



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 26, 2009  
**AGENDA DATE:** April 2, 2009  
**PROJECT ADDRESS:** 412 & 414 Anacapa Street (MST2008-00322)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *[Signature]*  
 Suzanne Johnston, Assistant Planner *[Signature]*

### I. PROJECT DESCRIPTION

The proposal includes the subdivision of an existing 13,500 square foot parcel into three new lots and construction of a new, three-story, sustainable, mixed-use building on each new parcel. The proposal includes a total of 4,074 net square feet of commercial and 7,113 net square feet of residential. Lot 1 includes 1,780 net square feet of commercial area and a 1,930 net square foot residential unit on a 4,760 square foot lot with one covered and two uncovered parking spaces. Lot 2 includes 1,756 net square feet of commercial area and a 1,888 square foot residential unit on a 5,070 square foot lot with parking provided in one covered and three uncovered parking spaces. Lot 3 includes 538 net square feet of commercial area and a 3,295 net square foot residential unit on a 3,670 square foot lot with parking provided in two covered parking spaces and two uncovered parking spaces.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one (1) parcel into three (3) lots (SBMC 27.07);
2. A Public Street Waiver to allow the approval of a subdivision where access is provided by a private driveway that serves more than two lots (SBMC §22.60.300); and
3. A Development Plan to allow the construction of a total of 4,074 square feet of nonresidential development. (SBMC §28.87.300).

### 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.



**APPLICATION DEEMED COMPLETE:** February 20, 2009  
**DATE ACTION REQUIRED PER MAP ACT:** April 10, 2009

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Sieglinde Pukke, Architect Shubin + Donaldson., Architects, Inc.	Property Owner: Anabilt Properties, LLC
Parcel Number: 031-271-019	Lot Area: 13,500 square feet
General Plan: Industrial /12 Units Per Acre	Zoning: C-M Commercial Manufacturing
Existing Use: Vacant	Topography: 2%
Adjacent Land Uses:	
North - Commercial	East - Commercial
South - Commercial	West - Residential and Commercial

**B. PROJECT STATISTICS**

	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Parcel Area	13,500 s.f.	4,760 s.f.	5,070 s.f.	3,670 s.f.
Commercial	N/A	1,780 s.f.	1,756 s.f.	538 s.f.
Living Area	N/A	1,658 s.f.	1,616 s.f.	2,552 s.f.
Garage	N/A	272 s.f.	272 s.f.	743 s.f.

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement Allowance	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Setbacks				
-Front		0'	N/A	N/A
-Interior	0' for mixed use structures	N/A	18'	20' 6"
-West		4'	4'	5'
- North		16'	16'	5'
- South		26'	13' 9"	5'
-Rear				
Building Height	60' 4 stories	43' 2"	43' 2"	46' 5"
Parking	1 space/res. unit 1/500 s.f. commercial	1 covered 2 uncovered	1 covered 3 uncovered	2 covered 2 Uncovered
Lot Area Required for Each Unit (Variable Density)	2,320 s.f. – 2 bed 2,800 s.f. – 3 bed	2,320 s.f.	2,320 s.f.	2,800 s.f.
Open Space	10% of lot area on grade	>476	>507	>367
Private Outdoor Living Space	2 <sup>nd</sup> + Story 2 bed – 84 s.f. 3 bed – 96 s.f.	2 bed – 84 s.f	2 bed – 84 s.f	3 bed – 96 s.f
Common Open Area	15' X 15'	Roof Deck 232 s.f.	Roof Deck 237 s.f.	Roof Deck 775 s.f.
Lot Coverage				
-Building	N/A	1,885 s.f. 40%	1,828 s.f. 36%	1,706 s.f. 46%
-Landscaping	N/A	344 s.f. 7%	208 s.f. 4%	501 s.f. 14%
-Paving	N/A	1,010 s.f. 21%	1,365 s.f. 27%	669 s.f. 18%
-Perm. Paving	N/A	1,521 s.f. 32%	1,669 s.f. 33%	794 s.f. 22%

The proposed project would meet the requirements of the C-M Zone.

## **VI. ISSUES**

### **A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on one occasion July 14, 2008 (meeting minutes are attached as Exhibit D). At the meeting, the ABR stated that the site plan was acceptable, requested that a landscape plan indicating additional landscaping along the property lines, including larger canopy trees, requested composite elevations showing all three buildings, appreciated the massing, requested verification that parking design standards are met, and appreciated the setback off the front and side property lines and the sustainability aspects of the project. Some board members also stated that the building heights could be further reduced and that there should be more articulation and thickened walls, particularly at the rear units.

### **B. COMPLIANCE WITH THE GENERAL PLAN**

The project site is located within the Lower State neighborhood of the General Plan. The General Plan land use designation of the project site and surrounding properties is "Industrial." The project area is predominately built out with office, commercial retail and industrial uses. There are other existing residential uses located adjacent to or within one block of the project site. The neighborhood is an area of mixed commercial and industrial uses, with a small population scattered in retirement homes and semi-residential hotels. The future of lower State Street is anticipated by the General Plan to be devoted to hotel and related commercial uses. The zoning of the areas south of US Highway 101 within this neighborhood have been revised to achieve this goal. The General Plan defines this area of having a density of 12 dwelling units per acre and is mapped as industrial. The project site is currently undeveloped and serves as open storage.

While staff has some concern about the loss of land for industrial uses, Land Use Element Policy 4.1 states that "Residential development shall be considered the highest priority of development in the future." and Policy 4.2 states that "Options for providing additional housing opportunities shall be explored where appropriate in nonresidential zones" and the implementation strategy for this policy specifically encourages residential development in the M-1 zone. Therefore, the proposed project is consistent with the requirements of Land Use Element Policies 4.1 and 4.2. The proposed buildings and uses are consistent with the goals and policies outlined in the General Plan, Conservation Element, Urban Design Guidelines, and Noise Element.

### **Housing Element**

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

Housing Element as it will contribute three additional residential units to the City's existing housing stock.

Neighborhood Compatibility

In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be compatible in scale, size and design with the surrounding neighborhood. The surrounding neighborhood is comprised of a mix of office, residential and commercial buildings, with a wide range of heights. The proposed three-story buildings have been broken up to reduce the verticality of the structure. The lots share a common driveway, and therefore do not require the addition of multiple curb cuts to serve the newly created lots.

One of the goals of the Urban Design Guidelines is compatibility of new development with the character of the City, the surrounding neighborhood, and adjacent properties. The ABR considers the Urban Design Guidelines in reviewing development proposals. As discussed above, the ABR is supportive of the site plan, and the size, bulk and scale of the project.

**C. ACCESS /PARKING**

The proposed development subdivides a single lot into three lots. Lots 2 and 3 will become interior lots without street frontage. The C-M zoning states that unless the lot is used exclusively for residential there is no minimum lot size or frontage requirement (SBMC§28.69.080). However, because there is no street frontage for Lots 2 and 3, a reciprocal access agreement is necessary to provide future access (ingress and egress) for all lots to and from the public street. The reciprocal access agreement language will also include the required Title 22 accessible path of travel, along the northerly property line, to and from the required accessible parking space for all three locations of non-residential floor area.

The project site is located in the Central Business District, which requires all commercial uses provide parking at a ratio of one (1) parking space per every 500 square feet of commercial floor area. The existing lot is also located in a 20% parking zone of benefit. The parking requirements have been identified in the table below.

<b>Parking Standard</b>	<b>Requirement Allowance</b>	<b>Proposed Lot 1</b>	<b>Proposed Lot 2</b>	<b>Proposed Lot 3</b>
Residential	1 space/res. unit	1 covered	1 covered	2 covered
Non-residential	1/500 s.f. (net) non-residential floor area - 20% Zone of Benefit	1,780 sq. ft./ 2 uncovered (3 required)	1,780 sq. ft./ 3 uncovered (3 required)	538 sq. ft./ 2 Uncovered (1 required)

The parking for the proposed project meets the ordinance requirements, however, a portion of the required non-residential parking spaces are being provided on an adjacent lot, which is consider off-site. The parking ordinance does allow for off-site parking with an off-site parking agreement as long as the parking is being provided on a lot within 500 feet of the

subject lot. The applicant has proposed to record an off-site parking agreement for the following parking related issues: a) a single accessible parking space located on Lot 1 will be used for all three of the proposed lots. b) One parking space located on Lot 2 (Space C3) will be allocated to meet the requirement for Lot 1; and c) A parking space located on Lot 3 (Space C6) will be allocated to meet the requirement for Lot 2.

Lot 1, as designed, is providing two of the three parking spaces required under the ordinance, however, with the proposed recordation of a parking agreement, a modification for a reduction in the required parking is not required. The conditions of approval attached in Exhibit A include a condition to provide an off-site parking agreement and reciprocal access agreement prior to recordation of the parcel map for the subdivision.

#### **D. DEVELOPMENT PLAN**

The project site is currently recognized as being vacant and has been occupied by local contractors and used as open storage. The tenants of the lot over time constructed some storage structures without permits and located large storage containers on to the site to house their construction materials. Since there are no permits on file it is recognized as Measure E square footage and the lot is considered to be "vacant." The proposed project will abate all outstanding violations of zoning and building codes that have been observed on site. If the project does not move forward or is subject to lengthy delays the site will be referred to enforcement for the abatement of all violations.

The existing "vacant" lot is eligible for 3,375 square feet from the vacant category and 3,000 square feet from the small additions category for a total of 6,375 square feet of nonresidential development potential. The total development for the proposed project is 4,074 net square feet. The project is being allocated 3,375 square feet from the Vacant category and 669 square feet from the Minor Additions category, leaving 2,301 square feet of remaining development potential to be divided equally (767 square feet) between the three resulting lots.

The proposed development complies with all provisions of the ordinance. The proposed development provides low intensity commercial uses and adds three additional residential units to the housing stock which is consistent with the goals and policies of the City's General Plan. The site planning has considered the proposed uses and the availability of alternative modes of transportation that are used. The proposed development will not have a significant, adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The proposed development is small scale and will not generate a demand for an increase in the City and/or South Coast affordable housing stock. The proposed development will increase the water demand by approximately 1.31 Acre Feet per Year (AFY) which is within the City's projected growth rate and will not have a significant unmitigated adverse impact on the City's water resources. The proposed development will increase the sewer demand by approximately 1.19 Acre Feet per Year (AFY), which is also within the City's projected growth rate and will not have a significant unmitigated adverse impact on the City's water resources. The project will generate approximately 10 a.m. peak hour trips, 15 p.m. peak hour trips, and 130 average daily trips. When these trips were added to the existing street network, they are not anticipated to result in any significant traffic

impacts. Resources will be available and traffic improvements will be in place at the time of project occupancy.

**E. ENVIRONMENTAL REVIEW**

Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction of Small Structures and 15315, Minor Land Divisions.

**VII. FINDINGS**

The Planning Commission finds the following:

**A. 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 because the lots sizes meet the minimum lot area requirements for density purposes and the proposed project and its uses meet all other provisions of the code. The site is physically suitable for the proposed development and the proposed project is consistent with the variable density provisions of the Municipal Code and the General Plan as show in Sections V and VI.B. above, 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 the project will reduce the site runoff, does not have traffic or air quality impacts, and the associated improvements will not cause serious public health problems.

**B. FOR THE DEVELOPMENT PLAN (SBMC §28.87.300)**

1. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the proposed project is small in scale and will involve only a small number of employees, the project is not expected to create new demand for low to moderate income housing in the area; and
2. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the project would not represent a significant incremental increase to the present demand and no significant impact on the dependable water supply is expected to occur as stated in Section VI.C. above.
3. The project will generate approximately 10 a.m. peak hour trips, 15 p.m. peak hour trips, and 130 average daily trips. When these trips were added to the existing street network, which will not have a significant unmitigated adverse impact on the City's traffic.
4. Resources will be available will be in place at the time of project occupancy and that no traffic improvements are required.

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Exhibits:

- A. Conditions of Approval
- B. Site Plan and Streetscape Composite Elevation
- C. Applicant's letter, dated September 9, 2008
- D. ABR Minutes

**STAFF HEARING OFFICER CONDITIONS OF APPROVAL**

412-414 ANACAPA  
TENTATIVE SUBDIVISION MAP  
APRIL 2, 2009

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. **Design Review.** The project is 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 Planning Commission land use 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. **Minimize Visual Effects of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
  - 3. **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.
  - 4. **Permeable Paving.** Incorporate a permeable paving system for the project driveway, walkways and parking areas 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 Public Works Director/Transportation Manager.
  
- B. **Recorded Conditions 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 2, 2009 is limited to 3 lots and a total of 4,074 square feet of commercial development 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. Lot 1 includes 1,780 net square feet of commercial area and a 1,930 net square foot residential unit on a 4,760 square foot lot with one covered and three uncovered parking spaces. Lot 2 includes 1,756 net square feet of commercial area and a 1,888 square foot residential unit on a 5,070 square foot lot with parking provided in one covered and three uncovered parking spaces. Lot 3 includes 538 net square feet of commercial

area and a 3,295 net square foot residential unit on a 3,670 square foot lot with parking provided in two covered parking spaces and two uncovered.

2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **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.
5. **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 prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, 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.
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 parcels.

- 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. **Gates.** Any gates that have the potential to block access to any designated commercial space shall be locked in the open position during business hours.
  - f. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
7. **Use Limitations.** Due to potential parking impacts, the residential floor area shall not be converted to commercial floor area without further environmental review. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
8. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.
- C. **Public Works Submittal Prior to Parcel 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 Parcel Map and prior to the issuance of any permits for the project:
- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel 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 draft private covenants, reciprocal easement agreement, or similar private agreements required for the project.
4. **Drainage Calculations.** The Owner shall submit 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 Program. 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, 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. **Anacapa Street Public Improvement Plans.** The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on Anacapa Street. Public Works C-1 plans shall be submitted separately from plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, off-site detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, installation of commercial fire hydrant 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.
  9. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed driveway, subject to the review and approval of the Public Works Director and City Attorney.
- 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 prior to issuance of building permits for individual parcels.
  2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building Permit.
  3. **Solid Waste Management Plan.** Owner shall submit a solid waste management plan that identifies feasible measures to address the construction and operation of the office uses which may include, but are not limited to, the following:
    - a. Provision of space and/or bins for storage of recyclable materials within the project site. This information shall be shown on the building plans and installed as a part of the proposed project's improvements.
    - b. Development and implementation of a plan for collection of recyclable materials on a regular basis.
    - c. Development of source reduction measures, indicating the method and amount of expected reduction.
    - d. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint, etc.). This could include requesting suppliers to show recycled material content.
    - e. Implementation of a monitoring program (quarterly, bi-annually) to attain and maintain a 35-50% minimum participation in recycling efforts.
    - f. Implementation of a composting landscape waste reduction program.
  4. **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 Public Works Director/Transportation Manager. Construction and storage in the public right-of-way is prohibited during Fiesta in the affected areas (around McKenzie Park, Downtown and Waterfront) and during the Holiday Shopping Season (between Thanksgiving Day and New Years Day) in all

commercial shopping areas, including but not limited to Upper State Street, the Mesa shopping area, Downtown and Coast Village Road.

**E. Community Development Requirements with the Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit:

1. **Zoning Compliance Declaration.** The Owner shall file a Zoning Compliance Declaration to assure that the residential units shall not be converted to commercial usage.
2. **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.
3. **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.
4. **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.
5. **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, 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 A above.

2. **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.

3. **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 employ 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 Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition C.5, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
4. **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. Dumpsters and containers with a

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

5. **Vehicle Access.** Vehicles exiting to Anacapa Street shall be restricted to left turns only, and a No Right Turn sign shall be posted and maintained on-site advising motorists of this restriction.
6. **Project Directory.** A project directory, listing all units on-site shall be indicated on the project plans. This directory shall be lit sufficiently for readability for site visitors and placed in a location or locations acceptable to the Fire Department, shall meet current accessibility requirements, and is subject to Sign Committee Approval.
7. **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.
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:

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

1. **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.

2. **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.
3. **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.
4. **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.
5. **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 Transportation Manager.
6. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
7. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
8. **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: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31 <sup>st</sup>
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.

9. **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.
  
10. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
  - a. Site grading and transportation of fill materials.

- b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
  - c. 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.
  - d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
  - e. 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.
11. **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.
12. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
13. **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.
14. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
15. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(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. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
16. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
17. **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.

18. **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.

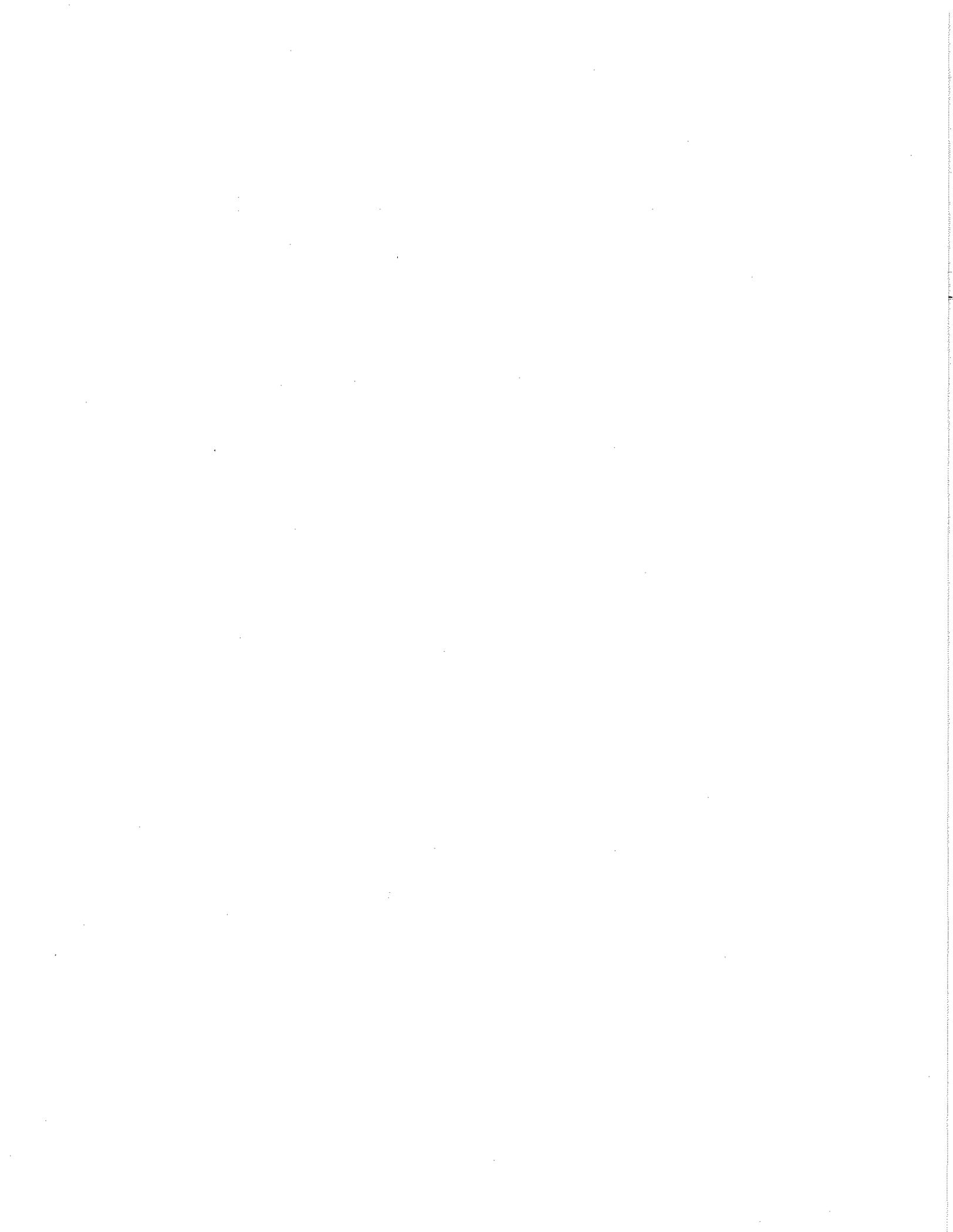
- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review 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 improvement/building plans, including utility service undergrounding and installation of street trees.
  3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
  4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
  6. **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).
  7. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section D 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.

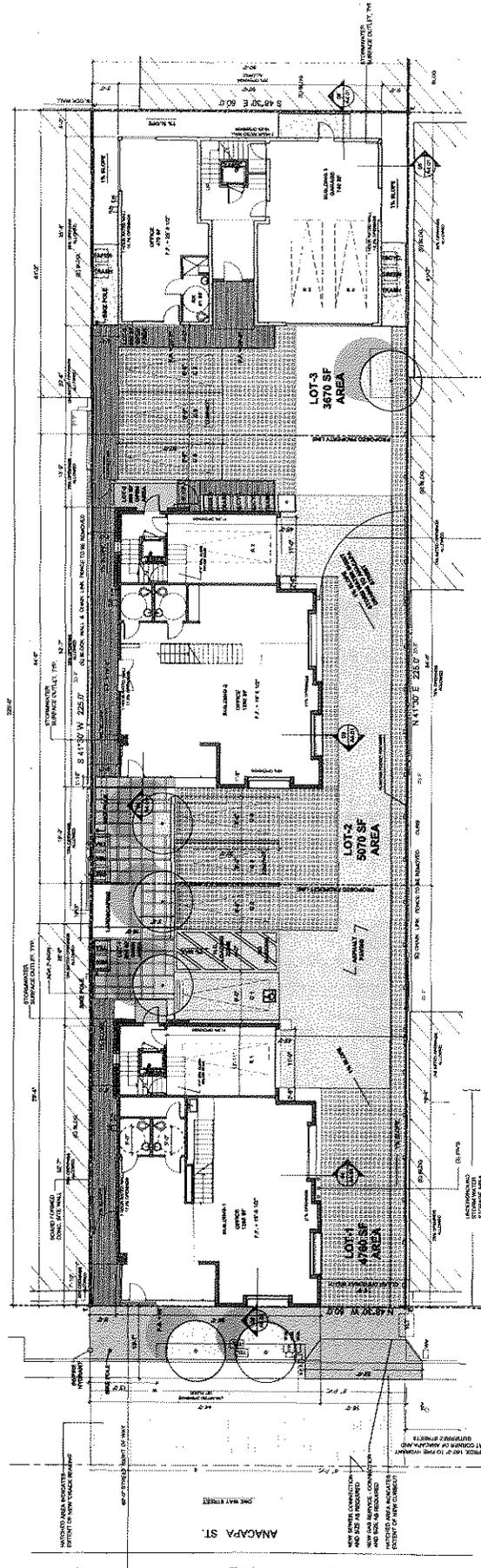
Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification 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 TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Planning Commission's action approving the Tentative Map shall expire three (3) 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.



**ANACAPA STUDIOS, SANTA BARBARA**  
 MIXED USE - COMMERCIAL RESIDENTIAL USE PROJECTS AND PROPOSED LOT SUBDIVISION PER SBMC TITLE 27, 412-414 ANACAPA STREET, SANTA BARBARA, CA 93101  
 DATE: 12/06/2008



ALL UNDERGROUND UTILITIES TO BE INSTALLED HEREIN ACCESS ROAD  
 WIDTH AS BASED ON 1999 DATUM - 10' MAX W - 2' MIN

**LEGEND**

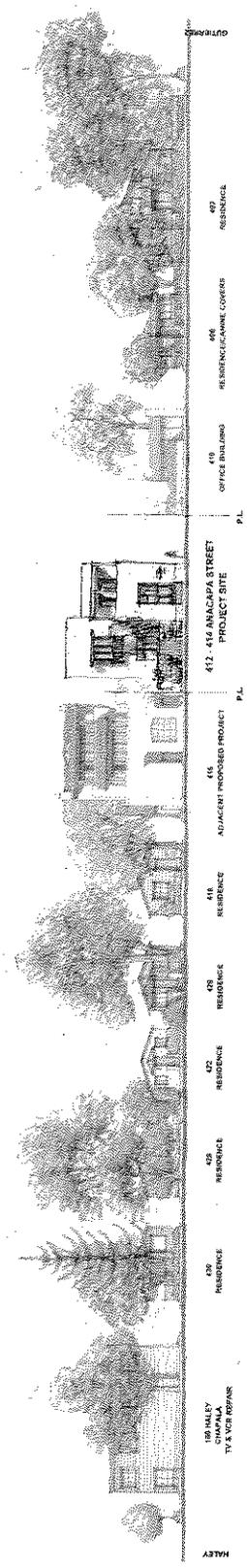
- CONCRETE PAVING
- ASPHALT PAVING
- OPEN CELL CONCRETE PAVING - SQUARE SETBACK
- LANDSCAPING

PROPOSED OVERALL SITE PLAN, LOT-1, LOT-2 AND LOT-3  
 SCALE 1/8" = 1'-0"

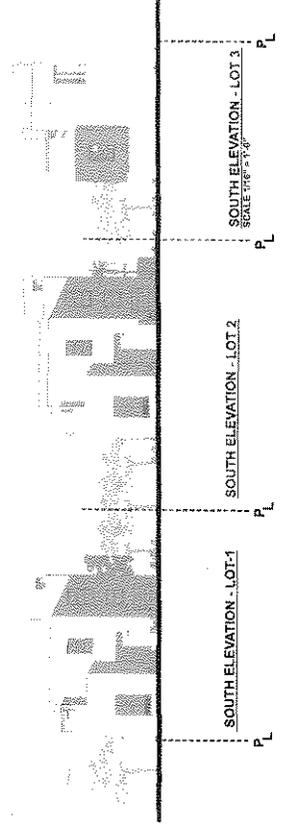
**EXHIBIT B**

# ANACAPA STUDIOS, SANTA BARBARA

MIXED USE - COMMERCIAL RESIDENTIAL USE PROJECTS AND PROPOSED LOT SUBDIVISION PER SBMC TITLE 27, 412-414 ANACAPA STREET, SANTA BARBARA, CA 93101  
 DATE: 12/09/2008



PROPOSED OVERALL STREETFRONT ELEVATION  
 SCALE 1/16" = 1'-0"



OVERALL STREET ELEVATION AND  
 COMBINED SOUTH SIDE ELEVATION  
 SCALE 1/16" = 1'-0"



SHUBIN DONALDSON

September 9, 2008

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93103

Subject: 0417  
414 Anacapa St.

Via: Hand Delivered

To Whom it May Concern ,

We are requesting the subdivision of Lot 031-271-019 into three new lots and to construct a new three story Mixed-Use building on each new parcel. Future Lot-1 has an area of 4,716 SF, Lot-2 has an area of 5,144 SF and Lot-3 has an area of 3,640 SF. The total existing site area is 13,500 SF.

The proposed subdivision is called "Anacapa Studios" and will be a Mixed-Use complex of buildings in the downtown core of Santa Barbara. The overall intent of the project is to create an environmentally sensitive urban loft style project that fosters a tight knit "live/work" creative community in the downtown area. A wide array of amenities are within a 5 minute walk of the urban site and therefore makes this project a good model of resource efficient urban development. The existing CM zoned neighborhood is a mix of older commercial and utility buildings with some older residences on this block of Anacapa. The project site is vacant of any permanent development and currently the site is used as a materials storage area rented on a month to month basis to several local businesses. The developer of this project is also the architect who intends to establish his office and residence in this location.

The total development areas for the proposed subdivision are significantly less than allowed development areas for the existing 13,500 SF parcel. For example, under Measure E, the site is allowed 6,375 SF of commercial development but our proposal is only using 4,499 SF of this allotment (1,876 SF under the allotted area).

The proposed subdivision includes one building on each of the new subdivided lots. Each proposed lot will accommodate one Mixed-Use building. Each building includes one office space and one residential unit. For Lot-1 and Lot-2 the office space is 1,763 SF Net each and Lot-3 has 739 SF Net office area including a covered parking space in a garage. The commercial spaces are intended to be high ceiling, open beamed offices to serve creative professionals. One residential loft unit is proposed for each building. Lot-1 and Lot-2 residential spaces are approx. 1,643 SF Net each plus a one car garage. Lot-3 proposes a residential unit of 2,552 SF Net plus a one car garage. The residential units are 3 bedroom units. Each unit has an elevated patio with a decorative wood trellis and a roof deck.

The first ABR took place 07/14/2008. The Board commented favorably on the overall project.

0417 Agency Correspondence 013891, 1 of 2

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PLANNING DIVISION

CITY OF SANTA BARBARA  
PLANNING DIVISION

EXHIBIT C



SHUBIN DONALDSON ARCHITECTS

The existing parcel is a dirt lot with no existing structures, trees, or landscape on the site. The site is currently sheet draining to Anacapa and across the property in the back. Future site drainage of driveway, parking areas and hardscape is proposed to sheet flow over areas of open cell concrete turf block to mitigate polluted storm water runoff from vehicles before reaching Anacapa Street. This design with percolative surfaces will help to reduce stormwater runoff before it exits the property. We propose an even slope of 1% from East to West (back of property to street) of the property. The roof drainage is proposed to be collected with downspouts that route through underground piping to daylight at the Anacapa street gutter in front of the property.

For proposed parking and landscaping statistics, please see plan sheets A0.01 and A0.02

A preliminary soils report for the site is included with this submittal. It requires 2 feet of overexcavation and 95% re-compaction under the buildings. No export of soil is anticipated.

Adjacent current land uses are shown on our site context analysis plan sheet A0.03.

The project will include exterior lighting. The ADA path of travel on site will be lit by 100% cutoff low level fixtures to produce 1 foot candle minimum.

The project does not create any smoke or odors or new noise sources. No biological, archaeological, or historic reports have been prepared for the site. No existing or proposed recreational trails or easements are traversing the project site and no creek or other water sources are near or exist on site. The clearing of the site will take approximately 2 days. Rough grading will approximately take 1 week. The construction of the 3 structures is estimated to take 10-12 months.

The project does not involve the use or disposal of any hazardous materials. No abandoned oil wells are in the area.

Best regards,

Robin Donaldson AIA  
Partner

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 412 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-271-019  
 Application Number: MST2008-00322  
 Owner: Anabilt, LLC  
 Applicant: Anabilt Properties LLC  
 Architect: Shubin and Donaldson

(The proposal includes subdividing an existing 13,500 square foot parcel into three new lots and to construct a new, three-story, LEED certified, mixed use building on each new parcel. The proposal includes a total of 3,905 commercial square feet and 5,818 residential square feet. Lot one includes 1,604 square feet of commercial area and a 1,643 square foot residential unit on a 5,195 square foot lot. Lot two includes 1,763 square feet of commercial area and a 1,623 square foot residential unit on a 4,775 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,530 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

**(Comments only; Project requires environmental assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)**

Time: 6:32

Present: Robin Donaldson, Architect; and Sieglinde Pukke, Shubin and Donaldson Architects.

Public comment opened at 6:53 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:54 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:**

- 1) The site planning and use of three mixed use buildings are acceptable as they provide more open space between buildings.
- 2) Provide a landscape plan indicating additional landscaping along the property lines, including larger canopy trees.
- 3) Several members feel the units could be reduced in height, and look forward to longitudinal elevations showing the three units.
- 4) The Board appreciates the front unit stepping on one drawing and back on the upper level.
- 5) Verify the site planning and parking widths with Transportation Department.
- 6) Some Board members would like more articulation and thickened walls, particularly at the rear units.
- 7) The Board appreciates the setback off the front and side property lines, and the sustainability aspects of project, looks forward to fine quality detailing of the buildings.

Action: Zink/Sherry, 6/0/0. Motion carried. (Blakeley/Gross absent.)

**Items 5 and 6 were heard in reverse order.**

