



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 26, 2006
AGENDA DATE: November 2, 2006
PROJECT ADDRESS: 124 Los Aguajes Avenue (MST2004-00725)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of the demolition of an existing single-family residence and detached garage and the construction of three new condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with two two-car garages and a one-car garage on the first floor, and a 1,543 square foot two-bedroom unit, a 1,295 square foot one-bedroom unit, and 1,086 square foot one-bedroom unit on the second and third floors.

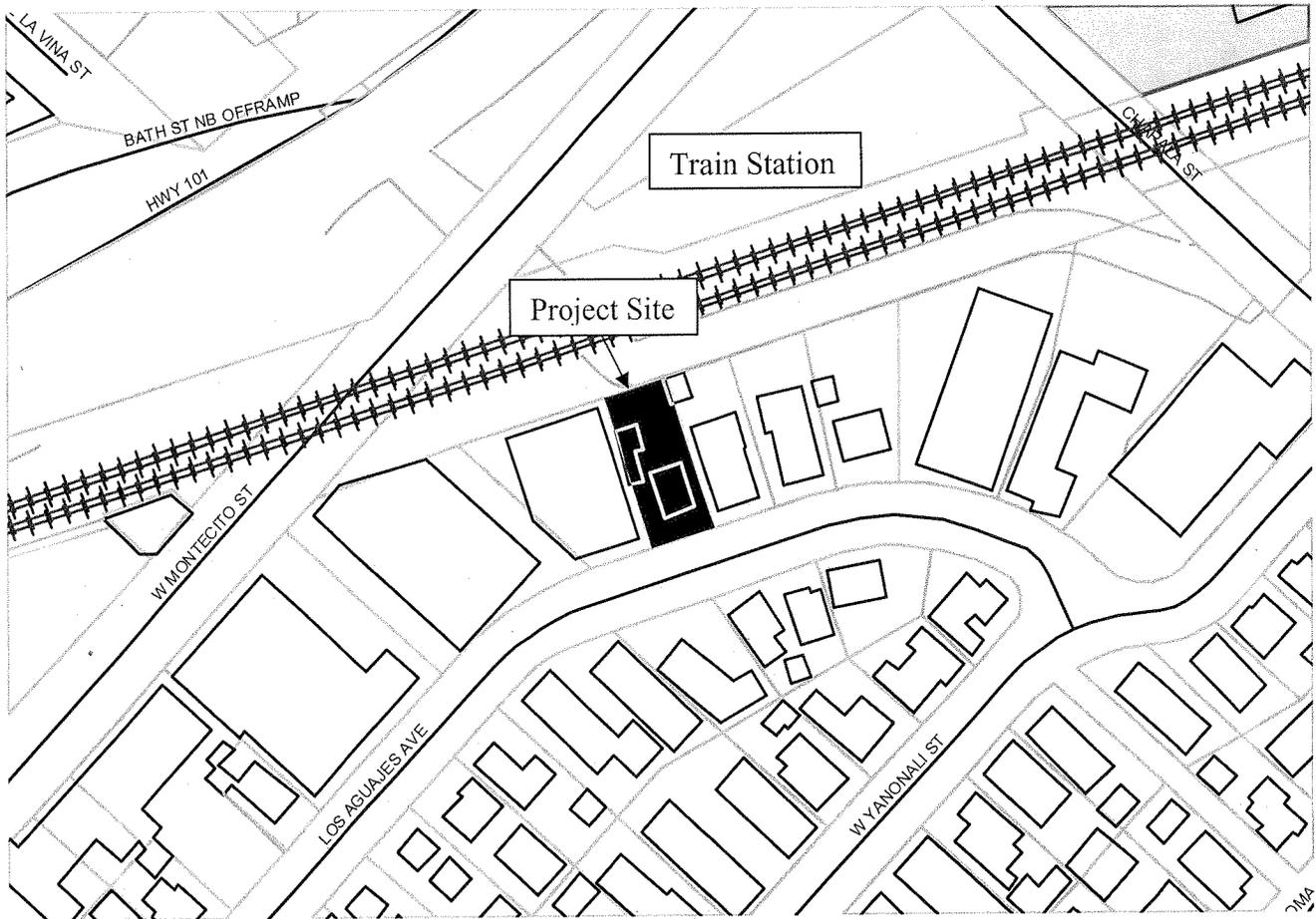
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow the building to encroach into the front yard setback (SBMC §28.21.060 and §28.92.110.2);
2. A Modification to allow the building to encroach into the interior yard setback (SBMC §28.21.060 and §28.92.110.2);
3. A Modification to allow the building to encroach into the other interior yard setback (SBMC §28.21.060 and §28.92.110.2);
4. A Coastal Development Permit (CDP2005-00021) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009); and
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

III. RECOMMENDATION

The proposed project does not conform to the applicable the policies of the General Plan or Local Coastal Plan. Therefore, Staff recommends that the Planning Commission deny the project making the findings outlined in Section VIII of this report.



Vicinity Map - 124 Los Aguajes Avenue

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

October 6, 2006
December 25, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant/ Property Owner: Mark Edwards			
Parcel Number: 041-343-010	Lot Area:	6,000 square feet (sq. ft.)	
General Plan: Hotel and Residential	Zoning:	R-4/ SD-3	
Existing Use: Single-Family Residential	Topography:	~4% slope	
Adjacent Land Uses:			
North – Mission Creek and Union Pacific Railroad		East – Multiple-Family Residential	
South – Multiple- and Single-Family Residential		West - Commercial	

B. PROJECT STATISTICS

	Existing	Proposed Unit 1	Proposed Unit 2	Proposed Unit 3
Living Area (net sq. ft.)	887	1,543	1,295	1,086
Bedrooms	2	2	1	1
Garage (net sq. ft.)	400	464	412	321

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks	15'	20'	8' to 17'
-Front	10'	2'- garage, 6'- house	4' to 6'
-Interior	6' – 1 st floor	35'- garage, 64'- house	25' – 1 st floor
-Rear	10' – 2 nd , 3 rd floors		12' - 2 nd , 3 rd floors
Building Height	45'	Single-story	31.5'
Parking	3 covered, 2 uncovered	1 covered	5 covered
Lot Area Required for Each Unit (Variable Density)	1-Bdrm = 1,840 sq. ft. 2-Bdrm = 2,320 sq. ft.	2,320 sq. ft.	(1) 2,320 sq. ft. (2) 1,840 sq. ft. Total Rqd.: 6,000 sq. ft.
10% Open Space	600 sq. ft.	>600 sq. ft.	617 sq. ft.
Private Outdoor Living Space	Unit 1 – 84 sq. ft. (2 nd floor) Units 2&3 – 72 sq. ft. (2 nd floor)	Exceeds requirement for ground floor unit	Unit 1 – 136 sq. ft. Unit 2 – 72 sq. ft. Unit 3 – 73 sq. ft.
Lot Coverage			
-Building	N/A	1,320 sq. ft. 22%	1,632 sq. ft. 27%
-Paving/Driveway	N/A	1,384 sq. ft. 22%	2,033 sq. ft. 34%
-Landscaping	N/A	3,356 sq. ft. 56%	2,335 sq. ft. 39%

Except for the requested modifications to the front yard setback and the interior yard setbacks, the proposed project complies with the requirements of the R-4, Hotel-Motel Multiple Residence Zone. Additionally, under SBMC §28.87.250, Development along Creeks, the Building Official allowed the second and third stories of the proposed development to encroach into the Mission Creek setback, as discussed in more detail below. The requested modifications are discussed in Section VI.

VI. ISSUES

A. DESIGN REVIEW

The Historic Landmarks Commission (HLC) reviewed and accepted a Historic Structures Report for this project on April 13, 2005. This report is discussed in further detail in the Environmental Review section of the staff report.

This project was also reviewed by the ABR on three separate occasions (see Exhibit C). The minutes reflect that the ABR initially had concerns about the mass, bulk, and scale, especially at the third floor and how it would be viewed from the train station. At the first conceptual review, the ABR also felt that the architecture was too modern for the neighborhood. However, at the most recent conceptual review on February 27, 2006, the ABR stated that the majority of the board was comfortable with the contemporary style of the project and also found the size, bulk, and scale to be acceptable, stating it could be found compatible with the “industrial nature” of the neighborhood. The ABR also wanted to see the third floor facing Los Aguajes Avenue to be further reduced with an increased setback from the street. One board member was not in support of the project and felt the size, bulk, and scale, and contemporary style of the project were not consistent with the neighborhood.

The ABR supported the front yard modifications for the first and second floors as these are aligned with the front yard setbacks of the adjacent buildings. The board wanted to see more pedestrian friendly paving to the entries of the units, to make the entries more obvious. The board felt the landscaping was appropriate and that the stone base on the ground floor adds to the quality of materials of the building. With regard to the interior yard setback modifications, both the ABR and staff were assuming that setbacks were 6’ for the first and second floors and 10’ for the third floor at the time of review. Based on these assumed setbacks, the ABR was mixed with regard to their support and felt that small encroachments of the building could be supported (e.g., columns that extend to the ground but do not add floor area). It was later determined by staff that, due to the amount of floor area proposed on the third floor, the interior yard setbacks are actually 10’ for the entire building. The ABR did not review the project another time after this was determined.

The third floor has not been reduced further since the last ABR concept review, and a design change has not been proposed with regard to adding more pedestrian friendly paving to the unit entries.

B. SETBACK MODIFICATIONS

Interior Setback Modifications. In the R-4 Zone, the interior yard setback for three-story buildings is ten feet (10'). However, if a building is designed so that the total floor area of the third story is one half or less of the total floor area of the first floor, then the setback is 10' for the third story only and 6' for the first and second floors. The floor area proposed for the third floor of the project is greater than half the floor area proposed for the first floor of the project; therefore, a setback of 10' is required for the entire building from both interior property lines. The project has been designed so that the interior floor area is setback 6' for the first and second floors and 10' for the third floor. Features on the first and second floors, which include shelf windows supported by columns that extend to the ground and second floor deck areas, are as close as 4' to the interior property lines. On the third floor, deck areas are proposed as close as 8' to the interior property line.

Although the third story is not less than half of the floor area of the first floor, it is reduced in comparison to the mass of the second floor. Staff also recognizes the site constraints of the property, with regard to its location adjacent to Mission Creek. For these reasons, staff could support such interior yard modifications if the deck areas on the second floor were reduced to no closer than 6' to the interior property line and the deck areas for the third floor no closer than 10' from the interior property line for the purpose of reducing privacy impacts on adjacent neighbors. Staff could support such modifications only if the second and third stories are set back 25' from the creek top of bank, as this setback from the creek is recognized as a constraint on the property and justification for allowing minor interior yard encroachments.

Front Yard Modification. The front yard setback for three-story structures in the R-4 Zone is 15', unless the total floor area of the third story is one half or less of the total floor area of the first floor, then the setback is 10' for the first and second floors, and the setback for the third floor is based on an equation which generally results in greater than a 15' setback. Interior floor space is setback 10' on the first and second floors with a small architectural feature on the ground floor as close as 8 feet to the front lot line. The habitable space on the third floor is setback 17'; however, the useable deck area encroaches up to 10' from the front property line. The applicant has reduced the third story element based on feedback from the ABR; however, the ABR has directed that the third story be setback even further as seen from Los Aguajes Avenue. The first and second stories are consistent with buildings on the adjacent properties. Staff could support the front yard modification as currently proposed if the entire building were setback 25' from the creek top of bank. This modification request could be supported due to the increased setback that would occur at the rear of the property to provide relief from the creek area, and due to the consistency with existing setbacks of buildings on adjacent properties.

C. DEVELOPMENT ALONG MISSION CREEK

Section 28.87.250 of the Zoning Ordinance, *Development Along Creeks*, was established for the purpose of controlling development adjacent to Mission Creek. The land area subject to limitation is defined as all land within the banks and located within 25' of the top of bank of

Mission Creek. Any development proposed within such an area and subject to a building permit, must be reviewed and approved by the Chief Building Official or the Planning Commission on appeal prior to the issuance of a building permit. The proposed development includes two support beams on the ground floor, which would be located approximately 12' from the creek top of bank. The floor area on the first floor is setback 25' from the top of bank, with the second story and third story deck located approximately 12' from the determined top of bank. Second story roof eaves are closest to the creek, at 10' away. The Chief Building Official has reviewed the proposed project and approved the limited development within the 25 foot area for the purposes of SBMC §28.87.250 because the conceptual project meets the general legislative intent of the ordinance, which is related to protecting structures from flooding.

D. COMPLIANCE WITH THE GENERAL PLAN

Before a condominium project and a tentative subdivision map can be approved, both must be found consistent with the City's General Plan.

Conservation and Open Space Elements: The Conservation Element recognizes the creekside environment of Mission Creek as a contribution to meeting the spatial needs of the community by offering visual relief from the built environment. Further, it recognizes that, in the past, the absence of creek management, including some creekside construction activities, has severely detracted from the creek's visual value and indirectly contributes to degradation of the coastal environment as well. Additionally, the Open Space Element recognizes that creek corridors are important open spaces and that redevelopment should respect these open space areas. Planning Staff cannot support the proposed placement of the second and third stories of the structure and ground floor support for the upper stories within 25' of the Mission Creek top of bank and finds the project to be inconsistent with these General Plan policies within the Conservation and Open Space Elements.

Noise Element: The City's Noise Element indicates that exterior noise levels up to 60 dBA L_{dn} (average A-weighted sound level over a 24-hour day) are considered "normally acceptable" within residential land uses. These Land Use Compatibility Guidelines identify outdoor noise levels greater than 60 to 75 dBA L_{dn} as "normally unacceptable" for residential land uses. Maximum interior noise levels of 45 dBA L_{dn} are also recommended. The City's interpretation of these guidelines is that all outdoor living spaces required by the Zoning Ordinance, must be designed to meet 60 dBA L_{dn} or less and that any additional outdoor living spaces not required by the Ordinance should be assessed on a case by case basis, but should not exceed 75 dBA L_{dn} . The primary noise sources at the project site are traffic on Highway 101 and noise generated by passenger and freight trains which travel through and also stop at the Union Pacific Railroad Station located on the opposite side of Mission Creek. A noise study was provided for this project, which recommended that required outdoor living spaces be designed to mitigate levels of 72 dBA L_{dn} , and interior levels be designed to mitigate conservative levels of 75 dBA L_{dn} . Mitigation has been incorporated for each unit's designated outdoor living areas (second and third story decks), which include a 6' high barrier, and retractable window systems, to reduce noise levels to less than 60 dBA L_{dn} . Unit 2 would also include two large outdoor decks located on the third story that are not designated as required outdoor living

space. One of the decks is at the rear of the structure and the other is at the front facing Los Aguajes Avenue. Staff has strong concerns that the rear deck, which faces the train station, may not be compatible with the City's Noise Element, as it would be exposed to levels of up to 72 dBA L_{dn} , the upper range of the "normally unacceptable" category. According to the noise study provided, the front deck would also be exposed to 72 dBA L_{dn} ; however, staff understands that mitigation could be more easily incorporated to reduce noise levels at this deck, given that most of the deck area would already be shielded from the train station by the building. Given the rear deck's location adjacent to the common living area for the unit, Staff believes it would be likely to be the most heavily used deck for Unit 2, thus exposing users to unacceptable levels of noise. Staff would like the Planning Commission's input on noise levels in these extra, yet very usable, outdoor living areas with regard to making the findings for consistency with the City's Noise Element.

E. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project site lies within the Coastal Zone. Development in the Coastal Zone must be consistent with the Local Coastal Plan (LCP) and the Coastal Act. The proposed project site is located in Component 3 of the LCP, also known as the West Beach neighborhood. Because the project site is located within 100' of Mission Creek, the site falls within the Appealable Jurisdiction of the Coastal Zone per SBMC §28.45.009 and Coastal Act §30603(2). This neighborhood includes hotels and motels, a mix of single- and multiple-family residences, and other commercial uses such as offices and restaurants. The project is located in a land use area designated as Hotel and Residential, which allows for development of visitor-serving facilities and for residential use at a density of twelve units per acre. Coastal Act policy concerns within the West Beach neighborhood include: hazards from flooding of Mission Creek and potential soil liquefaction during earthquakes; protection of existing recreational facilities; provision of visitor serving uses, primarily hotel/motel related; protection of the unique West Beach residential neighborhood; problems of circulation and parking related to the waterfront area in general and, specifically, possible City College expansion.

The Chief Building Official has determined that the proposed project would not result in hazards from flooding of Mission Creek. No public recreational facilities or visitor serving uses would be affected by the project. However, Staff does not find the project to be found compatible with the prevailing character of the West Beach residential neighborhood.

LCP Housing Policy 5.3 states that new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. Further, Policy 5.4 states that the part of the coastal zone bounded by the half blocks between Castillo and Bath Streets and Mason and Cabrillo Streets, Chapala, and the half block north of Los Aguajes Avenue, is recognized as a unique residential neighborhood, and shall be treated in a manner that strives to maintain this unique character. The LCP recognizes the predominant style in Component 3 as "Spanish flavor architecture typical of Santa Barbara". The existing residence is one-story and is described in a Historic Structures Report as predominantly Spanish Colonial Revival, with Craftsman style windows and distinct Mission Revival elements. The neighborhood is described as a mix of mostly small single-family Spanish Colonial Revival style homes, stucco residential apartment

buildings, and three commercial buildings. Existing residential structures on Los Aguajes Avenue are all one and two stories, whereas the proposed structure is three stories. Staff believes that the proposed project's size, bulk, and scale and modern architectural style are not compatible with the prevailing character of the neighborhood and that the structure would set a negative precedent for allowing non-compatible residential development in this unique and historically valuable setting.

VII. ENVIRONMENTAL REVIEW

Archaeological Resources: Based on a review of the City's Archaeology Resources Map, the project site is located within several cultural resource sensitivity zones (Prehistoric Watercourse, Hispanic-American Transition Period 1850-1870, American Period 1870-1900 and Early 20th Century 1900-1920). A Phase I Archaeology Report was prepared and accepted by the Historic Landmarks Commission. The report concluded that no prehistoric cultural resources were found to exist within the subject parcel. However, a recorded archaeological site is situated adjacent to the subject property, portions of an historical structure once existing within the property and remains could exist below the ground surface, and historical artifacts have been recovered along the borders of Mission Creek. Therefore, the report recommends that a qualified archaeologist and Native American representative monitor the removal of the structural footings following the demolition of the existing structures. Once the structures have been removed, an Extended Phase I test program would be required to determine if buried prehistoric and/ or historic cultural resources exist on-site. The project would be conditioned according to these recommendations.

Biological Resources: Due to the proximity of the project site to Mission Creek, a Biological Resources Study was required to be submitted by the applicant. The November 2005 report, prepared by Lawrence E. Hunt, is attached as Exhibit D. The report finds that the bed and banks of Mission Creek bordering the project site, and for hundreds of feet upstream and downstream of the subject property, do not meet riparian corridor criteria due to this portion being re-aligned, channelized, and lined with concrete and stone. The report concludes that there is no biological basis for designating a 25-foot wide area between the existing channel wall and the building footprint as a "riparian zone" because the subject property lacks two elements critical to a functioning riparian corridor: a) habitat connections between the creek and upland, and; b) habitat continuity.

Although the report concludes that the project poses no significant impacts to biological resources, it recognizes opportunities to improve habitat conditions for wildlife through landscape planting that restores foraging, roosting, and nesting. These recommendations have been incorporated into the project's landscape plan. The report also recognizes that design features, including a bioswale/ retention basin and retention reservoir, could possibly decrease existing levels of polluted runoff entering the creek. These features have also been incorporated into the project design, which would reduce the amount of storm water runoff that currently drains from the site.

City Creeks Staff have reviewed the proposed project and preliminary landscape plan and are not supportive of any proposed structure encroachments located within 25' of the creek because

they feel this area should be improved habitat for wildlife with no building obstructions. Creeks Staff is also not supportive of the proposed king palms to be located within 25 feet from the creek, nor supportive of the lavender trumpet vine and potato vine being part of the landscape plan, as they are considered invasive species. If approved, staff would recommend conditioning the project to remove these species from the landscape plan and to also include a native riparian tree at the rear of the property in-place of the king palms.

Historic Resources: A Historic Structures Report was provided for this project in order to evaluate the significance of the existing single-family residence, including its relationship and contribution to the surrounding West Beach neighborhood, and to determine the potential impact of the proposed project on the property. The neighborhood is located about two blocks outside of the El Pueblo Viejo Landmark District and is described as predominantly 1925 to 1930s Spanish Colonial Revival style single family homes, 1950s commercial and institutional buildings, and apartment buildings built in the 1960s and early 1970s. The existing predominantly Spanish Colonial Revival single-story residence was built in 1925 and is part of the original Ambassador Tract, established in 1924. The existing apartment buildings and commercial buildings on Los Aguajes Avenue were built after the early 1950s on empty lots, which the report indicates, “represented a marked departure from the architectural cohesion of the initial Tract development”.

The Historic Structures Report concluded that the existing residence is eligible to be a designated Structure of Merit. It was determined that the demolition of the existing house would constitute a significant impact on a historic resource; therefore, mitigation measures are required to reduce the impact to less than significance. Ten required mitigation measures are listed in the report, attached as Exhibit E, most of which include detailed documentation of the existing structure. Mitigation measure #10 states that, if house is fully demolished, the architecture of the new construction should be compatible and harmonious with the buildings of the West Beach neighborhood in both massing and architectural style. The report also included advisory, although not required, recommendations to further reduce impacts; that the building not be demolished and that it be preserved and new units added behind it. Indicating that the preservation of the house is desirable, the report also stated that, whichever advisory option is chosen, the architecture of the new construction should be compatible with the existing house and the predominant Spanish Colonial Revival style buildings of the West Beach neighborhood.

The Historic Structures Report was accepted by the HLC; however, the design of the project is subject to the purview of the ABR. Although, initially concerned with the massing and architectural style of the structure, the majority of the ABR later determined that the project could be found compatible with the surrounding neighborhood and consequently in compliance with the required mitigation in the Historic Structures Report. As previously discussed, staff has policy concerns with regard to the compatibility of the project’s massing and modern style of architecture with the West Beach neighborhood.

The City adopted a Demolition Review ordinance in 2004, which specifies a process for reviewing demolition of buildings that may qualify as either Structures of Merit or Landmarks. As part of that process, when the HLC accepts historic structures reports for projects being

processed in accordance with the City's Master Environmental Assessment (MEA), the HLC is supposed to state its intent to initiate the process for Structure of Merit or Landmark designation at the time the Historic Structures Report for the project is accepted. The HLC reviewed and accepted the report for this project in April 2005, which concluded that demolition of the existing structure would result in a less than significant impact if certain measures were either incorporated into the project description or added as mitigation measures. The HLC did not initiate Structure of Merit designation, which leads to the conclusion that the structure is not sufficiently historic to warrant designation and, therefore, its demolition would not result in a significant impact. The applicant incorporated nine of the 10 measures recommended by the Report into the project description and worked with the ABR to determine if the proposed project is "compatible and harmonious with the buildings of the West Beach neighborhood in both massing and architectural style." The ABR agreed with the applicant that the project's modern design meets the criterion outlined by the Historic Structures Report. For a variety of policy reasons, outlined above, staff disagrees with the ABR's determination; however, staff believes that demolition of the existing building would not result in a significant environmental impact.

Noise Sources: A review of the City's Noise Contour Map indicates that the project is located in an area in which the noise level exceeds 65 dBA L_{dn} (average A-weighted sound level over a 24-hour day). The noise level mapped for the site ranges from 65 to over 70 dBA. 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 and 45 dBA L_{dn} for interior noise levels. The report included mitigation for the required outdoor living areas so that noise levels would be reduced to less than 60 dBA L_{dn} . The report also includes mitigation in order to ensure interior noise levels would not exceed 45 dBA L_{dn} . The report indicates that all outdoor living areas would have levels of approximately 72 dBA L_{dn} if no mitigation was implemented, which would include a large second story deck attached to Unit 2. The deck is located at the rear of the structure and would have higher noise levels than the required outdoor living spaces; however, for CEQA purposes, outdoor areas with noise levels lower than 75 dBA L_{dn} will not be considered a significant noise impact.

Conclusion: The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction of Small Structures.

VIII. FINDINGS

The Planning Commission finds the following:

A. YARD MODIFICATIONS

The Planning Commission cannot make the findings that the interior and front yard modifications are necessary to secure an appropriate improvement on a lot, prevent unreasonable hardship, promote uniformity of improvement, or to construct an affordable housing development.

B. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map must be found consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The project is consistent with the Zoning Ordinance, with the exception of the modification requests; however, the Planning Commission does not find the project to be consistent with the policies expressed in the General Plan, including the Conservation Element, Open Space Element, and Noise Element.

C. 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 not consistent with the General Plan of the City of Santa Barbara.

The project is not consistent with policies of the City's General Plan including the Open Space Element, Conservation Element, and Noise Element.

3. The proposed development is not consistent with the principles of sound community planning and will 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. However, the Planning Commission finds that the project is not compatible with the aesthetics of the neighborhood.

D. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is not consistent with the policies of the California Coastal Act.

The project is not consistent with Coastal Act Policy 30251, which requires new development to be visually compatible with the character of surrounding areas.

2. The project is not consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

The project is not found to be consistent with the Housing Policies of the Local Coastal Plan, with regard to neighborhood compatibility and preserving the unique character of the West Beach neighborhood.

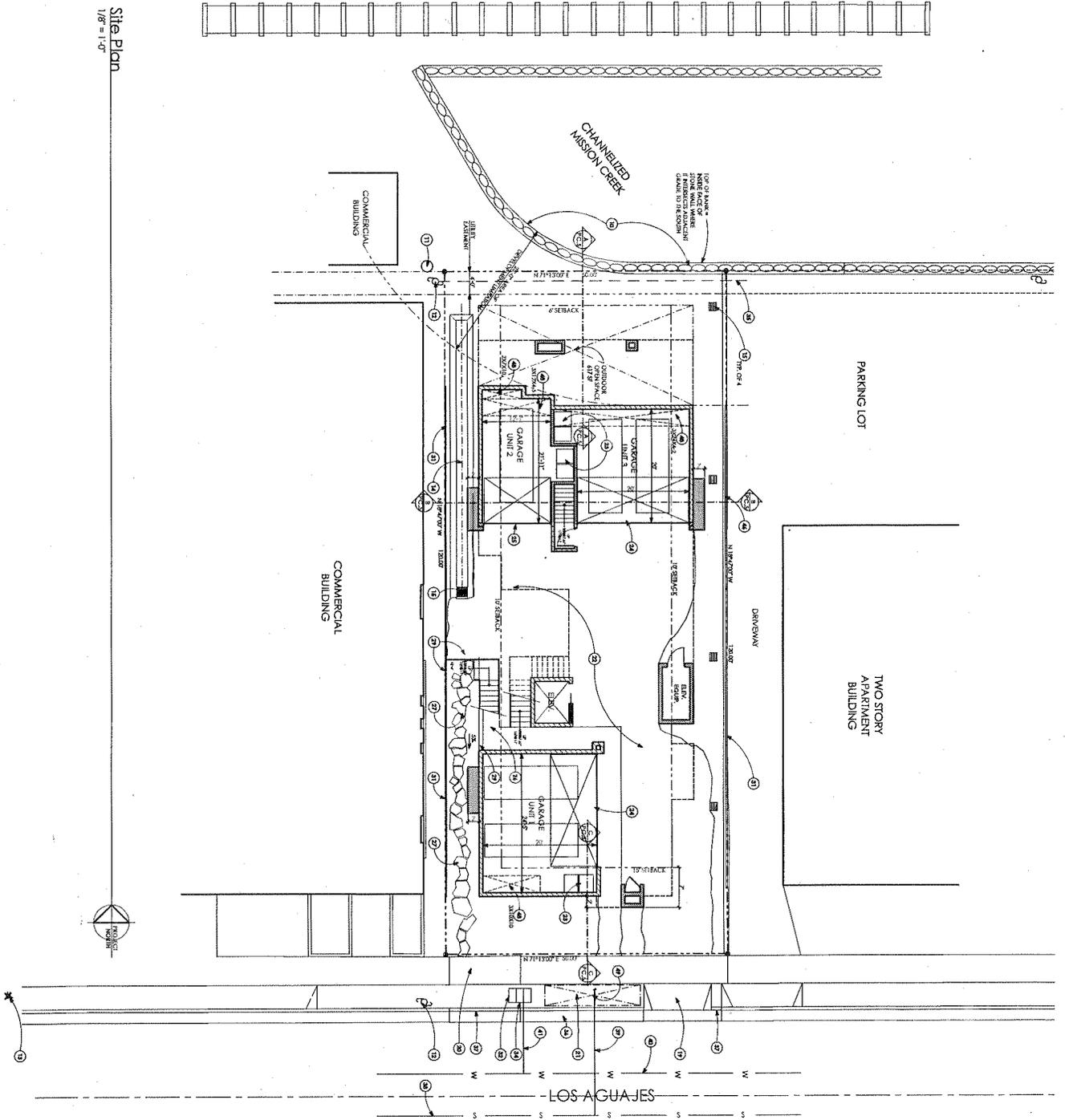
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

The project would not have any effect on public access or public recreation.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated October 6, 2006
- C. ABR Minutes
- D. Biological Resources Report
- E. Historic Structures Report (without figures)
- F. Acoustical Analysis

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



Keyed Notes

EXHIBIT A

Multi-Family Development for:
Mark Edwards
124 Los Aguajes Ave.
Santa Barbara, CA 93101



EAST BEACH VENTURES

401.8 EAST HALEY STREET SANTA BARBARA, CA 93101
805.686.7298 EAST-BEACH.VEN

Site Plan

PC.2

06/12/19 PC Update: Schedule
07/11/19 PC Update: Schedule
08/08/19 PC Update: Schedule
09/05/19 PC Update: Schedule
10/02/19 PC Update: Schedule
11/09/19 PC Update: Schedule
12/06/19 PC Update: Schedule
01/13/20 PC Update: Schedule
02/10/20 PC Update: Schedule
03/07/20 PC Update: Schedule
04/04/20 PC Update: Schedule
05/02/20 PC Update: Schedule
06/09/20 PC Update: Schedule

October 06, 2006

City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93102

**Subject: 124 Los Aguajes Ave. (MST#2004-00725)
Request for One Lot Subdivision for Three Condominium Units
Request for Coastal Development Permit
Request for Modification to Allow Building Encroachment into Both
Interior Yard Setbacks
Request for Modification to Allow Building Encroachment into Front
Yard Setback**

Dear Ms. Swanson:

This project consists of the construction of three condominium units and the demolition of an existing single-family residence, with detached garage, on a 6,000 square foot lot. The proposed structure would be 5,121 square feet configured as two one-bedroom units and one two-bedroom unit, with attached garages. A total of five covered parking spaces have been provided.

For your review and submission to the Planning Commission, attached please find: a copy of our 30-Day Development Application Review Team (DART) Comments with Applicant Responses, dated August 10, 2006, a copy of our 30-Day Development Application Review Team (DART) Comments with Applicant Responses, dated December 22, 2005, a copy of our Pre-Application Review Team (PRT) Comments with Applicant Responses, dated December 23, 2004, a Coastal Development Permit Application, site grading and drainage, architectural and landscape plans for a 3-unit condominium project located at 124 Los Aguajes Ave. - Assessor's Parcel Number 033-041-007.

We have also included: Current Site and Area Photographs, a Visual Study of the proposed development in relation to significant viewing areas, copies of our original Biological Assessment and a follow-up Response to Comments letter, a revised Acoustical Study, Hydrology Calculations, the Base Flood Elevation determination from the Santa Barbara County Flood Control District, the Top-of-Bank determination from the City of Santa Barbara's Building and Safety Division, along with a Retaining Wall Evaluation, by our engineering geologist, and a Cross-Section Depiction of the Top-of-Bank, developed by our registered surveyor, (shown on the Tentative Map), the Historic Landmark Commission's acceptance of the project's Archeological Report and Historic Structures Report, with Required Mitigations, and the Architectural Board of Review's Conceptual Approval with supporting comments of the project.

EXHIBIT B

Planning Commission Application Submittal
124 Los Aguajes Ave. (MST2004-00725)
October 06, 2006
Page 2 of 11

This development has evolved from a three unit apartment complex to three condominium units. Accordingly, we have included a Revised Tentative Map and (2) copies of a Preliminary Title Report.

Project History

On November 12, 2004, the project was submitted for PRT review, and received written responses on December 23, 2004. Verbal comments were received during a joint staff session on January 04, 2005. On November 18, 2005, there was a submission for Planning Commission approval of a one-lot subdivision into three condominium units, a request for a Coastal Development Permit, and a front yard setback modification that would allow the project to enjoy and conform to the adjacent property setbacks in the neighborhood. That application was determined to be "incomplete" on December 22, 2005, and a letter request was made by the city for additional information. A meeting was held on January 03, 2006, to review staff's request for that additional information.

On June 23, 2006 the project was resubmitted with requested planning staff information and revisions, and determined to be "conditionally complete" on August 10, 2006. A meeting was held on August 29, 2006 to review staff's request for additional information.

The project has been reviewed for historical significance from the City's Historical Landmarks Commission, and received Required Mitigation Measures by a 4/1/2 vote. After thorough review and applicant response interaction, a strong, favorable, conceptual approval, with supporting comments, was obtained from the City's Architectural Board of Review, by a 7/1/0 vote, on February 27, 2006.

The dates of project review by the City's Commissions/Boards are as follows:

1. Historic Landmark Commission –
Archaeology Report – Accepted – 03/30/05 (on file with City)
2. Historic Landmark Commission –
Historic Structures Report – Accepted – 04/13/05 (on file with City)
3. Architectural Board of Review - Conceptual Review, comments – 11/08/04
4. Architectural Board of Review - Conceptual Review, continued – 01/03/06
5. Architectural Board of Review - Conceptual Review, continued – 02/13/06
6. Architectural Board of Review - Conceptual Review, approved – 02/27/06

Property Details

The subject property is located in the West Beach Area of the City of Santa Barbara, on Los Aguajes Ave.. It is directly adjacent to a historic, 300' stone and concrete,

channelized, relocation of Mission Creek, the Union Pacific Railway tracks and the historic train station. The property is currently zoned R-4/SD-3, Multiple Residence/Special District 3 – Coastal Zone, and is located in the non-appealable jurisdiction of the Coastal Zone. The parcel is also located within an “AH” Special Flood Hazard Area and the Base Flood Elevation has been determined to be 18.5 feet (NGVD 1929) by the County of Santa Barbara Flood Control District.

The area of the subject property is 6,000 square feet with an overall slope of 4%. An 887 square foot single family residence with a 400 square foot, detached garage, along with a private driveway and outside deck, currently exist on the property. The existing landscaping consists of lawn grass, ornamental plantings (jade plant, elephant ear, star jasmine, hibiscus, lantana) and trees (orange, Japanese maple, 2” oak sapling)

Neighborhood Specifics

The West Beach Area is an eclectic collection of apartments, condominiums, motels, hotels, large commercial offices and warehousing, and smaller, single family residences. This specific property is located between Bath Street and Chapala Street. It is bordered by a multi-family apartment complex to the East, a large commercial office and warehouse to the West, and the local headquarters of the Lion’s Club to the South. Twin Union Pacific Railroad tracks, the historic train station, along with its expansive, on-grade parking facility, are adjacent to the North.

Directly to the North, Mission Creek was diverted, by the City of Santa Barbara, at the turn of the 20th Century into a channelized waterway consisting of massive, 12 and 15 foot high, historic, sandstone walls and a concrete bottom. This engineering feat was accomplished to encourage Milo Potter to build his famous “Potter Hotel,” 1906 – 1921. The walls are part of the landmarked, historic railroad station and cannot be altered or removed.

The channel structure remains today, strong and sound, protecting the subject property and its adjacent neighbors. The Corps of Engineers, in their exhaustive, Lower Mission Creek Restoration Project Study, have identified this channelized reach of the former creek as historic and of sound construction. They have no renovation or restoration plans along its entire 300+ foot length.

Further, in response to a requirement of the Building and Safety Division, as part of the Development Application Review Team Comments, the existing, stone and concrete channel was evaluated as to its structural condition and potential for erosion damage. Mr. Roger Slayman, Engineering Geologist for MNS Engineers, Inc., concluded that the wall was in good structural condition and that there was a relatively low potential for erosion

damage from high creek flows due to the existence of the concrete apron that occupies the entire channel bottom.

Project Description

The proposed project consists of a one-lot subdivision with (3) market rate condominiums. The ground floor includes: vehicular access and circulation, (3) enclosed garages providing all of the (5) required parking spaces, a vertical circulation element consisting of stairs and an elevator, and landscaping. The second and third floors provide inside and private, outside living spaces, as well as areas for eating and sleeping, bathrooms and individual laundry facilities.

The overall construction process is estimated to last (10) months – (1) month for site demolition, preparation and grading, (7) months for vertical construction, and (2) months for hardscape, landscape and project close-out. During the construction process, all existing structures, trees, ornamental plantings and grasses would be removed and replaced with the proposed structure, pervious paving, a bioswale/retention basin, rainwater management system, underground storm water storage reservoir, (6) specimen King Palms, (1) 24" box Sycamore tree, and (2) ornamental canopy trees, along with native and non-native shrubs and grasses.

Grading under the building footprint will result in a total cut of 110 cubic yards. Outside the building footprint, the project will require a cut of 25 cubic yards and a fill of 135 cubic yards. The net result of the grading operation will be to balance the site cut and fill operations.

All utility service lines will be placed underground per SBMC 28.08.025 and SBMC 22.38.030. Also, it is the intention of the project to place the adjacent apartment complex's utility service lines and related drop-pole underground. These service lines are currently located directly to the North of the subject property. Negotiations for this work have not been finalized, and are ongoing with the current, adjacent property owner.

Negotiations are also underway with the Union Pacific Railroad to acquire landscape rights to an adjacent, triangular parcel of land, directly to the north of the subject property, and along the channelized, Mission Creek Waterway. The area would be landscaped using the same native, plant palette, developed by our project biologist and landscape architect, including additional trees.

Archaeology Study

A Phase 1 Archaeology Report has been completed, reviewed, and accepted, by the Historic Landmarks Committee. As a result of that process, no prehistoric cultural resources were found to exist within the project property. However, due to the proximity

of the site to both prehistoric and historic resources, a qualified archaeologist and Native American representative will be retained to monitor the removal of structural footings after the demolition of existing structures. Once all the existing improvements have been removed, an Extended Phase 1 study, consisting of a series of backhoe trenches and the examination of soil profiles, will be implemented.

Historical Study

A Historical Structures Report of the existing structures has been completed, reviewed, and accepted, by the Historic Landmarks Committee. As a result of that process, and prior to any site demolition, the existing structure will be “archivally” preserved under the City’s Master Environmental Guidelines using a surveyed site drawing, architectural drawings, large format photographs, and the Historic Structures Report. The residence will also be offered and advertised for relocation, and any identified historic materials will be salvaged.

Also, as a response to the demolition mitigation measure added by the Committee, that being, “the architecture of the new construction should be harmonious with the buildings of the West Beach neighborhood in both massing and architectural style, a study of the neighborhood was made. It was learned that the eclectic blend of surrounding buildings was composed, predominately, of two-story 60’s and 70’s stucco, apartment buildings, stucco commercial buildings and smaller, single family homes. As a result of the study, and in accordance with the added mitigation measure, the newly planned construction was designed to be compatible and harmonious with the existing massing and architectural styles of these adjacent neighborhood structures. (Please note - By an overwhelming consensus, the City’s Architectural Board of Review, with a 7/1/0 vote, expressed its concurrence and support for the neighborhood compatibility of the project’s size, bulk, scale and architectural style.)

The Historic Landmarks Committee concluded that compliance with the Required Mitigation Measures, outlined as part of the Historic Structures Report, would reduce the potentially significant, historic, impacts of the planned demolition, to less than significant, under the CEQA Guidelines, and the City’s Master Environmental Guidelines.

Biological Study

A Biological Assessment of the project site was prepared by a city-qualified biologist. The report found that, due to realignment of the former Mission Creek, via the stone walls and concrete bottomed channel directly adjacent to the project, the site lacks key elements critical to a functioning, riparian corridor, i.e. habitat connections and habitat continuity. Consequently, no biological basis could be found to designate a “riparian zone” on the property.

However, in a joint collaboration between the project biologist and landscape architect, a landscape scheme and plant palette was developed in accordance with the goals and strategies of the City's Conservation Element. Together, these design components will increase the attractiveness of the property to wildlife, particularly resident and migratory birds and bats. The plant list has been crafted into the landscape scheme in such a manner that it provides foraging, roosting and/or nesting opportunities in close proximity to an existing, perennial water source – the channelized Mission Creek waterway.

A follow-up, Response to Comments letter, crafted by the project biologist, in an effort to address the concerns memorialized by the Creeks Division, as part of their Development Application Review Team (DART) Comments, was completed on May 5, 2006. The letter confirmed that the project's backyard planting plan uses almost exclusively native, locally-occurring trees, shrubs and ground cover that are of high value to wildlife, provides food, cover, and roosting opportunities for birds moving along Mission Creek, significantly increases habitat values over existing conditions, and, can be utilized by aerial, mid-level, and ground-foraging birds. Further, the addendum letter reviewed and concluded that none of the proposed trees, shrubs or ground cover species, proposed for the entire project, were invasive, with the exception of the lavender trumpet vine and potato vine, utilized on the eastern property line fence. However, the report concluded that if these species were kept toward the front of the lot, they would pose no threat to the channelized waterway.

Hydrological Study

The hydrology of the site and project has been carefully studied. The current project incorporates (2) significant storm water management features: a retention reservoir under the pervious vehicular access and driveway areas that will retain and return 3,071 gallons of water to the underlying site soils and, a bioswale/retention basin that has been designed along a portion of the west property line. This swale will hold, filter and return 1,100 gallons of water to the underlying site soils. With these features, the expected 60 min. storm water runoff in a 100-year event will be reduced by 9.6%, in a 50-year event it will be reduced by 12.8%, and an impressive 25% reduction in a 10-year event will be achieved. The net results of these efforts equates to a post-construction reduction in storm water runoff of 20.6 gpm in a 50-year event, and 16.7 gpm in a 100-year event.

Acoustical Study

An Acoustical Study of the development was performed to assess its potential environmental impacts. Existing noise levels due to traffic on the 101 Freeway, local roadways, and on the Union Pacific Railroad were measured - 15-minute, and hourly averages, were identified. As a result of the Study, a worst case, design-to average of 72 dBA was developed for exterior spaces. (A more constant, ambient traffic noise of

66dBA was noted). Also, for conservatism, 75dBA was recommended as the design-to average applicable for the indoor living spaces on second and third levels of the building. Through a close collaboration between the sound engineer and the project architect, a set of noise mitigation measures was developed for the project. These measures have been incorporated into the design of the structure, and will reduce the existing site noise levels to below the maximum City Noise Requirements of 60 dBA for required exterior, private spaces, and below 45 dBA for interior spaces.

At the required, exterior, private space of Unit 1, an east-facing, 6' high, sound barrier has been incorporated into the project. A retractable window system has been employed at the required, outside spaces of Units 2 and 3. Together, these systems will allow future occupants of the project to enjoy quiet, outdoor living spaces below city noise thresholds.

Interior project noise can and will be mitigated to be at, or less than, the City's standard of 45 dBA Ldn. Noise reduction will be achieved by use of several techniques outlined in the study, including: sound engineered, exterior wall systems, sound insulation, multiple layers of interior GWB, sound engineered, floor and roof systems, dual-glazed windows and skylights, solid-core, exterior doors, heavy-duty weather stripping, sound traps, duct insulation etc.

Area of Development Limitation

SBMC 28.87.250 – Development along Creeks

Due to the unique conditions of the subject property, and as provided in SBMC 28.87.250.6, an appeal was made to consider mitigating factors, other than a 25' area of development limitation, in the area subject to Section 28.87.250. The Chief of Building and Safety reviewed the project and determined that it "meets the general legislative intent of the SBMC 28.87.250, with exceptions." That determination was based on the following findings:

- (a) The proposed development within the creek setback is consistent with the current flood mitigation measures.
- (b) The creek setback is in a floodplain where development is allowed as opposed to a floodway, which typically prohibits any development including piers or columns.
- (c) The existing creek wall, adjacent to this site, provides floodwater hazard mitigation. An engineering geologist shall make a finding that the wall is structurally sound and the potential for erosion damage is unlikely. (a report attesting to a positive response to these concerns has been included in this submission)

- (d) The proposed intrusion at ground level within the creek setback is minimal, (less than 15 square feet), and the enclosed portions of the 1st floor are set outside of the setback and raised at or above the BFE,
- (e) The majority of the grade within the creek setback is above the flood level.”

Conservation and Open Space Elements

Even though the project qualifies for relief from the SBMC 28.87.250 requirement of a 25' foot area of development limitation, as a consideration to the City's Conservation and Open Space Elements, we have chosen to place the ground floor structures of the development 25' feet back from the determined top-of-bank. This election provides more than 17' of additional visual and biological separation, beyond the required 6' rear yard.

Working together, our biologist and landscape architect have insured the attractiveness of this project-specific open space element. They have increased its usefulness to wildlife, by the use of a plant palette that provides foraging, roosting and/or nesting opportunities in close proximity to a waterway. The planting of several new trees will further enhance the general appearance of the area, soften the structural improvements, and protect its scenic character.

Negotiations are also underway with the Union Pacific Railroad to acquire landscape rights to an adjacent, triangular parcel of land, directly to the north of the subject property, and along the channelized, Mission Creek Waterway. The area would be landscaped using the same native, plant palette, developed by our project biologist and landscape architect, including additional trees. The improvement would be designed to increase usefulness to wildlife activities, such as foraging, roosting and/or nesting, while enhancing the general appearance of the area, softening the structural improvements, and protecting its scenic character. If successful, this effort will provide a unique opportunity to the City to further its' policy goals, outlined in the Conservation Element, of achieving a healthful, natural environment that reflects a balance between human activities and natural processes.

Front Yard Setback Modification

To accomplish the goals of consistency with the General Plan's Conservation and Open Space Elements, and to secure an appropriate development on the parcel, we are requesting a reduction in the current ground floor and 2nd floor, front yard setback, from 15' to 10'. (Please note, this request is in keeping with the city's currently, proposed ordinance amendment to the municipal code in this regard). Further, this request would be consistent with the existing front yard setbacks currently enjoyed by the developments directly to the East and West of the project.

Please note, the 3rd floor was initially designed in compliance with the 15' front yard setback, as currently required by the SBMC. However, in response to the neighborhood, massing compatibility mitigation of the Historic Structures Report, and a request by the city's Architectural Board of Review for increased 3rd floor setback as the project addresses Los Aguajes, an additional 2' of front yard setback – total 17' – for the 3rd floor element of the structure has been added. (Also, an additional 2' and 9' of rear yard setback has been added to the 2nd and 3rd floors respectively)

Side Yard Setback Encroachment

The project has been designed with minimal structural improvements on the ground floor. That area has been reserved for a biological buffer along the waterway in respect to the City's Conservation and Land Use Elements, private storm water management systems, landscape relief and enhancement, vehicular access with onsite, enclosed storage, and pedestrian access. These elements are vital to the success of this development.

In an effort to achieve project goals, and maintain an appropriate development, the building has been designed with 6' side yard setbacks on the 1st and 2nd floors of the structure, with the 3rd floor setback 10'. However, the lack of 1st floor square footage triggers a unique formula outlined in SBMC 28.21.060, regarding the ratio of 3rd floor area to 1st floor area, which would require a 10' sideyard setback on all floors. Our proposed design is according to the proposed Zoning Ordinance currently in process, and supported by the planning staff. It also provides a 10' separation on all floors from the commercial building directly to the West, and a 16' building separation from the 2-story apartment building to the East.

Policy Consistency

The overall project conforms to the standards of the R-4, Multiple Residence Zone as described in SBMC Chapter 28.21, with the herein requested front yard setback modification. As detailed on the Site Plan, (sheet PC.2), each unit layout conforms to the required setbacks (rear, and interior), height, private outdoor living spaces, common open yard area, and parking standards. The proposed development would maximize the allowable density of the site with (3) units while being designed to respect the goals of the General Plan's Conservation and Open Space Elements. Each unit complies with the city's physical design standards as detailed in SBMC 27.13.060. The project has been conceptually approved by the city's Architectural Board of Review, and received positive, supporting comments.

Requested Actions

Given the scope of the work, we respectfully request the Planning Commission's approval of the following actions:

1. Tentative Subdivision Map for a one-lot subdivision to construct (3) residential, condominium units.
2. Coastal Development Permit for a one-lot subdivision to construct (3) residential condominium units in the non-appealable jurisdiction of the Coastal Zone.
3. Modification to allow encroachment into the front yard setback for the 1st and 2nd floor of three-story buildings.
4. Modification to allow encroachment into side yard setbacks for the 1st and 2nd floor of three-story buildings.

Project Justification and Conclusion

It has been challenging to develop this property given its location adjacent to a historic stone and concrete waterway, in an area of close proximity to prehistoric and historic cultural resources, in the Historical Waterfront Survey Area, and with an existing structure built in 1925.

However, the property is a prime location for multi-family living and will be adequately served by all public utilities. Given the consistency with the General Plan, the existing surrounding developments, proximity to public transportation and walking distance to the waterfront and downtown areas, the density and proposed uses equate to sound community planning.

Housing in the city is limited and in high demand – this project will add (2) market rate, ownership units to the housing stock. It will archivally preserve a structure of historic interest, and provide a vegetated area between the creek and buildings that will increase the attractiveness of the project site to wildlife by providing foraging, roosting and/or nesting opportunities in close proximity to the waterway. Also, with its rainwater management features, it will significantly reduce storm water run off by retention, filtering and returning the water to the underlying soils.

Planning Commission Application Submittal
124 Los Aguajes Ave. (MST2004-00725)
October 06, 2006
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Thank you for your review and consideration of this application. Should you have any questions, or require additional information, please do not hesitate to contact me at medwards@parton-edwards.com, or by phone at (805) 570-7518.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark T. Edwards". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark T. Edwards
Property Owner

Enclosures

Cc: Peter Ehlen, East Beach Ventures



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

124 LOS AGUAJES AVE

MST2004-00725

R-3 CONDOS

Page: 1

Project Description:

Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.

Activities:

2/27/2006

ABR-Concept Review (Continued)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(7:00)

Mark Edwards, Owner; Peter Ehlen, Architect; David Black, Landscape Architect; and Chelsey Swanson, Assistant Planner for the City of Santa Barbara, present.

Public Comment opened at 7:39 p.m.

Mr Untermann, neighbor, found the project to be a positive addition to the neighborhood and would set the trend in quality development for the area. The quality of the detail elements on parking and landscaping of the project are highly desirable for the neighborhood.

Public Comment closed at 7:42 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: (Previous comment #1 carried forward) 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and other details are compatible with the industrial nature of the neighborhood. 2) The majority of the Board finds the size, bulk, and scale of the project is acceptable, but would like to see the third floor setback increased as it addresses Los Agujes Avenue since the current proposal is requesting a front yard modification.

Project Description:

Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.

Activities:

- 3) Modifications on the first and second floor are supported by the Board since they are in alignment with the adjacent properties on either side of the property. 4) The layout of the parking is acceptable, since it does not include garage doors facing the street. 5) More pedestrian delineation in the paving is requested to make the entry ways for the three condominiums more obvious than the current proposal. 6) The stone base on the ground floor of the building is acceptable and adds to the quality of materials for the contemporary style building. 7) The landscape plan is appropriate for the beach area of the project with the proposed palm trees appropriate for the three story buildings. 8) Support from the Board for the interior yard modifications, as delineated by Staff, is mixed. 9) Some support of the encroachments could be obtained from the Board if directed toward allowable uses such as decks or fireplaces. The proposed encroachments are minimal and represent only window ledges or upper level protrusions supported from the ground. 10) Glass hand rails with the sandblasted or etched outer facings are accepted by the Board since they are non-glare/not reflective and in keeping with the style of the architecture.
Action: Wienke/Romano, 7/1/0 (Mosel opposed).

2/13/2006**ABR-Concept Review (Continued)**

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(4:56)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEBRUARY 27, 2006 MEETING.

Motion: To hear Item 8 in place of Item 3

Action: LeCron/Sherry, 7/0/0.

1/13/2006**ABR-Resubmittal Received**

P. Ehlen resubmitted for ABR.

Project Description:

Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.

Activities:**1/3/2006*****ABR-Concept Review (Continued)***

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(7:25)

Peter Ehlen, Architect; and Mark Edwards, Owner; present.

Motion: Continued indefinitely with the following comments: 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and overhangs are compatible with the industrial nature of the neighborhood. 2) The mass, bulk and scale is excessive, especially at the third floor. 3) The third story element on Los Agujes Avenue should be pulled back beyond the required fifteen foot setback. 4) Study of tightening the ground floor parking and circulation to minimize the encroachment into the front yard and building within the rear creek buffer. 5) The view of the project is a concern as seen from the train station and the freeway, and the Board encourages the applicant to move the third story back. 6) The Board appreciates that the parking area is locate site with no garages are facing the street. 7) The architectural style will necessitate quality materials for the project to appear high quality. 8) Maximize landscaping opportunities as part of the circulation re-study.

Action: Sherry/LeCron, 6/1/0. Mudge opposed.

11/28/2005***ABR-Resubmittal Received***

Two sets received for continued concept review.

11/8/2004***ABR-Concept Review (New) - PH***

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL ON A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE COASTAL ZONE.)

7:23

Peter Ehlen, Architect; Mark Edwards; Owner; and Matt Benwich, Owner, present.

Project Description:

Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.

Activities:

Motion: Continued indefinitely with the following comments:

1) The Board would like a drive-by and reserves judgment on the privacy is interested in the Historian's comments. 2) The Board acknowledges the site has potential for a more aggressive development. 3) The Board is concerned with the massing of the third story as viewed from the train station. 4) Some Board Members feel the architecture is too modern for the neighborhood.

Action: Larson/Bartlett, 9/0/0.

11/8/2004

ABR-Optional Notice Prepared

11/3/2004

ABR-Resubmittal Received

Pete Ehlen dropped by substitute plans after calling SMJ. Revised plans show grading balanced on site, refined elevations, height raised from 29' to 30', and solar envelope changed

Lawrence E. Hunt
Consulting Biologist

Mark Edwards
Parton-Edwards Construction, Inc.
109 South La Cumbre Lane
Santa Barbara, California 93105

1 November 2005

Subject: Biological Assessment of Proposed Residential Construction Project at 124 Los Aguajes Avenue (APN 33-041-07), Santa Barbara, Santa Barbara County, California

Dear Mr. Edwards,

This letter report summarizes my observations and conclusions regarding existing conditions of and potential project-related impacts to biological resources from development of the proposed residential development project located at 124 Los Aguajes Avenue in the City of Santa Barbara (Photo 1).

Proposed Project. The proposed project involves demolition of an existing single-story house and detached garage and construction of a three-story, 3-unit condominium on the property.

Methods. A complete walkover survey of the subject property and surrounding neighborhood was conducted on 2 February 2005 between 1400 hrs and 1600 hrs and again on 11 August 2005 between 0815 and 0930 hrs.

Existing Conditions. The subject property is located in a medium- to high-density residential/commercial development neighborhood within the City of Santa Barbara (Photo 1). Los Aguajes Avenue borders the property on the south. The property is bordered by residential development on the east, commercial development on the west, and by Mission Creek and the Union Pacific Railroad tracks on the north (see attached photographs). The existing residence, detached garage, and associated concrete driveway cover at least 50% of the lot. Lawn grass and ornamental plantings cover the backyard of the property and include the following shrubs and trees: jade plant (*Crassula* sp.), banana (*Musa* sp.), elephant ear (*Alocasia* sp. or *Colocasia* sp.), avocado (*Persea americana* or *P. drymifolia*), and orange (*Poncirus* sp.). A single coast live oak (*Quercus agrifolia*) is present along the hedge bordering the eastern edge of the backyard. This tree is between six and seven feet tall and has a trunk diameter at breast height (dbh) of approximately two inches. It appears to have been accidentally planted as an acorn by a bird. Twenty-five foot tall podocarpus trees (*Podocarpus* sp.) border the west side of the driveway of the subject property, but occur on the adjacent lot. The adjacent property owner removed these trees sometime between my February and August visits to the property. A Canary Island palm (*Phoenix canariensis*), also found on an adjacent property, abuts the northwestern property line of the subject property and is approximately 35 feet tall.

Mission Creek originally ran through the subject property according to 1895 Sanborn maps, but it was channelized and displaced eastward several decades ago. Currently, Mission Creek borders the north side of the property as a deep channel with a concrete-lined bottom and 12-foot high and 15-foot high vertical sandstone block walls forming its northerly and southerly banks, respectively (Photo 2). The existing creek was channelized at the turn of the 20th Century from the southernmost Chapala Street bridge northward at least to the north side of Highway 101, a distance of over 1,500 feet. The sandstone block walls form the top-of-bank along the edge of the subject property and extend three to five feet above the grade of the backyard along the northern property line. The backyard of the subject property abuts this wall. There is no riparian corridor. The bottom of the creek channel is lined with concrete and therefore, does not support aquatic, emergent, or riparian vegetation. Sediment has collected along the northern edge of the channel to a depth of one or more feet and provides an ephemeral substrate for plant growth. This shallow layer of sediment overlying a concrete substrate and subject to regular disturbance by storm flows and/or channel maintenance precludes the establishment of stable plant communities within this reach of the Mission Creek channel. Sediment that accumulates here provides only temporary, low-quality, foraging habitat for opportunistic, widespread species of birds and mammals at certain times of the year (Photo 2).

The long history of use of the subject property and neighborhood for residential/commercial purposes, including this channelized reach of Mission Creek, provides generally low-quality habitat for wildlife. The following wildlife species were observed from the backyard of the subject property either Mission Creek channel or in surrounding yards during the site visits: western gull (*Larus occidentalis*), mallard (*Anas platyrhynchos*), acorn woodpecker (*Melanerpes formicivorus*), western scrub-jay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), and house finch (*Carpodacus mexicanus*). Generalist wildlife species that are adapted to living in urban environments are expected to comprise most, if not all, of the wildlife species found in this neighborhood.

This reach of Mission Creek does not appear to provide a dispersal corridor for wildlife movements. The concrete channel provides nothing more than a physical link between more natural reaches of this watercourse found well upstream and downstream from the subject property. This reach lacks vegetative cover, which is a critical component of wildlife movement corridors.

Special-Status Species. The highly modified environment of the subject property and surrounding neighborhood precludes the presence of special-status aquatic, riparian, or upland plants and wildlife. Permanent water in the channel provides a continuous physical link between natural riparian habitats found well upstream and downstream of the subject reach, but surface flows following storms quickly diminish along this reach to only a few inches deep. There are no pools, runs, overhanging banks, or shading

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e-mail: anniella@silcom.com

bankside vegetation along the channelized reach of the creek. Southern steelhead (*Oncorhynchus mykiss*) and tidewater goby (*Eucyclogobius newberryi*) are known to occur in Mission Creek, far upstream and/or downstream of the subject reach, but the concrete-lined channel bordering the subject property provides no habitat structure for fishes and may present an effective barrier to movements of anadromous steelhead and gobies.

Impacts. This section identifies potential project-related impacts to biological resources. Mitigation measures, designed to reduce or eliminate these impacts are provided in the following section.

- a) *Creek Zone:* The City of Santa Barbara has established minimum 25-foot wide area of development limitation from the top-of-bank for properties that border Mission Creek in order "...to prevent undue damage or destruction of developments by flood waters." (SBMC 28.87.250). In many cases, this area of development limitation permits riparian habitat restoration and stabilization of the bed and banks of Mission Creek with native, locally-occurring ground cover, shrubs, and trees, in order to improve habitat quality for aquatic and terrestrial wildlife along the urban reaches of the watershed. These plantings also reduce water quality impacts associated with development, by filtering surface runoff from pollutants and sediment, reducing or eliminating bank erosion, reducing or eliminating invasive, non-native plant species. A vegetated setback also creates a visual screen that blocks human activity from wildlife habitats in the creek, and reduces water temperature and evaporation in the creek through canopy shading. Certainly, these types of buffers along urbanized reaches of watercourses work best where the top-of-bank is natural and contiguous to a natural streambed. None of these characteristics occur along the northern boundary of the subject property.

The bed and banks of Mission Creek bordering the subject property, and for hundreds of feet upstream and downstream of the subject property, retain none of these criteria because the creek has been re-aligned, channelized, and lined with concrete and stone. Therefore, the subject property lacks two elements critical to a functioning riparian corridor: a) habitat connections between the creek and upland (here, top-of-bank is defined by 15-foot high vertical sandstone wall at the northern property line), and; b) habitat continuity (here, the concrete-lined channel and vertical stone banks provide no substrate for plant growth). Consequently, there is no biological basis for designating a 25-foot-wide area between the existing channel wall and the building footprint as a "riparian zone".

Despite the current relationship between the subject property and this reach of Mission Creek in its existing form, there are opportunities to improve habitat conditions for wildlife through judicious landscape planting that creates or

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restores foraging, roosting, and possibly nesting features for wildlife, particularly birds. Successful implementation of the mitigation measures below could significantly increase wildlife habitat values over existing levels without the need to designate or enforce a "riparian zone" in the backyard of this property.

- b) *Water Quality*: The project incorporates a number of design features that capture varying amounts of site-generated runoff, depending on precipitation levels. The project design may decrease existing levels of polluted runoff entering Mission Creek from the project site (see Mitigation Measure (f) in the following section).

In general, the project as proposed poses no significant impacts to biological resources. On the contrary, it affords the opportunity to enhance wildlife habitat quality of the project site through the use of native and ornamental landscaping that is of value to wildlife.

Mitigation Measures. The following recommendations are designed to increase the attractiveness of the subject property to wildlife, particularly resident and migratory birds and bats, as well as minimize storm water runoff and improve the quality of surface runoff. Birds can most easily utilize a heavily degraded and fragmented riparian corridor such as that presented in the neighborhood of the subject property because of their ability to easily cross man-made barriers. Several of these measures already have been incorporated into the Landscape Plan for this project:

- a) I collaborated with the Project Landscape Architect on the Preliminary Landscape Plan in order to create a plant palette for the project that blends native trees and shrubs with ornamental species that provide high value in terms of food and/or cover for wildlife. Eight of the nine trees and shrubs proposed for landscaping in the backyard within 25 feet of the creek channel are native species [e.g., western sycamore (*Platanus racemosa*), western redbud (*Cercis occidentalis*), ceanothus (*Ceanothus* spp.), elderberry (*Sambucus mexicanus*), evergreen huckleberry (*Vaccinium ovatum*), and porcelainberry (*Ampelopsis brevipedunculata*), wood fern (*Dryopteris arguta*), and giant chain fern (*Woodwardia fimbriata*)]. The Landscape Plan also includes planting at least three king palms (*Archontophoenix cunninghamiana*) in the back yard. These species will create ground, mid-level, and canopy-level plant structure in the backyard and will provide a partial screen between Mission Creek channel and the proposed residential structure. Moreover, each of these species provides dense cover and/or a potential food source for foraging and nesting birds. The king palms and the existing Canary Island palm provide valuable roosting and/or nesting habitat for a variety of birds, including several species of woodpeckers, as well as bats. If possible, four bat boxes, one placed at each compass direction, should

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be attached to the trunk of the existing Canary Island palm at a height of at least 25 feet above ground in order to attract and provide temporary roosting sites for bats.

- b) The ornamental plants proposed for the sides and front yard of the subject property represent a mix of species that provide foraging/cover habitat and food sources for a variety of birds and these plantings should blend well with the native species planted in the back yard. A fence proposed to run along the western property line will be planted with a flowering vine attractive to hummingbirds.
- c) The proposed rectangular retention basin, when lined with sedges or other native vegetation, will function as a compact bioswale. The proposed permeable paving and drive area, constructed over a crushed rock retention basin will retain a significant amount of storm water, onsite, and return the water directly to the underlying soils. Also, the proposed, above-grade, rainwater management tank will reduce and reuse storm water runoff from the site. These storm water management systems, will capture, filter, and, depending on storm intensity, contain, or reduce, runoff generated by the structure.

I anticipate project implementation will increase the attractiveness of the project site to wildlife (i.e., birds and possibly bats) because the landscape plant palette provides foraging and/or cover opportunities for wildlife in close proximity to an existing perennial water source (Mission Creek).

Sincerely,



Lawrence E. Hunt
attachments: two site photographs

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2 Week Cash
HLC 3/20/05

* Approved 4/13/05
HLC FB

HISTORIC STRUCTURES/SITES REPORT

**124 LOS AGUAJES AVENUE
SANTA BARBARA, CALIFORNIA
APN: 033-041-007**

Prepared For:

**Mark Edwards, Property Owner
109 South La Cumbre Lane
Santa Barbara, California 93105**

Prepared By:

**Fermina B. Murray
442 Danbury Court
Goleta, California 93117**

January 12, 2005

EXHIBIT E

HISTORIC STRUCTURES/SITES REPORT

**124 LOS AGUAJES AVENUE
SANTA BARBARA, CALIFORNIA
APN: 033-041-007**

**CITY OF SANTA BARBARA
PLANNING DIVISION**

MAR 10 2005

RECEIVED

Prepared For:

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January 12, 2005

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HISTORIC STRUCTURES/SITES REPORT

124 Los Aguajes Avenue
Santa Barbara, California
APN: 033-041-007

INTRODUCTION

The following Historic Structures/Sites Report for 124 Los Aguajes Avenue (APN: 033-041-007) was requested by Mark Edwards, the owner of the property. The study was conducted to evaluate the level of significance of a one-story single family residential building and to determine the impact of the proposed project on the property. This report meets the Master Environmental Assessment requirements for an Historic Structures/Sites study. Fermina B. Murray prepared the report, with photography by Stephen C. Murray.

PROJECT DESCRIPTION

The project's architect is Pete Ehlen. The property owner proposes to demolish the existing 887 square-foot single family residence and a 400 square-foot detached garage. The proposed plan for the lot (after demolition of the buildings) is to construct a three-story apartment complex with three units: one two-bedroom unit of 1,435 square feet, and two one-bedroom units of 1,214 square feet and 1,034 square-feet. The building is proposed to be in the modern style. The project will result in a 3,683 square-foot apartment complex with 1,197 square feet in garages on a 6,000 square-foot lot located in the Waterfront area within the Non-Appealable Jurisdiction of the Coastal Zone. Please see Figure 1 for location map, Figures 2-5 for site plan and proposed elevations.

SITE DESCRIPTION

Constructed in 1925, the one-story building at 124 Los Aguajes Avenue, Lot 7 in the City Block 289, is an eclectic blend of architectural elements – predominantly Spanish Colonial Revival, but with Craftsman style windows and distinct Mission Revival elements. From the time of its construction until 1965 its address was 134 Los Aguajes Avenue; in that year it was changed to 124, the address it retains today. The structure sits among a mix of mostly small single family Spanish Colonial Revival style homes, stucco residential apartment buildings, and three commercial buildings, all of which were included in the City of Santa Barbara Waterfront Survey, *Proposed West Beach Residential and Tourist Historic District, 1999-2003* (hereafter cited as “Waterfront Survey 1999-2003”).

The house is not listed as one of the “potential historic structures” in the January 2002 Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites.

The two-block-long Los Aguajes Avenue curves between Bath and West Yanonali Streets. The block is bounded on the north side by portions of West Montecito Street, the railroad tracks, and Mission Creek, on the south side by West Yanonali Street, on the west by Bath Street and on the east by a portion of Chapala Street. The front of the building faces south and the rear faces north with views of two landmarks, the Moreton Bay Fig Tree and Park, and the Santa Barbara Train Depot (northeast).

The development of this part of the Waterfront during the late 19th and early 20th centuries concentrated on tourism. It is an area associated with the development and heydays of the famous Potter Hotel. The five-story, 600-room hotel occupied a large piece of the waterfront from West Montecito Street down to the beach, between Bath and Chapala Streets from 1902 until 1921 when the hotel burned down.

The neighboring residences on Los Aguajes Avenue, platted in 1924, consist of predominantly 1925 to 1930s Spanish Colonial Revival style single family homes, 1950s commercial and institutional buildings, and apartment buildings built in the 1960s and early 1970s. The subject property lies about two blocks outside the boundaries of the El Pueblo Viejo Landmark District.

BUILDING DESCRIPTION – 124 Los Aguajes Avenue

This rectangular shaped, one-story, two-bedroom predominantly Spanish Colonial Revival style building, displays Craftsman style windows and a Mission Revival style high gabled parapet roof. The house, with a front portico, is slightly recessed from Los Aguajes Avenue. It is set on a north-south orientation with the front (south) facing Los Aguajes Avenue and the rear (north) faces toward the railroad tracks, West Montecito Street and Highway 101 beyond. The rear boundary of the property abuts a high sandstone wall retaining Mission Creek. The house, constructed of wood frame and stucco siding, sits on a low post and pier foundation anchored on a perimeter concrete footing. Two foundation vents are at the south and west elevations. The building has two types of roofs: the façade has a high gabled parapet roof clad with Mission red clay tiles. Behind the façade's roof is a flat roof covered with composition panels. The main entrance portico's low gabled roof is clad with red tiles.

The front (south) features an arched portico on the western corner of the façade. Within the portico is a single wooden door with an outer wrought iron security door. These doors open to the portico and three steps down to a pathway of interlocking pavers leading either to the sidewalk or to the driveway. The driveway has also been paved with interlocking pavers.

To the right of the portico are two sets of Craftsman style paired double-hung windows in vinyl frames with outer screens. The vinyl sash windows have unusual surrounds. The window pairs are divided by a vinyl mullion. The mullions appear to support the stucco lintel with decorative motifs above the windows. These ornamental window motifs have been identified as "period attic windows" by the late local architectural historian David Gebhard, who found them on a home around the corner from the subject property, at 136 West Yanonali Street. This structure was erected in 1926 by Way and Morgan, who had built the subject property the year before. Gebhard singled out the period attic windows of 136 West Yanonali for special comment, saying that they with their supporting piers "constitute a remarkable abstract composition." (The windows of the subject property replace these piers with mullions.) He concluded that these elements, plus the entrance, make the design of 136 West Yanonali extraordinary for Santa Barbara and Southern California (City Architectural Survey, 136 West Yanonali 4/1979). **See Plates 1-3; see Plate 58, page 73 for 136 West Yanonali Street.**

The west side has an exterior stucco chimney. Next to the chimney is a stucco utility closet accretion, whose coping tries to imitate the coping of the chimney. This side also has a vinyl-framed bay window, and a single wood door. The door is not original to the house. It opens from the kitchen to a plywood ramp with wood railing leading down to the driveway and to the detached garage located towards the northwest rear of the house. The west side of the property is partially hidden by a rectangular stucco building

housing the Qwik Response Disaster Control and Construction Company, whose address is 130 Los Aguajes Avenue (**Plates 4-7**).

The east side has no doors but contains five windows: three vinyl-framed double-hung windows, one smaller fixed window in wood frame, and one small vinyl-framed awning window. The east side shows well the gabled parapet roof in relation to the rear flat roof of the house. The east side's neighbor is a pair of two-story apartment buildings (122 and 118 Los Aguajes Avenue). **See Plates 8-9**.

The north side (rear) has a vinyl-framed double-hung window and a single French door with an outer screen door. The French door looks original. Attached to the wall, on the left side of the doorway, is a stucco water heater storage unit. The rear door, covered by a narrow eyebrow gabled roof, opens to an uncovered patio deck constructed of composition wood. Next to the patio is an orange tree, and standing at the northwest corner of the rear yard is a mature avocado tree. A high wood fence encloses the rear (north) and part of the east boundary of the property (**Plates 10-17**).

ALTERATIONS TO THE BUILDING – 124 Los Aguajes Avenue

Some alterations have occurred to this building since its construction in 1925. At some point after July 2004 all the window frames were changed from wood to vinyl (site visit by the City Historian). The original Craftsman style windows have been replaced with simple one-over-one vinyl sash windows. On the façade, two original stucco mullions, which appeared in the photo of the house in the Waterfront Survey of 1999-2003, have been replaced with flat vinyl mullions. All this window work was done without a building permit. Building permit #BLD98-1066 was issued on July 16, 1998 to property owner Farley M. Ball to remodel the kitchen and one bathroom. Presumably the kitchen bay window and the handicap access ramp were added on the west elevation during this remodel. On February 13, 2002 building permit #BLD2002-00362 was given to the same home owner to remove existing built-up roof and replace with white capsheet; on the porch's roof nine squares of red tiles were removed and reused in order to install a new roof underlayment. The house is in good condition.

Detached Garage – Built in 1925

A rectangular detached garage with a covered porch is located at the rear of the house (west side). Constructed of wood frame and stucco siding, the garage has a flat roof clad with composition panels. The front, shaded by a Brisbane box trees, has a slightly projecting bay with plywood swing-out double garage doors. The west side has a single pedestrian door. The south side has an aluminum sliding glass door which opens on to a covered concrete porch. The porch, supported by simple wood posts, has a shed roof covered with composition panels and two skylight boxes. The east side of the garage has

a single French door that opens on to a concrete pad leading to the rear of the house and to the garage's porch (**Plates 18-21**).

Alterations to the Detached Garage

According to the Tax Assessor's file of the property, the garage was converted to a student rental unit in 1977 with the addition of a kitchenette and a bathroom. The address was 124 ½ Los Aguajes Avenue. Although the permit is not explicit, probably this conversion included the addition of the west side pedestrian door, the rear sliding aluminum door and the covered porch. The City Street file contains a City letter, dated 4/23/93 about an illegal dwelling in the garage, a situation that was rectified by then owner Mary Benton. The garage appears to be used for storage today.

SITE HISTORY

Santa Barbara's waterfront has played a vital role in the development of the City, as a port for shipping commercial goods in and out of the region, as the heart of the commercial fishing industry, and as a recreational area for residents and visitors alike. With the exception of the Mission and Presidio, which established the European presence in this part of California, the waterfront has had the greatest impact on the history and character of Santa Barbara, an influence it continues to exercise to this day. Even as it was being eclipsed as a commercial port over a century ago, the waterfront made an irreplaceable contribution to the new industry that defined the City to millions and has steadily remained one of its largest economic activities – tourism.

The Chumash had occupied this stretch of coast for as long as 10,000 years before the arrival of the Spanish. Within what is now the city of Santa Barbara the Chumash had built an important village on a distinctive geographical feature close to the shore, between today's Chapala and Bath Streets. The village, called Siujtu by most sources, 'Amolomol by others, was recorded by Cabrillo in 1542. It sat atop a mound that stood elevated above surrounding marshland and contained several sulphur springs. Burton Mound, as it came to be known, was excavated in 1923 by the Museum of the American Indian of New York. Archaeologists discovered domestic debris, house floors, hearths, and over 300 burials, making it one of the most significant Chumash sites in the Central Coast. When the Spaniards arrived in 1782, hoping to build their fourth and last presidio to guard the coast between Morro Bay and San Pedro, they sought the cooperation of the reigning Chumash chief, Yanunali. Born in Siujtu-'Amolomol in 1837, Yanunali controlled 13 villages between Goleta's Mescalitán Island and Carpinteria. Reluctantly he allowed the Spaniards to erect their adobe walls and build their aqueducts (Bookspan, *Santa Barbara by the Sea*: 168-71; Waterfront Survey 1999-2003; Walker A. Tompkins, *Santa Barbara History Makers*: 5-7).

The Spanish rulers of the region expended their energies on building the Mission, initiating farming and animal husbandry, converting the rapidly diminishing Chumash population, and granting vast tracts of land to the small number of early settlers. They attempted with mixed success to monopolize the seaborne trade in hides and tallow along the coast of California. Their primary improvement to the waterfront seems to have been the light that they affixed to a tall sycamore each evening near the beach to serve as a navigational marker. (Tompkins, *History Makers*: 17-18; Otis L. Graham, Jr. et al., *Stearns Wharf: Surviving Change on the California Coast*: 1-4).

In the 1830s the early American settler Joseph Chapman built an adobe home atop the mound that had been occupied by Yanunali's village. He sold his home to Thomas Robbins, who soon sold it to Lewis Burton, whose name attached to the Mound thereafter. Burton opened the City's first post office and general store at the site, and in 1850 became Santa Barbara's first American mayor. Today a State historic marker at the

north end of Ambassador Park describes the history of this important Santa Barbara site (**Plates 22 & 23**) (Tompkins, *History Makers*: 27, 63-4, 227; Walker A. Tompkins "Potter Foundation, 1902," *Santa Barbara News Press*, 13 May 1973).

At the time Santa Barbara became an American city in 1850 it lacked the port facilities necessary to allow its ambitious Yankee community to engage in large-scale coastal trade and participate readily in the gold rush boom. Vessels had to lie three miles offshore and send passengers and freight ashore in dinghies; frequently, crew carried passengers through the surf on their backs. Eager to expand his lumber business by providing the Americans with the wood they preferred to adobe for building homes, John Stearns built the wharf that bears his name in 1872, giving the isolated town a vital link to the rest of the world.

His timing proved fortunate, for this same year writers on the Eastern seaboard published glowing accounts of the salubrious climate of Santa Barbara. Quite suddenly Santa Barbara found itself receiving large numbers of tourists who came for convalescence or to enjoy the mild winters. Promotional materials from the 1870s and 80s tout the City as a health resort, citing its ocean breezes, the sulphur springs of a bathhouse by then erected at Burton Mound, the other bathhouses that had sprung up along West Beach, the long hard beach running along the entire front of the city, and the county's spectacular scenery. Tourists could also stroll along the beachside promenade, enjoy horse races and agricultural exhibits at the fair grounds back of East Beach, or ride horseback along the sands. Public land was set aside for Plaza del Mar and Pershing Parks, which marked the terminus of the oceanfront boulevard that is today named after the explorer Cabrillo. (Years later the roadway was extended through Plaza del Mar in order to serve the new yacht harbor and continue up to the Mesa.) The elaborate public bathing house, Los Baños del Mar, was completed at the seafront of these parks in 1901, just west of a pleasure pier. Bath Street was named for these public baths. Tourism concentrated on the beaches to the west of State Street; the area east of State generally remained more industrial and commercial due to its marshes.

Two other industries besides tourism developed in the Westside during the decades from the 1860s to the 1930s: agriculture, inland from the beaches, and medical services, spurred on by the national reputation of Santa Barbara as a health resort town.

All these visitors needed places to stay, especially since they tended to remain for months at a time. The earliest needs were satisfied by the construction in 1875 of the Arlington Hotel, placed inland from the strand at State and Victoria streets to avoid the fog and cooler sea breezes. But as roads improved and the Southern Pacific railway reached Santa Barbara from Los Angeles in 1887, the numbers of immigrants and tourists grew dramatically. City fathers, eager to continue capitalizing on the receipts from tourism, recognized the need for a hotel of a size and quality that would truly put Santa Barbara on the map as a first-class tourist destination. Believing it should be sited along the City's greatest attraction, its waterfront, they persuaded hotelier Milo Potter to purchase 36 undeveloped acres in a six-square-block tract bounded by Chapala, Bath, and

Montecito Streets and what today is West Cabrillo Blvd. (Otis L. Graham, Jr. et al., *Stearns Wharf*; Bookspan: 146, 164ff. A. Cole, "Greetings from the Santa Barbara Waterfront").

Potter sited his hotel directly atop Burton's Mound, after capping its sulphur springs with concrete. Tompkins tells us "a treasure trove of prehistoric Indian skeletons and artifacts was turned up during the trenching for foundations." The Potter Hotel became a landmark from the day it opened in "one of the great social events of the Pacific Coast" on January 19, 1903. It was huge, offering 600 guest rooms in five stories, and sumptuous in its appointments and beautifully-landscaped 23 acres of gardens. It was completely self-sustaining, having its own electric and cold storage plants, bakeries, hothouse for flowers, and separate accommodations for its employees. It maintained its own vegetable and poultry farms at the Kellogg Ranch in Goleta. Near Hope Ranch it ran its own country club, with race track, polo grounds, and golf course (**Plates 24-25**).

Like Stearns before him, Potter initially profited from a major improvement in transportation to the City. The Southern Pacific had finally connected Santa Barbara to San Francisco in 1901. This allowed the hotel to draw guests from the aristocracy of the Eastern seaboard, the "pleasure-seeking persons of means" sought by the City; and they came in droves, often parking their private railway cars on spurs by the new depot, built just behind the hotel's grounds. The hotel's register contained such names as Carnegie, Vanderbilt, Harriman, Swift, Armour, and Gould. Far more important to the development of Santa Barbara, however, were the lesser-known but also rich and powerful families that liked the region so well that they stayed and created the great estates of Montecito. Often they supervised construction of these mansions while long-term guests at the Potter. It was these public-spirited philanthropists – people like C. Billings, Major Max Fleischmann, George Owen Knapp, and Frederick Peabody – who would put their stamp on the character of the expanding city and its premier public resource, its waterfront. (Tompkins, "Potter Foundation, 1902" and *History Makers: 275-79*; Bookspan 164ff; A. Cole, "Greetings etc.").

The Potter Hotel thrived until World War I, when yet another revolution in transportation undermined its popularity. The automobile encouraged people to move around more but also to visit for shorter periods of time. The fashion of remaining at an elegant hotel for an entire "season" waned, and the Potter's profitability followed suit. The hotel was sold and renamed the Belvedere in 1919, then sold again and given the name Ambassador. It was running heavily in the red when a fire of suspicious origin burned it to the ground in October, 1921. Although no lives were lost, a priceless Stradivarius violin disappeared in the blaze (Tompkins, "Potter Hotel Fire, 1921," *Santa Barbara News-Press*, 30 Nov 1975).

It was following the fire that the former grounds of the hotel, now called the Ambassador Tract, were turned over to the Museum of the American Indian for excavation. The City hoped to acquire the entire parcel for a park, but had to settle for a small portion, which is today's Ambassador Park. In 1924 the Tract was subdivided for

residential use. The loss of the Potter Hotel was followed in 1925 by the earthquake's heavily damaging Los Baños del Mar. This led to a shift of emphasis in tourism development to East Beach. It also allowed the flourishing of smaller hotels and cottages, restaurants, and an amusement area in West Beach, serving pleasure seekers of more modest means. The 50% increase in Santa Barbara's population between 1920 and 1930 created demand not only for the single-family residences of the Ambassador Tract, but also for apartments, some of which were built along Chapala, West Mason, West Yanonali, and Castillo Streets within the Tract and its environs.

It was also during this period that the wealthy and influential residents first drawn to the City by the its climate, scenery, and the luxury of the Potter Hotel stepped forward repeatedly to personally finance purchases of waterfront land and construction of such features as the boat harbor and the building today known as the Cabrillo Cultural Arts Center and Bathhouse. Private philanthropy in concert with public financing deliberately set out to create public space without commercial development running continuously from Stearns Wharf to the end of East Beach. The result is the boulevard, parkland, bird refuge, zoo, baseball field, and Dwight Murphy Field that residents and visitors (and birds!) flock to today, and which, combined with the attractions of West Beach, anchor the all-important tourist industry in Santa Barbara (Bookspan 174-80, 185-97; Waterfront Survey 1999-2003; A. Cole "Greetings etc.").

In the late 1930s and 40s auto camps offering camping in tents met the needs of the burgeoning numbers of visitors who arrived by car. It was a short step to building small cabins and providing meal facilities for auto-borne tourists. One of the earliest of these "motels" occupied lower Bath Street, and more soon followed along Castillo and Chapala Streets. Cabrillo Boulevard primarily housed restaurants serving travelers, and Stearns Wharf added restaurants and novelty shops catering to tourists while continuing its use as a fishing pier. In postwar decades the City created a number of master plans for the waterfront, and although struggles occurred to strike a balance between industrial and tourist uses, a 1976 revision of the master plan declared tourism as the best use of Santa Barbara's waterfront (A. Cole "Greetings etc."; Bookspan 186-97, 222-28).

When the Ambassador Tract was developed in 1924 its street layout followed the grid of downtown but also included curved roadways, notably Los Aguajes Avenue and Burton Circle, which lies atop the ancient Burton Mound. These helped give a distinctly insular feeling to the residential streets of the Tract. Zoned for multi-family residential use, the area was well suited to Spanish Colonial Revival style buildings, promoted by the City after the 1925 earthquake, and to courtyard apartments. Although most lots were used for single family homes, frequently a structure mimicking a single-family residence was placed facing the street, concealing additional units behind it that filled out the parcel. Other architectural styles significantly represented in the Tract included Minimal Traditional, Craftsman Bungalow, and one rare example of Streamline Moderne.

The Waterfront Survey 1999-2003 states that after the early 1950s, properties erected in the first phase of development of the Ambassador Tract began to be torn down

and replaced with larger apartment buildings and hotels intended to maximize the residential use of the properties. However, the detailed lot-by-lot history for Los Aguajes Avenue (immediately below) casts doubt on the assumption that apartment buildings necessarily replaced smaller original structures that had been demolished. On Los Aguajes Avenue apartments were in every case erected on empty lots. The Survey goes on to say that the styles of apartments in the Tract tended to be modernist and functional, as did the one-to-three-story commercial buildings that came into the Tract. These later structures, some involving neo-revivalist styles, represented a marked departure from the architectural cohesion of the initial Tract development.

Los Aguajes Avenue

In reconstructing the history of a structure or neighborhood in the City of Santa Barbara, two of the most useful primary sources are the Sanborn fire insurance maps and the City Directories. The available five sets of Sanborn maps are for the years 1892, 1907, 1930, 1930 corrected to 1950, and 1963. The available City Directories begin with the first one in 1895-1896; there is then a five-year gap, but the remaining ones cover 1901-1991. The Sanborn maps show sketches and addresses of the structures that existed on a given block, with some indication of land use, such as whether there was an orchard or barn. The City Directories typically list the residents of the City alphabetically and give their home address and occupation.

Within the length of the City waterfront in the late 19th century, the Sanborn Maps of 1886-1892 show a large agricultural park and marsh land lying south of Montecito Street and between Santa Barbara and Quarantina Street. There are no dwellings shown in the part of West Beach where the subject property is located. The 1907 Sanborn Map first shows the extensive Potter Hotel complex. The 1908-09 City Directory contain a street map showing a sketch of the Potter Hotel and its dominance of the West Beach (**Figures 7-8: 1907 Sanborn Map & 1908-09 City Directory street map**).

After the burning of the Potter Hotel in 1921, by then renamed the Ambassador Hotel, the hotel's former grounds were subdivided into 141 lots and named the Ambassador Tract (**Figure 11**). The subject property is lot #134 in the tract's subdivision map. The 1924 City Directory shows the first listing of Los Aguajes Avenue, but there are not yet any structures with addresses listed. The name Los Aguajes probably comes from freshwater springs in the area used as a watering station by Spanish mariners.

"Way and Morgan," listed as both property owners and builders, received permit #15419 in August 25, 1924 to build the house at 134 Los Aguajes (May 21, 1924 to August 8, 1925 City Building Permits, Register #3, page 11). The same developers also received five other building permits the same day to build houses at 215 and 224 Los Aguajes Avenue, and at 138 (136), 223 and 232 West Yanonali Street. The permits correspond with the dwellings shown on the 1930 Sanborn Map as described below, except that #223 was not yet erected by 1930. Way and Morgan maintained a similarity in architectural style among the buildings that they did construct, which were also

harmonious with the dominant Spanish Colonial Revival style of the remainder of the Ambassador Tract.

Unfortunately, the search in 1920s City Directories and the business telephone books did not yield any entry of the developers' full names or other details about them. However, we can tell from the records of tenants who rented the house from the beginning that for Way and Morgan it was a rental property.

The 1930 Sanborn Map shows three dwellings and two business complexes on Los Aguajes Avenue. The three houses are the subject property and its detached rear automobile house at 132/134, and a dwelling and auto house at both 215 and 224. Between the subject property and the 224 dwelling is the large Golden State Milk Product Company with addresses as 205 and 215 West Montecito Street. Towards the southeast is the Hotel Seaside at 100 Los Aguajes Avenue and next to it a 52-car capacity garage building. The map contains three dwellings with auto houses at 136, 140 and 232 West Yanonali Street (**Figure 9: 1930 Sanborn Map**).

These first dwellings on Los Aguajes Avenue and West Yanonali Street are still standing today and appear to have had minor exterior alterations. The house at 136 West Yanonali Street, known as La Casa, has similar decorative "period attic windows" as the subject property.

Piecing together the incomplete information from the City Directories, the Tax Assessors records, and City Street files, it appears that Way and Morgan owned the house until Thomas E. Allin and his wife Joan bought it in 1936. It was later owned by the Joan G. Allin Trust Estate, until the ownership was transferred to a surviving daughter and heir, Mary A. Benton in 1985. The property was sold in 1997 to Eric T. Ball and Farley M. Ball. It was bought by the current owner, Mark Edwards, in August 2004.

It appears that none of the owners of 124 Los Aguajes actually lived in it until 1997. The various tenants who lived in the house were employed as drivers, hotel attendants, or salesmen. The 1925-26 directories list the address as 134 Los Aguajes Avenue and show George L. Welsh as the first occupant of the house. Welsh is listed as a salesman working for W.C. Logan Company: Distributors, Dodge Brothers Motor Cars, office on northwest corner of Mission and State Streets. In 1927 Eugene Gretler, a driver for Diehl Grocery Company, lived in the house, followed by another salesman, Alec Blaney and his wife May, who occupied the house until 1932. They were followed by Roy Cooper, a salesman at Golden State Milk Company, who with his wife Betty stayed in the house until 1936. Salesman Thomas E. Allin and his wife Joan, listed as living at 116 Los Aguajes Avenue, are shown in the 1936 directory as owners of the 134 Los Aguajes house.

Beginning in 1949 Darrell Myers, a clerk, and his wife Mildred became tenants of the house. Mildred operated a Dressmaking/Alterations shop from the house that lasted

until 1982. A. V. Kuczkowski was a tenant of the house from 1983 to 1986, followed by Helen Beatty in 1987, and Donna Benton from 1988 to 1991.

The 1930 (corrected to 1950) Sanborn Map shows a number of changes from the 1930 Sanborn Map, which only showed three dwellings and two businesses on Los Aguajes Avenue. The Soft Drink Bottling company and Polar Ice Delivery Company at 201, 205, and 205A West Montecito have replaced the former Golden State Milk Product Company within the complex that was shown on the 1930 Sanborn Map. The Hotel Seaside remains. But quite a few more dwellings are shown on the avenue. The north side of the avenue has additional houses at 114, 116, 230, 232 and 234. On the south side of the avenue there are added dwellings at 119, 209-211, 217, 219, 221, 223, 225, 225A-C, and 231A-C. The subject property is surrounded by empty lots. **See Figure 10.**

The 1950 map reveals the first cases where multiple dwellings have been built on individual lots on Los Aguajes Avenue. These multiple dwellings in all cases are single-story, single-family residences erected on previously vacant lots. For example, two dwellings occupy the lot at 114; two dwellings are at 230-232; two at 234 (one of which faces Bath Street); three at 231; four at 225; four dwellings and two auto houses at 217-223; and two dwellings and an auto house on the lot at 209-211. The three houses built before 1930 had no further dwellings put on their lots between 1930 and 1950 (**Figure 10**).

The 1963 Sanborn Map shows the post-1950 development on Los Aguajes Avenue. Occupying the former site of the Soft Drink Bottling building and Polar Ice Delivery Company is the Cold Storage for Wholesale Meat warehouse complex with addresses at 201, 205, 217, and 219 West Montecito Street. The Hotel Seaside at 100 has been replaced by the Park Hotel. One new business has been added, the 7-Up bottling plant (1952) in a large corrugated metal building at 108. A large vacant building with wood posts and concrete floor has been built at 130. The Lions Club house (1955) has been erected at 129. (1963 Sanborn Map: Volume I, sheet 122, City Planning & Zoning Counter. Due to the large size of the map book it is difficult to obtain a copy for this report).

But what is most noticeable among the changes between the 1950 and 1963 Sanborn Maps is the appearance in the latter of six two-story multi-unit apartment buildings on the avenue. A pair of five-unit apartments (1961) has been erected at 118 and 122; an apartment (1960) stands at 119 A and B; a Monterey style apartment (1955) at 111; and apartment buildings at 205 and 207. Every one of these six apartments was built on a previously vacant lot (**Figure 10 and Waterfront Survey 1999-2003**).

More recent development includes a two-story apartment complex called the Fig Tree, designed by Donald Sharpe, built at 104 Los Aguajes Avenue in 1972. It's not clear whether this apartment replaced or absorbed the former Park Hotel at 100. But like the other apartment building on Los Aguajes Avenue before it, its construction did not involve demolition of an existing single family residence. The 130 Los Aguajes building

shown in the 1963 Sanborn Map, located next door to the west of the subject property, is now an expanded business building housing Qwik Response Disaster Control and Construction. The former Wholesale Meat warehouse complex that was shown in the 1963 Sanborn Map is now two commercial warehouse structures, whose rear elevations are on Los Aguajes Avenue and front entrances at 201 and 205 West Montecito Street. **(Los Aguajes Avenue Streetscape and individual buildings: Plates 26-55).**

Waterfront Survey 1999-2003 – Building Evaluations

The Waterfront Survey and its associated proposal for designation of the West Beach Residential and Tourist Historic District have not been approved by the City. However, the survey provides valuable information about the architectural history of the West Beach neighborhood relevant to this study.

The survey identified the subject property along with residences at 111, 112, 119, 209-211, 215, 217-223, 221, 224, 225, 230, 231 Los Aguajes Avenue as contributing resources to the proposed historic district. With the exception of the 1955 Monterey Revival style two-story apartment building at 111 Los Aguajes Avenue, most of the other contributing resources are Spanish Colonial Revival style, one-story, single family houses that were constructed between 1925 and 1939. The house at 215, mentioned earlier as one of the oldest homes on the Los Aguajes Avenue, has a detached two-story apartment complex built at its rear in 1989. **See Figure 12 for Map of Proposed Waterfront Historic Districts.**

A tour of the West Beach neighborhood for this report found that the subject property and the La Casa house on 136 West Yanonali Street are the only two homes in the Ambassador Tract which feature the decorative “period attic windows” in their facades. **See Plates 56-59, pages 72-73.**

DETERMINATION OF SIGNIFICANCE

To determine whether a building is significant, the Master Environmental Assessment uses criteria provided by the Municipal Code, Chapter 22.22.040. The criteria for designation of landmarks or structures of merit are as follows:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- B. Its location as the site of a significant historic event;
- C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification as the best remaining architectural type in its neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
- H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- J. Its potential of yielding significant information of archaeological interest;
- K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.

Additional Criteria:

5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site, or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines 15064.5 (a) (3)].

Finding of Significance – 124 Los Aguajes Avenue

To be considered as a potential Landmark or Structure of Merit a building must retain integrity of location, materials, design and setting and meet one of the above criteria listed on page 27. The building at 124 Los Aguajes Avenue retains integrity of design, location and setting. It is eligible to be designated as a Structure of Merit under Criteria D, I, and also under Additional Criteria #5 and #6.

The building meets Criterion D for both its particular architectural style and how it represents a way of life important to the City. It contains an unusual but aesthetically successful blend of Spanish Colonial Revival style with Craftsman and Mission Revival elements. The first two of these styles dominate the architecture of the City of Santa Barbara; this house blends both. Its overall effect conforms to the predominant style of the surrounding neighborhood, and yet it is unique. Its distinctive period attic windows appear on only one other home within the Ambassador Tract, at 136 West Yanonali Street. As mentioned above in the Building Description (page 8) the architectural historian David Gebhard singled out these windows on the latter house, and proclaimed its overall design extraordinary both for the City and for Southern California. That home was constructed by Way and Morgan, the same builders who erected the subject property.

The house, moderate in its size and scale, with its playful facade detailing, illustrates a way of life, the tastes, and the financial capacities of the ordinary working citizens of the City of Santa Barbara who first settled in Los Aguajes Avenue during the mid 1920s, after the famous Potter burned down in 1921. It is one of five homes built “on spec” in the Ambassador Tract by Way and Morgan. A current resident of one of the homes told the owner of the subject property that he believes that Way and Morgan built them in order to attract additional development within the Tract. The first purchaser of 124 Los Aguajes Avenue, Thomas E. Allin, was a salesman who lived a few doors away at number 116. The Allin family owned the home for 61 years, until 1997. That the home was owned by a salesman, and the long list of renters who held such unprepossessing jobs as clerk or grocery driver, or who ran a shop from the home, demonstrates how people of modest means could afford to live in the pleasing and architecturally distinguished Ambassador Tract neighborhood, within walking distance of both the City’s commercial hub on State Street and its waterfront, its prime tourist center.

It meets Criterion I because its singular physical characteristics have represented an established and familiar visual feature on Los Aguajes Avenue and the West Beach neighborhood for 79 years. The building was among the very first constructed within the Ambassador Tract. Its physical characteristics are singular, and yet they fit harmoniously with the predominantly Spanish Colonial Revival architecture of the Tract.

It meets Additional Criterion #5 as a house associated with the way of life of ordinary working citizens in the first half of the 20th century, whose collective history

contributes to the broad patterns of the cultural, social, political, economic, and industrial history of the City of Santa Barbara. In its owners and tenants the home represents the transformation of the Ambassador Tract from the site of a luxury hotel catering to the super rich from out-of-state, to a residential neighborhood built to accommodate the burgeoning population of Santa Barbara while providing ordinary residents with comfortable and attractive housing in a desirable location.

It meets Additional Criterion #6 because, despite the many changes over time in the area such as construction of tourist-oriented businesses, apartment housing, and industrial facilities, its survival provides a sense of time and place that is important to the community. It contributes to the overall visual character of the West Beach neighborhood along Los Aguajes Avenue in the way its scale, massing, and style fit with the other original single-family and multi-family residences built between 1925 and 1950 in the Ambassador Tract.

Conclusion

The report concludes that because of the above findings of significance, the building is worthy of a "Structure of Merit" designation under Criteria D, I, #5, and #6, and should be preserved on site if possible.

The garage building is not significant. It has lost its architectural integrity due to various alterations over the years.

ASSESSMENT OF IMPACTS OF THE PROJECT

CEQA Guidelines for Determining Projects Effects

CEQA (the California Environmental Quality Act) defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the California Register of Historic Resources or its inclusion in a local register or historic resources (PRC Section 15064.5 (b) (1)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and*

Reconstructing Historic Buildings (Standards) (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). Mitigation measures contained in the *Standards* are as follows:

1. Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for rehabilitation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* should be employed for any rehabilitation to a significant historic resource.
2. Preservation of the historic structure on site as non-habitable space (used for storage and/or mechanical equipment only). The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* should be employed for the preservation of a significant historic resource.
3. Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for the preservation of a significant historic resource.
4. Relocation and preservation of the historic structure on site for use as non-habitable space. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for the preservation of a significant historic resource.
5. Compatible incorporation of façade only of historic structure into the design of the new building on site.
6. Advertisements of acquisition and relocation of structure with its subsequent rehabilitation at its new site. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards*

for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Building* should be employed for any rehabilitation to a significant historic structure.

7. Demolition of historic structure with recordation according to the Community Development Department's "Required Documentation Prior to Demolition" standards.
8. Commemoration of the demolished structure with a display of text and photographs designed by a city-approved historical consultant within the interior of the new building proposed for the site.
9. Commemoration of the demolished structure with a display of text and photographs designed by a city-approved historical consultant on the exterior of the new building proposed for the site.
10. Commemoration of the demolished structure/site with an enclosed display of text and photographs designed by a city-approved historical consultant on the perimeter of the property at the primary entrance.
11. Salvage of significant materials for conservation in a historical display. Salvaging of significant materials shall be accomplished using an approved Physical Conservation Program.

The California Environmental Quality Act (CEQA) Standards are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conclusion

Based on the above standards, demolition of the house would constitute a significant impact on a historic resource, therefore mitigation measures shall be required to reduce the impact to less than significant.

REQUIRED MITIGATION MEASURES

Because the 124 Los Aguajes Avenue house is worthy of a "Structure of Merit" designation, the City's Master Environmental Guidelines require that before demolition of the building occurs, the following measures are required to reduce potentially significant historic impacts.

1. A site plan of the property as it exists, with the subject building clearly indicated, drawn to scale and with dimensions given.
2. Floor plans drawn to scale.
3. Measured building elevation scaled drawings of the exterior and of significant, representative interior elevations. The Commission or planning staff may be consulted for a determination of what is significant.
4. Notation as to the building's construction materials.
5. Black and white photographic prints and negatives, taken with a large format (also known as a 4 x 5) camera, of all exterior elevations, interior rooms, and architectural details. The prints shall have identification labels on the back, with the subject clearly expressed, keyed to No. 2 above, and the photo date included. The City provides a list of photographic professionals for assistance in selecting a photographer capable of this specialized work.
6. A detailed history of the building including the original construction date, the name of the original owner, the name of the original architect, if known, the builder and any factual information on subsequent alterations.
7. These materials shall be collected in a presentation binder with the property's address and Assessor's Parcel Number identified on the front cover and the spine.
8. Prior to demolition the applicant will be required to offer and advertise the building at 124 Los Aguajes Avenue for sixty days.
9. If demolition occurs, then historic materials such as doors must be salvaged and offered for reuse.
10. If the existing house is fully demolished, the architecture of the new construction should be compatible and harmonious with the buildings of the West Beach neighborhood in both massing and architectural style.

RESIDUAL IMPACTS

If the required mitigation measures identified above are carried out, a potentially significant impact would be mitigated to less than significant.

ADVISORY RECOMMENDATIONS

The 124 Los Aguajes Avenue house qualifies as a Structure of Merit. Consequently, this report recommends that the building not be demolished. The report recommends two other alternatives for the property owner and the Historic Landmarks Commission to consider:

- Option 1. Preserve the house and build a detached apartment complex at the rear of the property. Examples of this option are found at 213 and 215 Los Aguajes Avenue (**Plates 54 & 60-61, pp. 71 & 74**). A similar example is at 231 Los Aguajes Avenue (**Plate 50, p. 69**).

- Option 2. Preserve the building's façade and build the mass of the new apartment complex at the rear of the property.

Whichever option is chosen, the architecture of the new construction should be compatible with the existing house and the predominant Spanish Colonial Revival style buildings of the West Beach neighborhood in both massing and architectural style.

Preserving the house intact or preserving its facade is desirable because from the inception of the Ambassador Tract neighborhood it has contributed to its character and architectural coherence. The structure is identified as a contributing resource in the as-yet-unapproved Waterfront Survey, *Proposed West Beach Residential and Tourist Historic District, 1999-2003*. As noted above in the site history and elsewhere in this report, within this neighborhood there are numerous examples of developments in which apartment units were built to the rear of original single-family residences. The scale and architectural style of these apartment units is compatible with the original house, which helps maintain the character of the neighborhood while allowing an increase in density.

RESIDUAL IMPACTS

If any of the advisory recommendations identified above is carried out, a potentially significant impact would be further reduced.

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MAPS

1886 Sanborn Fire Insurance Map
1888 Sanborn Fire Insurance Map
1892 Sanborn Fire Insurance Map
1907 Sanborn Fire Insurance Map
1930 Sanborn Fire Insurance Map
1930 Sanborn Map Corrected to 1950
1931 Sanborn Map
1931 Sanborn Map Corrected to 1950
1963 Sanborn Map
El Pueblo Viejo Landmark Districts Map

ATTACHMENTS

**State of California
Department of Parks and Recreation
Waterfront Survey: Evaluation Record of 124 Los Agujes Avenue House
Dated: August 20, 2001 (3 pages)**

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1

*Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

P1. Other Identifier: 033-041-007

*P2. Location: Not for Publication Unrestricted *a. County Santa Barbara

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 124 LOS AGUAJES AVE City: Santa Barbara Zip 93101

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: West Beach

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The first house constructed on Los Aguajes Avenue, this compact one-story single family residence displays elements of both the Spanish Colonial Revival and Craftsman styles. The structure is rectilinear in plan. Exterior walls are stucco. The flat roof is concealed by a short shed-roof parapet covered with red clay tile. A gabled portico with arched entry way provides access to the main entrance at the west end of the primary (southern) facade. Two sets of paired windows light the interior from the primary facade. Each pair of fixed, vertically-membered sash is separated by a stucco mullion, with a stucco sill and decorative lintel. A garage structure is located at the rear of the property. Both the condition and integrity of the property are good.

*P3b. Resource Attributes: (List Attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

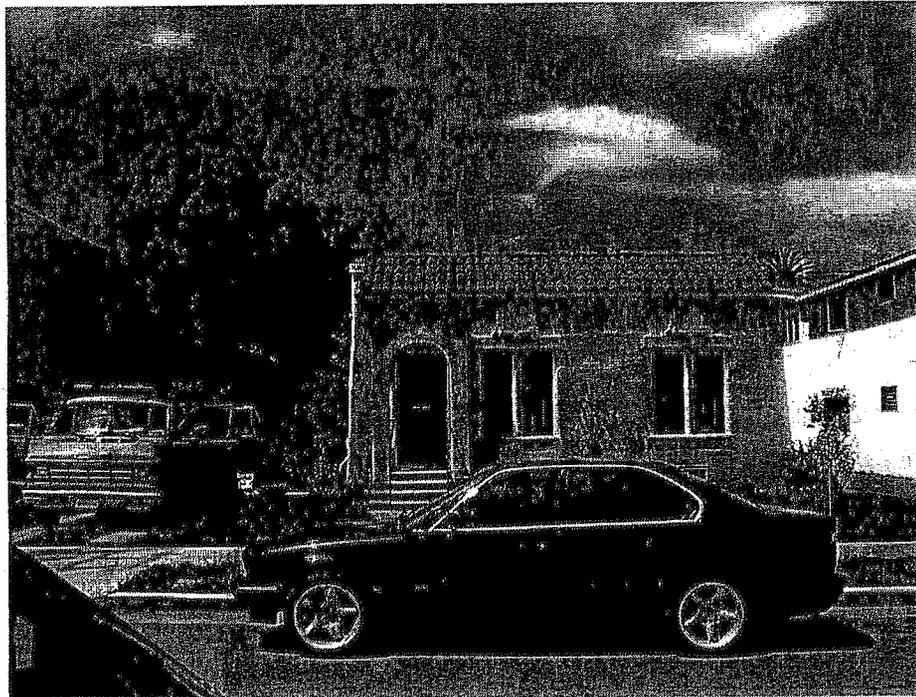


Photo Description (View, date, access)

124 Los Aguajes
5/1/2000
(View toward N)

*P6. Date Constructed: 1925

Age and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:

Ball M Farley, Ball Eric T
124 Los Aguajes Ave
Santa Barbara CA 93101

*P8. Recorded by: Pat Gebhard

City of SB Planning Dept

630 Garden St
Santa Barbara CA 93102

*P9. Date Recorded: 1999-2003

*P10. Survey Type: (Describe)
Intensive Level

*P11. Report Citation: (Cite survey report and other sources, or enter "non")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2

*NRHP Status Code: 5D/3D

*Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

B1. Historic Name 134 Los Aguajes Ave.

B2. Common Name 124 Los Aguajes Ave.

B3. Original Use: _____

B4. Present Use: _____

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (construction date, alterations, and date of alterations) _____ Construction Date: 1925

- See Continuation Sheet -

*B7. Moved? Date Moved: _____ Original Location: _____

*B8. Related Features: _____

*B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Tourism & Residential Deve Area City of Santa Barbara

Period of Significance _____

Property Type _____

Applicable Criteria: A, D A/1, C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is a contributing resource to the proposed West Beach Residential and Tourist Historic District based upon its significance under National Register Criteria A and C (as well as California Register Criteria 1 and 3) due to its association with events that have made a significant contribution to the broad patterns of the history of Santa Barbara (i.e. the development of the West Beach area as a tourist destination and residential neighborhood from 1901-1953) and its distinctive characteristics of a period of construction (i.e. the period of construction experienced by Santa Barbara during the years 1901-1953). This property is also a contributing resource to the West Beach Residential and Tourist Historic District based upon its significance under Santa Barbara City Landmark Criteria A and D due to its character, interest, or value as a significant part of the heritage of the City (i.e. the development of the West Beach area as a tourist destination and residential neighborhood from 1901-1953) and its exemplification of a particular architectural style or way of life important to the City during the years 1901-1953.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: _____

B13. Remarks:

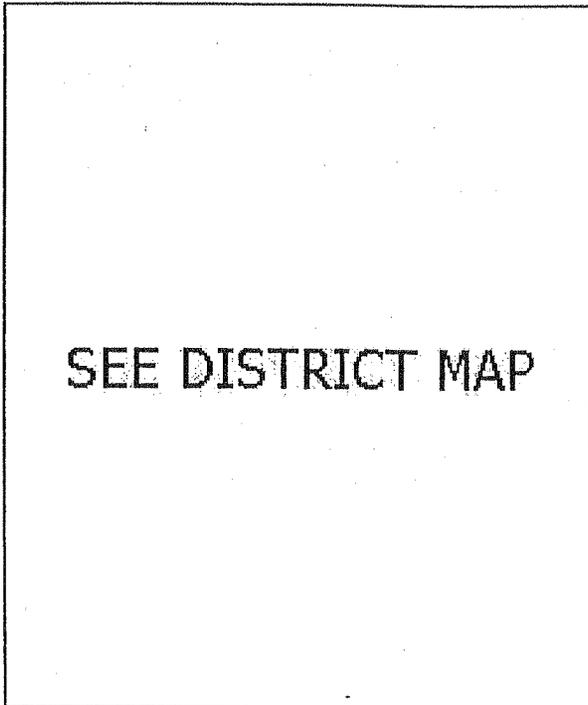
Waterfront Survey, 1999-2003

*B14. Evaluator:

Historic Resources Group & San Buenaventura Rsrch Assoc

*Date of Evaluation 8/20/2001

(This space reserved for official comments.)



Page 3 *Resource Name or #: (Assigned by Recorder) 124 LOS AGUAJES AVE

*Recorded By: Pat Gebhard

*Date 8/20/2001

Continuation Update

P3a. Description (continued):

***B6. Construction History:** (construction date, alterations, and date of alterations)

1925 SB City Directory 1925 (Santa Barbara City Directory)

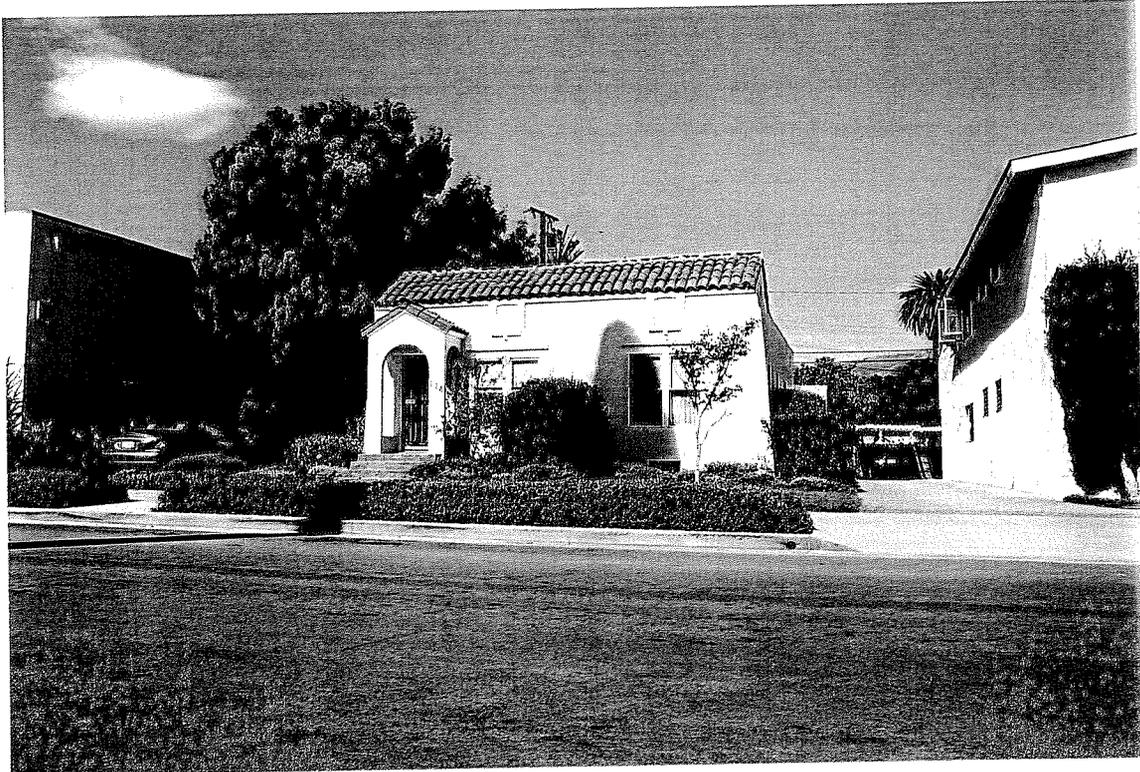
B10. Significance (continued):

B12. References (continued):

#Error

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PLATES

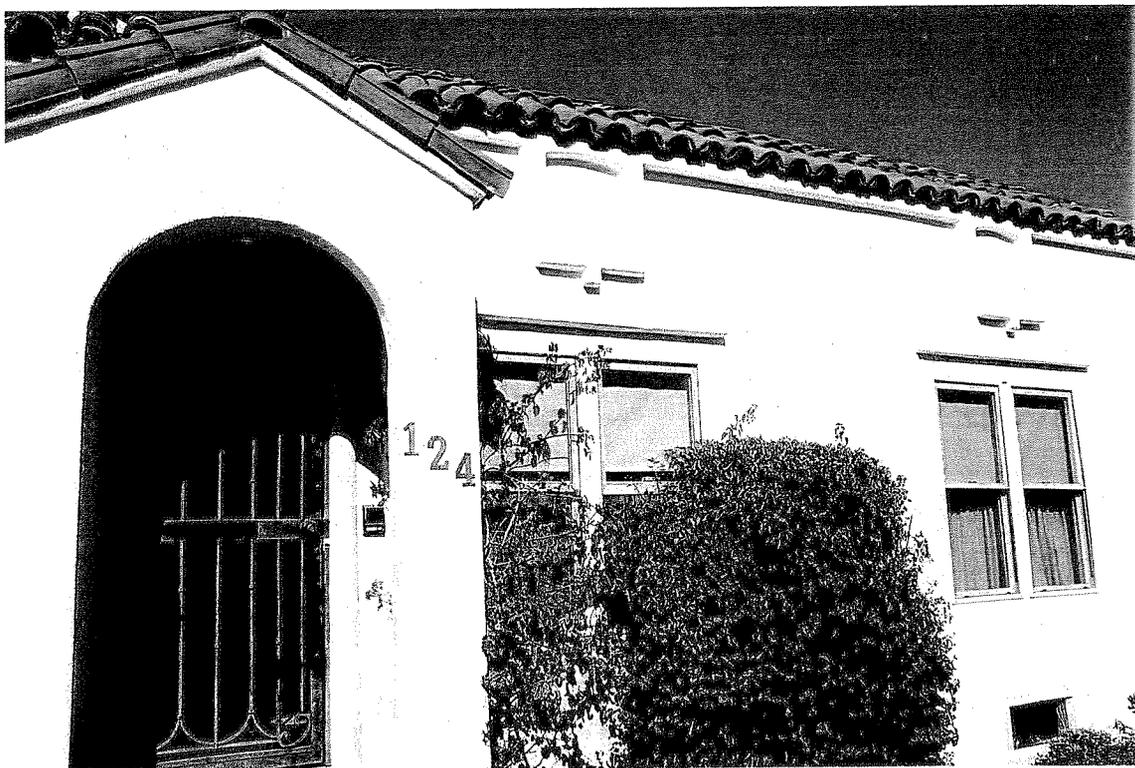


**PLATE 1. 124 Los Aguajes Avenue, facing north.
Spanish Colonial Revival style house with "period attic windows"
Built in 1925 by Way and Morgan**

Photograph by Stephen C. Murray, November 2004



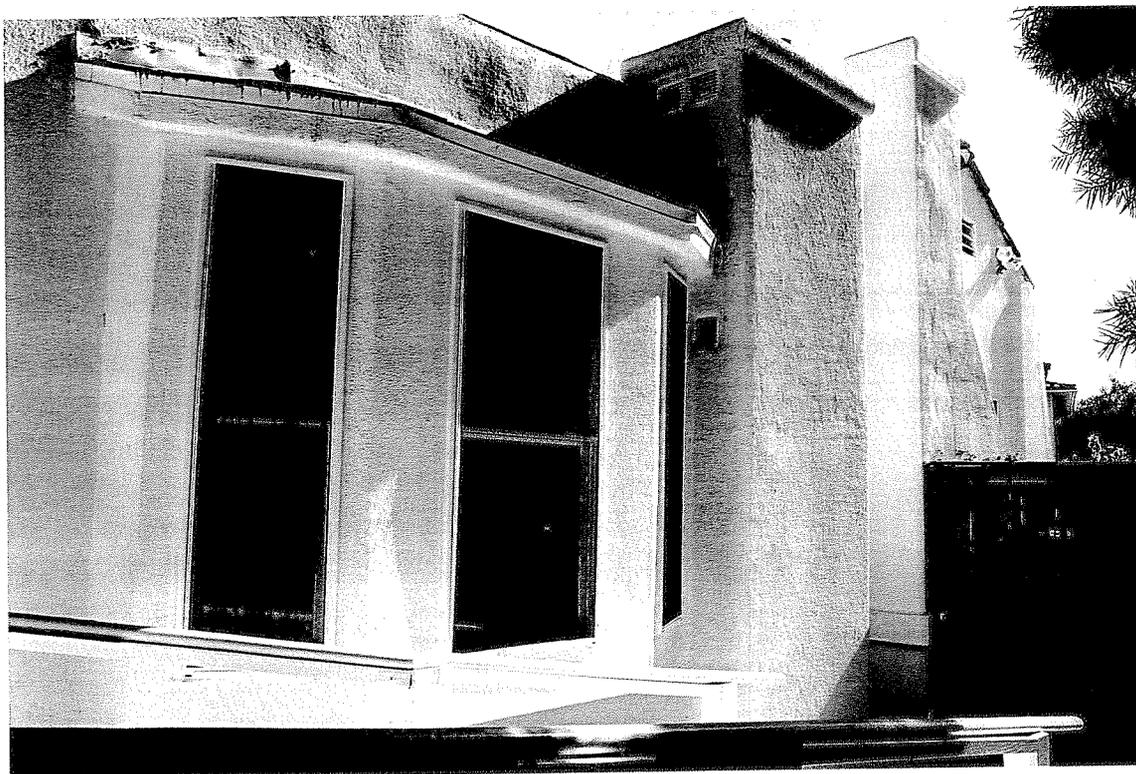
**PLATE 2. 124 Los Aguajes Avenue: front elevation, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 3. 124 Los Aguajes Avenue: close-up window details, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 4. 124 Los Aguajes Avenue: west elevation, facing east.
Photograph by Stephen C. Murray, November 2004**



**PLATE 5. 124 Los Aguajes Avenue: west elevation, facing east
Photograph by Stephen C. Murray, November 2004**



**PLATE 6. 124 Los Aguajes Avenue: west elevation, facing east.
Photograph by Stephen C. Murray, November 2004**



**PLATE 7. 124 Los Aguajes Avenue: view from front facing west (Qwik Response building).
Photograph by Stephen C. Murray, November 2004**



**PLATE 8. 124 Los Agujes Avenue: east elevation, facing west towards north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 9. 124 Los Agujes Avenue: view from front, facing east (apt. buildings).
Photograph by Stephen C. Murray, November 2004**



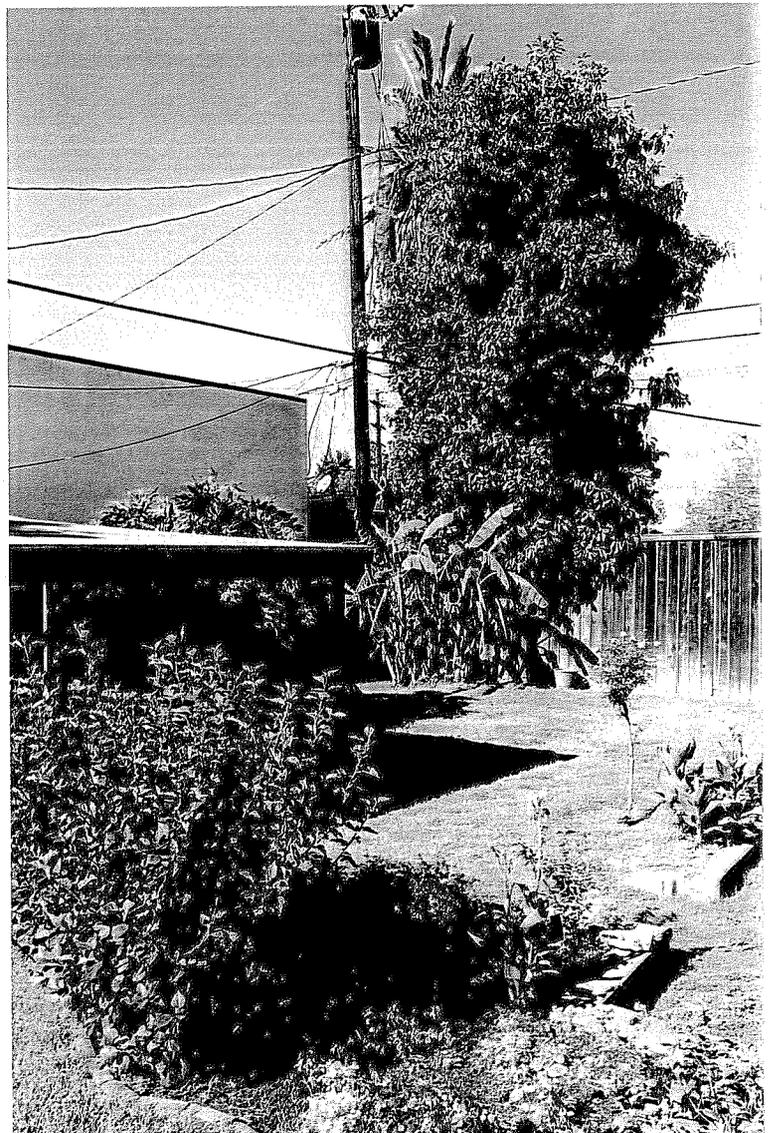
**PLATE 10. 124 Los Aguajes Avenue: rear north elevation, facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 11. 124 Los Aguajes Avenue: rear north elevation, facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 12. 124 Los Aguajes Avenue: rear north elevation, facing southeast.
Photograph by Stephen C. Murray, November 2004**



**PLATE 13. 124 Los Aguajes Avenue:
rear north elevation, facing northeast.
Photograph by Stephen C. Murray,
November 2004**



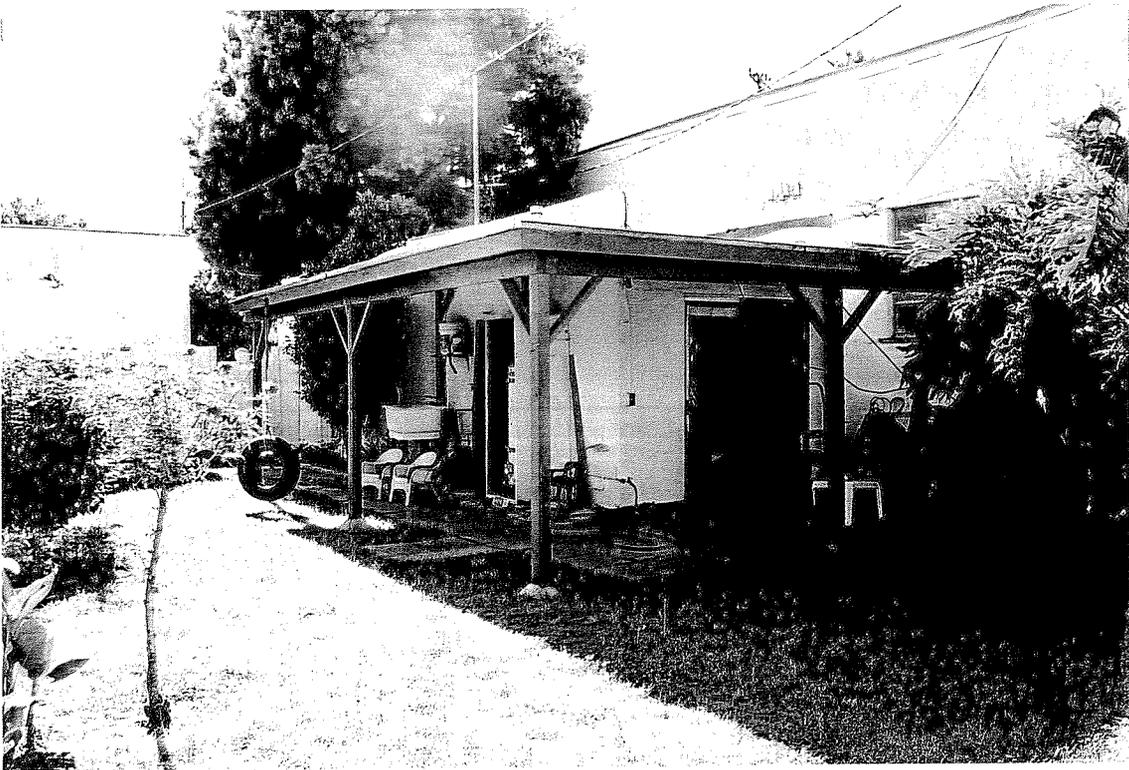
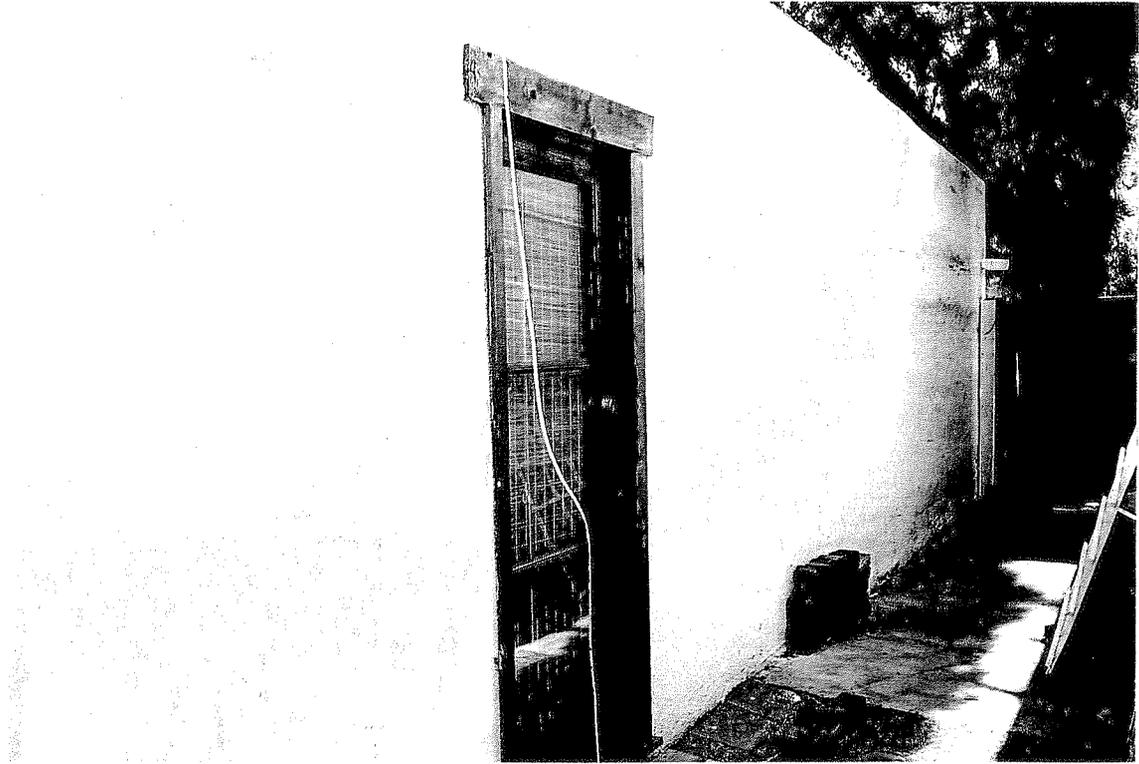
**PLATES 14 & 15. 124 Los Aguajes Avenue: rear north elevation, facing northeast
Towards the Train Depot
Photograph by Stephen C. Murray, November 2004**



**PLATE 16. 124 Los Aguajes Avenue: rear north side, Mission Creek retaining wall, facing south.
Photograph by Stephen C. Murray, November 2004**



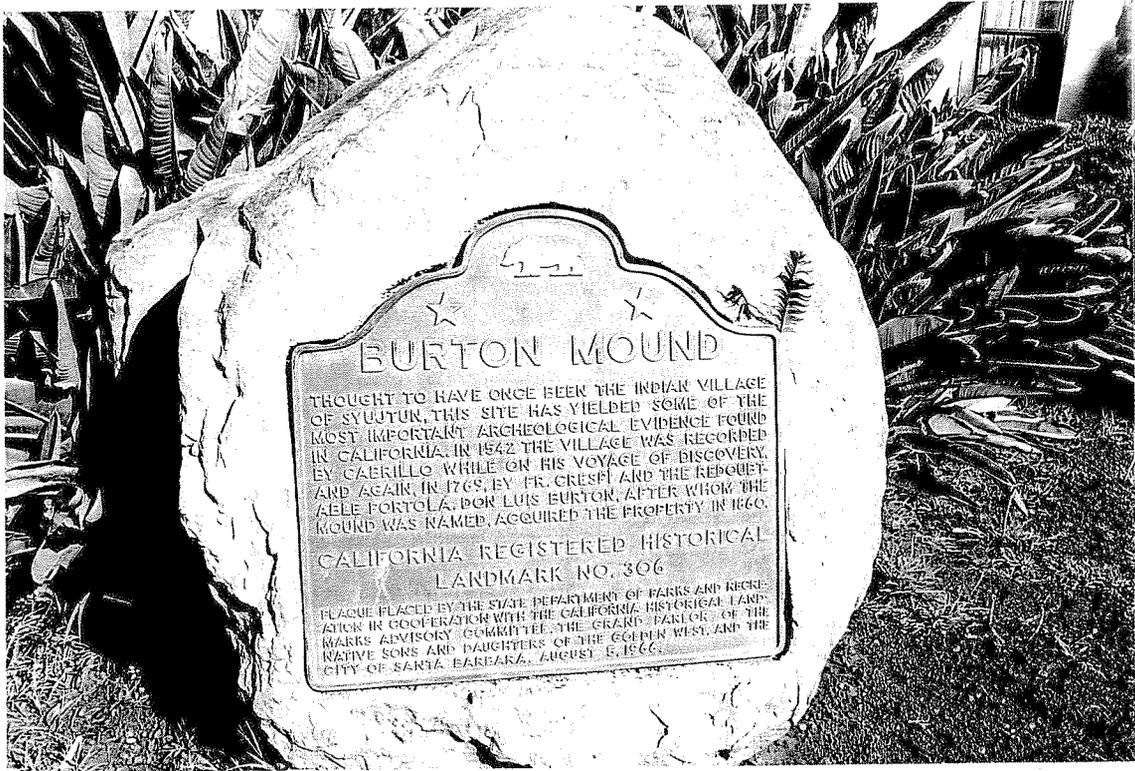
**PLATE 17. 124 Los Aguajes Avenue: Mission Creek, facing north from Chapala Street.
Photograph by Stephen C. Murray, November 2004**



**PLATES 18 & 19. 124 Los Agujas Avenue: detached garage, west and south elevations, facing southeast and southwest.
Photograph by Stephen C. Murray, November 2004**



**PLATES 20 & 21. 124 Los Aguajes Avenue: detached garage, facing north and west.
Photograph by Stephen C. Murray, November 2004**



**PLATES 22. & 23. 124 Los Aguajes Avenue: Burton Mound Plague and Ambassador Park, facing north from Cabrillo Boulevard.
Photograph by Stephen C. Murray, November 2004**

PLATE 24. 124 Los Aguajes Avenue: Potter Hotel, ca. 1910, facing north from the beach.

Photograph: Courtesy of Santa Barbara Historical Society Gledhill Library

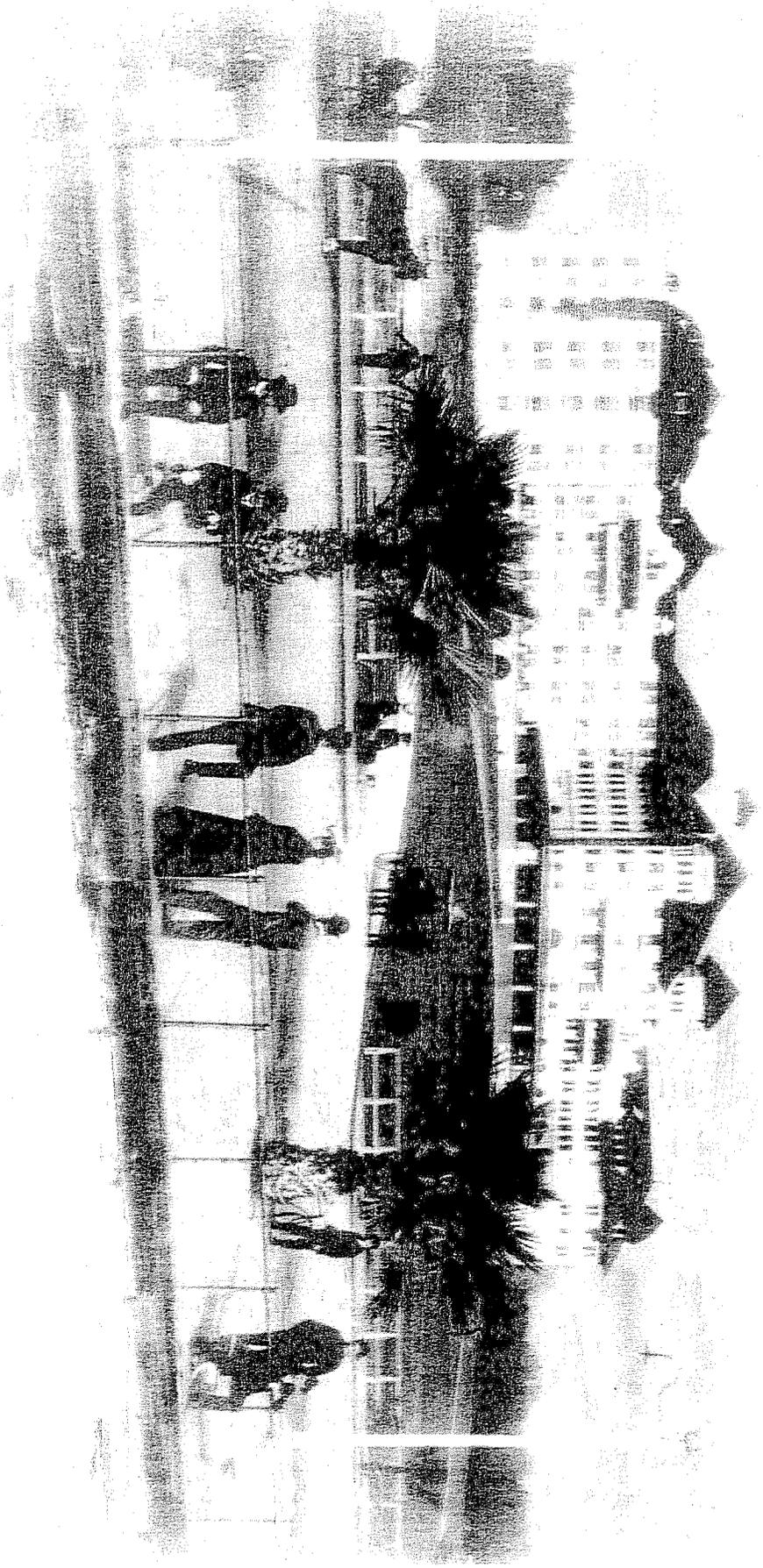


PLATE 25. 124 Los Agujajes Avenue: Potter Hotel, ca. 1910, View from Plaza Del Mar Bath House looking west. Photograph: Courtesy of Santa Barbara Historical Society Gledhill Library.



Los Aguajes Avenue Streetscape and Buildings



**PLATE 26. 124 Los Aguajes Avenue: Los Aguajes Ave.
Intersects W. Yanonali Street, Facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 27. 124 Los Aguajes Avenue: 104 Los Aguajes Apts. designed by Donald Sharpe,
Facing north. Photograph by Stephen C. Murray, November 2004**

PLATE 28. 124 Los Agujajes Avenue, 110 Los Agujajes Avenue, former 7-Up plant, west elevation, facing southeast.

Photograph Courtesy of Mark Edwards, November 2004

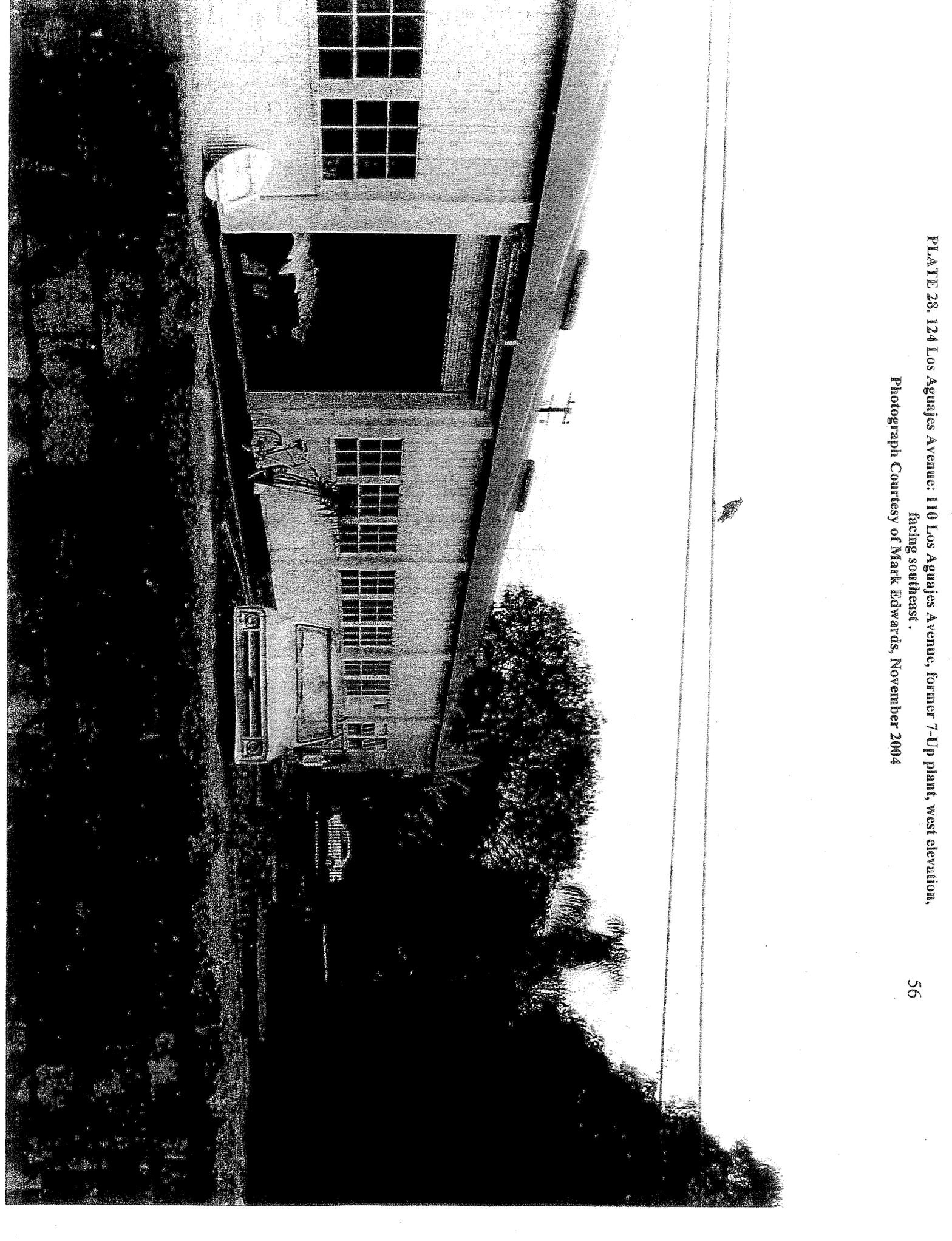
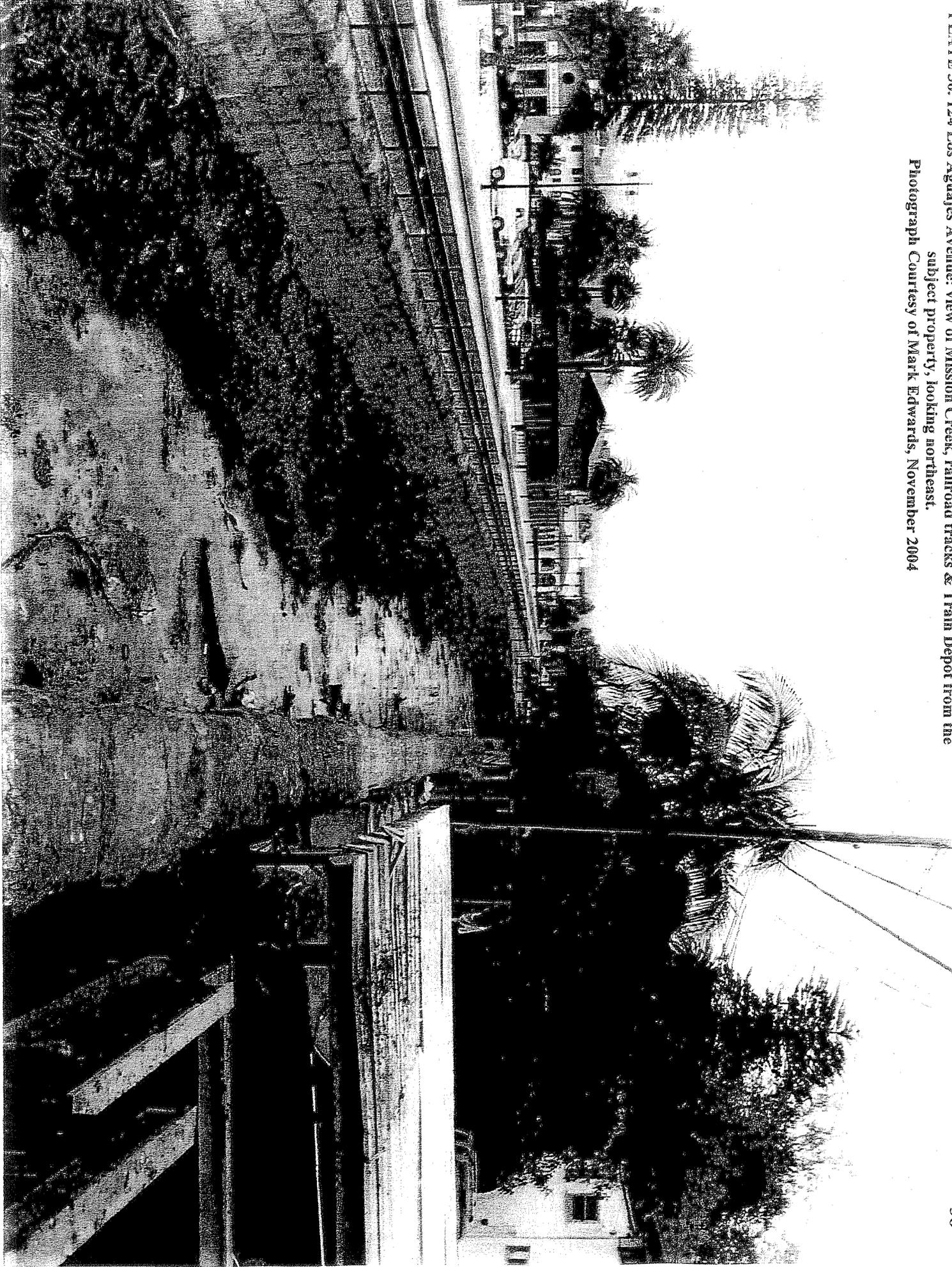


PLATE 29. 124 Los Aguajales Avenue: 110 Los Aguajales Ave., north elevation, facing south.
Photograph Courtesy of Mark Edwards, November 2004



PLATE 30. 124 Los Aguajes Avenue: view of Mission Creek, railroad tracks & Train Depot from the subject property, looking northeast.
Photograph Courtesy of Mark Edwards, November 2004





**PLATE 31. 124 Los Aguajes Avenue: Facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 32. 124 Los Aguajes Avenue: 114 front house & 116 rear apt. Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 33. 124 Los Aguajes Avenue: 118 & 122 Los Aguajes Avenue apts., facing north.
Photograph by Stephen C. Murray, November 2004**



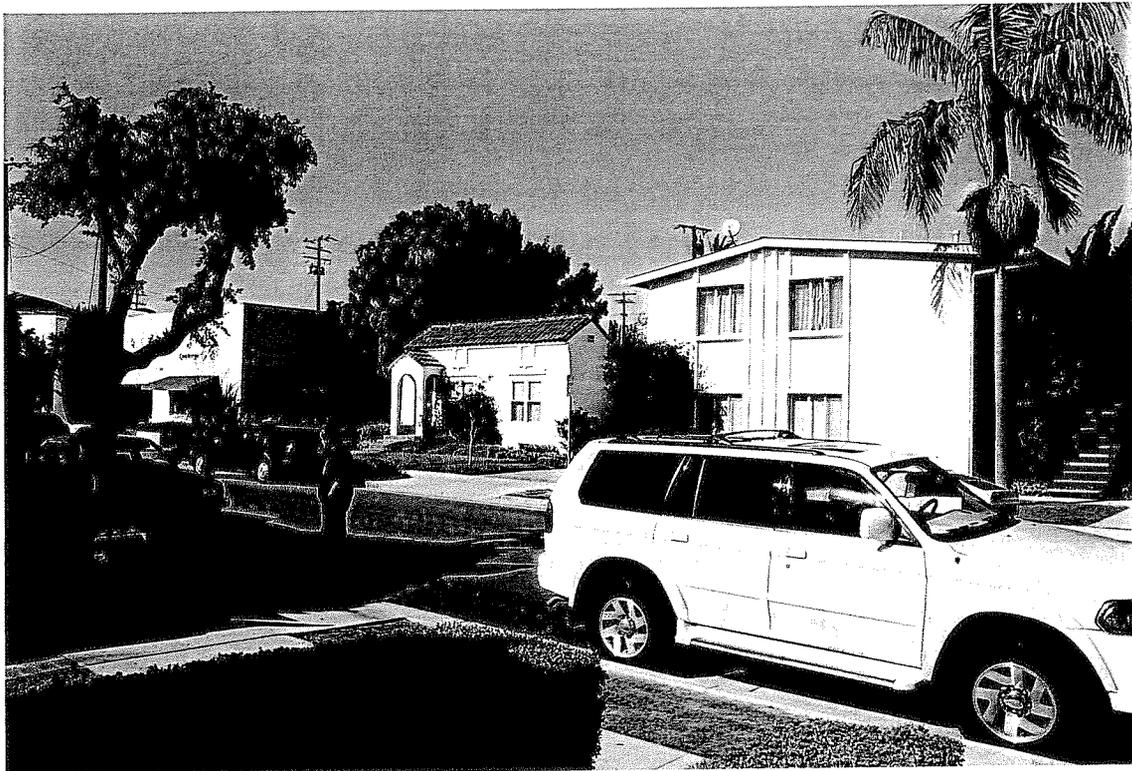
**PLATE 34. 124 Los Aguajes Avenue: 119 A-B apt. & 119 house Los Aguajes Avenue, facing south
across from the subject property. Photograph by Stephen C. Murray, November 2004**



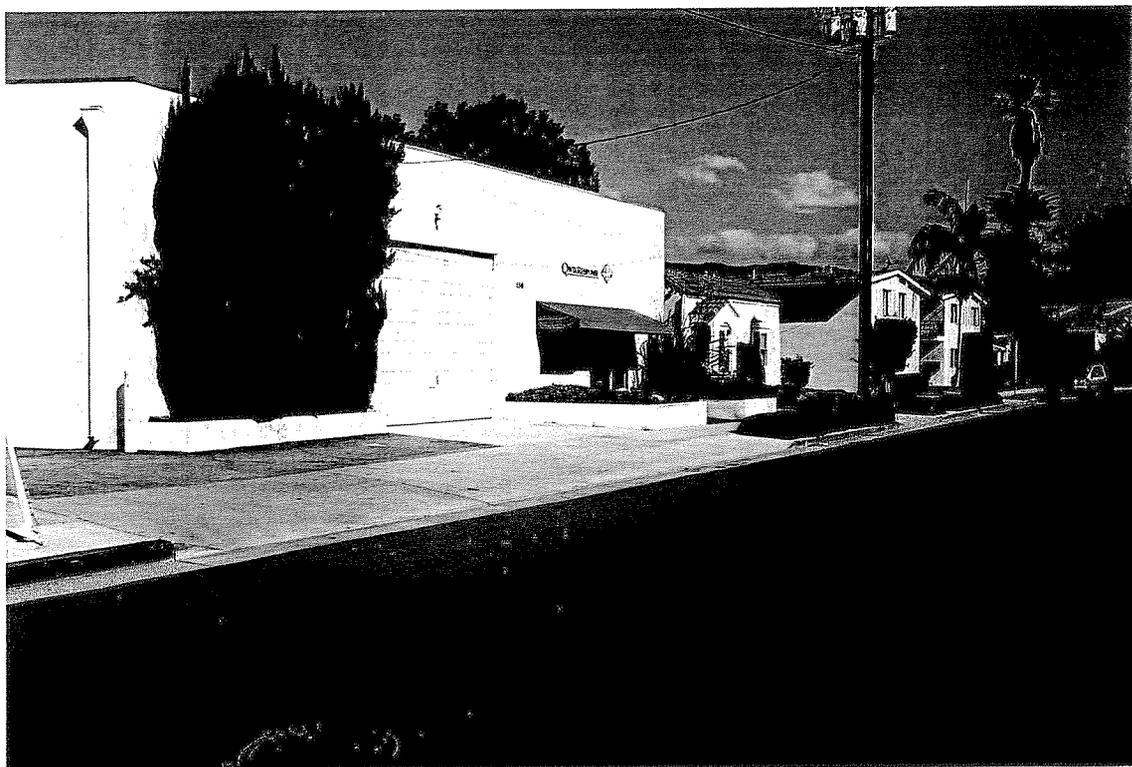
**PLATE 35. 124 Los Aguajes Avenue: facing west to south side of Los Aguajes Avenue.
Photograph by Stephen C. Murray, November 2004**



**PLATE 36. 124 Los Aguajes Avenue: 205 & 207 Los Aguajes Avenue apts., facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 37. 124 Los Aguajes Avenue: 122, 124 & 130 Los Aguajes Ave., facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 38. 124 Los Aguajes Avenue: next door neighbors of 124 Los Aguajes Ave., facing east.
Photograph by Stephen C. Murray, November 2004**



PLATE 39. 124 Los Aguajes Avenue: rear of warehouse buildings, 201 & 205 West Montecito Street. Facing east from Los Aguajes Avenue. Photograph by Stephen C. Murray, November 2004



PLATE 40. 124 Los Aguajes Avenue: rear of 201 West Montecito warehouse. Facing north from Los Aguajes Avenue. Photograph by Stephen C. Murray, November 2004



**PLATE 41. 124 Los Aguajes Avenue: former promenade, now a warehouse thoroughway connecting West Montecito Street and Los Aguajes Avenue. Facing north.
Photograph by Stephen C. Murray, November 2004**



PLATES 42 & 43. 124 Los Aguajes Avenue: 201 & 205 West Montecito Street warehouses.
Facing south. Photograph by Stephen C. Murray, November 2004

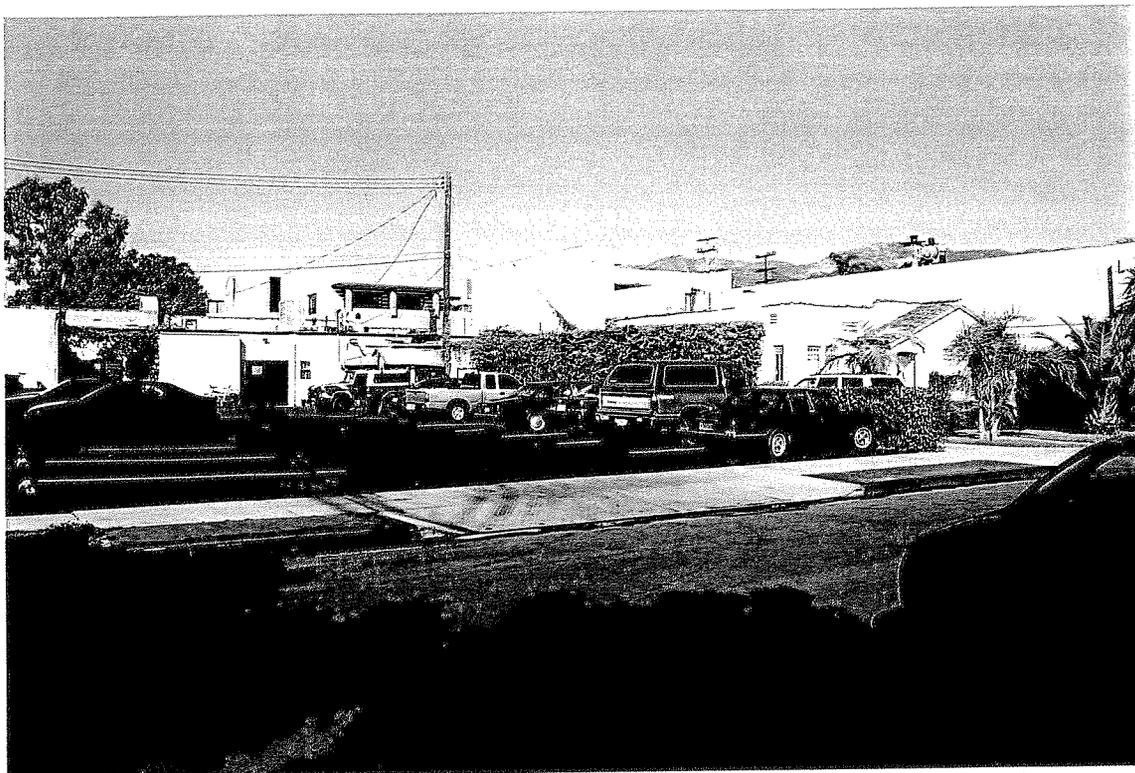


PLATE 44. 124 Los Aguajes Avenue: parking lot between 224 & 232 Los Aguajes Avenue. Facing north. Photograph by Stephen C. Murray, November 2004



PLATE 45. 124 Los Aguajes Avenue: 224 Los Aguajes Ave., built in 1925 by Way and Morgan. Facing north. Photograph by Stephen C. Murray, November 2004



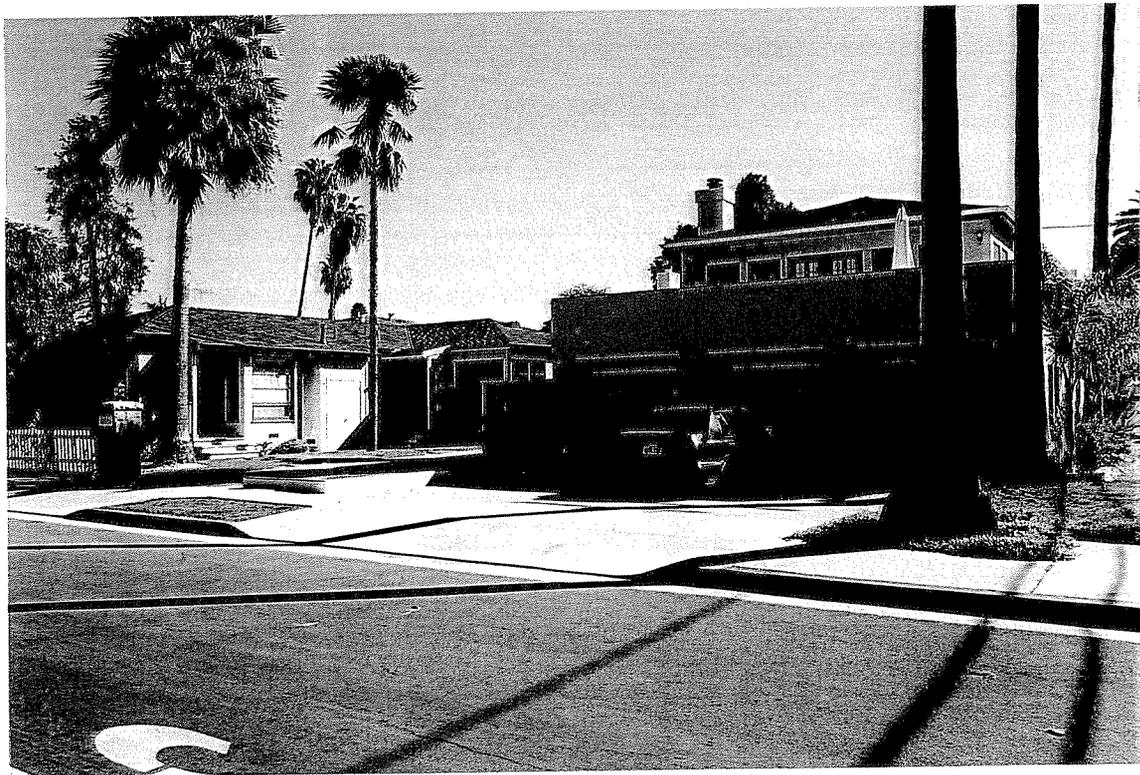
**PLATE 46. 124 Los Aguajes Avenue: 232 & 234 Los Aguajes Avenue, facing northwest.
Photograph by Stephen C. Murray, November 2004**



**PLATE 47. 124 Los Aguajes Avenue: 232 Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 48. 124 Los Aguajes Avenue: 234 Los Aguajes Avenue, facing north.
Photograph by Stephen C. Murray, November 2004**



**PLATE 49. 124 Los Aguajes Avenue: 212 Bath Street Apt., garage access from Los Aguajes Avenue.
Facing southeast. Photograph by Stephen C. Murray, November 2004**



**PLATE 50. 124 Los Aguajes Avenue: 231 Los Aguajes Avenue with 2-story rear apt., facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 51. 124 Los Aguajes Avenue: south side of Los Aguajes Avenue, facing west to Bath Street.
Photograph by Stephen C. Murray, November 2004**



**PLATE 52. 124 Los Aguajes Avenue: 225 Los Aguajes Avenue with rear apt., facing south.
Photograph by Stephen C. Murray, November 2004**



**PLATE 53. 124 Los Aguajes Avenue: 217, 219, 221, 223 Los Aguajes Ave. Courtyard apts.
Facing south. Photograph by Stephen C. Murray, November 2004**



**PLATE 54. 124 Los Aguajes Avenue: 215 front house, 213 rear apt. Los Aguajes Avenue., facing south. 215 house was built in 1925 by Way and Morgan.
Photograph by Stephen C. Murray, November 2004**

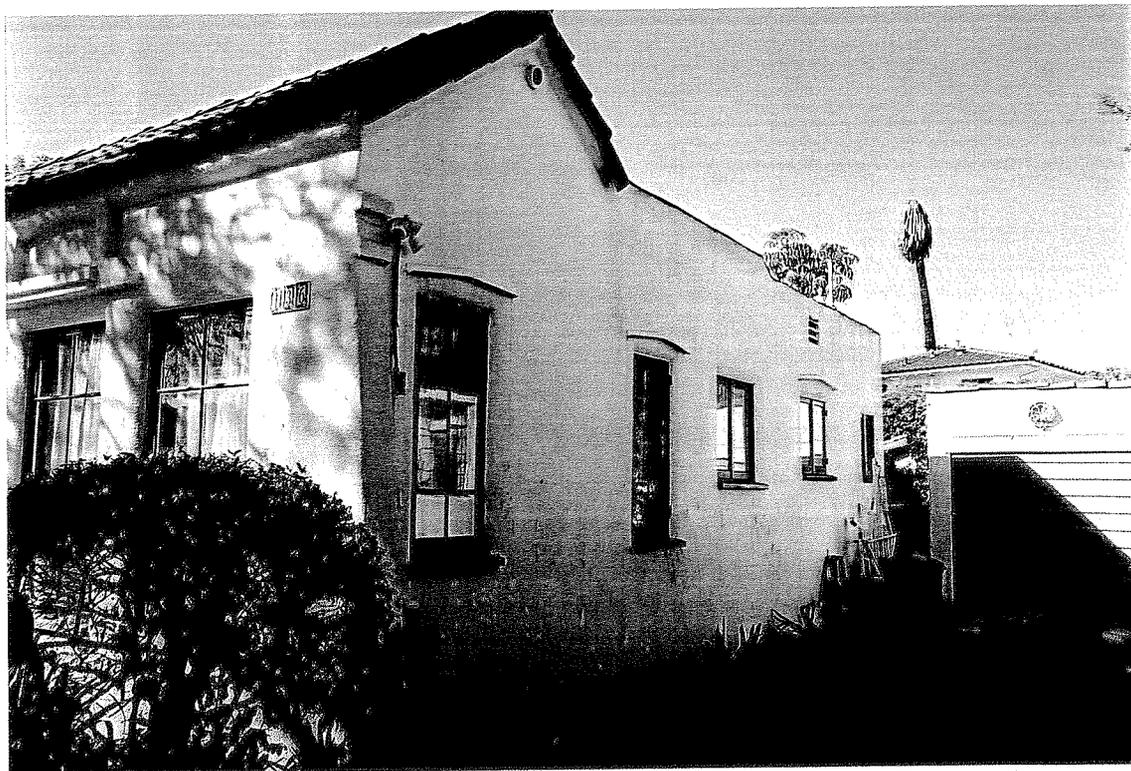


PLATE 55. 124 Los Aguajes Avenue: 211 Los Aguajes Avenue, Casa Mar de Silva vacation rental. Facing south. Photograph by Stephen C. Murray, November 2004



PLATES 56 & 57. 124 Los Aguajes Avenue: Spanish Colonial Revival style façade with period attic windows, facing north. One of only two examples of this type of architecture in the West Beach Neighborhood.

Built in 1925 by Way and Morgan. Photograph by Stephen C. Murray, November 2004



PLATES 58 & 59. 124 Los Aguajes Avenue: 136 West Yanonali Street, La Casa, facing west. Spanish Colonial Revival style façade with period attic windows. Built in 1925 by Way and Morgan, one of only two examples of this type of architecture in the West Beach Neighborhood. Photograph by Stephen C. Murray, November 2004



**PLATES 60 & 61. 124 Los Aguajes Avenue: 215 & 213 Los Aguajes Avenue, facing north & south.
Example of original house in front with rear detached apt. building.
Photograph by Stephen C. Murray, November 2004**

To: **Mark Edwards**
(805) 964-8981

Date: **25 Jan 2006**

From: **Bill Dohn**

Pages: **6 total**

Subject: **Revised Code-Related Exterior Noise Control Recommendations**
124 LOS AGUAJES, SANTA BARBARA
D+A Project 05-16-R1

Dear Mark:

This letter provides recommendations for exterior noise mitigation at the proposed Condominium project at 124 Los Aguajes, Santa Barbara to meet the requirements set forth in the City of Santa Barbara Noise Element. *The acoustical performance of planned demising wall or floor /ceiling assemblies between residential units has not been analyzed as part of this study / report and will not be the responsibility of Dohn and Associates, Inc.*

A. Project Description

The project includes a proposed condominium development between Los Aguajes Street and Mission Creek in West Beach, Santa Barbara. The project is in the vicinity of the Union Pacific Railroad (UPRR) and the 101 Freeway, both of which will contribute noise to the site.

B. City Noise Requirements

1. Exterior Noise Level Standards

Maximum 24-hour average exterior noise levels of 60 L_{dn} * are recommended in the City Noise Element. Exterior noise limits are applicable to code-required "outdoor living spaces," including patios, decks, and private yards.

2. Interior Noise Level Standards

Maximum interior noise levels of 45 L_{dn} * are recommended in the City Noise Element.

* L_{dn} is a 24 hour average noise level, using standard weightings for daytime and nighttime periods.

EXHIBIT F

C. **Site Noise Levels**

1. Noise Sources

- a. **TRAFFIC:** The property will be impacted by noise from the 101 Freeway and local roadways. Noise data to quantify these sources of noise were collected on the site on 13 April 2005.
- b. **TRAINS:** The property will be impacted by noise from train activity on the Union Pacific Railway. Noise data to quantify this source of noise were collected on the site on 13 April 2005. Published noise data for the UPRR will also be utilized.

2. Measured Noise Levels

Noise levels due to traffic on the 101 Freeway, local roadways, and on the UPRR were measured at 5' above the ground near the northern edge of the property between 6 AM and 9 AM on 13 April, 2005, as follows.

- a. **TRAFFIC AND TRAIN NOISE COMBINED:** 15-minute average of about 65 dBA including a passenger train and 74 dBA including a freight train. Hourly averages of about 64 dBA including a passenger train and 69 dBA including a freight train.
- b. **TRAFFIC NOISE ONLY:** 15-minute averages between about 60 and 63 dBA. Hourly averages of about 63 dBA.

3. Recommended "Design-To" Exterior Noise Levels for Application to Outdoor Living Spaces

Utilizing the measurements made above and published data for the UPRR, 72 dBA (L_{dn}) is recommended as the design-to 24-hour average exterior noise level for application to outdoor living spaces (on the second and third levels of the building). If one were concerned only with traffic noise, the recommended design-to noise level would be around 66 dBA.

4. Recommended "Design-To" Exterior Noise Levels for Application to Indoor Living Spaces

For conservatism, 75 dBA (L_{dn}) is recommended as the design-to 24-hour average exterior noise level for application to indoor living spaces on second and third levels of the building.

D. Exterior Noise Mitigation

1. Designated Outdoor Living Spaces

The designated outdoor living spaces (for code compliance) are assumed as follows:

- a. UNIT 1: East-facing deck on third level (tucked into an area between two higher portions of the building).
- b. UNIT 2: North-facing deck on second level
- c. UNIT 3: North-facing deck on second level.

2. Noise Mitigation for Outdoor Living Spaces

The proposed / recommended noise mitigation for outdoor living spaces is as follows:

- a. UNIT 1: Full perimeter enclosure (with solid glass, wood, or metal partitions) using minimum 6' high barriers around the deck (but no roof). The 24-hour average noise level on the deck (at predicted outdoor living "positions") is expected to be about 59 dBA (L_{dn}), which will comply with the City Noise Element. The enclosure materials (glass, wood, or metal) must weight at least 2 psf. The East-facing partition (currently planned as glass) must be constructed without gaps, vents, or through-drains. The West-facing partition (currently planned as a metal-clad fence) should be constructed with as few gaps, vents, or through-drains as possible.
- b. UNIT 2: Retractable window system so that deck may be enclosed when desired to reduce exterior noise. The 24-hour average noise level on the deck (with the window system closed) is expected to be about 55 dBA (L_{dn}), which will comply with the City Noise Element. Glazing in the window system must be at least 3/16" thick and the system must be air/weather-tight when closed.
- c. UNIT 3: Retractable window system so that deck may be enclosed when desired to reduce exterior noise. The 24-hour average noise level on the deck (with the window system closed) is expected to be about 55 dBA (L_{dn}), which will comply with the City Noise Element. Glazing in the window system must be at least 3/16" thick and the system must be air/weather-tight when closed.

E. Interior Noise Mitigation

1. Required Noise Level Reduction (NLR)

30 dB of building noise level reduction (NLR) will be required to achieve 45 L_{dn} in indoor living spaces.

2. Building Construction Recommendations

The following are recommendations for building construction to achieve a NLR of 30 dB on this project.

- a. GENERAL BUILDING VENTILATION: Air conditioning or a mechanical ventilation system is installed so that windows and doors may remain closed.
- b. EXTERIOR WALLS: Minimum 3.5" stud walls*, exterior stucco, two layers of interior 1/2" gypsum board*, and R-13 cavity insulation are recommended. If a product (or products) other than stucco are utilized on the exterior, the composite exterior wall material should weigh at least 10 psf (using Hardy products, necessary layers of plywood, gypsum board, backer board, etc.).

* 6" stud walls would be preferred. If practical (probably not in Kitchens or Bathrooms, however), resilient channels between interior gypsum layers and studs will improve control of low-frequency train noise.

- c. ROOF / CEILING ASSEMBLIES: Roofing over a substrate (plywood or concrete) weighing at least 4 psf*, minimum 10" joists, two layers of 1/2" gypsum board on the underside of joists*, and minimum R-19 insulation in the joist cavities are recommended. If the roof/ceiling assembly is constructed of roofing and concrete alone (with exposed joists and no ceiling), the concrete should weigh at least 30 psf.

* A heavier substrate would be preferred. If practical (probably not in Kitchens or Bathrooms, however), resilient channels between interior gypsum layers and joists will improve control of low-frequency train noise.

- d. GLAZED WINDOWS AND DOORS: 1/8"-3/4" airspace-1/8" insulating glass (or similar) within assemblies carrying laboratory sound transmission class (STC) ratings* of at least 30.

* Window assemblies designed for maximum protection against air and water infiltration must be selected – including very high quality gasketing, weather-stripping, and seals. Provide heavier (3/16" or 1/4" thick) glazing (similar to glazed "curtain wall") to improve control of low-frequency train noise.

- e. EXTERIOR ENTRY DOORS: Solid-core or glazed (per above) with full-perimeter, heavy-duty weatherstripping. Orient doors away from direct exposure to the railway as much as possible.
- f. KITCHEN AND BATHROOM VENTILATION: Kitchen and bathroom ventilation ducts should include at least two elbows.
- g. OUTSIDE AIR INTAKES FOR HVAC SYSTEMS: Air intake ducts should include 1"-thick acoustical lining and at least one elbow.
- h. ATTIC VENTILATION: Vents should be baffled with acoustically-lined sheet metal "boots" (so that line of sight between "ends" of boots is impossible).
- i. GENERAL AIRTIGHTNESS: The building exterior should be made as "airtight" as possible to minimize noise infiltration. Exterior and interior surfaces/sheeting should be caulked airtight at all joints and edges with appropriate sealants (at floors, door and window frames, electrical boxes, etc.). Sheet caulking (outlet box pads) should be provided at all electrical boxes in exterior walls and ceilings. ASTM E497 (Standard Practice for Installing Sound-Isolating Lightweight Partitions) and ASTM C919 (Practice for Use of Sealants in Acoustical Applications) should be referenced in the construction documents.
- j. CHIMNEY / FIREPLACE CLOSURES: Flue dampers and glass fireplace screens are recommended.
- k. SKYLIGHTS: Avoid skylights in living and sleeping areas, if possible – especially if they are exposed directly to the railway. Use double-glazed assemblies (per above) if skylights must be included as part of the design.
- l. SUGGESTED DISCLOSURE TO BUYERS: It is suggested that potential buyers of units this project be advised of the possibility of annoyance (both indoors and outdoors) due to train noise on the UPRR and (in lesser severity) due to vehicular noise on the 101 Freeway. Although the City has zoned the site for residential usage and established noise limits for 24-hour average indoor and outdoor noise levels, the following issues remain of concern:
 - 1) Instantaneous noise levels due to trains and vehicles can greatly exceed the hourly and 24-hourly average noise levels mentioned in this report.
 - 2) Train noise may occur at any time, often on no particular schedule, and during evening and early morning (typical sleeping) hours. Schedules and durations of train whistles are discretionary and most train noises (especially whistles) will be loud enough to annoy (and potentially startle) some building occupants.

25 January 2006
Page 6

- 3) Vehicular noise emission standards are not enforced by the State of California or in most California counties and cities. Some vehicles (such as heavy trucks, "hog" or "competition" motorcycles, autos with "tuned" mufflers, etc.) can cause very high (and potentially annoying) noise levels as they travel along the 101 Freeway (and local roadways).

Please call with any questions or for clarification.

Sincerely,

Dohn and Associates, Inc.



Bill Dohn,
President and
Principal Consultant