



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 13, 2024
AGENDA DATE: March 20, 2024
PROJECT ADDRESS: 1517 Cliff Drive (PLN2023-00486)

TO: Ellen Kokinda, Senior Planner, Staff Hearing Officer
FROM: Planning Division
Megan Arciniega, Senior Planner
Holly Garcin, Assistant Planner, HGarcin@SantaBarbaraCA.gov

I. PROJECT DESCRIPTION

The 11,565-square-foot parcel located in the Coastal Zone Non-Appealable Jurisdiction is currently developed with an 1,850-square-foot, one-story residence, and a detached two-story accessory structure consisting of a first floor 640-square-foot three-car garage and a second floor 464-square foot storage space. Proposal to convert the existing second floor 464-square-foot storage space located above the garage to a studio Accessory Dwelling Unit (ADU). The proposed total of 2,954 square feet of development on an 11,654-square-foot lot is 75% of the maximum required floor-to-lot area ratio (FAR). Refer to Exhibits A and B for the Project Plans and Applicant Letter, respectively.

II. REQUIRED APPLICATIONS

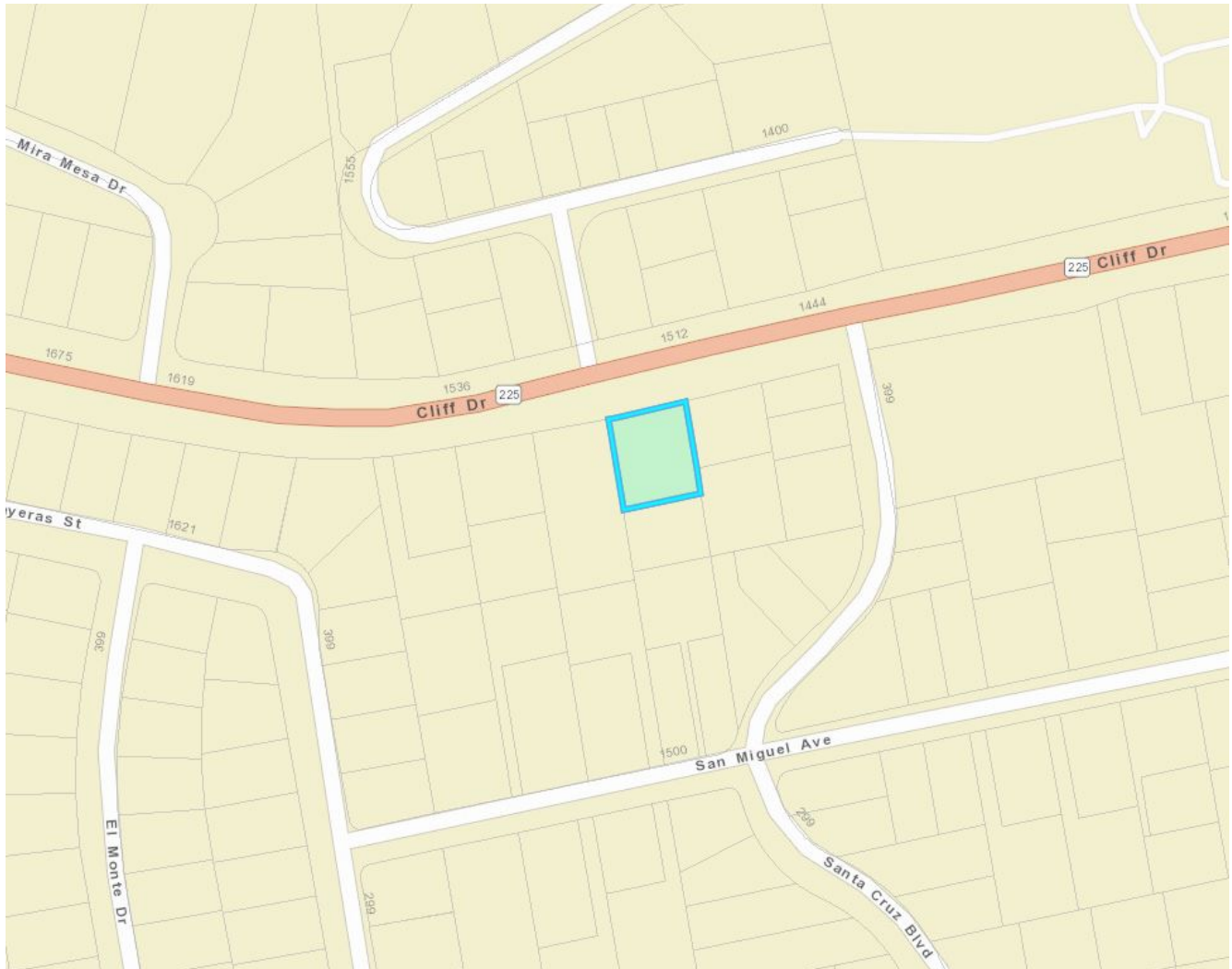
The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project are:

- A. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060).

Application Deemed Complete: February 7, 2024
Date Action Required: April 7, 2024

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the Coastal Land Use Plan. In addition, the conversion of existing permitted space is the best aesthetically appropriate option and as to not add additional mass, bulk, and scale onsite and maintain the development pattern of the existing surrounding neighborhood. Therefore, staff recommends that the Staff Hearing Officer approve the project, making the Recommended Findings outlined in Section VIII of this report, and subject to the Conditions of Approval in Exhibit C.



Vicinity Map – 1517 Cliff Drive

IV. **BACKGROUND**

Accessory Dwelling Units (ADUs) in the City's coastal zone are governed by Santa Barbara Municipal Code (SBMC) Chapter 28.86. All ADUs in the coastal zone require approval of a Coastal Development Permit by the Staff Hearing Officer but do not require a public hearing (SBMC §28.44.110.C). Written comments regarding the ADU specifically will be considered by the Staff Hearing Officer prior to deciding on the Coastal Development Permit. The Staff Hearing Officer's decision on the ADU is not subject to appeal.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Brian Miller and Mark Griffith
Property Owner:	Mark Griffith
Site Information	
Assessor's Parcel Number (APN):	045-031-022
Zoning District:	E-3/S-D-3 (One-Family Residence/Coastal Overlay). (SBMC Title 28)
Coastal Land Use Plan	Residential (Max 5 du/ac)
Lot Size:	0.28 acres; approx. 12,117 sq. ft.
Avg. Slope:	11%
Existing Use:	Residential

Adjacent Zoning and Land Uses		
North:	E-3/S-D-3/Public Road	Cliff Drive
East:	E-3/S-D-3	Residential
South:	E-3/S-D-3	Residential
West:	E-3/S-D-3	Residential

B. PROJECT STATISTICS

	Existing	Proposed
Existing Primary Residence	1,850 sq. ft.	No Change
Detached Two-Story Accessory Structure	640 sq. ft. (first floor) 464 sq. ft. (second floor)	No Change
ADU	N/A	464 sq. ft. (existing second floor of accessory structure)
Detached Accessory Space	1,104 sq. ft.*	640 sq. ft.**
Floor Area Ratio	2,954 sq. ft. = 75% of Maximum Required FAR***	No Change
*= Staff Hearing Officer Resolution No. 023-10, dated May 19, 2021, granted a floor area Modification for the garage to exceed 500 sq. ft. per SBMC §28.87.160. ** = ADU not included in detached accessory space calculation per SBMC §28.86.055.C.1. *** = ADU included in FAR square footage per SBMC §28.86.055.C.		

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement for the ADU	Complies?
Accessory Building Setbacks -Front -Interior	20 feet 6 feet	✓ (converted space) ✓ (converted space)
Accessory Dwelling Unit Setbacks -Front -Interior	4 feet 4 feet	✓ (converted space) ✓ (converted space)
Building Height	30 feet	✓
Parking	Primary Residence: 2 covered spaces ADU: 0 spaces	Primary Residence: ✓ 3 covered spaces provided ADU: ✓
Open Yard	1,250 sq. ft.	✓
Building Separation	5 feet min.	✓ (converted space)

As identified in the table above, the project complies with Zoning Ordinance requirements for the zone.

B. ACCESSORY DWELLING UNIT STANDARDS

The project complies with the City's ADU requirements, as outlined in SBMC Chapter 28.86. Some of the key regulations are discussed in more detail below.

1. REQUIRED FEATURES (SBMC §28.86.050)

The proposed studio ADU contains all of the required residential elements (kitchen, bathroom, living room/separate sleeping room), has independent exterior access, and exceeds the 220-square-foot minimum unit size.

2. MAXIMUM FLOOR AREA (SBMC §28.86.055.B)

The proposed studio ADU is being converted from existing floor area and therefore does not have any size limitations.

3. FLOOR AREA RATIO (SBMC §28.86.055.C)

As shown in the Project Statistics table above, the Floor-to-Lot Area Ratio (FAR) for all development on site is 75% of the Maximum Required FAR. Therefore, the project is consistent with FAR zoning standards.

4. ARCHITECTURAL REVIEW (SBMC §28.86.060)

The proposed studio ADU complies with all required ministerial design criteria and is exempt from discretionary design review.

5. **PARKING (SBMC §28.86.080)**

The proposed ADU is located within a half-mile (2,640 feet) of a public transit stop and is outside of any Key Public Access Areas as delineated in Figure 3.1-2 of the Coastal Land Use Plan. Therefore, no parking is required for the ADU.

The existing parking for the primary residence will remain.

C. **COASTAL CONSISTENCY**

The project site is located in the Coastal Zone and must be found consistent with the California Coastal Act and the City's Local Coastal Program (LCP), including the Land Use Plan (LUP), which implements the California Coastal Act. Staff finds that the project is consistent with applicable Coastal Act and LUP policies (refer to Exhibit D for Applicable Policies), as identified in the Recommended Findings in Section VIII below.

VII. **DESIGN REVIEW**

The ADU is exempt from design review per California Government Code 65852.2.

VIII. **RECOMMENDED FINDINGS**

The Staff Hearing Officer finds the following:

A. **ENVIRONMENTAL REVIEW (CEQA GUIDELINS)**

The project is exempt from further environmental review under Section 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for construction/conversion of a second dwelling unit in a residential zone.

No significant project-specific or cumulative environmental impacts are expected as a result of the project. The project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site. Therefore, none of the categorical exceptions (per Guidelines Section 15300.2) apply.

B. **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The studio Accessory Dwelling Unit (ADU) project is consistent with the policies of the California Coastal Act and the project will not have significant adverse effects to the coast or coastal resources. The project site is located in an existing, developed single-family neighborhood with adequate public services including public transportation, fire prevention, police, and utility services. The project will not result in any adverse effects related to coastal resources, including public views, public access to the coast, or coastal bluff erosion. Both parking and open space minimum requirements will be maintained for the primary residence.

The project is consistent with Coastal Act policies 30250 (Location; existing developed area), 30251 (Scenic and visual qualities) and 30252 (Maintenance and enhancement of public access) because the project site is not located on a coastal bluff or adjacent to any designated public access points for the coast, and there are no mapped biological, archaeological, or visual resources on the site.

The project is consistent with Coastal Act policy 30253 (Minimization of adverse impacts) because the project site is not located in an area of high geologic, flood, or fire hazard. The project site is not located along any bluffs or cliffs and does not require construction of any protective device that would impact existing landforms. The proposed studio Accessory Dwelling Unit (ADU) is converted existing permitted space; therefore, the project will not contribute to geologic instability or destruction of the site because the area has withstood existing development of similar size and scale and the project would be constructed in accordance with California Building Code requirements for the geologic and soil conditions of the site.

2. The studio Accessory Dwelling Unit project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The proposed studio Accessory Dwelling Unit complies with the zoning ordinance in terms of setbacks, parking, height, and complies with all requirements of the City's Accessory Dwelling Unit Ordinance, as identified in Section VI of the staff report dated March 13, 2024. The proposed Accessory Dwelling Unit is compatible with neighborhood development namely because it is converting existing permitted space and the surrounding neighborhood includes a mix of attached and detached accessory structures, as well as one-and two-story residences, and therefore the proposed ADU will remain consistent with the surrounding building typology. The development will not impact any public views because it is situated at the rear of the lot, on the downhill side of the parcel's topography, and there are no important public views across the site. The project will not impact public access to the coast because it is on an existing developed lot with no separate access to the bluff or the beach. The project site is not located on a coastal bluff or any visually-, biologically-, or archaeologically-sensitive area.

The proposed studio ADU is a 464-square-foot studio unit with no designated on-site parking space. Parking is provided for the primary residence and the ADU does not require parking due to its location near a bus stop.

The project does not include any new or replaced impervious area and therefore remains in compliance with the City's Storm Water Management Program.

Exhibits:

- A. Project Plans
- B. Applicant's letter, dated February 27, 2024
- C. Conditions of Approval
- D. Applicable Coastal Policies

Contact/Case Planner:

Holly Garcin, Assistant Planner
(HGarcin@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470, Ext. 4562

ARCHAEOLOGICAL NOTE
Prior to the start of any vegetation or parking removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareno Chamush representative from the most current City Qualified Barbareno Chamush Site Monitors List, etc. If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareno Chamush representative from the most current City Qualified Barbareno Chamush Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization. If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareno Chamush representative from the most current City Qualified Barbareno Chamush Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR, then enter the 100% max FAR per the zoning ordinance for "Residential FAR" and the 80% max FAR per the zoning ordinance for "Residential FAR". Accordingly, the maximum FAR for the project will be the lesser of the two values. "Special Use FAR" calculations are not included in this "Special Use" section of the calculator.

The Net Lot Area (sq. ft.) is the total area of the lot less the area of any existing or proposed buildings. The proposed TOTAL NET FAR is the sum of the FAR for the existing and proposed buildings. The FAR for the existing buildings is the FAR for the existing buildings divided by the FAR for the existing buildings. The FAR for the proposed buildings is the FAR for the proposed buildings divided by the FAR for the proposed buildings. The FAR for the existing buildings is the FAR for the existing buildings divided by the FAR for the existing buildings. The FAR for the proposed buildings is the FAR for the proposed buildings divided by the FAR for the proposed buildings.

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ENTER Project Address:	1517 Cliff Dr.
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,954
ENTER Zone ONLY from drop-down list:	E-3 or RS-7.5
ENTER Net Lot Area (in sq. ft.):	11,565
Is the height of existing or proposed buildings 17 feet or greater?	No
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**
ENTER Average Slope of Lot:	11.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project require use of grading outside the main building?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR)	0.255
Lot Size Range:	10,000 - 14,999 sq. ft.
MAX FAR Calculation (in sq. ft.):	2,900 + (0.125 x lot size in sq. ft.)
100% MAX FAR:	0.341
100% MAX FAR (in sq. ft.):	3,946
85% of MAX FAR (in sq. ft.):	3,354
80% of MAX FAR (in sq. ft.):	3,167
The 2954 square foot proposed total is 75% of the MAX FAR.*	

* NOTE: Percentage total is required up to 100%. If your project is located on a site with multiple or varying zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Optional".

Average Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43660

BEST MANAGEMENT PRACTICES
ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITION MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

SPECIFIC NOTES
THE OWNER AND GENERAL CONTRACTOR WILL SELECT ALL FINISHES, FIXTURES, FITTINGS, AND COLORS, ETC. UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER AND OWNER REGARDING SUCH FINISH SELECTION AND PROCEDURE, INCLUDING COORDINATION OF ITEMS HARNED TO C. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL INSTALL ALL OWNER-PROVIDED ITEMS, UNLESS OTHERWISE NOTED. IN GENERAL, UNLESS OTHERWISE NOTED ON THE DRAWINGS, FINISH ALL (E) SURFACES AFFECTED BY REMODEL TO MATCH PREDOMINANT ADJACENT SURFACE, PATCH AND MATCH AS REQUIRED. REFINISH WALL TO NEAREST INTERIOR CORNER. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO, ALL WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS, AND THE FOLLOWING. THE INTENT OF THE DRAWINGS IS TO SHOW A COMPLETE AND FINISHED WATER-TIGHT PRODUCT, READY FOR USE BY OCCUPANT. FINISH TO ABOVE OR BEYOND MANUFACTURER'S SPECIFICATIONS, INDUSTRY/TRADE STANDARDS, GOVERNING CODES, AND COMMON TRADE KNOWLEDGE AND STANDARDS. THE DESIGNER AND OWNER RESERVE THE RIGHT TO REFUSE ANY WORK THAT DOES NOT MEET SUCH STANDARDS, AT THEIR OWN DISCRETION.

SUBSTANTIAL REDEVELOPMENT NOTE
The applicant has determined that 50% or more of the exterior walls and foundation shown to remain are structurally sound and will not be required to be removed or replaced for the project. Applicant and property owner are aware of the City's definition of a substantial redevelopment (SBMC 30.140.200) and the penalties associated with an unlawful substantial redevelopment. If the building is substantially redevaloped either during construction or within a five-year period of project completion additional zoning requirements, including zoning modification or redesign, will apply.

PERVIOUS AND IMPERVIOUS SUMMARY
PROPOSED NEW IMPERVIOUS AREA: 0 sq. ft. PROPOSED REDEVELOPED IMPERVIOUS AREA: 0 sq. ft. PROPOSED REMOVED IMPERVIOUS AREA: 0 sq. ft.

SPECIFICATIONS


INSPECTIONS	IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) APPENDIX CHAPTER 1, SECTION 109, REPAIRS SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION, WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL.
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GENERAL	CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.
FOOTING AND FOUNDATION INSPECTION	SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.
CONCRETE SLAB AND UNDER FLOOR INSPECTION	SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING, ACCESSORIES AND OTHER ANCHORAGE EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED ON FLOOR SURF. INSTALLED, INCLUDING THE SUBFLOOR.
LOWEST FLOOR ELEVATION	IN FLOOD HAZARD AREAS, UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING THE BASEMENT, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE ELEVATION CERTIFICATION REQUIRED IN SECTION 1412.5 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
FRAME INSPECTION	SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING, PRELUBING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL, PLUMBING, HEATING WIRES, PIPES AND DUCTS ARE APPROVED.
LATH AND GYPSUM BOARD INSPECTION	SHALL BE MADE AFTER LATHING AND GYPSUM BOARD INTERIOR AND EXTERIOR IS IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED ON GYPSUM BOARD JOINTS AND FASTENERS ARE TAPPED AND FINISHED.
FIRE RESISTANT PENETRATIONS	PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE RATED ASSEMBLIES SHALL NOT BE CONCEALED FROM NEW UNTIL INSPECTED AND APPROVED.
ENERGY EFFICIENCY INSPECTION	SHALL BE MADE TO DETERMINE COMPLIANCE WITH CHAPTER 13 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTIONS FOR ENVELOPE INSULATION R-VALUE, WINDOW, CEILING, FLOOR, DOOR, SYSTEM R-VALUE, AND HVAC AND WATER-HEATING EQUIPMENT EFFICIENCY.
FINAL INSPECTION	SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED.
SPECIAL INSPECTIONS	IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 1104, THE OWNER OR THE ENGINEER OF RECORD ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1104. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCY TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

PROJECT PROFESSIONALS

BUILDING DESIGNER AND AGENT: Brian Miller Brian B. Miller Design 735 State Street #218 Santa Barbara, CA 93101 ph: (805) 407-9001 mduff@comcast.net	ENERGY COMPLIANCE (TITLE 24): David Inger C.E.M. LEED A.P. Inger Associates 620 Cheltenham Way Santa Barbara CA 93108 ph: (805) 969-1881 ingersassociates@cox.net
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PROJECT INFORMATION
PROJECT ADDRESS: 1517 Cliff Dr. PROJECT OWNER: Santa Barbara, CA 93109 Parcel A.P.N. #: Mark Griffith 1517 Cliff Dr. Zone: Santa Barbara, CA 93109 045-031-022 ZONING: E-3 or D-3 (SBMC Title-28 Coastal) LAND USE ZONE: Single Family Residential FIRE HAZARD ZONE: CONSTRUCTION TYPE: TYPE V-B NR FIRE SPRINKLERS: NO GENERAL PLAN: NO OCCUPANCY CLASSIFICATION: R-3 (U-1) STORIES: 2 BUILDING HEIGHT MAX: 30'-0" Per SBMC 28.15.050 Max. Hgt. of Bldg 23'-0", complies 12,117 S.F. (0.28 Acre) LOT SIZE: 11% OVERALL SLOPE: 11% FLOOD ZONE: NO Existing Floor Area: NET 1,850.00 Sq. Ft. GROSS 2,007.00 Sq. Ft. Existing 1st Floor 3-car Garage: 439.68 Sq. Ft. 704.00 Sq. Ft. Existing 1st Floor Guest Quarter / Proposed Accessory Dwelling Unit: 463.94 Sq. Ft. 523.00 Sq. Ft. Existing 2nd Floor Deck & Stairs: 161.81 Sq. Ft. 257.35 Sq. Ft. Total Existing Floor area: 2,953.62 Sq. Ft. 3,234.00 Sq. Ft. (NO NEW SQUARE FOOTAGE PROPOSED) PARKING CALCULATIONS: Pursuant to SBMC 28.86.080 Note: No proposed changes to existing garage or parking configuration. Existing Parking - Primary Residential: 3 covered / 0 uncovered Required Parking - Primary Residential: 2 covered Existing Parking - Accessory Dwelling Unit: N/A Required Parking - Accessory Dwelling Unit: 0 Parking spaces

GENERAL NOTES
1. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN THE DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK. 2. THE CONTRACTOR SHALL NOTIFY THE DESIGNER ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OF CHANGE BEFORE PROCEEDING WITH WORK. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. 4. ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT. 5. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 10 FEET TO A DRAINAGE SWALE OR A HARD PIPE SYSTEM DRAINING WATER OUT AND AWAY FROM BUILDING UNLESS NOTED OTHERWISE. 6. ELECTRICAL INSTALLATION SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, AND ALL OTHER APPLICABLE CODES AND ORDINANCES. 7. PROPERTY AND EASEMENT LINE LOCATIONS ARE BASED ON INFORMATION FROM GOVERNMENT PLAT AND MAPS AND THE COUNTY ASSESSOR'S OFFICE. A LICENSED SURVEYOR SHOULD BE CONTACTED IF A DISCREPANCY IS SUSPECTED OR IF MORE ACCURATE LOCATIONS ARE REQUIRED BY ANY AFFECTED PARTY. 8. WHERE NOT OTHERWISE SPECIFIED, NEW WORK SHALL CONFORM TO MINIMUM GOVERNING CODE STANDARDS, AS WELL AS TRADE INDUSTRY STANDARDS COMMONLY ACCEPTED FOR HIGH QUALITY WORKMANSHIP. THE DESIGNER/ENGINEER AND THE OWNER RESERVE THE RIGHT TO REFUSE ACCEPTANCE OF UNSATISFACTORY WORK AT THEIR DISCRETION. 9. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND INSTALLATIONS, UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS, EVEN IF NOT SPECIFICALLY SHOWN, FOR A COMPLETE, WATER-TIGHT, FIRST-CLASS PROJECT. 10. THE CONTRACTOR SHALL PROTECT HIS WORK AND ALL ADJACENT BUILDINGS AND PROPERTIES FROM DAMAGE, WEATHER, AND THEFT. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING BUILDINGS, NEW WORK, OR LANDSCAPE DAMAGED IN AND BEYOND THE AREA OF WORK. 11. THE CONTRACTOR SHALL PROVIDE A LIST OF ALL ITEMS EXCLUDED FROM THE BID, AND A LIST OF ITEMS TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSURE THE OWNER WITH SCHEDULING AND COORDINATION OF WORK AND MATERIALS TO BE PROVIDED BY THE OWNER, SO AS NOT TO DELAY CONSTRUCTION. 12. IF NOT TO BE REUSED ON SITE AND NOT DESIRED BY THE OWNER, THE CONTRACTOR SHALL REMOVE ALL UNFINISHED MATERIALS AND CONSTRUCTION WASTE FROM THE SITE. RECYCLE TO THE GREATEST EXTENT POSSIBLE. 13. THE CONTRACTOR AND OWNER SHALL AGREE ON NORMAL WORK HOURS AND JOB SITE PROTOCOL PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S PROPERTY, AND IS RESPONSIBLE FOR THE WORKMANLIKE AND GENTLEMANLY BEHAVIOR OF ALL HIS EMPLOYEES AND SUBCONTRACTORS. 14. THE CONTRACTOR SHALL PROVIDE WRITTEN ACKNOWLEDGEMENT TO THE DESIGNER AND OWNER THAT HE HAS THOROUGHLY REVIEWED AND UNDERSTANDS THESE DRAWINGS AND SPECIFICATIONS. 15. ALL QUESTIONS AND REQUESTS FOR INFORMATION TO THE DESIGNER/ENGINEER FROM THE GENERAL CONTRACTOR SHALL BE MADE IN WRITING VIA FAX OR U.S. MAIL. ALL COMMUNICATIONS FROM SUBCONTRACTORS SHALL BE ADDRESSED THROUGH THE GENERAL CONTRACTOR, EXCEPT IN AN EMERGENCY SITUATION. PHONE CALLS WILL NOT BE ACCEPTED BY THE DESIGNER/ENGINEER, OR OWNER. 16. ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO DESIGNER/ENGINEER AND/OR OWNER REVIEW. 17. IF A DISCREPANCY EXISTS IN THESE DRAWINGS OR SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION OR HIGHER QUALITY SPECIFICATION SHALL APPLY UNLESS SPECIFICALLY DIRECTED BY THE DESIGNER, WHO SHALL BE CONSULTED REGARDING THE DISCREPANCY. 18. THE CONTRACT DOCUMENT'S DRAWINGS AND SPECIFICATIONS, ADDENDA, CONSTRUCTION DIRECTIVES, CHANGE ORDERS, ADDS, AND OTHER WRITTEN OR ELECTRONIC DOCUMENTS ARE "INCLUSIVE," MEANING THAT ALL WORK REFERENCED AND/OR SHOWN IN ANY AREA OF THE ABOVE IS INCLUDED IN THE REQUIRED WORK REGARDLESS IF NOT SHOWN, REPEATED, OR CROSS-REFERENCED ELSEWHERE.

VICINITY MAP		NO SCALE
		
ASSESSORS MAP		NO SCALE
		
SHEET INDEX		
SHEET	DESCRIPTION	
A.1-1	SITE DATA, VICINITY MAP, ASSESSORS MAP, SHEET INDEX, SPECIFICATIONS	
A.1-2	SITE PLAN	
A.2-1	EXISTING 1st FLOOR PLAN, EXISTING/DEMO 2nd FLOOR PLAN	
A.2-2	PROPOSED 2nd FLOOR PLAN	
A.3-1	EXISTING ELEVATIONS	
A.3-2	EXISTING ELEVATIONS	
A.4	EXISTING CONDITIONS PICTURES	
A.5	EXISTING CONDITIONS PICTURES	
G-1	CALIFORNIA GREEN BUILDING STANDARD CODE	
G-2	CALIFORNIA GREEN BUILDING STANDARD CODE	
T.1	TITLE 24	
T.2	TITLE 24	
SCOPE OF WORK		
CONVERT EXISTING 464 Sq. Ft. GUEST QUARTERS TO A STUDIO ACCESSORY DWELLING UNIT. NOTE: PROJECT DOES NOT TRIGGER SUBSTANTIAL REDEVELOPMENT AND MEETS THE CITIES ADMINISTRATIVE ARCHITECTURAL DESIGN CRITERIA (SBMC 28.86.060)		
CODES		
ALL CONSTRUCTION IN THIS PROJECT SHALL COMPLY WITH: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING CODE ALL AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE 3919		
UTILITIES		
WATER:	SOUTHERN CALIFORNIA WATER, (4) METER.	
GAS:	THE GAS COMPANY, (6) METER ph: 1-800-427-2200	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON, METER ORDER #200176550 ph: 1-800-684-8123	
CABLE:	(E)	
TELEPHONE:	(E)	
SEWER:	(E)	
FIRE DEPT.:	CITY OF SANTA BARBARA FIRE DEPARTMENT	

NEW ACCESSORY DWELLING UNIT FOR:

MARK GRIFFITH
1517 CLIFF DRIVE
SANTA BARBARA, CA. 93109

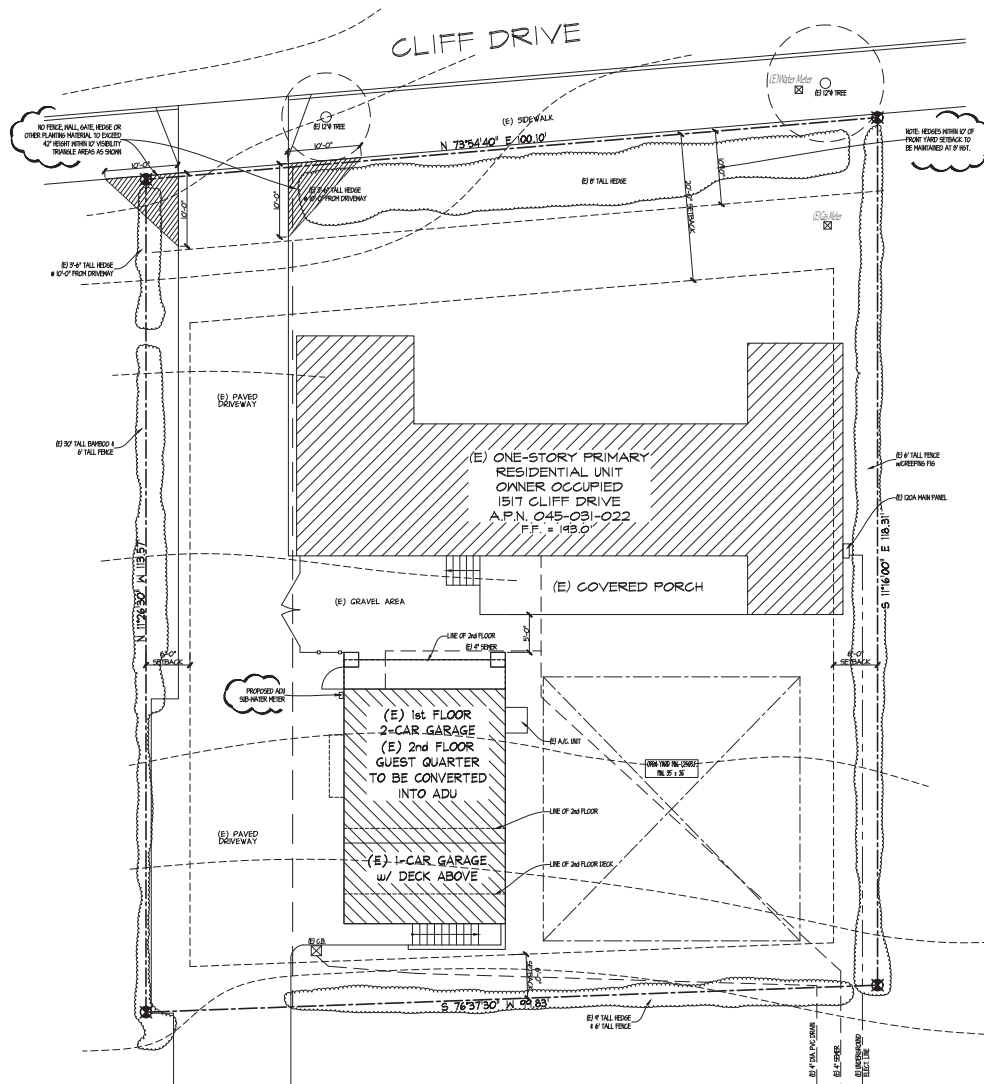
REVISIONS

Pl. cl. #:	2/2/2024
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Brian B. Miller Design
735 State Street, Suite 218
Santa Barbara, California 93101
email: mduff@comcast.net

DATE: 10/26/2023
JOB NO: 23077 for mb AGJ

A.1-1



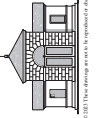
SITE PLAN

SCALE: 1/8"=1'



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email: bml@bmlconsult.net



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Pl. ck. #: 2/1/2024

NEW ACCESSORY DWELLING UNIT FOR:

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1517 CLIFF DRIVE

SANTA BARBARA, CA. 93109

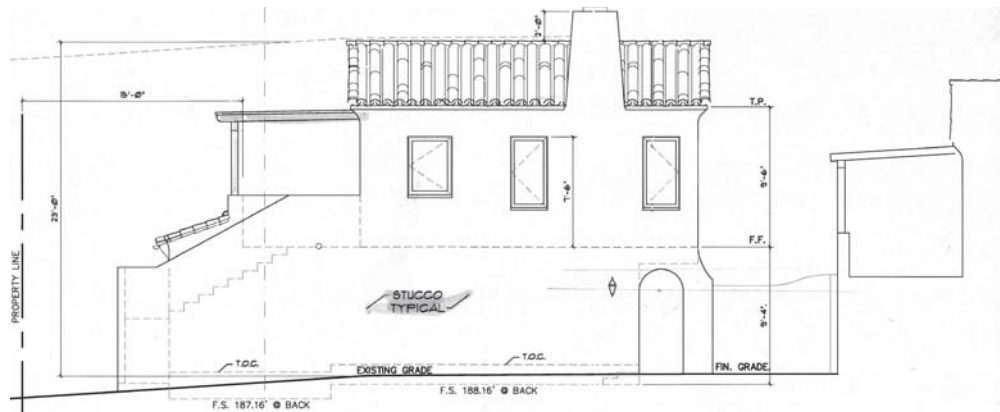
DATE: 10/26/2023

JOB No.
#230771 GriffithADU

A.1-2



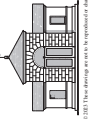
EXISTING WEST ELEVATION
(NO CHANGES) SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION
(NO CHANGES) SCALE: 1/4"=1'-0"

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Pl. ck. #1: 2/1/2024

NEW ACCESSORY DWELLING UNIT FOR:

MARK GRIFFITH

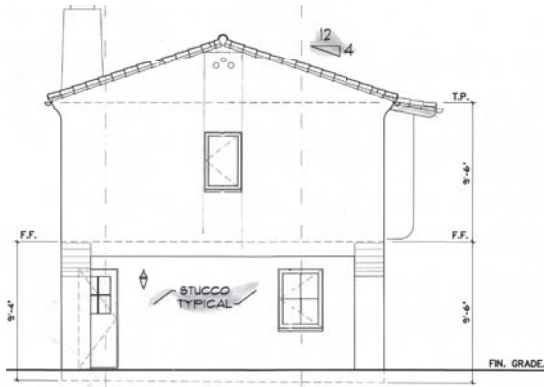
1517 CLIFF DRIVE

SANTA BARBARA, CA. 93104

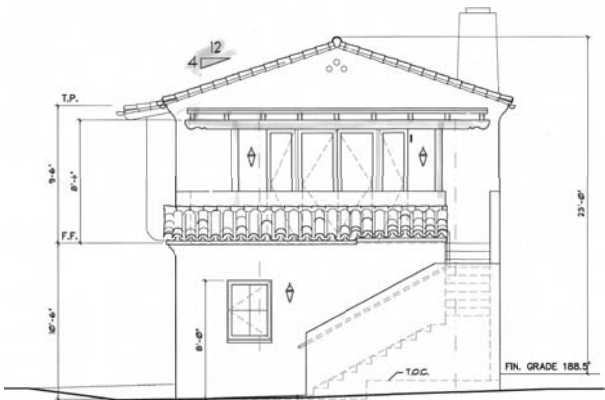
DATE: 10/26/2023

JOB No.
#230711 (GriffithADU)

A.3-1



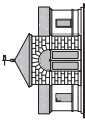
EXISTING NORTH ELEVATION SCALE: 1/4"=1'-0"
(NO CHANGES)



EXISTING SOUTH ELEVATION SCALE: 1/4"=1'-0"
(NO CHANGES)

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MARK GRIFFITH
1517 CLIFF DRIVE
SANTA BARBARA, CA. 93104

DATE: 10/26/2023
JOB No. #230711 Griffith ADU

A.3-2
of 10



① Street view 1517 Cliff Dr.



② Driveway



③ Adjacent to house



④ Garage view no.1



⑤ Garage view no.2



⑥ Kitchen layout



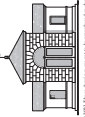
⑦ Bathroom view



⑧ Bathroom alternative view

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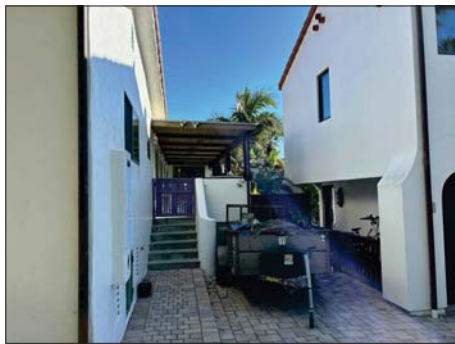
REVISIONS

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MARK GRIFFITH
1517 CLIFF DRIVE
SANTA BARBARA, CA. 93104

DATE: 10/26/2023
JOB No:
#230771 (GriffithADU)

Photos



PLN2023-00486-1517 Cliff Dr
Santa Barbara, Ca. 93109



1517 Cliff Dr. Street View



Driveway View

PLN2023-00486-1517 Cliff Dr
Santa Barbara, Ca. 93109



House 14' Height on Left-Garage Down Slope



ADU Above Garage which has a 23' Height

PLN2023-00486-1517 Cliff Dr
Santa Barbara, Ca. 93109



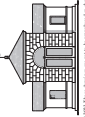
Neighborhood



Neighborhood View From ADU

Brian B. Miller

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MARK GRIFFITH

1517 CLIFF DRIVE
SANTA BARBARA, CA. 93109

DATE: 10/26/2023

JOB No:
#230771 (GriffithADU)

Photos

[illegible]

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

1

NA

REGIONAL FACILITY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactant Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesive, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAMMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and isocyanates), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 10 lead content) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARIH Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limits for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.30, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94507, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 48.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	50
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
ABS WELDING	325
CPVC WELDING	490
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	500
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1

NA

REGIONAL FACILITY

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
ARCHITECTURAL	VOC LIMIT
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BLENDS	350
CONCRETE CURING COMPOUNDS	300
CONCRETE/MASSONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	100
MASTIC TEXTURE COATINGS	450
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	500
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1

NA

REGIONAL FACILITY

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD:	0.13

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/ELH/BAQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/ELH/BAQ/Pages/VOC.aspx>.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/ELH/BAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARIH's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2068, European EN 338 standards, and Canadian CSA 0121, CSA 0101, CSA 0143 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 18, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 19, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.13 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 80% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

1

NA

REGIONAL FACILITY

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 INSTALLATIONS

702.1 QUALIFICATION TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Unlicensed persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

(BSC) When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: GRIFFITH ADU
Calculation Description: Title 24 AnalysisCalculation Date/Time: 2023-10-13T19:15:19-07:00
Input File Name: GRIFFITH ADU.rbd2xCF18-PHF-01E
(Page 7 of 9)

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution	Recirculation Control	Shower Drain Water Heat Recovery
0199 Typ 1 - U/I	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
(E) HEAT PUMPS	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	n/a	Existing	No	

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / SEER2 / COP	Cap E1	Cap E2	Efficiency Type	SEER / SEER2	EER / EER / CDR	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	ductless mini-split HP	1	uSPF	8.2	18000	12000	SEER2R	14	13.7	Not Zoned	Single Speed	Heat Pump System 1, Heat Pumping

HVAC - HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/SEER2	Verified Heating Cap E1	Verified Heating Cap E2

Registration Number: 223-PF101000000-000-000000-000
CA Building Energy Efficiency Standards - 2022 Residential ComplianceRegistration Date/Time: 2023-10-24 16:19:26
Report Version: 2022.0.000
Scheme Version: rev 20220801HERS Provider: CaCERTS Inc.
Report Generated: 2023-10-13 19:15:43

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: GRIFFITH ADU
Calculation Description: Title 24 AnalysisCalculation Date/Time: 2023-10-13T19:15:19-07:00
Input File Name: GRIFFITH ADU.rbd2xCF18-PHF-01E
(Page 8 of 9)

01	02	03	04	05	06	07	08	09
Indoor Air Quality (IAQ) Fans	Dwelling Unit	Airflow (CFM)	Fan Efficiency (HSPF/FM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Efficiency (min. 40)	Includes Fresh Air Intake (Btuh/hr)?	HERS Verification Status
Sham ADU (N/A/Notval)	11	0.35	Exhaust	No	n/a / n/a	No	No	Yes

Registration Number: 223-PF101000000-000-000000-000
CA Building Energy Efficiency Standards - 2022 Residential ComplianceRegistration Date/Time: 2023-10-24 16:19:26
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Input File Name: GRIFFITH ADU.rbd2xCF18-PHF-01E
(Page 9 of 9)

DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT

I, the undersigned, hereby declare that the information provided in this document is accurate and complete.

Documentation Authority Signature: David Inger

Signature Date: 2023-10-13 19:20:30

Inger Associates

Address: 600 Chatham Way

City: Montecito, CA 93108

Phone: 805-965-1881

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I, the undersigned, hereby declare that the information provided in this document is accurate and complete.

I am a registered professional engineer under the laws of the State of California.

I certify that the energy analysis and performance specifications identified in this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

I certify that the building design features or design details identified in this Certificate of Compliance are consistent with the information provided in other applicable documents, including, but not limited to, architectural drawings, specifications, and other documents submitted to the jurisdictional authority for approval with this building permit application.

Responsible Designer Name: Brian B Miller

Signature: Brian B Miller

Signature Date: 2023-10-24 15:19:26

Address: 1115 Coast Village Rd

City: Montecito, CA 93108

Phone: 805-407-9001

Easy to Verify
on CaCERTS.com

REVISIONS

NEW ACCESSORY DWELLING UNIT FOR:

MARK GRIFFITH

1517 CLIFF DRIVE

SANTA BARBARA, CA. 93104

DATE: 4/30/2023
JOB No:
230716rmbADU

T.2

of 14

§150.0012: AUTOMATIC OFF CONTROLS
IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC OFF FUNCTIONALITY.

FOR LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPaque FRONTS OR DOORS, CONTROLS THAT TURN LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.

§150.0017: DIMMING CONTROLS
LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN, FORWARD PHASE CUT DIMMING/CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.

§150.0018: INDEPENDENT CONTROLS
INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. UNDERCABINET AND UNDER-SHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHERS.

§150.0013: RESIDENTIAL OUTDOOR LIGHTING
OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE EFFICIENCY REQUIREMENTS OF §150.001A AND BOTH OF THE FOLLOWING:
A. A MANUAL ON/OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF THE FOLLOWING:
1. EITHER A OR B.
A. A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL.
B. AN ASTRONOMICAL TIME SWITCH CONTROL.

§150.0014: INTERNALLY ILLUMINATED ADDRESS SIGNS
INTERNALLY ILLUMINATED ADDRESS SIGNS SHALL EITHER COMPLY WITH SECTION 140.8, OR CONSUME NO MORE THAN 6 WATTS OF POWER.

§150.0015: RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES
LIGHTING FOR RESIDENTIAL PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST COMPLY WITH THE APPLICABLE REQUIREMENTS FOR NONRESIDENTIAL GARAGES IN §110.9, §130.6, §130.1, §130.4, §140.6 AND §141.6.

2022 Single-Family Residential Energy Standards Compliance
Lighting Mandatory Measures:

§110.9: LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF §110.9.

§150.0014: LUMINAIRE EFFICACY
ALL INSTALLED LUMINAIRES MUST MEET THE CLASSIFICATION OF HIGH LUMINOUS EFFICACY LIGHT SOURCES REQUIREMENTS LISTED IN TABLE 150.0-4.

§150.0018: SCREEN BASED LUMINAIRES
SCREEN BASED LUMINAIRES MUST CONTAIN LAMP1 THAT COMPLY WITH REFERENCE JOINT APPENDIX JAI.

§150.0011C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS
LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR AIR LEAKAGE, SEALING, SHALL NOT CONTAIN SCREEN BASE LAMP SOCKET, AND CLEARANCE AND INSTALLATION REQUIREMENTS PER THE CALIFORNIA ELECTRICAL CODE §410.116.

§150.0011D: LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES
LAMP1 AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAI ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.

§150.0011E: BLANK ELECTRICAL BOXES
THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN FIVE FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE, OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.

§150.0012A: INDOOR LIGHTING CONTROLS
LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.

§150.0012B: BYPASS CONTROLS
NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH §150.001A.

§150.0012C: PROGRAMMABLE CONTROLS
AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTITIME PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY, AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0012 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9 AND THE PHYSICAL CONTROLS SPECIFIED IN §150.0012B.

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.0a(1): Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/NBS/ASCE 1015.5.2.3.4.4.2011.7.

§ 110.0a(2): Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.0a(3): Field Integrated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0-4, 110.0-5, or 110.0-6 for all exterior doors. They must be installed in the building envelope as specified.

§ 110.7: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

§ 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(a): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(a).

§ 110.8(a): Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(a) and be labeled per § 110.113 when the installation of a cool roof is specified on the CPTR.

§ 110.8(b): Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 150.0(a): Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 5-16 area-weighted average U-factor must not exceed 0.043. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a rafter or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a rafter/ceiling.

§ 150.0(a): Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(a): Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 2x4 inch wood framing or have a U-factor of 0.071 or less. Opposite non-framed assemblies must have an overall assembly U-factor not exceeding 0.102.

§ 150.0(a): Masonry walls must meet Tables 150.1-A or B.

§ 150.0(a): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

§ 150.0(a): Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perms per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(a).

§ 150.0(a): Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(a).

§ 150.0(a): Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.

§ 150.0(a): Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45 or area-weighted average U-factor of all fenestration must not exceed 0.45.

February 27, 2024
City of Santa Barbara
Planning Department
Re: 1517 Cliff Dr Application letter
PLN2023-00486

Planners,

I am converting a 464 sq. ft. accessory space to a studio accessory dwelling unit. This ADU will provide additional housing space. There will be only interior changes for this conversion which consists of a small kitchen and a 4'X3' shower which will be added to the existing bathroom. The unit will remain consistent with the original design.

Thank you for your consideration in this matter.

Mark Griffith
1517 Cliff Dr.
Santa Barbara, Ca. 93109
805.637.5550

DRAFT STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1517 CLIFF DRIVE
COASTAL DEVELOPMENT PERMIT
MARCH 20, 2024

- I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **General Conditions.**

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on March 20, 2024 is limited to an Accessory Dwelling Unit and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
4. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
5. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Staff Hearing Officer Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
6. **Litigation Indemnification Agreement.** The Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City's approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the

City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

- B. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

- a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
- b. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

2. **Community Development Department.**

- a. **Recorded Agreement.** Prior to zoning clearance on a building permit for the proposed Accessory Dwelling Unit, the property owner shall execute a Covenant stating the following: (1) The Accessory Dwelling Unit will not be sold separately from the existing primary residence. (2) The Accessory Dwelling Unit shall not be rented for less than 31 days. When a building permit application is submitted, City Administrative Staff will prepare the Covenant and send an email from ADUCovenant@SantaBarbaraCA.gov letting the applicant know that the Covenant has been created. Written instructions will be provided to you on how to complete the procedure. The permit will not be issued until the

final agreement is recorded. **Certificate of Occupancy will not be granted without the Covenant being recorded.**

- b. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- C. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Oil Wells.** Based upon data on GeoTracker there are not any LUFT or SMU sites nearby that would be expected to impact the subject site. However, a permit for an underground tank was included in the City's street files. A permit was issued on 11/28/1936 for a 120-gallon underground storage tank. The location of the tank was not included in the permit. No permit for its removal was found in the street file. If the tank or stained/odiferous soil is encountered during construction, stop work and notify Nick Coria with CUPA and Tom Sayles with the Central Coast Regional Water Quality Control Board.
- Based upon data on the Cal-GEM website and archive files, there is a historic oil drilling well originally on this property (Fred E. Cole, Cole #12, API 04085303635). However, in 1968, a lot split resulted in the well located on the southern parcel and is no longer on the subject parcel. There are 25 historic oils wells within 500 feet of the site. If excavation and compaction of the soil is required for the foundation, sump material may be encountered. If sump material is encountered, the County of Santa Barbara Public Health Department Environmental Health Services Division shall be notified.
2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- D. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

II. Time Limits:

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

APPLICABLE COASTAL ACT AND COASTAL LAND USE PLAN POLICIES

1517 CLIFF DRIVE; PLN2023-00486

Coastal Act Policies

ARTICLE 6 DEVELOPMENT

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

(Amended by Ch. 1090, Stats. 1979.)

Section 30251 Scenic and visual qualities

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.

Section 30252 Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - (b) 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.
 - (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
 - (d) Minimize energy consumption and vehicle miles traveled.
 - (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.
- (Amended by Ch. 179, Stats. 2008)

Coastal Land Use Plan Policies

Policy 2.1-17 Land Use Categories and Map Designations. The land use categories and designations in Tables 2.1-1 through 2.1-5 establish the type, density, and intensity of land uses within the City's Coastal Zone. Figure 2.1-1 *Local Coastal Program Land Use Map* depicts the land use designation for each property and is intended to provide a graphic representation of policies relating to the location, type, density, and intensity of all land uses in the Coastal Zone. Allowable densities are stated as maximums but may be increased pursuant to an approved Coastal Development Permit that includes density bonus, inclusionary housing, or a lot area modification for affordable housing. However, compliance with the other policies of the Coastal LUP may limit the maximum allowable density of development. Accessory dwelling units are considered accessory uses and are not included as "units" when calculating allowable density.

Policy 3.1-29 Off-Street Parking for New Development and Substantial Redevelopment.

- A. Parking standards in the Zoning Ordinance are designed to ensure sufficient off-street parking is provided for new development and substantial redevelopment so as to avoid significant adverse impacts to public access to the shoreline and coastal recreation areas. Off-street parking for new development and substantial redevelopment, therefore, shall be consistent with the Zoning Ordinance.
- B. Zoning modifications to allow reduced off-street parking in the West Beach, Lower State, and East Beach Component Areas shall only be approved if a project specific evaluation of parking demand shows that the reduced parking will provide for the anticipated parking demand generated by the development. In determining parking demand, the following may be considered: proximity to transit facilities; mix of uses in the immediate area; offsite parking agreements; and provisions of a transportation demand management plan where it is demonstrated that the plan's measures will sufficiently reduce the demand for parking.

- Policy 4.2-22** Storm Water Management. All development shall be planned, sited, and designed to protect the water quality and hydrology of coastal waters in accordance with the requirements of the City's Storm Water Management Program, approved by the Central Coast Regional Water Quality Control Board under California's statewide National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer System (MS4) Storm Water Permit (Order No. 2013-0001 DWQ, effective July 1, 2013, or any amendment to or re-issuance thereof).
- Policy 4.3-2** Restore and Enhance Visually Degraded Areas. Development shall, where feasible, restore and enhance visual quality in visually degraded areas.
- Policy 4.3-3** Design Review. Development in the Coastal Zone shall be reviewed by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board in accordance with established rules and procedures, as applicable. If any of the rules, procedures, or actions of these design review boards/commissions conflict with the policies of the Coastal LUP, the policies of the Coastal LUP shall take precedence.
- Policy 4.3-4** Visual Evaluation Requirement. A site-specific visual evaluation shall be required for new development and substantial redevelopment that has the potential to impact scenic resources or public scenic views. The visual evaluation shall be used to evaluate the magnitude and significance of changes in appearance of scenic resources or public scenic views as a result of development.
- Policy 4.3-5** Protection of Scenic Resources and Public Scenic Views. Development shall be sited and designed to avoid impacts to scenic resources and public scenic views. If there is no feasible alternative that can avoid impacts to scenic resources or public scenic views, then the alternative that would result in the least adverse impact to scenic resources and public scenic views that would not result in additional adverse impacts to other coastal resources shall be required. Methods to mitigate impacts could include, but not be limited to: siting development in the least visible portion of the site, managing building orientation, breaking up the mass of new structures, designing structures to blend into the natural setting, restricting the building maximum size, reducing maximum height standards, clustering building sites and development, requiring a view corridor, eliminating accessory structures not requisite to the primary use, minimizing grading, minimizing removal of native vegetation, incorporating landscape elements or screening, incorporating additional or increased setbacks, stepping the height of buildings so that the heights of building elements are lower closer to public viewing areas and increase with distance from the public viewing area. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to visual resources, public scenic views, or public viewing areas.
- Policy 4.3-6** Obstruction of Scenic View Corridors. Development shall not obstruct public scenic view corridors of scenic resources, including those of the ocean viewed from the shoreline and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

Policy 4.3-7 Compatible Development. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.

Policy 4.3-8 Mitigating Impacts to Visual Resources. Avoidance of impacts to visual resources through site selection and design alternatives, if feasible, is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts, shall not substitute for project alternatives including resiting, or reducing the height or bulk of structures. When landscaping is required to screen the development, it shall be maintained for the life of the development for that purpose.

Policy 4.3-9 Minimize Excavation, Grading and Earthwork. Minimize alteration of natural landforms to ensure that development is subordinate to surrounding natural features such as drainage courses, prominent slopes and hillsides, and bluffs. Site and design new development and substantial redevelopment to minimize grading and the use of retaining walls, and, where appropriate, step buildings to conform to site topography.

Policy 4.3-13 Tree Protection and Replacement.

- A. Trees qualifying as ESHA shall be fully protected as required by the Biological Resources protection policies (Policy 4.1-1 et seq.).
- B. For non-ESHA trees:
 - i. Development shall be sited and designed to preserve and protect, to the extent feasible, mature trees (trees four inches in diameter or greater at four feet six inches above grade in height) and trees important to the visual quality of the property;
 - ii. Mature or visually important trees should be integrated into the project design rather than removed or impacted through encroachment into the root zones; and
 - iii. Where the removal of mature or visually important trees cannot be avoided through the implementation of project alternatives or where development encroachments into the root zone result in the loss or worsened health of the trees, the removed tree(s) shall be replaced on a minimum 1:1 basis. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

Policy 4.3-14 Minimize Removal of Native Vegetation.

- A. Native vegetation that meets the definition of ESHA, creek, or wetland, shall be fully protected as required by the Biological Resource policies (Policy 4.1-1 et seq.).
- B. Development shall minimize removal of non-ESHA native vegetation.

- Policy 4.4-4** Paleontological and Archaeological Resource Consideration and Protection. Potential damage to paleontological and archaeological resources shall be considered when making land-use decisions. Project alternatives and conditions offering the most protection feasible to important paleontological or important or unique archaeological resources shall be implemented.
- Policy 4.4-7** Archaeological Resources Evaluation Requirement. Development proposed in any area known or suspected to contain archaeological resources, or identified as archaeologically sensitive on the City of Santa Barbara's Archaeological Resources Sensitivity Map, shall be evaluated to identify the potential for important or unique archaeological resources at the site and whether the proposed development may potentially have adverse impacts on those resources if present at the site.
- Policy 5.1-18** Hazard Risk Reduction. New development and substantial redevelopment shall do all of the following, over the expected life of the development, factoring in the effects of sea level rise:
- A. Minimize risks to life and property from high geologic, flood, and fire hazards;
 - B. Assure stability and structural integrity; and
 - C. Neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.
- Policy 5.1-20** Avoid or Minimize the Effects of High Geologic Hazards. New development and substantial redevelopment in areas of potential fault rupture, groundshaking, liquefaction, tsunami, seiche, slope failure, landslide, soil erosion, expansive soils, radon, or high groundwater shall be sited, designed, constructed, and operated (including adherence to recommendations contained in any site specific geologic evaluation required) to ensure that the development minimizes risks to life and property, assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area over its expected life, factoring in the effects of sea level rise.
- Policy 5.1-21** Avoid Development on Slopes Greater than 30%. Avoid, and where avoidance is not feasible, minimize development that involves grading on any slopes greater than 30%.