's support them!

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: MICHAEL PULASKI

Reside^{IN}at: NEW ORLEANS, LOUISIANA

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/14/10

Signature: Michael Pulaski

Comments: I HAVE VISITED SANTA BARBARA ON NUMEROUS OCCASIONS AND HAVE SEEN THE "CABANA." I HEARD ABOUT THE POSSIBILITY OF IT BEING TORN DOWN AND WANTED TO EXPRESS MY OPINION. SUCH A HISTORIC AND TREASURED LANDMARK NEEDS TO BE PRESERVED. ONCE IT IS DESTROYED NOTHING COULD EVER REPLACE IT. TREASURE YOUR HISTORY!

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Vidya Gauci, reside at

1187 Coast Village RD, #1-261, Santa Barbara, CA 93108.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 6/30/10 Signature: Vidya Gauci

Comments:

It is a beloved part of our experience
when we walk Hendon's Beach, as we have
since the 1980's, to see the Cabana.
And it has been maintained with great care
by the present owners & deserves preservation.

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Truman Boren reside at 138 # B Loureyro Rd Santa Barbara 93101

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/15/10 Signature: Truman Boren

Comments:

Have worked at this property
26 years please let them
keep the historic value of the
property intact.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Denise Lessels
Reside at (Address): 729 Mission Park Dr. SB 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: Aug 15 2010 Signature: [Signature]

Comments:

The cabana located on this property is
a significant part of SB history - it
should definitely be preserved. We were
moved on that site 25 years ago - therefore
the property has special meaning for us.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), PETER LESSER
Reside at (Address) 739 MISSION PARK DRIVE

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8-18-10 Signature: PL

Comments: to be saved at all costs!!

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): GILLIAN AMERU

Reside at (Address): 739 MISSION PK DRIVE, SB 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8-18-10

Signature: 

Comments:

The Cabana is a piece of Santa
Barbara history + should be preserved.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Sally Swift, reside at
4212 Mariposa Dr. Santa Barbara, Hope Ranch, CA
I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark. 93110

Date: 7/12/10 Signature: Swift

Comments: have

I lived in Hope Ranch for 22
years. I have walked by this
structure all these years, enjoying
the beauty. It would be such a
shame to have this gone. Plus I feel
it would damage the bluff. Please
preserve it! Thank you.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Tracy Pinella, reside at
4014 Pala Ln SB CA 93110.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/4/10 Signature: Tracy Pinella

Comments:

This is part of Santa Barbara's
charm. Please preserve it.
I walk this beach every week
& have always appreciated this
cottage.

Tracy Pinella
682-7497

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Debbie Brown
Reside at (Address): 308 W. Cota St., D SB 93101

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-14-10 Signature: Debbie Brown

Comments: It's beautiful - don't kill it!

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Christine Montalvo, reside at 440 Por La Mar Dr., Apt. #1 Santa Barbara, CA 93103.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 02, 2010

Signature: Christine Montalvo

Comments: To not save this structure would be a shame. It is a beautiful building and a pleasing sight from the beach. It has created many fond memories over the years for those who have enjoyed unforgettable sunsets from it as well as for those who pass by with family and friends. There are many more important issues today that we need to focus on rather than demolishing family memories.

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, John K. Kagle, reside at
2056 Elise Way SB, CA 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/12/10 Signature: [Signature]

Comments:

I have seen the cabana from the ocean on many
best trips and it has always been a beautiful
and interesting landmark.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Lisa Copeland

Reside at (Address) 4534 Aubrey Dr
Santa Barbara

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-10 Signature: [Signature]

Comments:

To not have "the little house" that my family and friends have admired and love for all these years would be a true tragedy. It is a historical landmark for us and many many others.

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, SHERI MIZE, reside at
2774 LAS ENCINAS RD WEST, SB 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/16/2010 Signature: Sheri Mize

Comments:

I love seeing the cabana when I'm
on a boat looking at the beach in
Hope Ranch. I always wondered
who lived there!

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), JACK CAMIEL

Reside at (Address) 2982 FOOTHILL RD
SANTA BARBARA, CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-19-10 Signature: Jack Camiel

Comments:

I have known that Property
for many years. Known its
history & Rich deserves
preservation !!

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): AMELIX EARL
Reside at (Address): 204 Santa Anita Rd.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-16-10 Signature: [Signature]

Comments:

I walk by this beautiful
this old Cabana
every day of my life.
I loved it.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

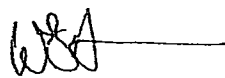
Please help to save this charming piece of history by indicating your support below:

I: WILLIAM HAYEIZ, ARCHITECT

Reside at: 915 Camino Del Mar
Del Mar, Ca.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 19 July 2010

Signature: 

Comments: This cabana adds "old Santa Barbara" charm to this remote bluff. It obviously won't last forever. Why not let it live out it's current life span.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: *PATRICIA A. WALL*

Reside at: *1231 STONECREEK RD, #C 93105*

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: *07/17/2010*

Signature: *Patricia A. Wall*

Comments: *I sincerely believe in preservation of historical/cultural sites !!*

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: Matthew Finzi

Reside at: 1350 Danickson Rd
Montecito CA 93108

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/10/10

Signature: M.A. Finzi

Comments: Property rights must be respected -

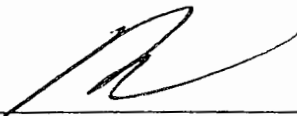
The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Buddy Winston, reside at
135 Kimberly SB

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 17²⁰¹⁰ Signature: 

Comments:

this place has been inspiring
my imagination for 20 years.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), ROM MARGOLIS
Reside at (Address) 1120 N. MILPAS ST.
S.B. CA. 93103

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7.17.2010 Signature: [Signature]

Comments:
"I LOVE THE" "FRANCES RICH CABANA"

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Chris B Lervick
Reside at (Address) P.O. Box 6534 Ktn AK 99901

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17 10 Signature: Chris B Lervick

Comments:

Do not destroy this Place.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): JACK & PATRICIA WOLFF

Reside at (Address): 4654 VIA BENEDITA

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/16/10 Signature: [Signature]

Comments: ITS A LANDMARK

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): MAUREEN M. MARSON

Reside at (Address): 559 PERIWINKLE LN, S.B. 93108

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 23, 2010 Signature: Maureen Carr

Comments:

The cabana on the 4353 Marina
DR, S.B. 93110 deserves Land-
mark designation.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

Please help to save this charming piece of history by indicating your support below:

I, Barbara Clarke, currently reside at
555 Omura Villa, Yangshuo, China. I believe that the Frances Rich Cabana is a valuable
visual and historic community resource and therefore merits preservation as a County
Historic Landmark.

Date: June 30

Name/Signature: Barbara Clarke

Comments: I have been a Santa Barbara resident for 30 years and Love this Cabana. I
urge you to allow it to remain where it is. Thank You.

Please help to save this charming piece of history by indicating your support below:

I, Jihan Abdalla, reside at 640 Pilgrim Terrace Drive, Santa Barbara CA 93101. I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-3-10

Name/Signature: Jihan Abdalla

Comments: I grew up in Santa Barbara and have unfortunately seen its landscape and buildings change over time. The Cabana is a beautiful landmark, and very unique. There is absolutely no justifiable reason to tear it down! Let's preserve as many historic buildings in Santa Barbara as we can!

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, ROBERT MOTI, reside at
3049 CALE AVE COURT SANTA YNEZ CA 93460.
I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/27/10 Signature: [Signature]

Comments:

PLEASE LEAVE PRIVATE PROPERTY
ALONE. IT HAS BEEN THERE FOR
YEARS AND IS NOT HURTING
ANYTHING.

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, DIANA STETSON, reside at

3049 CALLE PICO CT SANTA YNEZ CA 93460.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: JULY 27, 2010

Signature: Diana Stetson

Comments:

I OPPOSE THE IDEA THAT DEMOLISHING THIS
STRUCTURE IS NECESSARY.

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name),

Reside at (Address)

Betty J. Stephens
4406 Via Arroyo
SB Ca 93110

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date:

7/17/10

Signature:

Betty Stephens

Comments:

Just do it!!

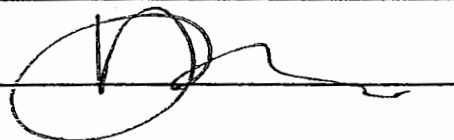
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Please help to save this charming piece of history by indicating your support below:

I (Print Name): HUGO NAPIER
Reside at (Address): 1352 KIMBERLY AVE - 93101

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/10 Signature: 

Comments:

FOLKS, THIS IS NOT THE
THIN END OF THE WEDGE - THE
SLIPPERY SLOPE ETC., THIS IS A
BEAUTIFUL SEASIDE COTTAGE THAT IT
HAS BEEN MY GOOD FORTUNE TO SPEND TIME IN.



Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Cindy Keiran
Reside at (Address): 363 San Domingo Dr. SB 93111

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7.17.10 Signature: Cindy Keiran

Comments: I love it!

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

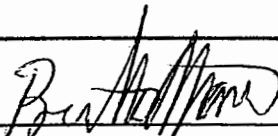
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): BRITEN MARIN
Reside at (Address): 4599 DEL MAR AVE

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/2010 Signature: 

Comments:

LOVE THIS PLACE ! NOT EVEN CLOSE
TO BEING ANY KIND OF NEGATIVE.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

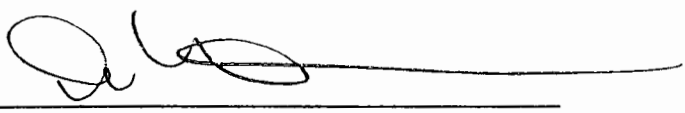
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Doug KATSEV, reside at
4225 VIA PRESIDIO SB CA

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/14/10 Signature: 

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Nina Katzev
Reside at (Address) 4925 Via Presada

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/16/10 Signature: Nina Katzev

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), PAUL DUNKEY

Reside at (Address) 7626 HOLLISTER AVE

GOLTA 93117

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 17, 2010 Signature: Paul Dunkey

Comments:

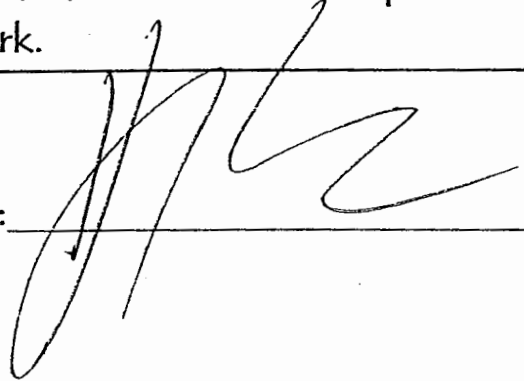
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), HAIG FISHER
Reside at (Address) 196 VISIT DEL MAR

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/19/10 Signature: 

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Keslie Haight
Reside at (Address): 305 Las Palmas Drive

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7.17.2010 Signature: Jessie Haight

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): PAUL HAIGHT
Reside at (Address): 305 LAS PALMAS SB 93110

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-10 Signature: Paul Haight

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: Stephanie Gombrelli

Reside at: 6 Harbor Way #210
1-F-15 SB, 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 1/10/10

Name/Signature: Stephanie Gombrelli
S. Gombrelli

Additional Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Sill Kent
Reside at (Address) 1406 Grand Ave
S B 93103

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/23/10 Signature: [Signature]

Comments:

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Please help to save this charming piece of history by indicating your support below:

I (Print Name):

GEORGE ALBARRA

Reside at (Address): 453 PASO DEL PASO

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7.14.10

Signature: George Albarrá

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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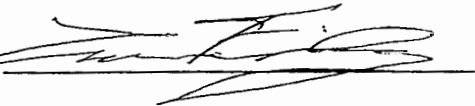
I (Print Name):

Laura Fildex

Reside at (Address): 2513 Modoc Rd. SB CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/14/10

Signature: 

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), JOY DORRILL
Reside at (Address) 4452 LA PALOMA AVE
SANTA BARBARA, CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/21/01 Signature: Joy Dorrill

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

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Please help to save this charming piece of history by indicating your support below:

I (Print Name), Harold M. Bartz
Reside at (Address) 650 Aurora Ave
Santa Barbara, CA 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/21/2010 Signature: Harold M. Bartz

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

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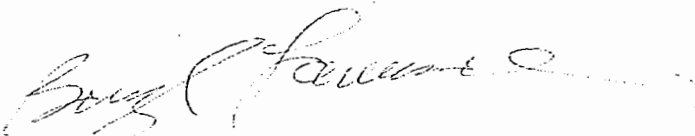
Please help to save this charming piece of history by indicating your support below:

I: Beryl Lawrence

Reside at: 23477 Abbey Glen Place
Valencia, CA. 91354-1112

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-26-10

Signature: 

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Jim Crook
Reside at (Address): 4175 Paloma Dr.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/30/10 Signature: Jim Crook

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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Please help to save this charming piece of history by indicating your support below:

I (Print Name): Amy Billy
Reside at (Address): 802 Camino Viejo Rd, SB

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/10 Signature: Amy Billy

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Jose Rouchiello reside at
528 W. Guadalupe

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/10 Signature: [Signature]

Comments:

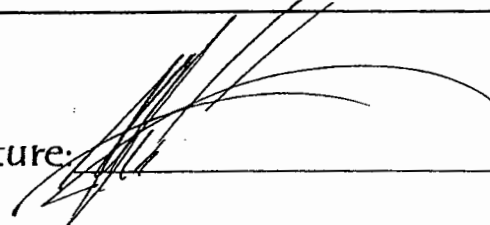
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Michael Travolta
Reside at (Address) 1504 LIVE OAK LANE
SANTA BARBARA, CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: July 17, 2010 Signature: 

Comments:

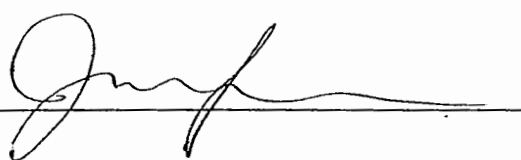
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), James C Lee
Reside at (Address) 324 Elwood Beach Dr. #11
Gelita, Ca 93117

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/19/2010 Signature: 

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): "Robbie" Alice Oyle
Reside at (Address): 580 Via Sinuosa

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 07-17-10 Signature: Alice Oyle

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Rob O'Leary

Reside at (Address): 580 Via Serrano

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-10 Signature: [Signature]

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Bill Carr

Reside at (Address): 363 San Domingo Dr.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/10 Signature: [Signature]

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Laura Newman
Reside at (Address) 1350 La Cima
Santa Barbara CA 93101

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-2010 Signature: Laura Newman

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Donald D. Newman
Reside at (Address) 1350 La Cima Rd
Santa Barbara CA 93101

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 2010-07-18 Signature: Donald D. Newman

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), RON FREESE
Reside at (Address) 118 SAN CLEMENTE
SB 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/19/10 Signature [Signature]

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Bill Elmer

Reside at (Address) 4815 Malibu Dr. Carp Ca

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/18/10 Signature: na Elmer

Comments:

The historic report prepared by Sam Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

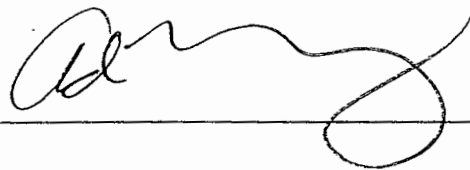
The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Adam McKaig, reside at
802 Camino Viejo

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8-17-2010 Signature: _____



Comments:


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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Peggy & Bill Krock, reside at
6002 Berkeley Rd., Santa Barbara.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-10 Signature: 

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): Chip Wullbrandt
Reside at (Address): 1950 Still Meadow Road

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/17/10 Signature: Chip Wullbrandt

Comments:

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Joi Stephens, reside at
4676 Via Roblarde, Santa Barbara CA 93110.

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-16-10 Signature: Joi Stephens

Comments:

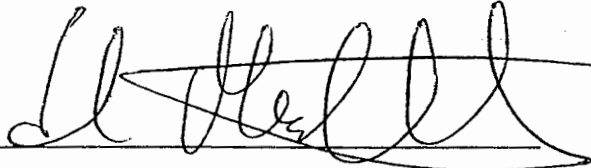
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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), Andrew Mester
Reside at (Address) 101 Oceano Ave #5
Santa Barbara, CA 93109

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-16-10 Signature: 

Comments:

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), KELLY M DE FOREST

Reside at (Address) 2651 TUDOS SANTOS LANE

SANTA BARBARA CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-17-10 Signature: Kelly M. De Forest

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: *Nita Vail*

Reside at: *275 Las Palmas Drive, SB, Ca*
and 633 4th St, San Marcos, Ca

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: *8/3/2010*

Signature: *Nita Vail*

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Janet Lee reside at
402 Alston Rd Santa Barbara Ca. 93108

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-5-10 Signature: Janet Lee

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Steven W. Lew, reside at
402 Alston Road Santa Barbara 93108

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7-5-10 Signature: Steven Lew

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: *KATHLEEN WINTER*

Reside at: *59 EL ARCO DR. SANTA BARBARA, CA 93105*

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: *7.15.10*

Signature: *[Signature]*

Comments:

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "Historic Landmark" at its meeting at 10 AM on August 9, 2010.

Please help to save this piece of history by indicating your support below:

I, Robert Finkelstein, reside at 40 Butterfly Lane
Montecito, CA 93108

I believe that the Frances Rich Cabana has historical merit. It is an important visual and historic community resource and therefore it should be preserved as a County Historic Landmark.

Monday, June 28, 2010

Robert Finkelstein

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I: Carolyn Wall

Reside at: 4015-C Via Lucero
Santa Barbara, CA 93110

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date:

7/14/10

Signature:

Carolyn Wall

From: carolyn wall [mailto:dancerwall@verizon.net]

Sent: Tuesday, July 13, 2010 7:23 PM

To: juliawynn@bouve.com

Subject: RE: Save the Cabana

Hi Julia,

I have run by the Cabana for the past 30 years. I was always happy to see it because it meant my run was almost finished.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name): FUSIE WEISE

Reside at (Address): 5003 DEL MONTE DR. SB 93111

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7/14/10 Signature: Fusie Weise

Comments:

It would be nice to have bench house
on the beach. Let's have Cabana!

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

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Please help to save this charming piece of history by indicating your support below:

I, Dana White, reside at
4061 Cuervo Ave Santa Barbara, CA 93110

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.



From left, board member Dana White, one of the founders of Ensemble Theatre Company and a generous supporter, with Debby and Peter Stalker, a former board president.

White

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Please help to save this charming piece of history by indicating your support below:

I (Print Name): William Carr
Reside at (Address): 1181 Las Alamos Rd

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 7.14.10 Signature: [Signature]

Comments:

Santa Barbara needs to retain it's
History and this is yet another
opportunity to do just this - which as
allows us also to focus our roots as
A Beach Community also values our
Heritage.

Lee and Julia Carr - 4353 Marina Drive - Santa Barbara, CA 93110

Lee 713-816-8109 lee-carr@sbcglobal.net Julia 805-895-2104 juliawynn@bouve.com

Please help to save this charming piece of history by indicating your support below:

I: RISE DELMAR OCHSNER

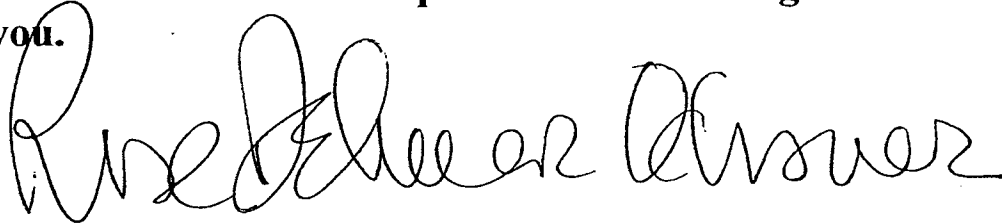
Reside at: 1247 DEER TRAIL LANE, SOLVANG, CA 93463

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: JULY 11, 2010

Name/Signature: RISE DELMAR OCHSNER

**Comments: The cabana is unique and worth saving.
Thank you.**

A handwritten signature in cursive script that reads "Rise Delmar Ochsner". The signature is written in dark ink and is positioned below the printed name and comments.

The historic report prepared by San Buenaventura Research Associates regarding the cabana found the "...level of significance appears to be sufficient to support the Santa Barbara County Landmark eligibility."

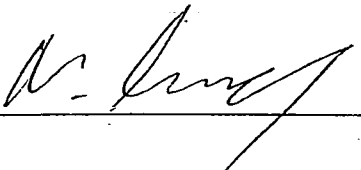
The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I (Print Name), MICHAEL AMERY

Reside at (Address) 739 MISSION PK DR
Santa Barbara, CA 93105

I believe that the Frances Rich Cabana is a valuable visual and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 8/18/10 Signature: 

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, LEE WYNN, reside at 43460 ALABAMA ST
PALM DESERT CA 92211. I believe that the Frances Rich Cabana is a valuable visual
and historic community resource and therefore merits preservation as a County Historic Landmark.

Date: 6/29/10 Signature: Lee Wynn

Comments:

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The Santa Barbara County Historic Landmarks Advisory Commission will decide if it merits designation as a "County Landmark" at its meeting at 10 AM on or about August 9, 2010.

Please help to save this charming piece of history by indicating your support below:

I, Joe Fleischman, reside at 43400 ALABAMA ST
PALM DESERT, CA 92211. I believe that the Frances Rich Cabana is a valuable visual
and historic community resource and therefore merits preservation as a County Historic Landmark.

6/29/2010
Date:

Signature:

Joe Fleischman

Comments:

**4353 Marina Drive
Santa Barbara, California 93110
805-569-5649**

Santa Barbara is a VERY special place.

The mountains, the ocean, and the beaches make it what it is.

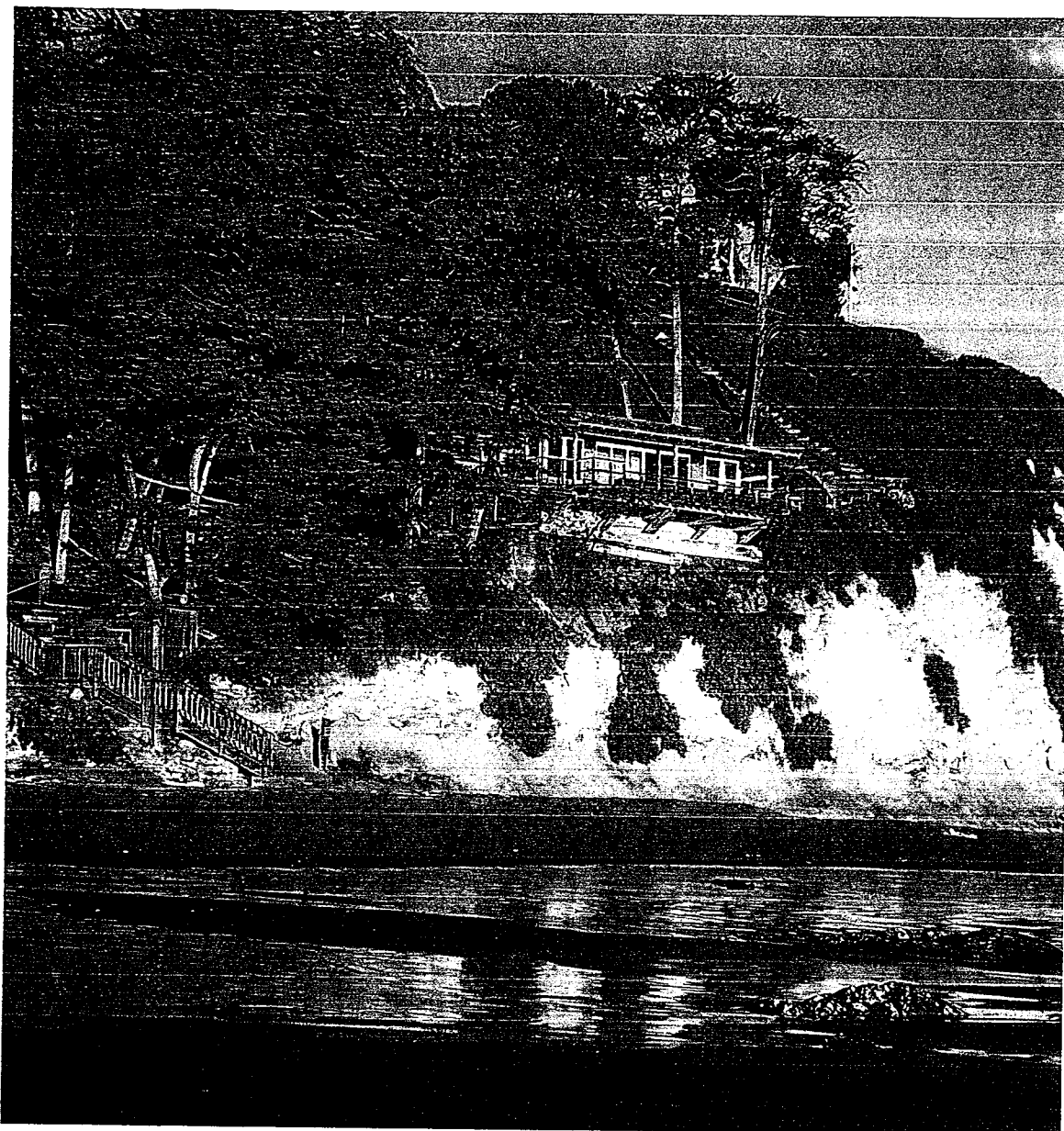
Even some man-made features help to make it special; the quaint private cottages adjacent to the Miramar, Montecito's old adobes, the harbor and Stearns wharf, the beauty and nostalgia of the Coral Casino. Fortunately, the list is long in our community.

Another notable man-made resource is the little cabana perched above the beach in Hope Ranch. It is known to all who pass by and adds a special charm and character to the setting alluding to a bygone era. It is one of a kind, there are no others like it in our area and no others will be permitted.

The cabana was built over fifty years ago in 1956 by mother and daughter Irene and Frances Rich. Irene was a famous silent movie actress and Frances a renowned sculptor. Both lived in Hope Ranch for many years.

Today, its owners, Julia and Lee Carr wish to preserve the cabana.

They are asking for help from others who believe in saving historic buildings, have fond memories associated with it or simply enjoy viewing the cabana as they walk, jog, surf, swim, sail or paddle-board by.



**UNFORTUNATELY, THE COUNTY MAY
FORCE THIS UNIQUE HISTORIC CABANA TO
BE DEMOLISHED IF NO ACTION IS TAKEN
TO PRESERVE IT DUE TO A PREVIOUS
OWNER'S FAILURE TO OBTAIN PERMITS!**