



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 24, 2006
AGENDA DATE: June 1, 2006
PROJECT ADDRESS: 85 N. La Cumbre Road (MST2005-00295)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH for SH*
 Allison De Busk, Associate Planner *AD*

I. PROJECT DESCRIPTION

The proposed project involves the demolition of all existing site improvements, including a two-story apartment building, a detached residence, a garage and apartment structure and carports (a total of ten (10) residential units would be demolished). A new three-story condominium building containing nine (9) residential units (three (3) one-bedroom and six (6) two-bedroom units) is proposed. Fifteen (15) covered parking stalls and four (4) uncovered parking stalls are included. One (1) of the one-bedroom units is proposed as a bonus density unit affordable to middle-income homebuyers.

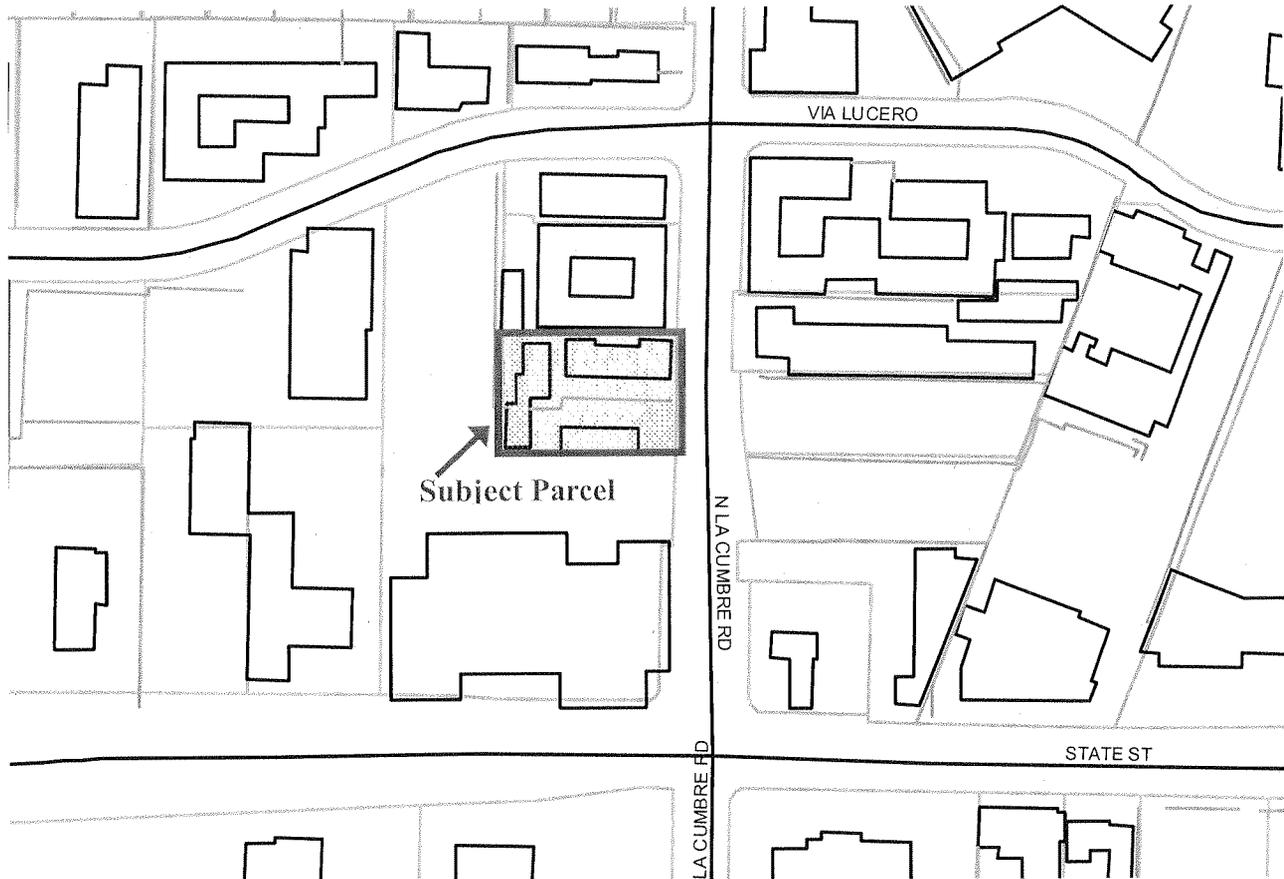
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification of the lot area requirements to allow for one (1) bonus density unit on a lot in the R-3 / S-D-2 zone (SBMC §28.92.110, A, 2);
2. A Modification of the open space requirement to allow a portion of it to be provided on the second level of the building (SBMC §28.92.110, A,2); and
3. A Tentative Subdivision Map for a one-lot subdivision to create nine (9) residential condominium units (SBMC 27.07 and 27.13).

III. RECOMMENDATION

Upon approval of the requested modifications, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size, massing and design of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 85 N. La Cumbre Road

APPLICATION DEEMED COMPLETE: April 11, 2006
DATE ACTION REQUIRED PER MAP ACT: June 30, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Trish Allen, SEPPS	Property Owner:	Wye Road Properties, LLC
Parcel Number:	057-233-010	Lot Area:	18,150 sq. ft. (0.42 acre)
General Plan:	Office and General Commerce	Zoning:	R-3/S-D-2
Existing Use:	Residential (apartments)	Topography:	Relatively flat, slopes easterly
Adjacent Land Uses:			
North - residential		East – La Cumbre Road and residential	
South - commercial		West – parking lot and commercial	

B. PROJECT STATISTICS

	Bedrooms	Size (Net)	Assigned Parking	Affordability
Unit 1	1	887 sq. ft.	1 space	Middle-Income
Unit 2	1	887 sq. ft.	1 space	Market Rate
Unit 3	1	887 sq. ft.	1 space	Market Rate
Unit 4	2	1,578 sq. ft.	1 space	Market Rate
Unit 5	2	1,578 sq. ft.	1 space	Market Rate
Unit 6	2	1,578 sq. ft.	1 space	Market Rate
Unit 7	2	1,337 sq. ft.	1 space	Market Rate
Unit 8	2	1,419 sq. ft.	1 space	Market Rate
Unit 9	2	1,337 sq. ft.	1 space	Market Rate

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	20' (per S-D-2) 6' 1-2-story, 10' 3 story 6' 1 st fl., 10' 2 nd & 3 rd fl.	5' 6' 10'	20' 10' 10'
Building Height	3 stories and 45 feet	2 stories and 25'	3 stories and 33.5'
Parking	19 stalls (9 covered)	10 covered stalls	19 stalls (15 covered)
Lot Area Required for Each Unit (Variable Density)	Studio = 1,600 sq. ft. 1-Bdrm = 1,840 sq. ft. 2-Bdrm = 2,320 sq. ft. 3-Bdrm = 2,800 sq. ft.	(5) 1,840 = 9,200 sq. ft. (5) 2,320 = 11,600 sq. ft. Total Rqd=20,800 sq. ft.	(3) 1,840 = 5,520 sq. ft. (6) 2,320 =13,920 sq. ft. Total Rqd=19,440 sq. ft.*
10% Open Space	1,815 sq. ft.	2,080 sq. ft.	946 sq. ft. (5%)* 2,206 sq. ft. on 2 nd floor (12%)
Private Outdoor Living Space Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Unit 7 Unit 8 Unit 9	120 sq. ft. 120 sq. ft. 120 sq. ft. 84 sq. ft.	N/A	270 sq. ft. 700 sq. ft. 680 sq. ft. 301 sq. ft. 242 sq. ft. 242 sq. ft. 156 sq. ft. 156 sq. ft. 156 sq. ft.

Lot Coverage						
-Building	N/A	5,913 sq. ft.	33%	8,556 sq. ft.	47%	
-Paving/Driveway	N/A	5,700 sq. ft.	31%	4,245 sq. ft.	23%	
-Landscaping	N/A	6,537 sq. ft.	36%	5,349 sq. ft.	30%	

* Requires a modification

The proposed project would meet the requirements of the R-3/S-D-2 Zone, with the exception of the lot area and open yard modifications.

A. LOT AREA MODIFICATION

The applicant is proposing one bonus density housing unit for a total of nine housing units on the property. The project is subject to the lot area provisions of the R-3 (Multiple Residential) Zone and, therefore, to the City’s variable density standards. Under the variable density provisions, the proposed project would require 19,440 square feet of lot area to construct nine (9) units (when comprised of three (3) one-bedroom units and six (6) two-bedroom units). The subject parcel is 18,150 square feet, thus a lot area modification is requested to provide one (1) bonus density unit (resulting in a density of 21.5 dwelling units per acre).

Staff is supportive of the proposed lot area modification because the project is providing a residential unit affordable to a middle-income household and minimizes the net loss of units resulting from the project. The lot area modification would be consistent with the purposes and intent of the City of Santa Barbara Density Bonus Ordinance, the General Plan, Housing Element, Zoning Ordinance and with the City’s affordable housing program.

B. OPEN YARD AREA MODIFICATION

Multiple-family development requires the provision of open yard area, in this case equal to ten (10) percent of the lot area. Open yard area must be provided on the ground floor per Municipal Code requirements and does not include required setback areas. The proposed project does not satisfy the open yard area requirement on the ground floor, and a modification to provide a portion of this required yard area on the second floor is requested. The proposed project has a substantial front yard setback due to the S-D-2 requirements. The project also provides ample private outdoor living space for the individual units, well above the minimum required by the Code. Additionally, the design of the building includes second and third level common walkways, which, although not technically counted towards the 10% requirement, do add to the livability of the project. Given the site’s urban location, the fact that the project includes large private outdoor areas, there is open yard area on the second and third floors, and a bonus density unit is provided, staff is able to support the open yard area modification.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on September 12, 2005 (meeting minutes are attached as Exhibit D). At that meeting, the ABR continued the project to the Planning Commission with generally favorable comments. The Board expressed concerns with the height of the building and design details, and suggested flipping the site plan. The applicant has responded to the ABR’s comments, and the current plans reflect those changes.

B. COMPLIANCE WITH THE GENERAL PLAN

Before a condominium project and a tentative map can be approved, they must be found consistent with the City's General Plan. The project site is located in the North State neighborhood, which is bounded on the north by the northern boundary of the commercial properties on the north side of State Street and by Via Lucero, on the east by Mission Creek, on the south by Highway 101 and the southern boundary of the commercial property on State Street and De la Vina Street, and on the west by San Marcos Pass Road (Highway 154). This area is an intensely developed commercial area with a scattering of multiple-family residential development, particularly along Via Lucero.

1. Land Use Element

The subject site has a General Plan designation of General Commerce and Office. The parcel is zoned for residential development and is subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones. The proposed project would result in a density of 21.5 units per acre, which would be consistent with the Land Use and Housing Elements of the General Plan through implementation of the City's variable density and bonus density provisions.

2. Housing Element

Santa Barbara has very little vacant or available land for new residential development. Therefore, City housing policies support build out of infill housing units in the City's urban areas. The City's Housing Element encourages construction of a wide range of housing types to meet the needs of various household types.

Projects that involve a net reduction in units, and particularly the loss of rental housing, have previously raised concerns by local decision-makers. In order to help offset the loss of rental housing and the potential net loss of two (2) housing units, the applicant has proposed to include a bonus density unit. This unit would be available for purchase to middle-income households. Staff has examined the issue of the loss of rental housing and determined that the project is consistent with the relevant Housing Element goals and policies.

Neighborhood Compatibility

In accordance with Housing Element Policy 2.8, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be compatible in scale, size and design with the surrounding neighborhood.

The surrounding neighborhood is comprised of a mix of residential, office and commercial buildings, with a wide range of heights, although primarily two-story structures. As discussed in Section VI, A of this report, the ABR is generally supportive of the mass, bulk and scale, and they find the development to be appropriate for this site and neighborhood.

C. ENVIRONMENTAL REVIEW

Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15302, which provides for replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure it replaced and will have substantially the same purpose and capacity of the structure it replaced. In this case, a residential development of ten (10) units would be replaced with a nine (9)- unit residential development containing approximately the same number of bedrooms on the same 0.42-acre site.

A Noise Assessment, prepared for the project site, was utilized in reaching this determination. According to the City's Master Environmental Assessment (MEA), the project site is located in the 60-65 dBA and 65-70 dBA (average A-weighted sound level over a 24-hour period) noise corridor due to traffic noise. The General Plan Noise Element Land Use Compatibility Guidelines identify up to 60 dBA L_{dn} as the maximum compatible exterior noise level for residential uses. Units 1, 4 and 7 are located at the east end of the building and are potentially exposed to higher noise levels. Staff requested the noise study for the development to identify construction mitigations that may be needed. The recommendations of this analysis have been incorporated into the project design to achieve appropriate noise levels for interior and exterior living spaces. Refer to the attached Noise Assessment (Exhibit E) for additional details. Standard measures limiting construction hours have been recommended as conditions to minimize potential short-term construction noise impacts to the surrounding neighborhood.

The project is also exempt from CEQA per Section 15315, Minor Land Divisions, for the Tentative Map and Section 15301, Existing Facilities, for the demolition of the apartment, house and garage.

D. UPPER STATE STREET STUDY

Although the Study Area has not been officially defined at this point, the subject parcel is located in the general area of the Study. The Upper State Street Study (USSS) will only address issues within the existing policy framework, so it does not affect the Commission's ability to take action on the subject project. Additionally, the project is a residential development not located along the main arterial that is the focus of the Study (namely State Street). The following are attributes of the project that staff believes will relate favorably to future USSS discussions:

1. The proposed condominium development would replace an old building that doesn't meet S-D-2 setbacks with one that does.
2. There will be a net traffic decrease due to the reduction in the number of units on-site, and code compliant parking will be provided on-site, thereby reducing any current impact on City streets.

VII. FINDINGS

The Planning Commission finds the following:

A. THE LOT AREA MODIFICATION (SBMC §28.92.110)

The modification is consistent with the purposes and intent of the Zoning Ordinance, and policies of the City's Housing Element, and is necessary to provide one bonus density housing unit affordable to a middle-income household.

The project includes one residential unit available for sale to a middle-income household. The project is consistent with the City's Affordable Housing Policies. Therefore the lot area modification is necessary in order to provide this affordable unit.

B. OPEN YARD AREA MODIFICATION (SBMC §28.92.110)

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot, prevent unreasonable hardship, promote uniformity of improvement, or to construct housing that is affordable to middle-income households.

Adequate open space is provided throughout the project in the form of private outdoor spaces and common areas on the second and third floors. The requested modification to provide a portion of the required open yard area on the second floor is consistent with the purpose and intent of the Zoning Ordinance to provide open space areas in new development, and it is necessary to construct housing that includes a unit that is affordable to middle-income households.

C. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

D. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.

The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and outdoor living space requirements.

2. The proposed development is consistent with the General Plan of the City of Santa Barbara.

The project can be found consistent with policies of the City's General Plan including the Housing Element and Land Use Element. The project will provide

infill residential development that is compatible with the surrounding neighborhood.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Development Plans
- C. Applicant's letter, dated May 18, 2006
- D. ABR Minutes – September 12, 2005
- E. Noise Assessment prepared by 45dB.com, dated November 11, 2005 and Supplement to Noise Assessment Report dated January 9, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

85 N. LA CUMBRE ROAD
TENTATIVE SUBDIVISION MAP, OPEN SPACE MODIFICATION, LOT AREA MODIFICATION
JUNE 1, 2006

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) 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. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Ownership Unit Affordability Restrictions.** The one bedroom dwelling unit designated as unit number 1 on the Tentative Subdivision Map shall be designated as Affordable Middle Income Unit and sold only to and occupied only by households who qualify as Middle Income Households as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale prices upon initial sale shall not exceed two hundred sixteen thousand dollars (\$216,000).

The Affordable Units shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures. The resale prices of the Affordable Units shall be controlled by means of a recorded affordability covenant executed by Owner and the City to assure continued affordability for at least forty-five (45) years from the initial sale of the affordable unit. No affordable unit may be rented prior to its initial sale.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on June 1, 2006 is limited to nine (9) dwelling units, comprised of six (6) two-bedroom units and three (3) one-bedroom units, and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Parking Stalls Available for Parking.** A covenant that includes a requirement that all parking areas be kept open and available for the parking of vehicles in the manner for which the parking areas were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Adequate space shall be provided and maintained for trash and recycling purposes.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
 7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 8. **Street Tree Protection.** The street tree(s) within the City's right-of-way shall be preserved and protected unless specifically approved for removal by the Park and Recreation Commission.
 9. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the City Engineer.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Tree Relocation.** The existing queen palms shall be relocated on the Real Property, pending Park and Recreation Commission approval.
 2. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to screen the uncovered parking area from the street.

3. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk through the use of a different paving/walkway material.
 4. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
 5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 6. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
 7. **Permeable Paving.** Where feasible, incorporate a permeable paving system for the project driveway and/or uncovered parking area(s) that will allow a portion of the driveway runoff to percolate into the ground.
- C. **Public Works Submittal Prior to Final Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map for the project:
1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
 4. **Off-Site Public Street Improvement Plans.** The Owner shall submit C-1 public improvement or building plans for construction of improvements along the property frontage on La Cumbre Road. The C-1 plans shall be submitted separately from plans submitted for a Building permit. As determined by the Public Works Department, the improvements shall include: remove existing sidewalk and replace with 6' wide sidewalk at edge of right of way line with parkway and City street trees in the remaining public right of way, commercial driveway apron modified to meet Title 24 requirements, apply crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection City/private water and sewer mains, curb drain outlets, any contractor's stamps or survey monuments shall be preserved and/or reset under the direction of the Public Works Inspector, and provide adequate positive drainage

from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer. Any work in the public right of way requires a public works permit.

D. Public Works Requirements Prior to Building Permit Issuance. The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Final Map and Concurrent Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
3. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.

E. Community Development Requirements Prior to Building or Public Works Permit Application/Issuance. The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
3. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal/relocation of two (2) Queen Palms (diameter 10") from the front yard setback and for the removal/replacement of the Australian Willow (*geijera parvifolia*) street tree.

4. **Recorded Affordability Covenant.** Submit to the Planning Division a copy of an affordability control covenant that has been approved as to form and content by the City Attorney and Community Development Director, and recorded in the Office of the County Recorder, which includes the following:
 - a. **Initial Sale Price Restrictions.** The one bedroom dwelling unit designated as unit number 1 on the Tentative Subdivision Map shall be designated as an Affordable Middle Income Unit and sold only to and occupied only by households who qualify as Middle Income Households as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale prices upon initial sale shall not exceed two hundred sixteen thousand dollars (\$216,000).
 - b. **Resale Restrictions.** The Affordable Units shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures. The resale prices of the Affordable Units shall be controlled by means of a recorded affordability covenant executed by Owner and the City to assure continued affordability for at least forty-five (45) years from the initial sale of the affordable unit. No affordable unit may be rented prior to its initial sale.
 5. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Noise Assessment.** All recommended noise mitigation measures identified in the Noise Assessment prepared by 45dB.com and dated November 11, 2005, shall be incorporated into the construction drawings.
 3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

4. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
5. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
6. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is 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.

- G. Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.
1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill.
 2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
 3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
 4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all

day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
6. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the

late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

7. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
8. **Expeditious Paving.** All driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
9. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
10. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
11. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
12. **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, contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
17. **Unanticipated Archaeological Resources Contractor Notification.** 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 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 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.

J. 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 damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
4. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
5. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels, as specified in the City's Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR).
6. **Ownership Affordability Provisions Approval.** For all dwelling units subject to affordability conditions obtain from the Community Development Director, or Director's designee in the City's Housing Programs Division, written approval of the following: (a) the Marketing Plan as required by the City's Affordable Housing Policies and Procedures; (b) the initial sales prices and terms of sale (including financing); (c) the eligibility of the initial residents; and (d) the recorded affordability control covenants signed by the initial purchasers which assure continued compliance with the affordability conditions.

7. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

K. Litigation Indemnification Agreement. In the event the Planning Commission approval of the Project is appealed to the City Council, 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 Council's denial of the appeal and 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 the City Council denial of the appeal and approval of 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.

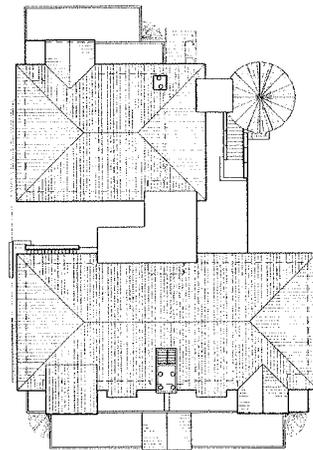
NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.

RECEIVED

MAY 18 2005

CITY OF SANTA BARBARA
PLANNING DIVISION



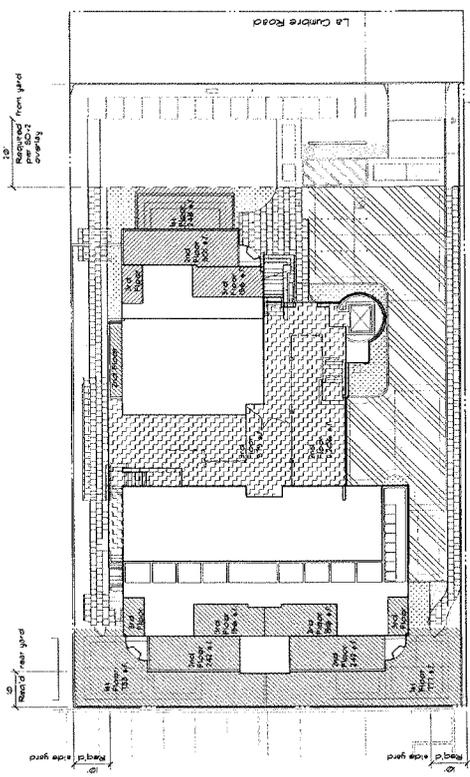
Roof Plan
1/8" = 1'-0"

City of Santa Barbara
Planning Division

February 22, 2005
To: Mr. Mark...
From: Mr. Mark...
Subject: ...

Dear Mr. Mark:
The attached drawings show the proposed roof plan for the building located at 85 N. La Cumbre Road, Santa Barbara, CA 93101. The drawings are for your information and are not intended to be used for construction purposes. The drawings are subject to the City of Santa Barbara's review and approval. If you have any questions, please contact the Planning Division at (805) 965-3337.

Roof Plan
1/8" = 1'-0"



Zoning Plan
1/8" = 1'-0"

- Driveway Parking
- Private Outdoor Area (Pools, Patios, and/or Decks)
- Plants (Common Area exclusive of roof setbacks)
- Plants (Within Parking Area (see BS000B))
- Deck and/or Pool
- Setback (Common Area)

DATE: 02/22/05
DRAWN BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: 05-000000

DATE: 02/22/05

SCALE: 1/8" = 1'-0"

PROJECT: 05-000000

Preliminary Code Search

Table 5-8: Zoning, Code Search, Statistics, Vicinity Map. Table 5-9: Zoning, Code Search, Statistics, Vicinity Map. Table 5-10: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-11: Zoning, Code Search, Statistics, Vicinity Map. Table 5-12: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-13: Zoning, Code Search, Statistics, Vicinity Map. Table 5-14: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-15: Zoning, Code Search, Statistics, Vicinity Map. Table 5-16: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-17: Zoning, Code Search, Statistics, Vicinity Map. Table 5-18: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-19: Zoning, Code Search, Statistics, Vicinity Map. Table 5-20: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-21: Zoning, Code Search, Statistics, Vicinity Map. Table 5-22: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-23: Zoning, Code Search, Statistics, Vicinity Map. Table 5-24: Zoning, Code Search, Statistics, Vicinity Map.

Table 5-25: Zoning, Code Search, Statistics, Vicinity Map. Table 5-26: Zoning, Code Search, Statistics, Vicinity Map.

Statistics

Statistics
1. Total number of units...
2. Total number of units...
3. Total number of units...
4. Total number of units...
5. Total number of units...

PLANNERS
APN: 07-222-10
General Plan Designation: (Mixed) General Commercial
SEAL AREA: 27.46 ac (including 3.00 ac R.O.V.)
Net Area: 16,100 sq. ft.

DENSITY
Maximum Density: 4.82 units/acre
Minimum Density: 1.50 units/acre
Average Density: 3.17 units/acre

PERMITS
Permitted by Zoning (see 90-100 CS):
1. Single-Family Detached
2. Single-Family Attached
3. Single-Family Attached (Townhouse)

UNITS
Unit 1: 100 sq. ft. (100 sq. ft.)
Unit 2: 100 sq. ft. (100 sq. ft.)
Unit 3: 100 sq. ft. (100 sq. ft.)
Unit 4: 100 sq. ft. (100 sq. ft.)
Unit 5: 100 sq. ft. (100 sq. ft.)
Unit 6: 100 sq. ft. (100 sq. ft.)
Unit 7: 100 sq. ft. (100 sq. ft.)
Unit 8: 100 sq. ft. (100 sq. ft.)
Unit 9: 100 sq. ft. (100 sq. ft.)
Unit 10: 100 sq. ft. (100 sq. ft.)

STATISTICS
Total Units: 100
Total Area: 10,000 sq. ft.
Average Unit Area: 100 sq. ft.

VICINITY MAP
Vicinity Map showing the project location relative to surrounding streets and landmarks.

LEGEND
Legend for the zoning plan, showing symbols for various zoning types and setbacks.

NOT TO BE USED FOR CONSTRUCTION
DATE: 02/22/05
DRAWN BY: [Signature]

LENVIK & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 965-3337 Fax: (805) 963-2785

Planning Consultant:
800 West Haley Street
Santa Barbara, CA 93101
Phone: (805) 965-3337

Civil Engineer:
1011 West Haley Street
Santa Barbara, CA 93101
Phone: (805) 965-3337

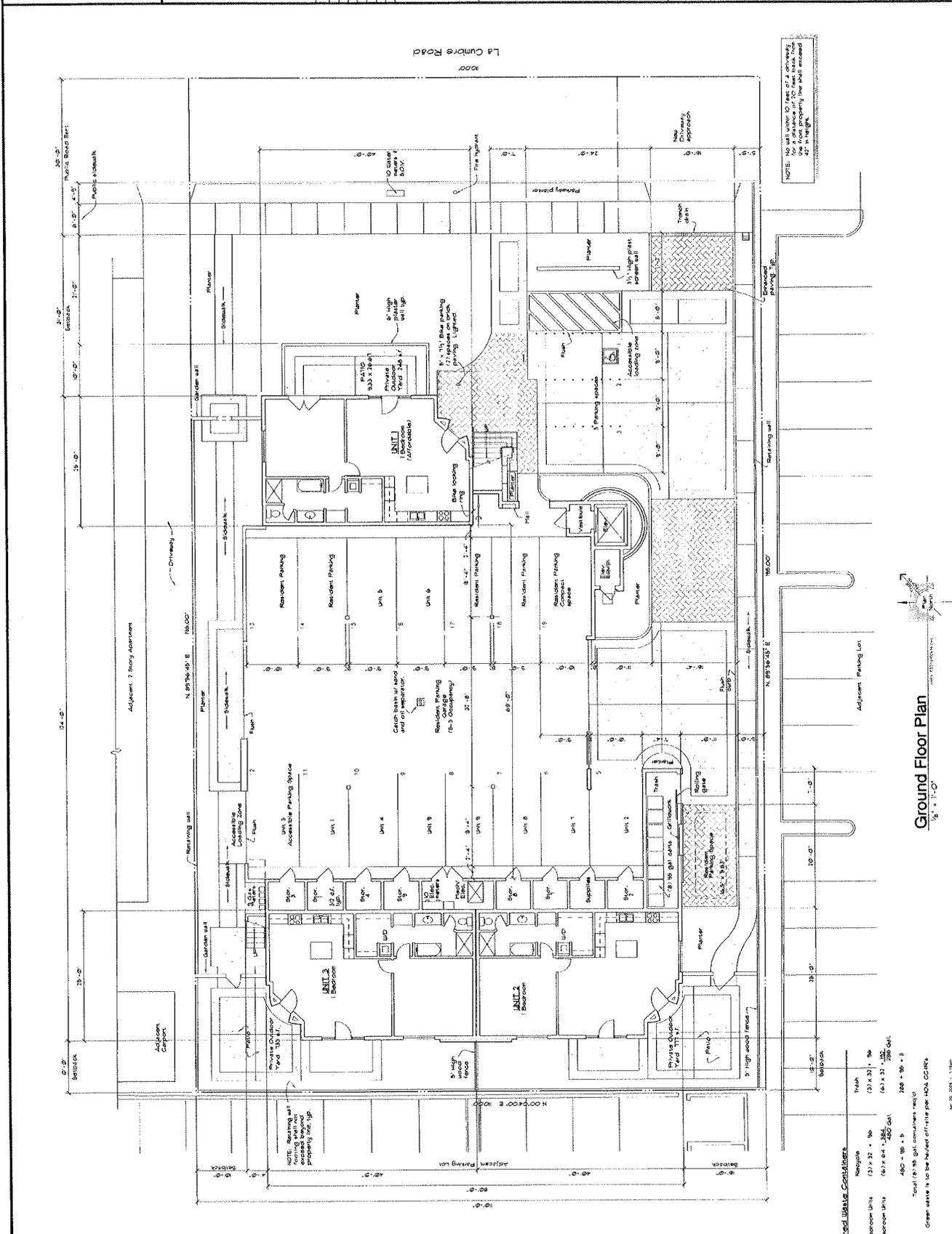
La Cumbre Properties LLC
85 N. La Cumbre Road
Santa Barbara, CA 93101

La Cumbre
Condominiums
85 N. La Cumbre Rd.
Santa Barbara, CA

Statistics
Code Search
Vicinity Map

NOT TO BE USED FOR CONSTRUCTION
DATE: 02/22/05
DRAWN BY: [Signature]

Sheet No. 1 of 1
Scale: 1/8" = 1'-0"



Required Units Containers

Trash	248 + 85 + 13
Recycle	248 + 85 + 13
(3) 1 Bedroom Units	(3) 7.37 * 36 = 267.42 Gal.
(6) 2 Bedroom Units	(6) 7.37 * 36 = 267.42 Gal.
(6) 3 Bedroom Units	(6) 7.37 * 36 = 267.42 Gal.
Total	1,268.56 Gal. containers req'd.

Total 1,268.56 gal. containers req'd.
Green waste is to be hauled off-site per local CCRR's.

Ground Floor Plan
1/8" = 1'-0"





LENVIK & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3357 Fax: (805) 963-2785
www.lm-arch.com

Client:
Way Road Properties, LLC
575 Las Arboles Drive
Santa Barbara, CA 93105

Project:
Way Road Properties, LLC
575 Las Arboles Drive
Santa Barbara, CA 93105

Architect:
LENVIK & MINOR ARCHITECTS
315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3357 Fax: (805) 963-2785

Contractor:
Way Road Properties, LLC
575 Las Arboles Drive
Santa Barbara, CA 93105

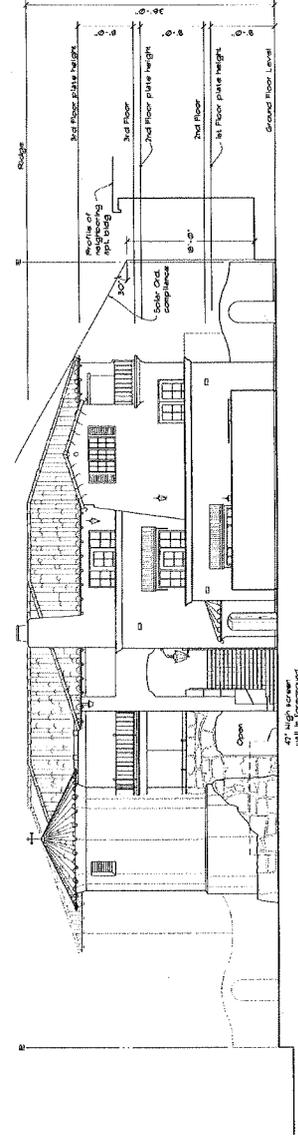
Scale:
1/8" = 1'-0"

La Cumbre Condominiums
85 N. La Cumbre Rd.
Santa Barbara, CA

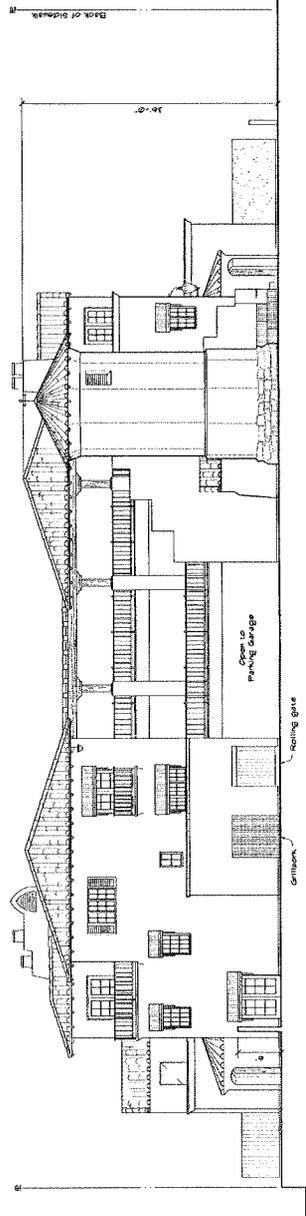
Exterior Elevations
PROGRESS PRINT
DATE: Apr 20, 2006
PROJECT: 051215 FOR CONSTRUCTION

DATE	ISSUE	BY
04/20/06	051215	LM
04/20/06	051215	LM
04/20/06	051215	LM

A5



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

Consultant:
Planning Consultant:
1000 W. La Grana Street
Santa Barbara, CA 93101
Ph: 963-7156 / Fax: 963-7193

Civil Engineer:
1000 W. La Grana Street
Santa Barbara, CA 93101
Ph: 963-7156 / Fax: 963-7193

Landscape Architect:
271 De La Vina Street
Santa Barbara, CA 93101
Ph: 963-3006 / Fax: 963-4935

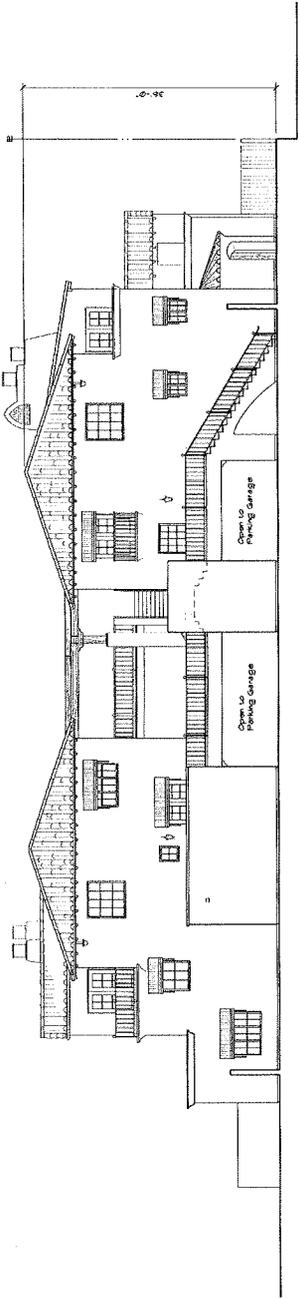
Client:
Ilae Road Properties LLC
950 La Grana Drive
Santa Barbara, CA 93101

Exterior Elevations

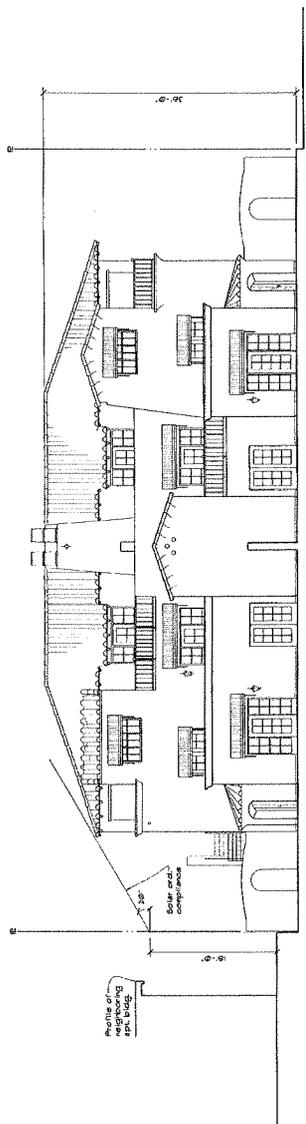
PROGRESS PRINT

DATE: Apr 10, 2008
NOT TO BE USED FOR CONSTRUCTION

Project No.	020109
Sheet No.	
Sheet	A5.1

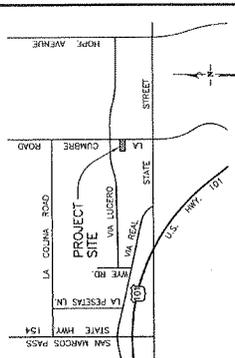


North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

Back of Sheet



VICINITY MAP
NO SCALE

GENERAL NOTES:

1. PROPERTY ADDRESS: SANTA BARBARA, CA 93110
2. CLIENT: SUZANNE ELLENOR PLANNING AND DESIGN SERVICES, 1000 W. STATE ST., SANTA BARBARA, CA 93101, (805) 966-7158
3. ENGINEER: 1953 CLAY COURT, SUITE 6, SANTA BARBARA, CA 93109 (805) 966-7158
4. EXISTING PARCEL: A.P.N. 657-233-010
5. EXISTING LOT STATISTICS:

A.P.N.	GROSS AREA	ROAD ESMT.	NET AREA
57-233-010	2,462 S.F.	0,078 S.F.	2,384 S.F.

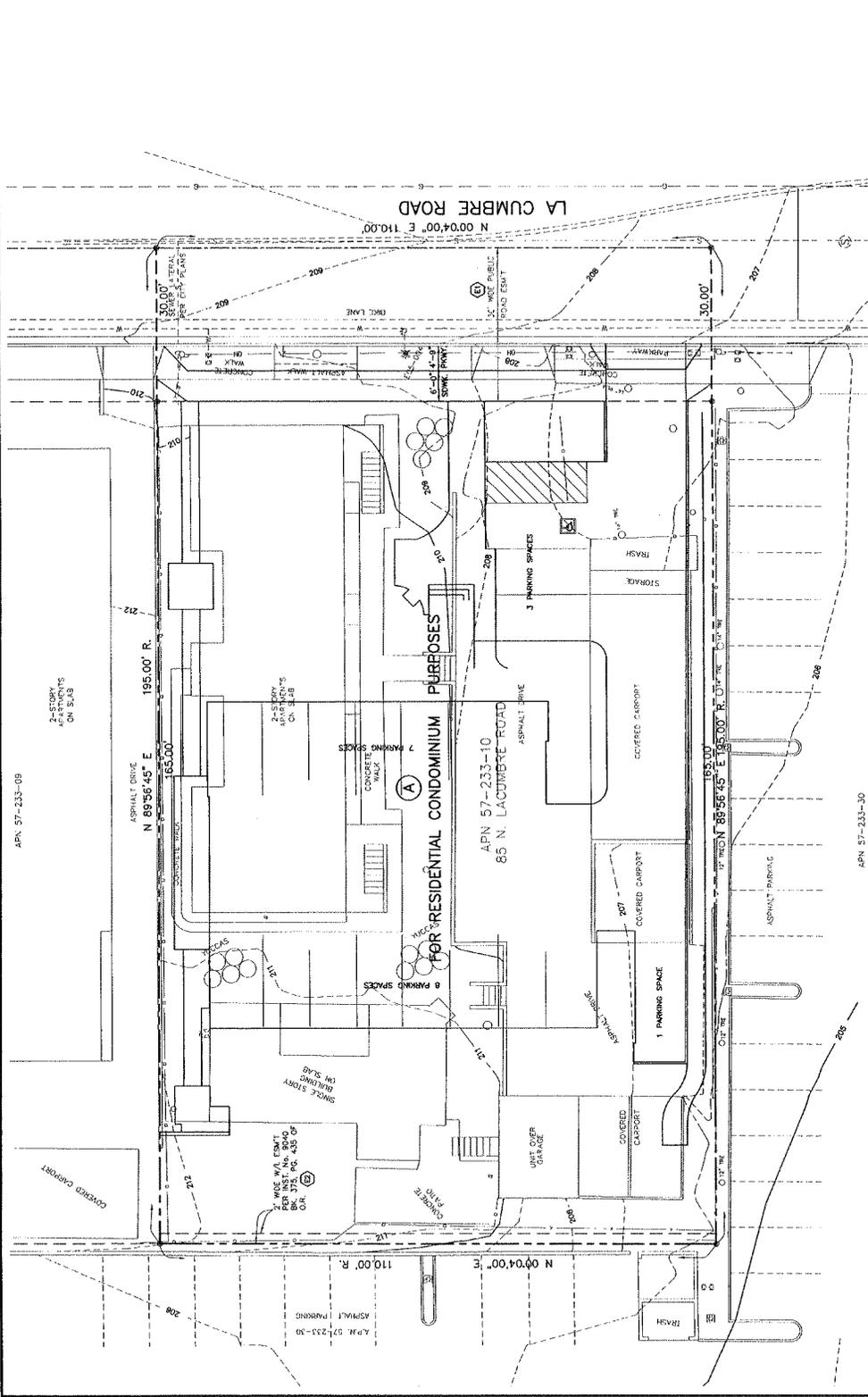
PROPOSED LOT STATISTICS:

LOT	GROSS AREA	ROAD ESMT.	NET AREA
A	2,462 S.F.	0,078 S.F.	2,384 S.F.

7. EXISTING ZONING: R-1/50-2
8. NUMBER OF PROPOSED LOTS: 1
9. AVERAGE GROSS AREA OF LOT: 21,450 S.F.
10. UTILITY SERVICES: WATER: CITY OF SANTA BARBARA
SEWER: CITY OF SANTA BARBARA
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: SOUTHERN CALIFORNIA Edison
GAS: THE GAS COMPANY
CABLE TV: COX CABLE
11. SEE SHEETS 6 AND 7 FOR PRELIMINARY GRADING AND DRAINAGE PLANS.

EASEMENT LEGEND:

- (E) 30' WIDE PUBLIC ROAD EASEMENT TO THE CITY OF SANTA BARBARA PER BK. 1, PG. 33 OF MAPS AND SURVEY (ITEM 6 OF TITLE REPORT).
- (C) 20' WIDE PRIVATE EASEMENT TO THE CITY OF SANTA BARBARA PER BK. 1, PG. 33 OF MAPS AND SURVEY (ITEM 7 OF TITLE REPORT).



OWNER'S REPRESENTATIVE:
WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWING ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE AUTHORIZED TRACT AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

OWNER'S REPRESENTATIVE:
BENJAMIN AND PETER BOHLERS
WIDE RANG PROPERTIES, LLC
SANTA BARBARA, CA 93111
(805) 592-2200

DATE: _____

DATE: _____

DATE: _____

NO.	DATE	REVISIONS

MAC Design Associates
1000 W. STATE ST., SUITE 100
SANTA BARBARA, CA 93101
(805) 966-7158

REVISIONS:
DRAWING FILE: 275791.DWG
PROJECT FILE: 275791.DWG
DATE: 03/20/08
DRAWN BY: [Name]
CHECKED BY: [Name]

REFERENCES:
DRAWING FILE: 275791.DWG
PROJECT FILE: 275791.DWG
DATE: 03/20/08
DRAWN BY: [Name]
CHECKED BY: [Name]

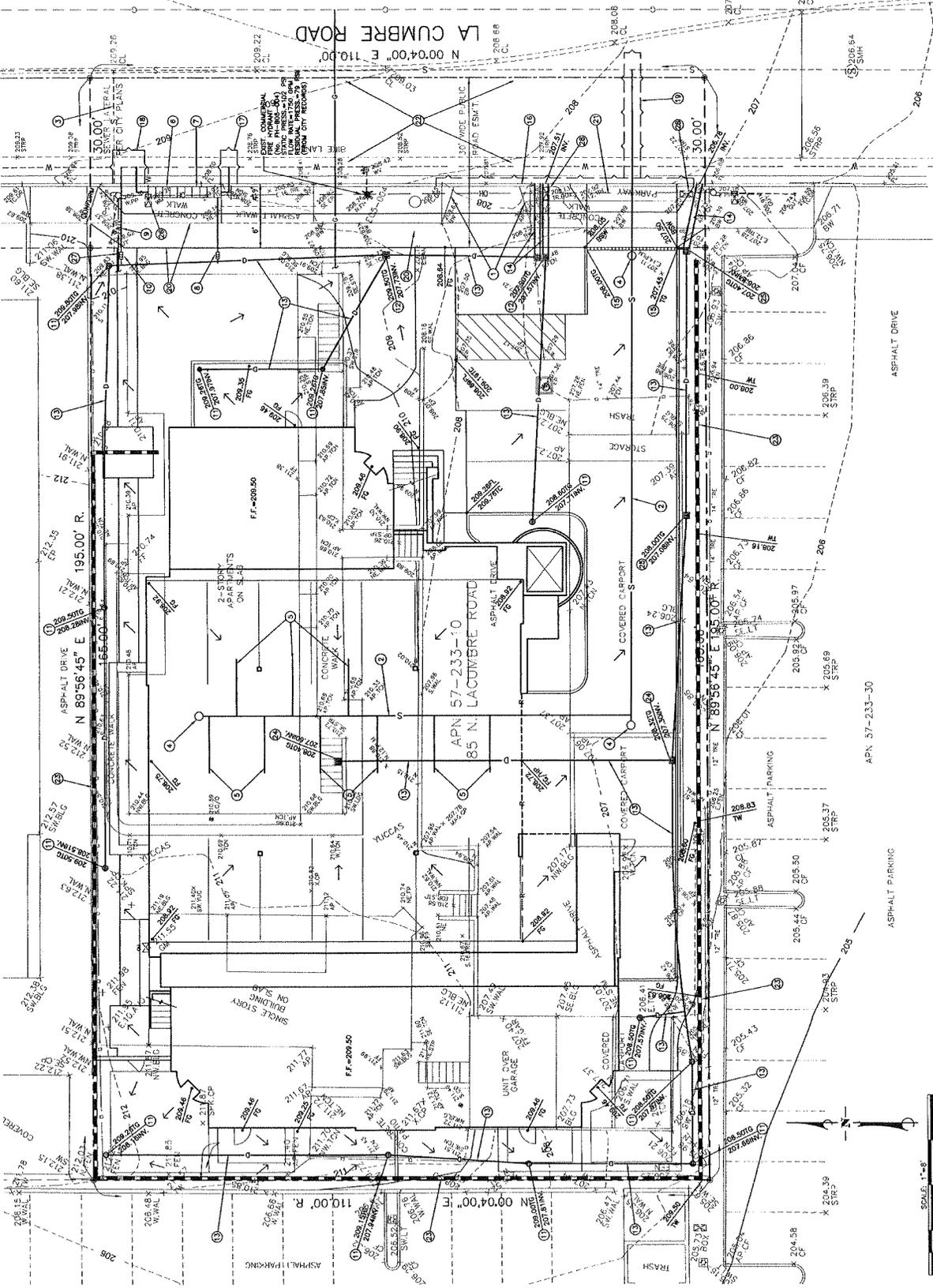
APPROVED:
CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY: [Name]
DATE: [Date]
FOR: [Name]

TENTATIVE MAP
85 N. LA CUMBRE ROAD
MS#2009-00290
CITY OF SANTA BARBARA, CALIFORNIA

WORK SHEET: W.D. 0278
SHEET: 1 OF 1
FILE: [Name]

CONSTRUCTION NOTES

1. SWAOUT & REMOVE EXISTING DRIVEWAY. REPLACE WITH STANDARD CURB & GUTTER PER S.B. CITY STD. DET. 1-002.0.
2. CONSTRUCT 8" PVC SEWER LATERAL TO SERVE 9' WIDE DRIVEWAY PER S.B. CITY STD. DET. 6-002.0.
3. REAR LAWN SEWER LATERAL SERVING THE SITE AT THE SEWER MAINLINE CONNECTION.
4. CONSTRUCT 8" SEWER CLEANOUT ON PRIVATE PROPERTY PER S.B. CITY STD. DET. 9-003.0.
5. CONSTRUCT 4" SEWER LATERAL PER S.B. CITY STD. DET. 5-004.0.
6. CONSTRUCT 2" WATER SERVICE CONNECTION MAINFOLD WITH (2) 1/2" RESIDENTIAL METERS PER S.B. CITY STD. DET. 9-003.0.
7. CONSTRUCT 4" WATER SERVICE CONNECTION MAINFOLD WITH (2) 1/2" RESIDENTIAL METERS AND (1) 3/4" IRRIGATION METER PER S.B. CITY STD. DET. 6-005.2.
8. INSTALL 5/8" DOUBLE DETECTOR CHECK ASSEMBLY PER S.B. CITY STD. DET. 6-010.0 ON THE IRRIGATION SERVICE LINE.
9. CONSTRUCT 4" PVC FIRE WATER LINE.
10. CONSTRUCT 2" PRESSURIZED COPPER ASSEMBLY BACKFLOW PREVENTION ASSEMBLY - TYPE 1 PER S.B. CITY STD. DET. 6-014.0.
11. CONSTRUCT 9" 8" AREA DRAIN W/ATRIUM GRATE.
12. CONSTRUCT 12" 12" PRECAST CONCRETE CATCH BASIN WITH PARKWAY GRATE.
13. CONSTRUCT 8" HOPE STORM DRAIN PIPE.
14. CONSTRUCT RECTANGULAR PRECAST CONCRETE CATCH BASIN WITH PARKWAY GRATE.
15. CONSTRUCT TRENCH DRAIN WITH FLO-GARD-PLUS MEDIA FILTER.
16. SWAOUT AND REPLACE ALL UNGRADED AND UNLIFTED EXISTING DRIVEWAYS WITH 12" 12" PRECAST CONCRETE PER S.B. CITY STD. DET. 1-002.0.
17. LIMITS OF TRENCHING FOR 2" WATER LINE (AREA=20 S.F.).
18. LIMITS OF TRENCHING FOR 4" WATER LINE & 4" FIRE LINE (AREA=34 S.F.).
19. REMOVE EXIST. SIDEWALK. CONSTRUCT 8" WIDE ASPHALT SIDEWALK PER S.B. CITY STD. DET. 1-001.0. 1-006.0.
20. CONSTRUCT TYPE 3 RESIDENTIAL DRAINWAY (W/10" 19") PER S.B. CITY STD. DET. 1-003.1.
21. CRACK SEAL EXISTING ASPHALT CONCRETE PAVEMENT FROM CENTERLINE OF STREET ALONG PROPERTY FRONTAGE.
22. CONSTRUCT CALUM. RETAINING WALL (MAX. HT.=5'-4").
23. CONSTRUCT 12" 12" PRECAST CONCRETE CATCH BASIN WITH PARKWAY GRATE. INSTALL FLO-GARD-PLUS MEDIA FILTER.
24. CONSTRUCT 18" 18" PRECAST CONCRETE CATCH BASIN WITH PARKWAY GRATE.
25. EXISTING WATER METER AND SERVICE TO BE REMOVED IN ACCORDANCE WITH S.B. CITY STANDARDS.
26. ELECTRIC, CABLE AND TV TO BE UNDERGROUND.
27. RELOCATE EXISTING CATV. BOX.



<p>PERSON: JAC DRAWN: JAC CHECKED: JAC DATE: 01-15-08 PROJECT: 020887 R.C.E. 20887</p>	<p>CITY OF SANTA BARBARA, CALIFORNIA REVIEWED BY: _____ DATE: _____</p>	<p>WORK ORDER: W.O. 0278 SHEET: C.2 OF 2 FILE: _____</p>
<p>PRELIMINARY GRADING & DRAINAGE PLAN 85 N. LA CUMBRE ROAD APN 57-233-10 CITY OF SANTA BARBARA, CALIFORNIA</p>		
<p>SCALE: 1" = 8'</p>		
<p>PROFESSIONAL SEAL: _____ DRAWING FILE: 02 TRAMP.DWG PROJECT FILE: _____ VIEW NAME: 020887.DWG DATE PLOTTED: 01/15/08 09:52:31 AM PLOTTER: HPGLA200</p>		



EARTHFORM DESIGN
 1100 W. 10th Street, Suite 100
 San Jose, CA 95128
 Phone: (408) 434-4444
 Fax: (408) 434-4445

LENVIK & MINOR ARCHITECTS
 315 West Hiley Street
 San Jose, CA 95128
 Phone: (408) 933-1111
 Fax: (408) 933-1112

WILSON Properties LLC
 25 N. La Cumbre Rd.
 San Jose, CA 95128
 Phone: (408) 298-1000
 Fax: (408) 298-1001

La Cumbre Condominiums
 25 N. La Cumbre Rd.
 San Jose, CA 95128

DATE: 10/19/2006
 NOT TO BE USED FOR CONSTRUCTION

PROJECT: La Cumbre Condominiums
 SHEET: 1 OF 1

CONTRACTOR: [Blank]
 DESIGNER: [Blank]
 DATE: [Blank]

PLANT LIST

Qty.	Code	Size	Botanical Name	Common Name	Notes
			PALMS & PALM LIKE:		
	1	12-18"	CHAMBERSIA LINDLEYANA	WING PALM	
	2	12-18"	COCCOTHURUS LINDLEYANA	REED CORYMPA	
	3	12-18"	LORELA FORSTII	KENTIA PALM	
			TREES:		
	1	24-30"	ASBESTUM MEXICANA	MEXICAN SELE	
	2	24-30"	JACQUINIA HORNEMANNII	JACQUINIA	
			SHRUBS:		
	1	18"	ADONIS-ALBA	LLC OF DE NIE	
	2	18"	ADONIS-ALBA	COCCOBASEL	
	3	18"	ADONIS-ALBA	GERANIUM BELLIDIFLORUM	
	4	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	5	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	6	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	7	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	8	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	9	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
			VINES:		
	1	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
	2	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
	3	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
			TURF:		
	1	18"	MARATHON II	SOO	
			MULCH:		
	1	18"	ALL PLANTERS TO BE DRESSED WITH 2" OF RED-WOOD CHIP MULCH		

PLANTING NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. CONTRACTOR TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4" OF TOP SOIL WITH PERCENTAGE OF COMPOST AS SPECIFIED IN THIS PLAN. ALL PLANTER AREAS SHALL BE AMENDED WITH 4" OF TOP SOIL WITH PERCENTAGE OF COMPOST AS SPECIFIED IN THIS PLAN.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CHANGE AS PER CHANGE ORDER LANDSCAPE ARCHITECT'S DISCRETION.
7. ANY CLARIFICATION OR QUESTIONS ON PLANS SPECIFICATIONS AND DETAILS SHOULD BE SUBMITTED TO ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH 2" OF RED-WOOD MULCH AT A DEPTH OF 2" TO 3".
9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. CONTRACTOR TO PROVIDE MULCH, PATIO, PAVING, CURB ETC.

SCALE: 1" = 10'-0"

NORTH

PRELIMINARY LANDSCAPE PLAN

DATE: 10/19/2006

NOT TO BE USED FOR CONSTRUCTION

PROJECT: La Cumbre Condominiums

SHEET: 1 OF 1

CONTRACTOR: [Blank]

DESIGNER: [Blank]

DATE: [Blank]

PLANT LIST

PLANTING NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. CONTRACTOR TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
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8. ALL PLANTER AREAS TO BE TOP DRESSED WITH 2" OF RED-WOOD MULCH AT A DEPTH OF 2" TO 3".
9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. CONTRACTOR TO PROVIDE MULCH, PATIO, PAVING, CURB ETC.

SCALE: 1" = 10'-0"

NORTH

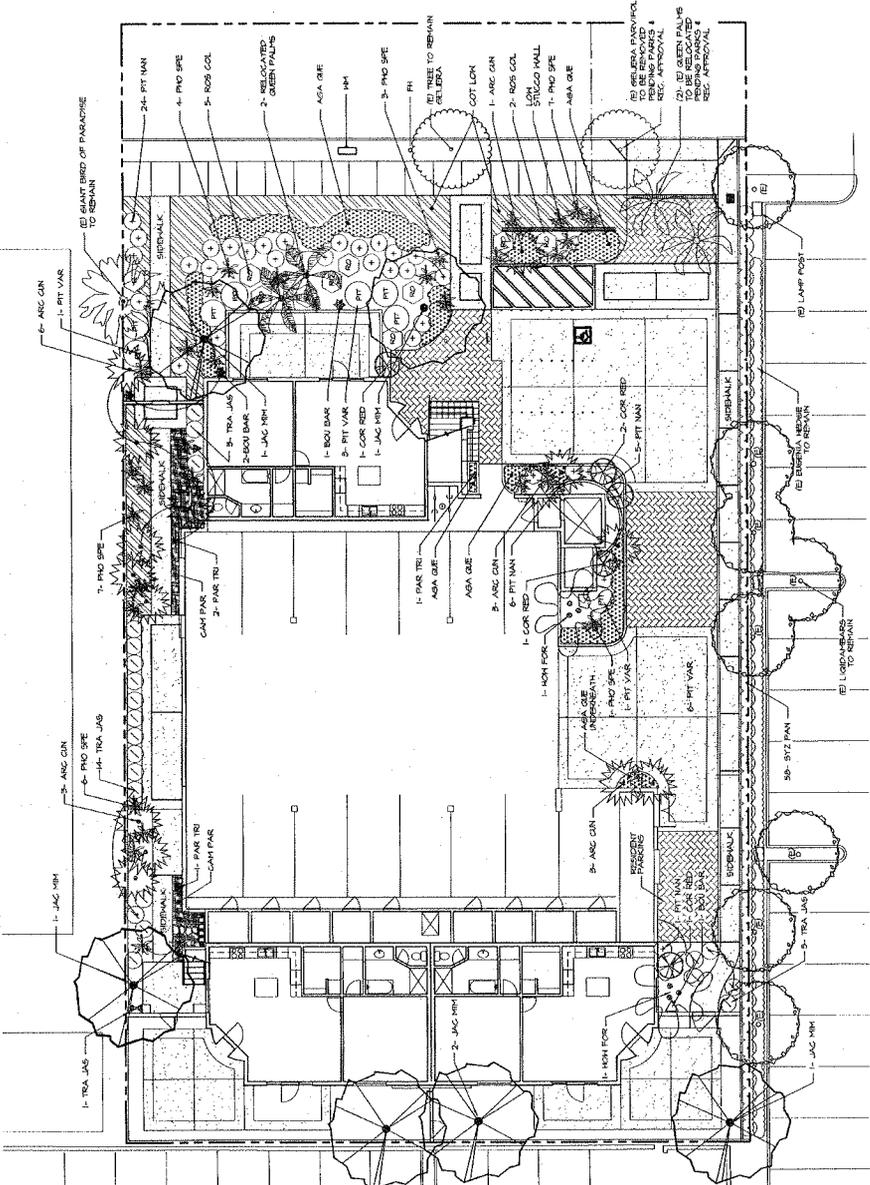
PRELIMINARY LANDSCAPE PLAN

DATE: 10/19/2006

NOT TO BE USED FOR CONSTRUCTION

PROJECT: La Cumbre Condominiums

SHEET: 1 OF 1



PLANT LIST

Qty.	Code	Size	Botanical Name	Common Name	Notes
			PALMS & PALM LIKE:		
	1	12-18"	CHAMBERSIA LINDLEYANA	WING PALM	
	2	12-18"	COCCOTHURUS LINDLEYANA	REED CORYMPA	
	3	12-18"	LORELA FORSTII	KENTIA PALM	
			TREES:		
	1	24-30"	ASBESTUM MEXICANA	MEXICAN SELE	
	2	24-30"	JACQUINIA HORNEMANNII	JACQUINIA	
			SHRUBS:		
	1	18"	ADONIS-ALBA	LLC OF DE NIE	
	2	18"	ADONIS-ALBA	COCCOBASEL	
	3	18"	ADONIS-ALBA	GERANIUM BELLIDIFLORUM	
	4	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	5	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	6	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	7	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	8	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
	9	18"	ADONIS-ALBA	VERONICA LINDLEYANA	
			VINES:		
	1	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
	2	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
	3	18"	BOGANVILLEA BARBERA-KARSTI	BOGANVILLEA	
			TURF:		
	1	18"	MARATHON II	SOO	
			MULCH:		
	1	18"	ALL PLANTERS TO BE DRESSED WITH 2" OF RED-WOOD CHIP MULCH		

PLANTING NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. CONTRACTOR TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
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SCALE: 1" = 10'-0"

NORTH

PRELIMINARY LANDSCAPE PLAN

DATE: 10/19/2006

NOT TO BE USED FOR CONSTRUCTION

PROJECT: La Cumbre Condominiums

SHEET: 1 OF 1

CONTRACTOR: [Blank]

DESIGNER: [Blank]

DATE: [Blank]

PLANT LIST

PLANTING NOTES:

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LENVIK & MINOR
ARCHITECTS

315 West Haly Street
San Jose, CA 95128
(408) 953-8001 Fax (408) 953-2755
www.lenvik.com

Planting Consultant:
Planning and Permitting
2000 West Haly Street
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Civil Engineer:
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San Jose, CA 95128
Ph: 408-953-8001 Fax: 408-953-2755

Landscape Architect:
2000 West Haly Street
San Jose, CA 95128
Ph: 408-953-8001 Fax: 408-953-2755

Client:
LCC
1500 Road Properties, LCC
275 La Playa Drive
Brea, California 92610

La Cumbre
Condominiums
85 N. La Cumbre Rd.
Santa Barbara, Ca.

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION

DATE	1/26/06
BY	CSJ
FOR	CSJ
SCALE	AS SHOWN
PROJECT	LA CUMBRE CONDOMINIUMS
SHEET	1-2

L-2



1000 W. LA VITA ST. SANTA BARBARA, CALIFORNIA 93101
TEL: (805) 963-2006 @ FAX: (805) 963-0355

PLANT LIST

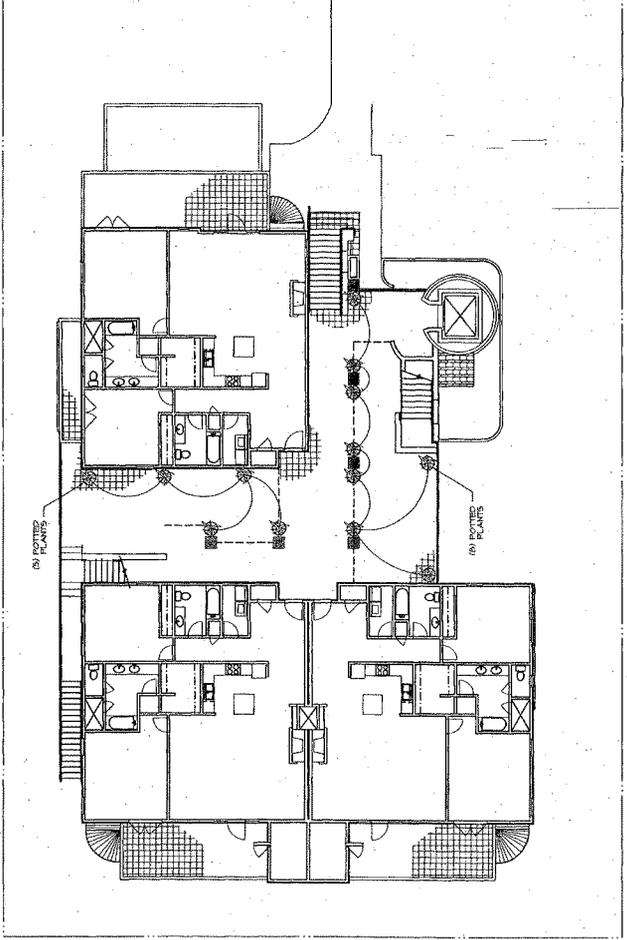
Qty	Code	Size	Botanical Name	Common Name	Notes
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CONTAINER PLANTS

ALOE VER	1.00L	1 GAL	ALOE VERNA	COMMON ALOE	
ALOE VER	1.00L	1 GAL	ALOE ELKALIS	FALSAE	
ASA NOV	1.00L	1 GAL	ASANUM A. NOVA	ROSEBAY	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	
BEA VAS	1.00L	1 GAL	BEAUFORTIA VARIETY	BEAUFORTIA	

PLANTING NOTES:

- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION OF PLANTING WITH OTHER TRADES.
- PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S AND ARCHITECT'S REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY IRRIGATION AND DRAINAGE SYSTEMS FOR ALL PLANTING AREAS.
- IRRIGATION TO BE COORDINATED WITH PLANTING IN ALL AREAS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S AND ARCHITECT'S REQUIREMENTS AND SPECIFICATIONS.
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SECOND FLOOR



NORTH

PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 10'-0"

THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.

18 May 2006

RECEIVED

MAY 18 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara Planning Commission
630 Garden Street
Santa Barbara, CA 93101

RE: Condominium Development - 85 N. La Cumbre Road, MST#2005-000295

Dear Commissioners:

On behalf of the applicant, Wye Road Properties, LLC, we are pleased to provide the following detailed project description for a 9-unit condominium at 85 N. La Cumbre Road in the City of Santa Barbara.

I. Introduction/Project Description

The project includes removal of ten existing apartment units and associated structures and construction of nine (9) condominium units on a 0.42 net acre (18,150 net square feet) parcel. The site is located in the Upper State-North State, General Plan Neighborhood. The site zoning is R-3/SD-2 with a General Plan land use designation of Office and General Commercial. A Tentative Subdivision Map for a one lot-subdivision to include nine condominium units will be required for approval.

The project is proposing a density bonus residential unit restricted at the middle-income level. The inclusion of the affordable unit is being offered by this applicant as an off-set to the loss of rental housing units and was recommended in the PRT letter. Unit 1 (ground floor, northeast front portion of the project), will be the dedicated affordable unit. It should be noted that inclusion of an affordable unit is not required by the City' Inclusionary Housing Ordinance and that the existing apartment complex has the same number of bedrooms as the proposed project.

The City is the process of drafting a Tenant Relocation Ordinance (TRO) to provide tenant protections similar to those in place for Condominium Conversion projects. This development project is not subject to the draft ordinance because the project was deemed complete in April 2006, and the ordinance is not in effect at this time. Although the applicants are not required to provide tenant relocation compensation, they are sensitive to this issue and propose to compensate the tenants that have occupied the units prior to the development submittal to the City. Three of the units were recently leased and these lease agreements included a disclosure that the unit would need to be vacated sometime around September 2006 due to the pending development application as well as providing a minimum 60-day notification. We believe that tenant relocation compensation is not warranted since these particular tenants leased the units

with this understanding. However, we propose to compensate those who lived on-site at the time the development application was filed (seven of the units) in the following manner:

Occupancy	Compensation
Up to one year	One month's rent
1-2 years	Two month's rent
More than 2 years	Three month's rent

New development will total 11,406 square feet of living area. Please refer to the attached set of plans for additional details. The project proposes to remove the existing structures on the site and construct nine new condominium units. Existing structures on the site include a two-story apartment building, a one-story single family residence and two carports. There is also a studio apartment located above one of the carports. There are a total of ten rental units and 21,780 square feet of structural development existing on the site that will be removed. Please refer to the Existing Site Plan (attached Sheet A-4).

The size of each proposed new unit type is provided below.

Unit Type	Number of Units	Size (net area)
One Bedroom	3	887 sq.ft. each
Two Bedroom	6	1,337-1,578 sq.ft. range

As shown on the attached plans, all proposed units are contained within the structure and are connected by decking and walkways. The maximum building height is 36 feet. The attached plans show the details and the bedroom count of each unit.

The project proposes to use a main access driveway (16 feet in width per City Fire Department waiver) along the southern property boundary off of La Cumbre Road. A total of nineteen (19) parking spaces (17 resident spaces and 2 guest spaces), are provided in a garage on the ground floor, with most of the living units located above the parking on the second and third floors. There are three living units on the ground floor and three un-covered guest parking spaces adjacent to the east of the building, including one accessible space. Parking is provided in accordance with the R-3 section of the City's Zoning Ordinance (28.90.100). Please refer to the attached Ground Floor Plan (Sheet A1) for a depiction of the parking space layout.

The architectural style of the buildings is proposed to be Spanish with clay tile roof and white plaster walls. Stained wood doors and accented trim will be shown on final plans submitted to the Architectural Board of Review (ABR). In addition, we believe that the updated design of the proposed project and new buildings will enhance the neighborhood. The project went to conceptual review at the ABR on September 12, 2005, and was generally well-received. The ABR felt that the size, bulk and scale, architectural vocabulary, and the site layout were generally appropriate for the area (ABR minutes attached to Staff Report).

The proposed site building coverage includes 8,556 square feet (47% of the site). Driveways and sidewalks represent 4,245 square feet (23% of the site), and landscaped areas total 5,349 square feet (30% of the site). Please refer to the attached set of plans.

Grading consists of 350 cubic yards of cut and 450 cubic yards of fill, with a necessary import of 100 cubic yards of material. The project will incorporate best management practices for reducing storm water pollution during construction. Please refer to the attached Grading and Drainage Plan for details.

II. Required Applications

The following discretionary actions are proposed for consideration:

1. A Lot Area Modification to allow a density bonus residential unit (SBMC §28.87.400);
2. A Modification of the additional 10% of the total lot area open space requirement (SBMC §28.21.080 (F)); and,
3. A Tentative Subdivision Map (TSM) for a one lot subdivision to create nine residential condominiums.

Modification Justification

Lot Area Modification

The project includes a request to consider a Lot Area Modification to allow a density bonus unit. The project site is zoned R-3, where variable density provisions apply. Variable density allows flexibility in unit type in order to meet density standards of the base zone. The project could potentially propose a mix of units, be restricted to a maximum of eight units, based on the one and two-bedroom configurations and meet the density requirements of the R-3 zone. The density bonus unit would be market restricted at the middle-income level; this would result in a project that is consistent with the zoning ordinance relative to lot area modifications and the City's Affordable Housing Policy Guidelines. The provision of the density bonus unit also compensates for the reduction of one unit (10 existing, nine proposed) on the site. We believe that staff can recommend approval of the Lot Area Modification because it is necessary to construct a housing development which is affordable to middle income households.

Additional Open Space Modification

The project also includes a modification of the required additional open space area. The code requires an open space area of not less than ten percent (10%) of the total lot area, in addition to all required yards (private outdoor space and yard setbacks). The net lot area of the project site is 18,150 square feet; therefore, in addition to the required private outdoor living space for each unit, an additional 1,815 square feet of open yard area is required. The additional open space may consist of walks, patios, planted areas, lawns, swimming pool areas and other landscaped areas, and this area is required to be provided on the ground level. The intent of this provision is to provide additional openness beyond the minimal yard setback buffers and private useable outdoor areas.

The project provides approximately 5% additional open space toward meeting the code requirement. The proposal offers generous private outdoor space for each residential unit, exceeding the minimum requirements, in addition to common open areas. The minimum private outdoor space requirements for this project range from 84 to 120 square feet; the project provides a range of 156 to 777 square feet, which represents two times to more than six times the required private outdoor area requirements per unit. We feel that the proposed design that includes a separate pedestrian access along the driveway to access Unit 2 in order to meet accessibility

requirements, compliance with the SD-2 overlay zone that necessitates a 20 foot front yard setback (rather than 10 feet), and open areas provided on the ground, second, and third floors meet the intent of the additional 10% lot area open space requirement.

A multiple residential project is either required to provide private outdoor area for each unit with additional green space or a common area that can be shared by the residents. The open space provided by the proposed project serves both the private needs of the residents, with substantial private outdoor areas as well as providing large common open space areas: 15% of the lot area (~2,700 square feet) on the ground level and 14% of the lot area (~2,500 square feet) on the second and third floors.

In summary, we believe that the project includes generous private and open space areas that meet the intent of the additional open space requirement, that the inclusion of an affordable to middle-income household residential unit is beneficial to the community, thus providing the basis for the Planning Commission to make the necessary findings to support the modification requests.

Project Justification

This proposed condominium development will enhance the surrounding neighborhood and the community and is appropriate in location, size and scale to development in the vicinity. The proposal exemplifies excellent architectural style and detailing; it has been well received in terms of its mass, bulk, and scale and neighborhood compatibility by the Architectural Board of Review. We believe that the project is important and warranted as it will provide condominium housing units, which is a housing type that is needed in our community. The proposal provides a balanced mix of one and two-bedroom units, generous and useable private outdoor areas as well as substantial common outdoor areas.

Historically, the existing 10-unit apartment has contributed to the City's rental housing stock for a period of approximately 50 years, serving its purpose in providing rental housing stock in the community. The proposed project would create future ownership units at the entry level end of the market. In addition, the project includes a density bonus middle income affordable unit, which is not required by the City's Inclusionary Housing Ordinance.

On behalf of the project team, thank you for your consideration of this project.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen
Associate Planner

cc: Wye Road Properties, LLC
Dave Jones, Lenvik & Minor
Mike Caccese, MAC Designs

CONCEPT REVIEW - NEW ITEM**3. 85 N LA CUMBRE RD**

R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-010
 Application Number: MST2005-00295
 Owner: American Heart Association
 Applicant: Wye Road Properties, LLC
 Architect: Lenvik & Minor
 Agent: Tiffany Campbell

(Proposal to demolish an existing 10 unit apartment building, and to construct nine new condominiums, and 19 uncovered parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(4:10)

Dave Jones, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the site plan to be successful, but it was suggested to study flipping the site plan to lower the driveway grade and expose the entry front from State Street and La Cumbre approach. 2) The Board is concerned with the overall height of the building. 3) The Board would like to see further documentation of the adjacent structures. 4) Study reducing the plate heights. 5) Study the trellis connection between the two pieces of architecture; either eliminate it or lighten it with a lighter wood element. 6) Study ways to sink the parking more deeply into the site.

Action: Wienke/Bartlett, 6/0/0.

CONCEPT REVIEW - NEW ITEM**4. 1744 PROSPECT AVE**

R-2 Zone

Assessor's Parcel Number: 027-141-028
 Application Number: MST2005-00588
 Owner: Christi Soto-Vovier
 Agent: Woody Boyce Builders
 Applicant: Chuck Santry

(Proposal to demolish an existing garage and rebuild the garage in the same footprint with a rooftop observation deck. A Modification is requested for the garage to encroach into the required front yard setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND A MODIFICATION.)

(4:30)

Woody Boyce, Agent; and Chuck Santry, Applicant; present.

RECEIVED

David Lord, Ph.D.
Principal Consultant

NOV 16 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

November 11, 2005

Noise Assessment and Mitigation Recommendations

Proposed La Cumbre Condominiums
85 N. La Cumbre
Santa Barbara, California

for:
Wye Road Properties, LLC
575 Las Palmas Drive
Santa Barbara, CA 93110

Description and Noise Criteria:

The dimensions, plans and elevations used in this noise analysis are taken from drawings supplied by Lenvik and Minor Architects, Santa Barbara. The potential noise issue is primarily the transportation source of North La Cumbre Road, north of State Street and south of Via Lucero. The potentially affected areas, noise level findings and recommended noise mitigation response are described in text and figures on the following pages.

With regard to land use, potential noise conflict and noise mitigation measures, the noise level standards contained in the Uniform Building Code and the Noise Element of the City of Santa Barbara General Plan, are used to evaluate the outdoor activity areas at the site and dwelling layout and construction. The maximum acceptable noise exposure (Day-Night Average Level, **LDN**) is:

interior = 45 dBA
exterior = 60 dBA, normally

Existing Sound Level at East Property Line

The existing sound level at the east property line on the affected side of the proposed apartment development was measured November 3 and 4, 2005 (see Fig. 1, page 5 for location of sound level measurement). Sound levels were measured every ten seconds continuously for 24 hours and the Day Night Level (**LDN**) was derived from the measurements. **LDN** is a single-number value that

determines acceptability in the planning standards and in the Noise Element of the General Plan for the City of Santa Barbara. Instantaneous noise peaks and valleys of a short time period (shown on pages 8 and 9 of this report) have only little individual influence on the overall daily **LDN** value.

La Cumbre Road is a moderate-level transportation noise source, traveled by city buses, trucks, motorcycles and cars, with a significant noise impact on the proposed apartment east facades. Traffic on La Cumbre Road averages about 35 m.p.h., the posted speed limit. The intersection with State Street, 400 feet to the south, and the nearby bus stop, results in deceleration and acceleration of traffic, adding to the transportation noise load. Seasonal variations in traffic may be evident, due to the nearby shopping areas, which will contribute to higher traffic density during the holiday shopping season (however, at a time when apartment windows may be shut due to weather). Average Daily Traffic (ADT) is estimated to grow and will result in increased noise levels in the future.

Both northbound and southbound travel lanes and the center turn lane of La Cumbre Road are visible from the site. Noise from adjacent areas, including the shopping area to the south, is not judged to be a significant factor by comparison.

Measured and calculated sound levels yield the following value: Along the east side of the site, facing La Cumbre Road, **LDN = 65 dBA**. At the second and third floor levels, line-of-sight noise from La Cumbre Road will increase to levels above **LDN = 65 dBA**. Future sound levels at the east side are expected to grow along with Average Daily Traffic growth, at an estimated rate of three percent per annum. As sound level is a logarithmic value, it will require a decade of growth in average daily traffic volume to result in an additional one dBA of **LDN** sound level growth. Therefore, at this growth rate, in the year 2015, **LDN** at five feet above grade may be 66 dBA.

Site layout, orientation and noise levels are shown in Figures on pages 5 through 9.

Recommended Noise Mitigation

The LDN at the east side of the site at five feet above grade level is greater than 60 dBA. Therefore, noise mitigation for habitable spaces and outdoor activity areas on the east side of the proposed apartments is presently required to meet building code and General Plan requirements.

Recommended Patio and Deck Front Construction for East-facing Elevations.

Outdoor activity areas are required to have less than LDN = 60 dBA sound levels. The following construction specification will result in the required performance of less than 60 dBA exterior noise level for outdoor activity areas located along the critical east side of patios and decks facing the noise source:

Patios and Decks on the east side shall have a vertical, solid wall. The east-facing patio wall shall be six feet high with reference to ground floor finished floor elevation. The east-facing, solid walls at second and third story decks shall be three feet high with reference to finish floor elevation. The construction of the patio and deck walls shall have a minimum ¾ inch solid thickness, sealed with resilient caulk at all edges and construction joints. If glazing is used, the glazing shall be laminated glass. Floor drains facing the noise source shall have a 90 degree bend incorporated in their design, with one opening facing away from the traffic noise source.

Recommended Apartment Façade Construction for East-facing Elevations.

The following construction specification will result in the required performance of less than 45 dBA interior noise level along the critical east side, where construction assemblies face the noise source. Noise mitigation may fail to perform if each and every following recommendation is not followed. A small crack or air leak in the construction may completely compromise all other sound-proofing.

Vents and roof penetrations: Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north, west and south sides) wherever possible.

Walls: The east-facing walls of habitable spaces on all floors of dwelling units nearest the noise source shall have a wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For instance, stucco exterior or equivalent, with 30 pound felt on 5/8" sheathing, on 2" x 4" stud walls with minimum R-15 dense batt insulation and two interior layers of 1/2" gypsum board with staggered seams on the interior will provide an S.T.C. rating of 30 or greater. Construction of the wall must include the use of non-hardening acoustical sealant at all construction joints, header and footer construction and edges of dry wall where gypsum board meets ceiling, intersecting walls and floor.

Acoustic Leaks: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east side of the apartments nearest transportation noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on east-facing walls shall be insulated, and caulked with acoustical sealant and with expanding foam, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

Windows: To meet the interior LDN 45 DBA requirements, windows for habitable spaces on the all floors of affected elevations (shown in following figures) facing the noise source shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

Doors: More than 90% of all exterior noise comes in through windows and doors. To meet the interior LDN 45 DBA requirements, all doors facing the noise source shall be solid core and fully gasketed and sealed assembly, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Soundproof door assemblies are offered by several suppliers.

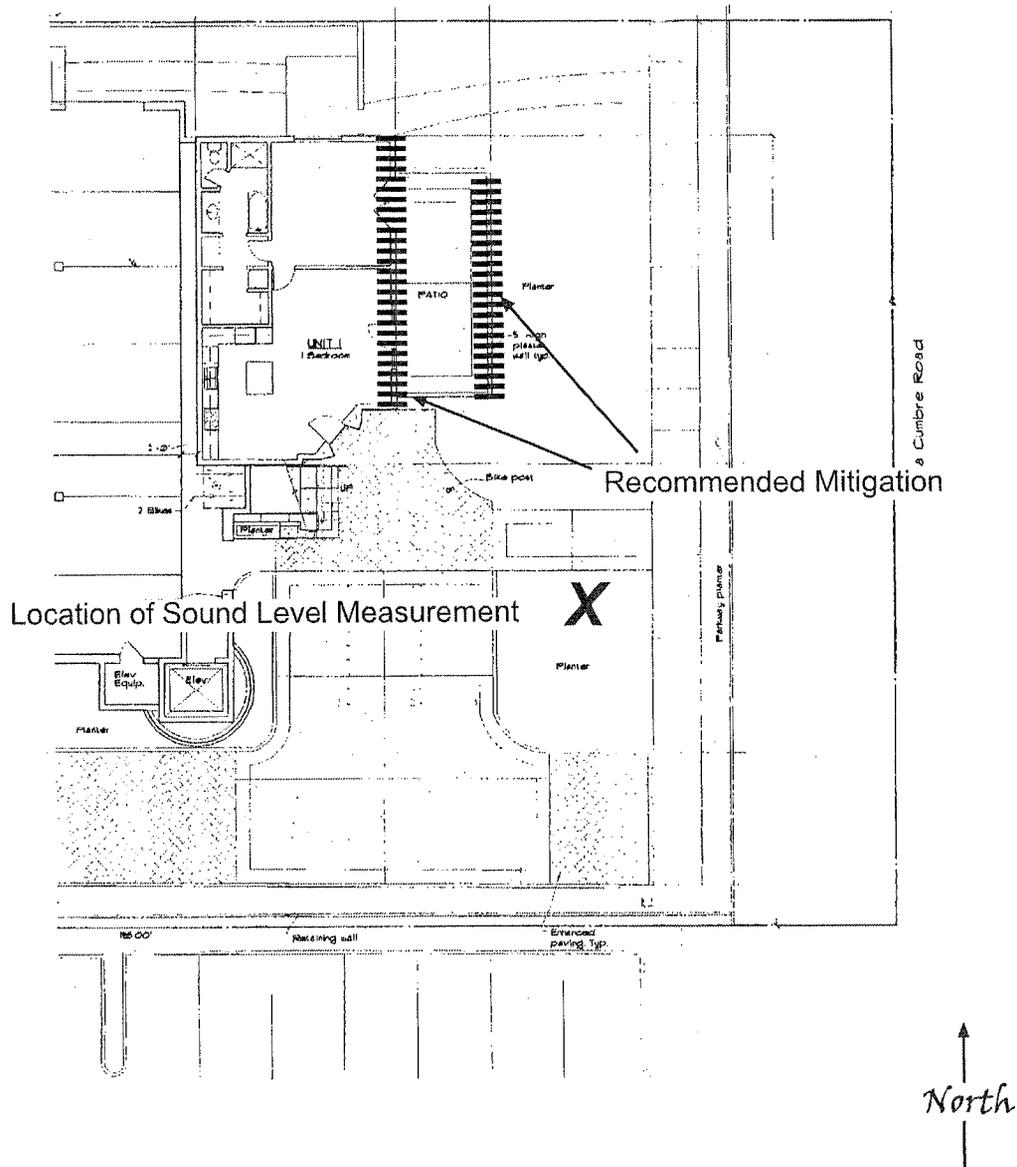
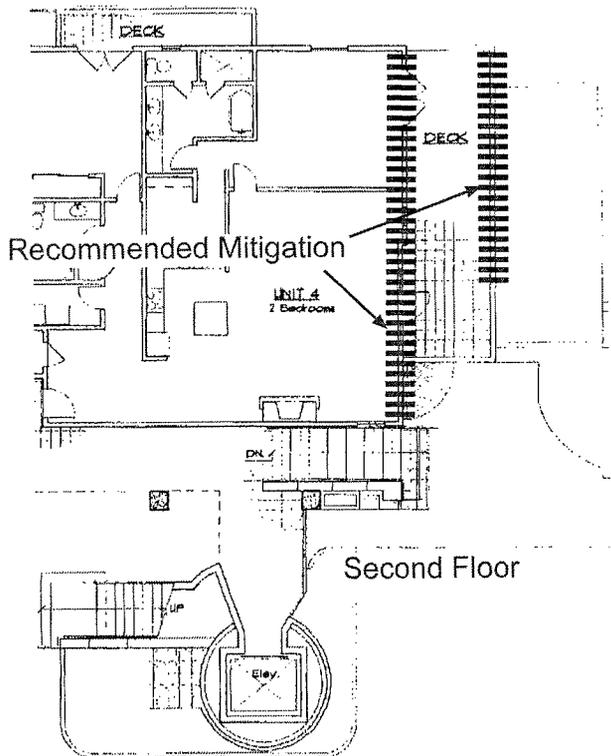
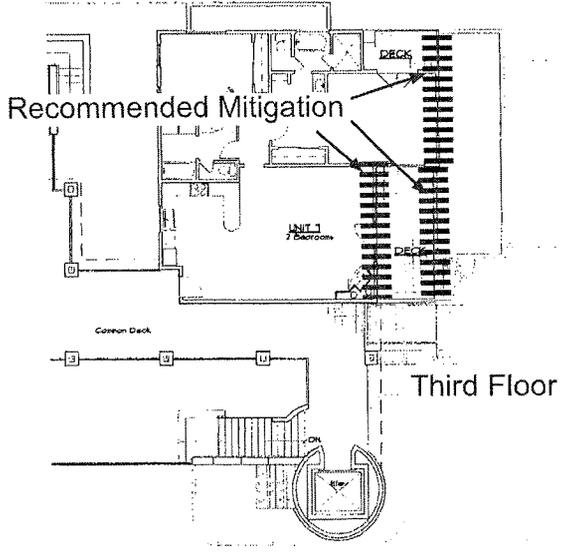


Figure 1 Plan of first floor, showing location of recommended noise mitigation, as described in the text [not to scale].



Second Floor



Third Floor

Figure 2. Plan of floors two and three, showing location of recommended noise mitigation, as described in the text [not to scale].

David Lord, Principal Consultant

tel 805.549.8046

Proposed Dwelling Units

fax 805.888.2733

85 N. La Cumbre

Nov3-4, 2005

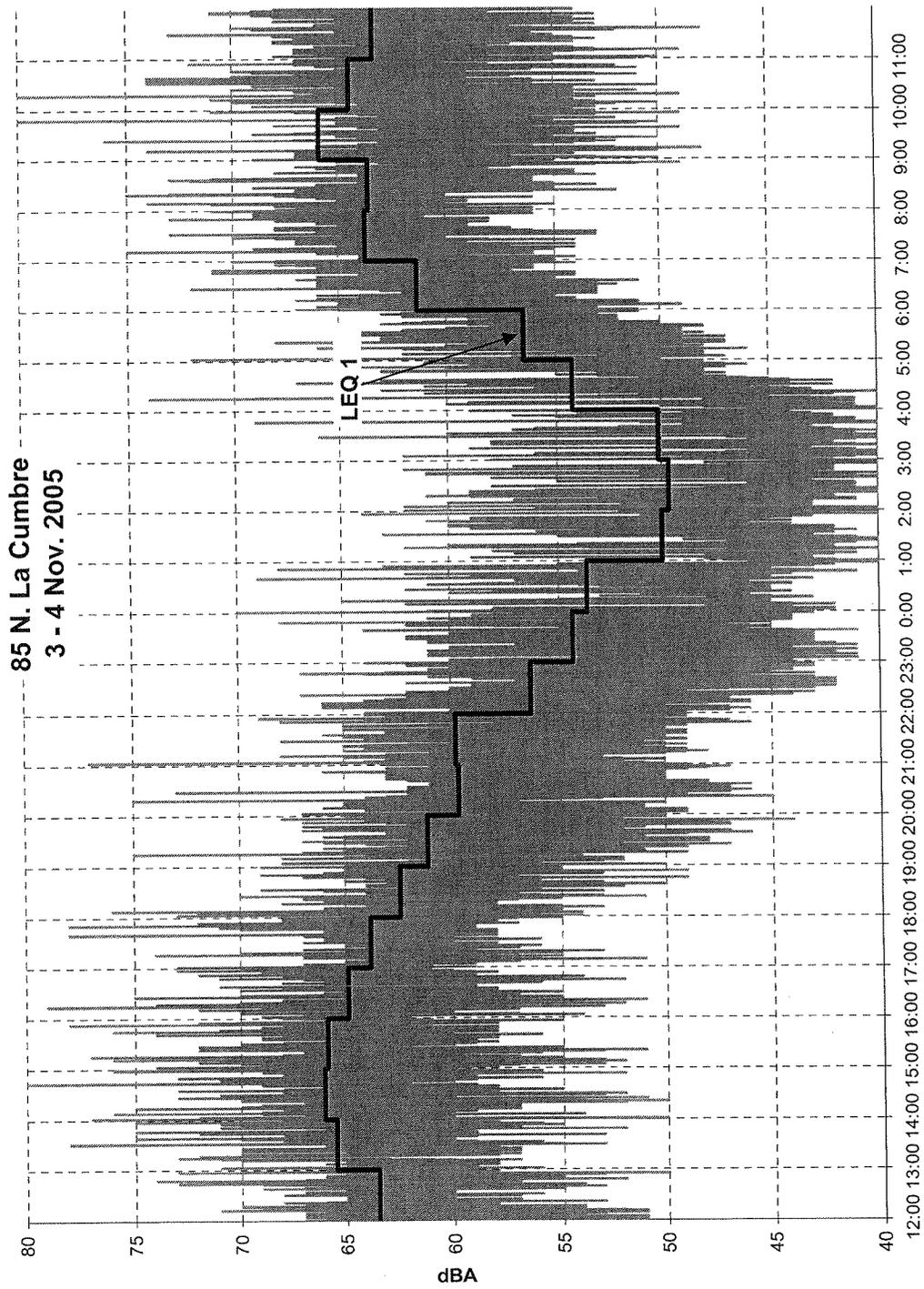
LEQ (hour) calculated from 10 second continuous measurements

	dBa	hour	
Calculated DAY LEQ:	63.7	0700	
Calculated DAY LEQ:	63.6	0800	
Calculated DAY LEQ:	65.9	0900	
Calculated DAY LEQ:	64.4	1000	
Calculated DAY LEQ:	63.3	1100	
Calculated DAY LEQ:	63.5	1200	
Calculated DAY LEQ:	65.5	1300	
Calculated DAY LEQ:	66.0	1400	
Calculated DAY LEQ:	65.9	1500	
Calculated DAY LEQ:	64.9	1600	
Calculated DAY LEQ:	63.8	1700	
Calculated DAY LEQ:	62.4	1800	
Calculated DAY/EVE. LEQ:	61.1	1900	62.3 LEQ 24 hrs:
Calculated DAY/EVE. LEQ:	59.7	2000	64.0 LEQ Day 15hr:
Calculated DAY/EVE. LEQ:	59.8	2100	64.6 LEQ Day 12hr:
Calculated NIGHT LEQ:	56.3	2200	55.6 LEQ Night 9hr:
Calculated NIGHT LEQ:	54.3	2300	60.2 LEQ Eve 3hr:
Calculated NIGHT LEQ:	53.6	0000	
Calculated NIGHT LEQ:	50.0	0100	
Calculated NIGHT LEQ:	49.7	0200	
Calculated NIGHT LEQ:	50.1	0300	
Calculated NIGHT LEQ:	54.2	0400	
Calculated NIGHT LEQ:	56.5	0500	
Calculated NIGHT LEQ:	61.3	0600	

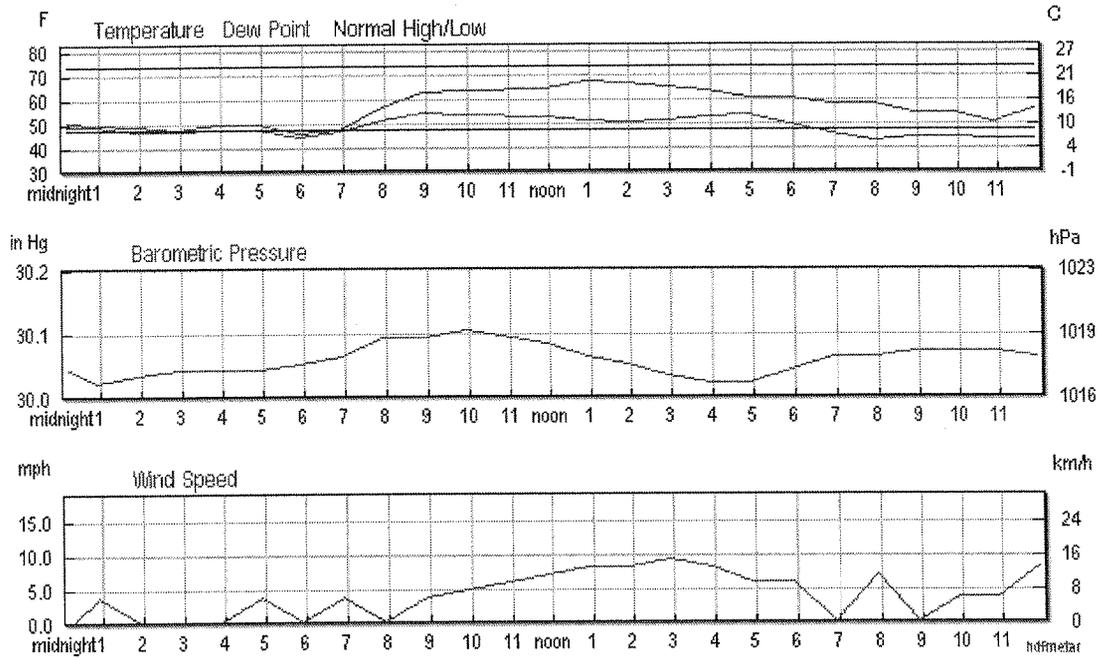
(penalty added for evening or night hours)

LDN: 65 dBA Day / Night Level Calculatic
C.N.E.L.: 65 dBA Community Noise Equivalent Level Calculation

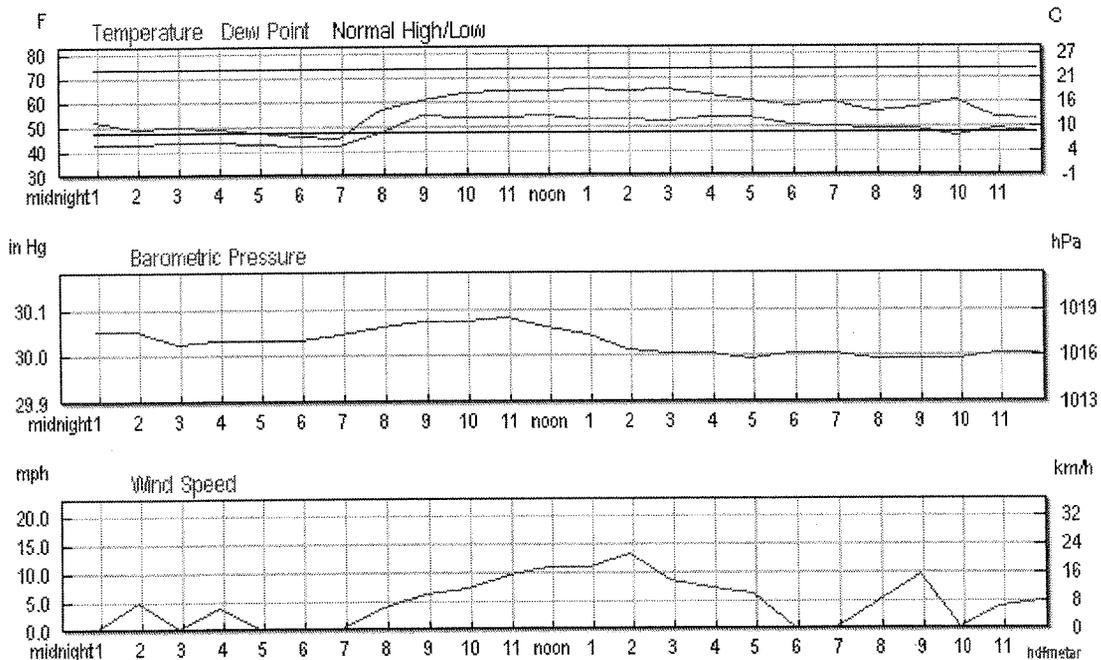
LDN Calculation from continuous sound level measurements



November 3, 2005



November 4, 2005



Weather charts for November 3 - 4, 2005 from Santa Barbara Airport data

Appendix:

dBA: A-weighted sound level. The ear does not respond equally to all frequencies, but is less sensitive at low and high frequencies than it is at medium or speech range frequencies. Thus, to obtain a single number representing the sound level of a noise containing a wide range of frequencies in a manner representative of the ear's response, it is necessary to reduce the effects of the low and high frequencies with respect to the medium frequencies. The resultant sound level is said to be A-weighted, and the units are dBA (decibels, A-weighted). The A-weighted sound level is also called the noise level.

LDN The Day-Night Average Level is a scale that takes account of all the A-weighted sound levels at a location. Weighting factors place greater importance upon noise events occurring during the evening hours (10 p.m. to 7 a.m.) by adding a 10 dBA penalty to sound levels made during those hours.

LEQ The energy average sound level. Averaging time, commonly 1 hour, is indicated.

Precision of Sound Level Meter. The American National Standards Institute (ANSI) specifies several types of sound level meters according to their precision. Types 1,2, and 3 are referred to as "precision," "general-purpose," and "survey" meters, respectively. Most measurements carefully taken with a type 1 sound level meter will have an error not exceeding 1 dB. The corresponding error for a type 2 sound level meter is about 2 dB. The sound level meter used for measurements shown in this report is a Larson-Davis Laboratories Model 820. This meter meets all requirements of ANSI s1.4, IEC 651 for Type 1 accuracy and includes the following features:

110 dB dynamic range for error free measurements.

Measures FAST, SLOW, Unweighted PEAK, Weighted PEAK, Impulse, L_{eq} , LDOD, LOSHA, Dose, Time Weighted Average, SEL, L_{max} , L_{min} , L_{DN} .

Time history sampling periods from 32 samples per second up to one sample every 255 seconds.

Calibration of the meter is made before and after all field measurements with both an internal and external calibrator.

Sound Level Meter used in this study

Type 1 Larson Davis model 812 Sound Level Meter with 2560 microphone, Serial Number 433.
Preamp 828, Serial Number 1482
Microphone 2560, Serial Number 3153
Certificate of Calibration and Conformance issued 12-30-2004.
The instrument meets factory specifications. Calibration due 12-30-2005.

Calibrator used in this study

Larson Davis CAL250 Acoustic Calibrator, Serial Number 1931. Certificate of Calibration and Conformance, Certificate Number 2005-66284. Calibrated on 02-22-2005. The instrument meets

factory specifications per Procedure D0001.8192. The instrument was found to be in calibration as received. Calibration due 02-22-2006. Full calibration report available on request. Performed by Scott Montgomery, Larson Davis, Provo, UT. Tel 801.375.0177.

Subjective Loudness Changes. In addition to precision measurement of sound level changes, there is a subjective characteristic which describes how most people respond to sound:

A change in sound level of 3 dBA is *barely perceptible* by most listeners.

A change in level of 6 dBA is *clearly perceptible*.

A change of 10 dBA is perceived by most people as being *twice* (or *half*) as loud.

Sound Level Measurement Protocol:

Continuous, on-site sound level measurements were made throughout daytime, evening and nighttime hours. The sound level measurements were made with a Type 1, Integrating, Recording, Precision Sound Level Meter, accurate to 1 dBA. The calibrated, random-incidence microphone was placed 5' 6" above the ground and covered with a 3.5" wind diffuser. Average wind speed measured at Santa Barbara Airport, 5 miles west, was less than 10 mph during most of the measurement period (see page 9). The sound level meter was calibrated before and after all measurements.

The sound level, dBA, was recorded every ten seconds during the 24 hour period, and the hourly **LEQ**, average noise level, was calculated. The Day-Night Average Level, **LDN**, was calculated (see Figures that follow; see also appendix for definition of **LEQ** and **LDN**). It is important to keep in mind that the hourly **LEQ** is based on time-averaged instantaneous measurements of sound levels, and that the **LDN** is a calculated value based on multiple measurements through the day and night. The protocol for conducting sound level measurements is prescribed in detail by the American Society for Testing and Materials (ASTM) in their E 1014 publication. The procedures and standards in that document are met or exceeded for most sound level measurements shown in this report. Wind speed and direction data and temperature data are taken from National Weather Service records for Santa Barbara Airport. Some measurements were taken at times when wind speed exceeded 20 km/h at the Santa Barbara Airport. However, wind speed measured at the microphone site never exceeded 20 km/h. Urban density tends to slow the wind speed in the city, compared to the airport. Wind protection for microphone was in place at all times.

The standards of ASTM E 1014 are exceeded by using a Type 1 sound level meter for all measurements in this report instead of the less accurate Type 2 meters called for in the standard. Therefore, the precision of the measurements in this report is likely to be better than +/- 2 dB as stated in ASTM E1014.

David Lord, Ph.D.
Principal Consultant

January 9, 2006

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JAN 24 2006

Supplement to Noise Assessment ReportProposed La Cumbre Condominiums
85 N. La Cumbre
Santa Barbara, Californiafor:
Wye Road Properties, LLC
575 Las Palmas Drive
Santa Barbara, CA 93110**CITY OF SANTA BARBARA
PLANNING DIVISION****Overall Noise Impact on Site**

This supplement to the original noise assessment report, dated November 11, 2005, describes in general the overall noise impact on the entire site from the major noise source of traffic to the east and the minor noise source of parking to the south of the proposed condominiums. Figure 1 on the following page illustrates the physical concept of noise propagation from a linear noise source as it impacts surfaces and spaces facing the primary noise source of North La Cumbre Road. The linear transportation noise source strongly impacts building surfaces and outdoor activity areas directly facing the street. However, surfaces and spaces that face away from the street to the north and south, and which are protected from the direct impact of noise, receive far smaller noise impact. The noise level in the space between the proposed condominiums and buildings on either side is related to the subtended angle defined by the location of a sensitive receiver on the east or west side of the proposed condominium. These levels, by inspection and comparison, are judged to be substantially below allowable LDN = 60 dBA.

The parking lot noise impacting the south side of the condominiums can be evaluated by comparing to noise profiles of similar parking lots. Noise from the parking lot is judged to be below the LDN = 60 dBA allowable level and therefore no noise mitigation is required on the south side.

The final conclusions and mitigation recommendations in the original report remain the same.

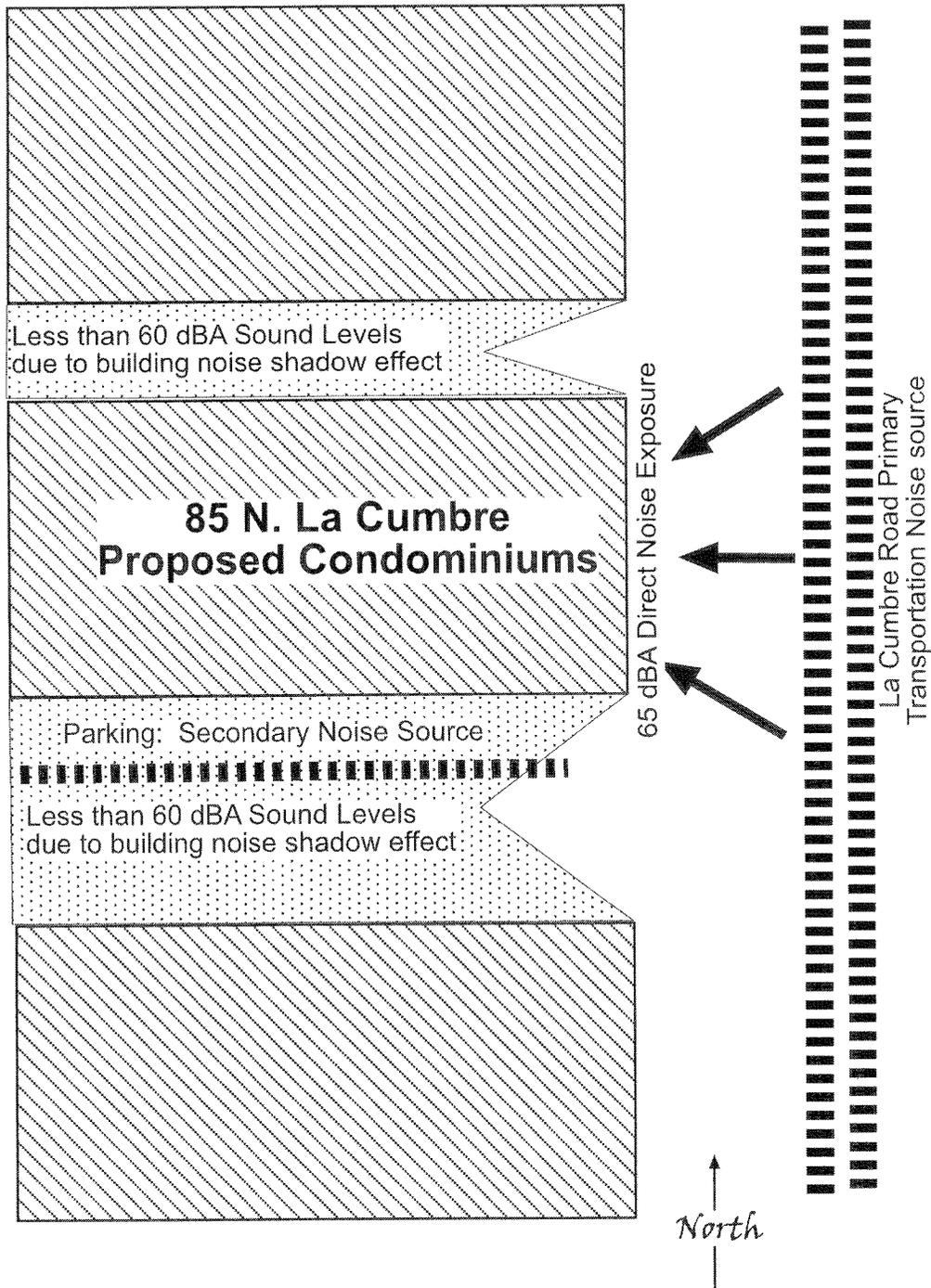


Figure 1 Diagram of site plan, showing location of noise sources and noise reduction due to building noise shadow effect. [not to scale].