



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 2, 2007
AGENDA DATE: October 18, 2007
PROJECT ADDRESS: 526 Anapamu Street (MST2005-00311)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Peter Lawson, Associate Planner

I. PROJECT DESCRIPTION

The project consists of the demolition of two single-family residences, accessory structures and one detached garage and the construction of a two-story, five unit condominium building on a 10,199 square foot lot. Additionally, three trees would be removed that are located at the rear of the lot. Four units would be 1,120 square feet and one unit would be 1,113 square feet in size. The project would include three one-bedroom units, with the remaining units being two-bedroom units. Parking for each of the units would be provided by an attached two-car garage. The applicant has requested a modification to allow the ground level portion of the building, which would contain the garages, to encroach three feet into the interior yard setback.

II. REQUIRED APPLICATIONS

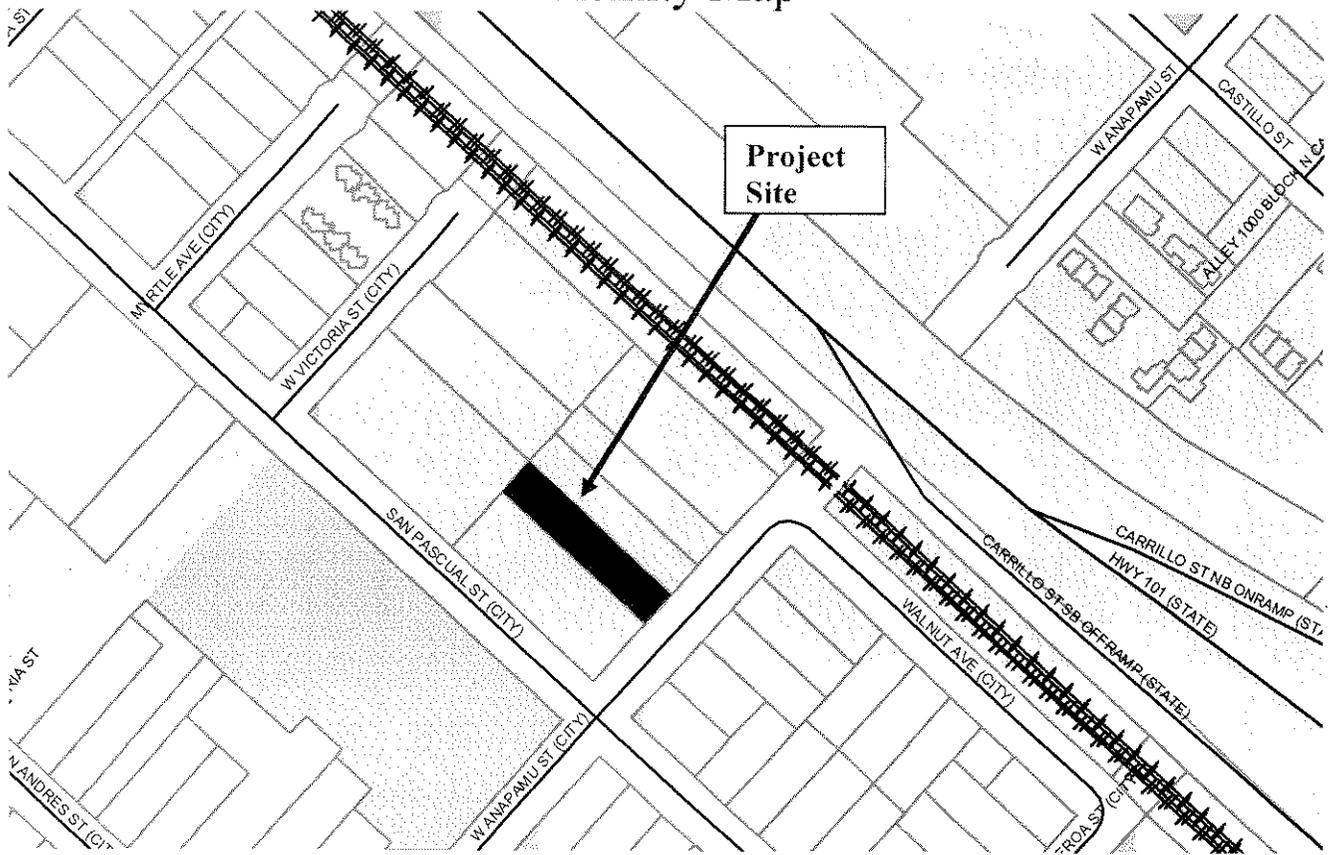
The discretionary applications required for this project are:

1. A Modification to allow the garages to encroach three feet into the required side yard setback (SBMC §28.92.026.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

III. RECOMMENDATION

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

Vicinity Map



APPLICATION DEEMED COMPLETE: August 20, 2007
DATE ACTION REQUIRED PER MAP ACT: October 29, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Mark Wienke	Property Owner: Mark and Meredith Jackson
Parcel Number: 039-152-008	Lot Area: 10,199
General Plan: Residential 12 units/acre	Zoning: R-3
Existing Use: Residential	Topography: 0-2%
Adjacent Land Uses: North - Residential South - Residential East - Residential West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed			
		Unit #	# of Bedrooms	Size of Unit (s.f.)	% of Req. Lot Area
Living Area	2 houses of undetermined size	Unit 1	2	1,113 s.f.	47%
		Unit 2	1	1,120 s.f.	60%
		Unit 3	1	1,120 s.f.	60%
		Unit 4	1	1,120 s.f.	60%
		Unit 5	2	1,120 s.f.	48%
					Total - 5,593 s.f.
Covered Parking	1 car garage.	Unit#		Square Foot	
		Unit 1 - 2 car garage		440 s.f.	
		Unit 2 - 2 car garage		440 s.f.	
		Unit 3 - 2 car garage		440 s.f.	
		Unit 4 - 2 car garage		440 s.f.	
		Unit 5 - 2 car garage		440 s.f.	
Uncovered Parking	Informal	None proposed			

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front	1 & 2 story -10' 3 story bldg - 15'	22'	2 stories @ 10'
-Interior	1 & 2 story -6' 3 story building - 10'	6' - Res. 3' - Garage	<u>Western property line</u> 1 st floor - 3' (with Modification) 2 nd floor - -6' <u>Eastern property line</u> 18' at a minimum

Standard	Requirement/ Allowance	Existing	Proposed
-Rear	1 st story -6' 2 nd story & above - 10'	110'	2 stories both @ 10'
Building Height	45 feet	18 feet	26 feet
Parking Residential	1.5/1 bedroom @ 3 unit = 5 space 2.0/2 + bedroom @ 2 unit = 4 space	1 space	2 covered spaces/unit 10 spaces proposed
Guest Parking	6 units + = 1 space/4 units	none	Not required - 5 units proposed
Lot Area Required for Each Unit (Variable Density)	a. Studio unit - one (1) unit per 1,600 s.f. of lot area; b. 1 bedroom unit - one (1) unit per 1,840 s.f. of lot area; c. 2 bedroom unit - one (1) unit per 2,320 s.f. of lot area; d. 3 or more bedroom unit - one (1) unit per 2,800 s.f. of lot area.	N/A	3 - 1 bedroom units - 5,520 s.f. 2 - 2 bedroom units - 4,640 s.f. Lot Area Required 10,160 s.f. Parcel Size 10,199 s.f. Lot Area Required 10,160 s.f. +39 s.f.
Add'l Open Space	10% of total lot area - 1,020 s.f.	Greater than 10%	1,020 s.f.
Private Outdoor Living Space (2 nd floor & above units)	Studio - 60 s.f. 1-Bedroom - 72 s.f. 2 - Bedroom - 84 s.f.	N/A	Unit 1 - 87 Unit 2 - 87 Unit 3 - 87 Unit 4 - 87 Unit 5 - 87
Lot Coverage			
-Building	N/A	19%	39%
-Paving/Driveway	N/A	8%	31%
-Landscaping	N/A	73%	30%

The proposed project would meet the requirements of the R-3 Limited Multiple Family Residence Zone District, with the exception of the Modification to allow the garages located on the western side of the lot to encroach three feet instead of the required six feet.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on May 30, 2006 (meeting minutes are attached as Exhibit D). The ABR found the site planning and diminutive scale of the individual residential units in the proposed condominium project to be well-suited for this high-density neighborhood and supports the modification request for the encroachment into the interior yard setback, for the garages only. The Board, as did a member of the public,

expressed concern with the historical status of the existing house and requested that the City Historian provided an opinion.

On September 6, 2006 a Phase 1 Historic Structures Report dated July 31, 2006, prepared by Fermina B. Murray, was accepted by the Historic Landmarks Committee (HLC), and found the structure not to be significant, consistent with the report's findings. However the HLC did recommend that the cut sandstone piers shall be saved and re-used.

B. BEDROOM CONFIGURATION

As proposed, the five unit project would include three one-bedroom units and the remaining two units include two-bedrooms. Under this proposal, the project can be found consistent with the density, allowed under §28.21.080.G of the Municipal Code. Initially, staff had concerns about the one-bedroom units having two full bathrooms, one of which is in close proximity to a dining room that is separated by the stairwell. Our concern was based upon the fact that any additional bedrooms would cause the project exceed the density allowed for the lot. The applicant has worked with staff to provide a floor plan that would reduce the potential of a bedroom conversion, while still providing two full bathrooms in the one-bedroom units. These modifications include locating the bathroom on the upper floor adjacent to the kitchen, removing a closet area and providing low walls between the dining room and the stairwell. We will look to the Commission for concurrence that the floor plan for the one-bedroom units is adequate.

C. COMPLIANCE WITH THE GENERAL PLAN

The proposed project is located within the Westside neighborhood. San Andres Street generally divides the single family and duplex dwellings on the north side from the denser, multi-family housing on the south side of the street. The proposed project would be located on the south side of San Andres Street. The proposed development would occupy a lot that was developed for many years with two dwellings. Since the site is developed and fairly level, there would be minimal grading necessary to develop the site. The proposed development would be consistent with the residential density of the General Plan, as well as the neighborhood. The surrounding lots are developed mostly with multifamily development and a few single family dwellings. In some cases there are several residential units on one legal parcel. Parking for the project would be provided on site with two covered spaces per unit, consistent with the Land Use Element direction of bringing new development into compliance with the parking requirements.

The proposed project would include the required outdoor private open space, consistent with the Municipal Code and is also within 160 feet of Bohnett Park. The project is located within four blocks of the commercial area of the Westside and is also approximately 150 feet from a pedestrian bridge that spans the 101 Freeway, providing pedestrian or bicycle access to downtown Santa Barbara. Therefore, the project can be found consistent with the General Plan.

D. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Projects.

General Plan & Zoning Consistency – The project is consistent with the R-3 Zone District and the General Plan policies as discussed in the staff report. The Zoning Ordinance allows for modifications and the applicant has demonstrated to staff that the modification is necessary to provide adequate maneuvering room for the garage.

Site Location and Size – The project site is within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

Habitat Value - The project site is currently developed, and has no value as habitat for endangered, rare or threatened species.

Significant Effects – The proposed project would not result in a significant increase in traffic and parking will be accommodated on site. Use of the site would be consistent with the zone district and not cause any significant noise impacts. Residential uses on the site would be protected from adverse noise impacts as described in a noise study dated November 11, 2006. Standard dust mitigation measures would address short term air quality impacts and given the allowed uses of the zone district, long term impacts would be minimal. Standard measures for water quality, consistent with the Storm Water Management Program, are included as conditions of approval.

Utility Service - The site is currently and will continue to be served by all required utilities and public services.

VII. FINDINGS

The Planning Commission finds the following:

A. MODIFICATION (SBMC §28.92.110)

The Planning Commission may permit a modification or waiver of the side yard setback where, the modification will not be inconsistent with the purposes and intent of this Title. The request for the Modification to the side yard setback for the garage would not adversely impact the adjacent property. There would be no openable surfaces on the walls that encroach into the six foot setback; however, the story above the garage would meet the required six foot setback. Finally, given the 45 foot wide lot, the reduction of the setback will allow more maneuvering for cars entering and exiting the garages. With a 20 foot wide garage and a depth of 21 feet, the Transportation Division has determined that a minimum of 20 additional feet outside of the garage will be necessary for maneuvering.

B. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed

development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

C. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated October 18, 2007
- D. ABR Minutes dated May 30, 2006

DRAFT PLANNING COMMISSION CONDITIONS OF APPROVAL

526 W. ANAPAMU
TENTATIVE SUBDIVISION MAP & MODIFICATION

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 18, 2007 is limited to the construction of five

attached, two-story condominium units and five attached two-car garages on a 10,199 square foot lot. Two two-bedroom units and three one-bedroom units are proposed; four units would be 1,120 square feet and one unit would be 1,113 square feet and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

- a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
- b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
- d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
- e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

- B. **Public Works Submittal Prior to Final Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map and prior to the issuance of any permits for the project:

1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A.6 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
4. **Drainage Calculations.** The Owner shall submit final drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (such as ...), or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
6. **W. Anapamu Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on W. Anapamu Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, underground service utilities (*SBMC* §22.38.125 and §27.08.025), connection to City water and sewer mains, public drainage improvements including on-site retention, a slot/trench drain at back of driveway and curb drain outlet with supporting drainage calculations and for installation of drainage improvements, preserve and/or reset survey monuments and contractor stamps if any, supply and install directional/regulatory traffic control signs as required by the Transportation Operations Division, supply and install one new designated street tree and tree grates per approval of the City Arborist and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

7. **Land Development Agreement.** The Owner shall submit an executed *Agreement for Land Development Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
 8. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Useable Common Open Space.** Adequate usable common open space shall be provided in a location accessible by all units within the development.
 2. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway to the units at the rear of the property from the sidewalk using a different paving material.
 3. **Minimize Visual Effect of Paving.** Where feasible, textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
 4. **Cut Sandstone Piers:** This condition shall apply if the house is demolished and is not moved off site. Where feasible the cut sandstone piers, which provide a foundation for the support posts that hold up the front porch on the main house shall be saved and re-used.
 5. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
 6. **Permeable Paving.** Incorporate a permeable paving system for the project driveway and walkways that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Transportation Manager.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Final Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
 2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
 3. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
 4. **Prepare a Structural Crack Survey and Video Reconnaissance.** At least twenty (20) days prior to the issuance of a demolition permit, Owner shall notify owners and occupants of structures within 100 feet of the project site property lines of the opportunity to participate in a structural crack survey and video reconnaissance of their property. Prior to the issuance of a demolition permit, Owner shall prepare a structural crack survey and video reconnaissance of the property of those owners or occupants who express a desire to participate in the survey. The purpose of the survey shall be to document the existing condition of neighboring structures within 100 feet of the project site property line and more than 50 years old. After each major phase of project development (demolition, grading, and construction), a follow-up structural crack survey and video reconnaissance of the property of those owners and occupants who have elected to participate in the survey. Prior to issuance of a certificate of occupancy, Owner shall meet with the owners and occupants who have elected to participate in the survey to determine whether any structural damage has occurred due to demolition, grading or construction at the project site. Owner shall be responsible for the cost of repairing any structural damage caused by project demolition, grading, or construction on properties that have elected to participate in the survey.
 5. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.

6. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Architect and the Contractor and each subcontractor.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section D above.
 2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner Architect, Contractor and each Subcontractor.
 3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City

Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B-6, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
6. **Driveway Improvements.** The proposed driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
7. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
8. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner

Date

Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction. (Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.)

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
4. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
5. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
6. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
7. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

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

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

8. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

9. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

10. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
11. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
12. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
13. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
14. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) (and contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
15. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
16. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
17. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological

resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements caused by construction (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
3. **Record Drawings.** Submit Record Drawings identifying “asbuilt” conditions of public improvements to the Public Works Inspector for verification and approval.
4. **Manholes.** Raise all sewer and water manholes on easement to final finished grade(if any).
5. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR).
6. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.
7. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.

- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

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

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Conditional Use Permit, Modification, Performance Standard Permit, or Variance shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the application, unless otherwise specified by state or federal law.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

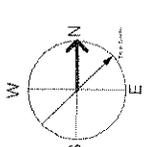
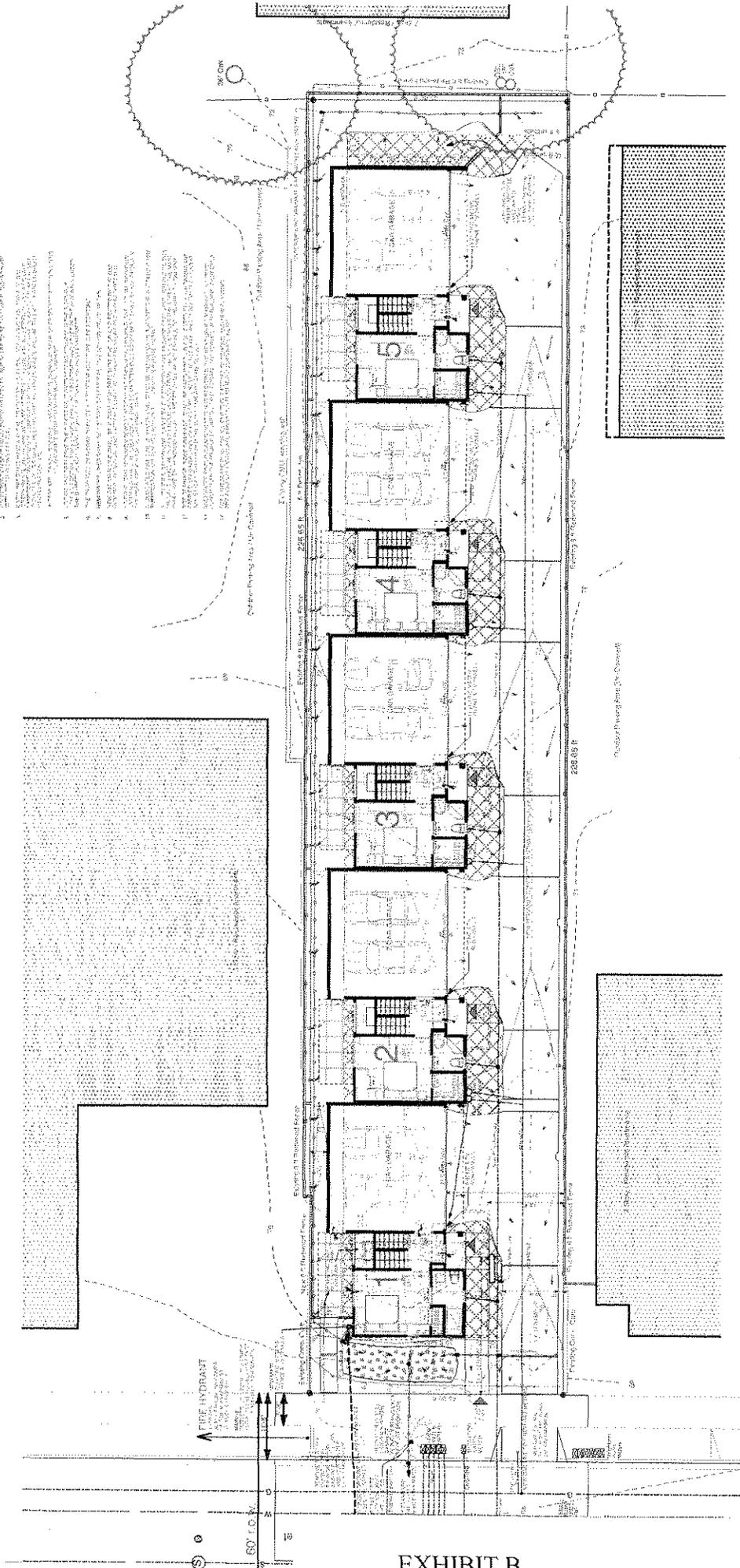
PLANNING COMMISSION CONDITIONS OF APPROVAL
526 W. ANAPAMU STREET
OCTOBER 10, 2007
PAGE 13 OF 13

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



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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SITE PLAN

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

Minimum 2% Slope
in direction of arrow.

10% Open Space:
Proposed Area: 1,000 sq ft
Provided: 1,000 sq ft OK



Sheet: **A-05**



Dates:
10.07 RFD DATE

Owners:
The Anapamu Group
524 West Anapamu Street
Santa Barbara, CA 93101
Tel: 805.962.1238

SITE PLAN
1/8" = 1'-0"

524 West Anapamu St.
Anapamu
Five Row Condominiums
524 West Anapamu Street
Santa Barbara, California 93101

MARK WIENKE ARCHITECT, AIA
1111 Oak Street
Santa Barbara, CA
93101-1318
Tel: 805.962.1238
Fax: 805.962.1239
www.markwienke.com



EXHIBIT B



M A R K W I E N K E A R C H I T E C T . A I A
M A R K W I E N K E A R C H I T E C T . A I A

1114 OLIVE STREET
SANTA BARBARA
CALIFORNIA . 93101-1318

TEL/FAX: 805.884.87.84
CELL: 805.895.07.71
EMAIL: MARK@MARKWIENKE.COM

To:

DATE: OCTOBER 18, 2007

PLANNING COMMISSIONERS
SANTA BARBARA, CA

DEAR COMMISSIONERS,

WE ARE SEEKING PLANNING COMMISSION APPROVAL FOR A NEW 1 LOT / 5 UNIT CONDOMINIUM PROJECT LOCATED AT 526 W. ANAPAMU STREET.

THIS PROJECT HAS HAD A PRE-APPLICATION REVIEW TEAM MEETING ON JUNE 21, 2005. THE PROJECT WAS THEN REDESIGNED, AND ALTHOUGH SIMILAR IN DESIGN PARTI, THE DESIGN REVISIONS HAVE ADDRESSED AND MET ALL OF THE PRT COMMENTS. WE HAVE ALSO TAKEN THIS REVISED PROJECT TO THE ABR IN MARCH OF 2006, AND WE HAVE ALSO ADDRESSED THE COMMENTS THEY HAD. WHAT YOU ARE REVIEWING TODAY IS A 5 UNIT TOWNHOUSE STYLE CONDOMINIUM PROJECT THAT FITS IN NICELY TO IT'S NEIGHBORHOOD, PROVIDES MUCH NEEDED SMALL UNIT HOUSING, IS VERY ATTRACTIVE, UTILIZES SUSTAINABLE BUILDING MATERIALS AND PRACTICES, AND COMPLIES OR EXCEEDS WITH ALL CITY STANDARDS FOR CONDOMINIUM DESIGN, INCLUDING NPDES.

THE FIVE ATTACHED TOWNHOMES ARE COMPRISED OF (2) TWO BEDROOM UNITS AND (3) ONE BEDROOM UNITS, WHICH COMPLIES WITH THE VARIABLE DESITY REQUIREMENTS FOR THIS R-3 ZONE. EACH UNIT WILL HAVE IT'S OWN 2 CAR GARAGE, IT'S OWN SMALL PRIVATE GARDEN AREA OFF THE MASTER BEDROOM, AND IT'S OWN PRIVATE OUTDOOR DECK ON THE SECOND LEVEL OFF THE MAIN LIVING AREA. THE UNITS ARE EACH APPROXIMATELY 1,100 SQUARE FEET IN SIZE. THIS PROJECT IS IN A NEIGHBORHOOD WITH MANY 2 STORY MULTI UNIT BUILDINGS, INCLUDING COMPLEXES ON ALL SIDES AND ACROSS THE STREET.

ONE SMALL TECHNICAL MODIFICATION IS REQUESTED:

BECAUSE THE LOT IS NARROW, AT 45 FEET WIDE, WE REQUEST THAT THE GARAGES BE ALLOWED TO ENCROACH INTO ONE OF THE THE INTERIOR YARD SETBACKS BY 3 FEET. THIS IS A CONDITION THAT IS REQUIRED ON MOST LOTS LESS THAN 50 FEET WIDE AND ONE THAT YOUR COMMISSION HAS GRANTED IN THE PAST. WE HAVE MADE THE GARAGES WIDER ALSO, IN ORDER TO ACCOMODATE THE REQUIRED TRANSPORTATION DEPARTMENT REGULATIONS.

THE EXISTING SITE IS CURRENTLY A RESIDENTIAL USE. THE SITE IS 45 FEET WIDE BY 226.65 FEET DEEP. IT HAS A 2 BEDROOM - 1 BATH HOUSE, A 1 BEDROOM - 1 BATH HOUSE, A 1-CAR GARAGE, AND A SHED. THE EXISTING HOUSE IN FRONT IS 795 SF, AND THE EXISTING HOUSE BEHIND IS 520 SF. THE EXISTING CONDITIONS DO NOT PROVIDE FOR THE REQUIRED PARKING, AND THE BUILDINGS ARE ALSO IN DEMINISHED STRUCTURAL CONDITION. THE REAR BUILDING AND GARAGE WILL BE DEMOLISHED. HOWEVER, THE OWNER HAS MADE AN ARRANGEMENT WITH ANOTHER PARTY FOR REMOVAL + RELOCATION OF THE FRONT HOUSE FROM THE SITE.

THE SITE REQUIRES VERY MINIMAL GRADING. AT PRESENT IT SLOPES GRADUALLY FROM THE REAR OF THE LOT TO THE FRONT, WITH MOST OF THE TOPOGRAPHICAL CHANGE IN THE FIRST 10 FEET FROM THE SIDEWALK. DRAINAGE WILL BE EASILY ACCOMODATED BECAUSE OF THIS

CONDITION, AND WILL BE AIDED BY CATCH BASINS AND UNDERGROUND PIPE THAT WILL DISCHARGE THE RAIN WATER INTO A RETENTION AREA IN THE FRONT LANDSCAPE AREA OF THE LOT, AND THEN TO THE STREET CURB AND GUTTER PER CITY STANDARDS AND NPDES.

VERY LITTLE GRADING IS PROPOSED. THE BUILDING IS STEPPED IN 9" INCREMENTS, WITH THE GRADE CHANGE. NO SIGNIFICANT EXPORTING OR IMPORTING OF SOIL IS PROPOSED, AND THE GRADING IS BALANCED ON SITE.

WE ARE PROPOSING TO REMOVE 4 SMALL FRUIT TREES, AND NO OTHER SIGNIFICANT VEGETATION EXISTS ON THIS LOT. WE HAVE INCREASED THE REAR YARD SETBACK TO 11 FEET 4 INCHES FROM THE REAR PROPERTY LINE, WHEN ONLY 10 FEET WOULD BE REQUIRED, IN ORDER TO GIVE ADDITIONAL DISTANCE FROM THE 2 EXISTING OAK TREES ON THE REAR NEIGHBORING PROPERTY. WE ARE ALSO PROPOSING ADDING 24 NEW TREES AND VARIOUS OTHER DROUGHT TOLERANT PLANTS.

THE DRIVEWAY IS PROPOSED AS COLORED PERVIOUS CONCRETE. ALTERNATIVES MAY BE COBBLE-PAVERS, OR BRICK PAVERS, ALSO PERVIOUS BY DESIGN.

EACH UNIT WILL HAVE IT'S OWN 2 CAR GARAGE. WE EXPECT THAT THIS WILL ELIMINATE ANY NEED FOR OFF STREET PARKING FROM THIS PROJECT.

THE SURROUNDING NEIGHBORHOOD IN ALL DIRECTIONS IS R3 ZONING. AS MENTIONED EARLIER, NUMEROUS MULTI-FAMILY PROJECTS ARE LOCATED IN THIS NEIGHBORHOOD. THERE ARE A FEW SINGLE FAMILY HOMES, OF VERY MODEST SIZE, ALSO IN THE NEIGHBORHOOD. THE WEST SIDE BOYS & GIRLS CLUB IS LOCATED JUST TO THE WEST AT ANAPAMU STREET AND PASCUAL.

THE PROPOSED NEW PROJECT WILL HAVE EXTERIOR LIGHTING UTILIZING RECESSED CAN LIGHTS PROVIDED IN THE CANTILEVERS ABOVE THE FRONT ENTRY DOOR, THE 2ND FLOOR CANTILEVER ABOVE THE GARAGE DOOR, THE CANTILEVER ROOF AT THE 2ND LEVEL DECK, AND THE CANTIVER OF THE 2ND LEVEL FLOOR ABOVE THE LOWER LEVEL BEDROOMS LEADING TO THE REAR YARDS. ALL LIGHTING WILL BE FLOURESCENT. DUE TO THIS DESIGN APPROACH, WE DO NOT EXPECT ANY OF THE LIGHTING TO CAST A GLOW TO ANY OF THE NEIGHBORING HOMES.

THE PROPOSED PROJECT WILL NOT INVOLVE THE CREATION OF SMOKE OR ODORS, NOR WILL IT INVOLVE THE CREATION OF ANY NEW NOISE SOURCE.

REGARDING GEOTCHNICAL STUDIES, NONE HAVE BEEN REQUIRED EXCEPT FOR A SOIL REPORT. THE SOILS REPORT STATES THAT LIQUEFACTION IS CONSIDERED TO BE LOW. THE SITE IS LOCATED IN SEISMIC ZONE 4, AND IS ESTIMATED TO BE WITHIN 2 KILOMETERS OF A TYPE B FAULT. THE SOIL TYPE PER THE UBC TABLE 16-J IS ESTIMATED TO BE SD.

THE GRADING PROCESS UTILIZES THE STANDARD METHODOLOGY OF SCARIFICATION AND REMOVAL OF THE EXISTING SOIL (UNDOCUMENTED FILL, ROOT STRUCTURES, VEGETATION, STRUCTURES, ETC.) TO A DEPTH OF 48 INCHES BELOW GRADE AND THEN RECOMPATED. ALL THIS IS OUTLINED IN THE SOILS REPORT.

AN ARCHAEOLOGICAL RESOURCES REPORT SHOWS THAT NO PREHISTORIC OR HISTORIC ARCHAEOLOGICAL CULTURAL REMAINS WERE IDENTIFIED DURING THE SURVEY OF THE PROPERTY AND IT WAS DEEMED UNLIKELY FOR ANY CULTURAL REMAINS TO BE FOUND DURING CONSTRUCTION. IF ANY ARE FOUND A CITY QUALIFIED ARCHAEOLOGIST WOULD BE CONTACTED IMMEDIATELY TO ASSESS THE SIGNIFICANCE OF THE FIND.

THE PRELIMINARY TITLE REPORT SHOWS NO EASEMENTS OR OTHER ENCUMBRANCES. NO RECREATIONAL TRAILS EXIST OR TRAVERSE THE SITE.

AN HISTORICAL LETTER REPORT WAS UNDERTAKEN AND NO SIGNIFICANT STRUCTURES EXIST ON THE SITE. THE STONE PORCH COLUMNS WERE DETERMINED TO BE WORTHY OF KEEPING, AND THEY ARE BEING KEPT AS THE FRONT HOUSE IS BEING SAVED AND RELOCATED.

THE PROJECT IS PROPOSED TO BE STANDARD CONSTRUCTION, TYPE 5, SLAB ON GRADE, AND IS ESTIMATED TO TAKE APPROXIMATELY 1 YEAR TO COMPLETE CONSTRUCTION. THE DEMOLITION, HOUSE RELOCATION, GRADING AND COMPACTION SHOULD TAKE NO MORE THAN 1 MONTH IN TOTAL. ALL CONSTRUCTION STAGING SHALL TAKE PLACE ON THE SITE ITSELF. THERE IS NOT EXPECTED TO BE AN UNUSUAL NUMBER OF WORKERS ON SITE FOR THIS TYPE OF PROJECT, AND PARKING IS ADEQUATE ON THE STREET. DURING CONSTRUCTION ALL GRADING AND EROSION CONTROL MEASURES SHALL BE PRACTICED PER CITY STANDARDS, AND AS INSTRUCTED BY THE BUILDING OFFICIAL.

ALL PHYSICAL STANDARDS FOR CONDOMINIUMS (CODE 27.13.060) ARE ACCOMMODATED IN THE PLANS INCLUDING OFF STREET PARKING, PRIVATE STORAGE SPACE, INDIVIDUAL UTILITY METERING, INDIVIDUAL LAUNDRY FACILITIES, AND OUTDOOR LIVING SPACE.

EACH UNIT WILL BE EQUIPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM.

THE PROPERTY IS NOT LOCATED NEAR A CREEK OR OTHER WATER COURSE.

THE PROPOSED PROJECT WILL NOT INVOLVE USE OF, OR DISPOSAL OF HAZARDOUS MATERIALS. THE SITE DOES NOT HAVE ANY KNOWN CONTAMINATION FROM HAZARDOUS MATERIALS. THE SITE IS NOT ON ANY LIST FOR HAZARDOUS MATERIALS WASTE OF THE COUNTY, STATE, OR FEDERAL GOVERNMENT.

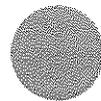
WHEN COMPLETED, ALL PUBLIC SIDEWALK, EASEMENT, CURB AND GUTTER, AND STREET WILL BE REPAIRED AND COMPLETED AS REQUIRED PER CITY STANDARDS. ALL UTILITIES WILL BE PLACED UNDERGROUND TO ALL OF THE UNITS.

ALL SITE DRAINAGE, AS DESCRIBED EARLIER, SHALL BE TRANSMITTED TO THE STREET CURB AND GUTTER AFTER RETENTION, AND VIA CATCH BASINS WITH UNDERGROUND PIPING, AND NATURAL SLOPE OF THE TOPOGRAPHY. THE PROPERTY IS NOT IN ANY FLOOD ZONES.

IN CONCLUSION, WE BELIEVE THIS TO BE A VERY APPROPRIATE R3 ZONE PROJECT. IN ADDITION TO OFFERING 5 UNITS IN THE ENTRY LEVEL MARKET, THIS PROJECT IS MODEST IN

SIZE, BULK + SCALE, IS ATTRACTIVELY DESIGNED, CONFORMS TO THE NEIGHBORHOOD, AND WILL BE A SUSTAINABLE PROJECT BY DESIGN. WE HUMBLELY REQUEST YOUR APPROVAL OF OUR 1 LOT 5 UNIT CONDOMINIUM PROJECT.

THANK YOU FOR YOUR CONSIDERATION. - MARK WIENKE



CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 254 SANTA CATALINA

E-3/SD-3 Zone

(6:33) Assessor's Parcel Number: 045-161-030
Application Number: MST2006-00233
Owner: Ben C. Juricek and Alison M. De Lorenzo
Architect: Mark Wienke

(Proposal for a 1,506 square foot, two-story addition to an existing 1,028 square foot one-story single family residence on a 6,000 square foot lot. The proposal includes a 238 square foot addition to the existing attached 244 square foot garage. 20 cubic yards of grading outside the building footprint is proposed. The project is located in the Non-appealable Jurisdiction of The Coastal Zone and requires a Coastal Exclusion.)

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

Present: Mark Wienke, Architect
Ben C. Juricek, Owner

Motion: Preliminary approval with the project to return to the Consent Calendar for final approval with the following comments: 1) The proposed second-story addition and chosen style are appropriate for the neighborhood. 2) The Board is concerned with the steepness of the upper-story roof, at the 5 and 12 roof pitch, and would like the applicant to study a slight reduction to minimize the second-story mass. 3) Some Board members feel that the entry tower could be lowered. 4) Most of the Board members feel that the entry mirador would be more appropriate to have a corner window that faces the street to relieve the massiveness of the cantilever. 5) The mirador shall have a differentiated roof in copper or another material, other than tile. 6) The Neighborhood Preservation Ordinance criteria have been met in accordance with Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Manson-Hing/Sherry, 6/0/0. Wienke stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 526 W ANAPAMU ST

R-3 Zone

(7:14) Assessor's Parcel Number: 039-152-008
Application Number: MST2005-00311
Owner: Mark Jacobsen
Architect: Mark Wienke

(Proposal to construct five attached two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

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

This project was heard out of order.

Present: Mark Wienke, Architect

Public comment opened at 7:25

Ms. Celeste Barber, neighbor, expressed opposition to the project.

Public comment closed at 7:29

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the site planning and diminutive scale of the individual residential units in the proposed condominium project to be well-suited for this high-density neighborhood. 2) The Board supports the modification request for the encroachment into the interior yard setback, for the garages only, as it is in keeping with what has been allowed in the less dense R-2 Zone. 3) The architectural style and materiality is quite playful and is very successful. 4) Some Board members have expressed concern over the silo; the majority feels that the silo adds character to the project, but would like to see a restudy of the front unit to help ground the silo as viewed from the street. 5) The front unit should be reconsidered in its floor plan arrangement so that it is more street friendly, either presenting an entry or more windows toward the street. 6) The Board is concerned with the driveway layout, that there may not be sufficient turning radius for the automobiles at the garage approaches. 7) The Board has concern with the historical status of the existing house and would like to have the City Historian's opinion prior to the applicant returning before the Board. 8) The Board finds the existing house to be a good example. If it is not used on-site, perhaps the owner can donate the house for relocation to another site.

Action: LeCron/Sherry, 6/0/0. Wienke stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 427 ALAMEDA PADRE SERRA R-2 Zone
(6:53) Assessor's Parcel Number: 031-391-010
Application Number: MST2006-00123
Owner: Perry Perkins
Architect: Lori Kari

(Proposal for exterior alterations and construction of three wooden decks for an existing 2,728 square foot residential duplex. The proposed alterations are: replacement of 3 windows with French doors, replacement of all remaining existing windows with vinyl clad dual glazed windows, replacement of garage doors, addition of a wood trellis above the garage doors, and obtaining a permit for the "as-built" replacement of cement walkways with wood walkways. A modification is required for deck encroachments into the non-conforming open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)