



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 24, 2007
AGENDA DATE: January 31, 2007
PROJECT ADDRESS: 420 E. Anapamu Street (MST2005-00442)

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

Jan Hubbell
Chelsey Swanson

I. PROJECT DESCRIPTION

The project consists of adding two new attached two-bedroom condominium units to an existing three-bedroom single-family residence for a total of three condominiums, and three new attached two-car garages. The unit sizes would be 1,382, 1,140 and 1,305 net square feet. An existing one-car garage would be demolished. The existing single-family residence has been determined to be worthy of City Landmark designation and will remain unaltered, with the exception of the removal of three windows on the south elevation, where the rear units will be attached. A new laundry room will also be added to the existing unit, which would not include exterior alterations.

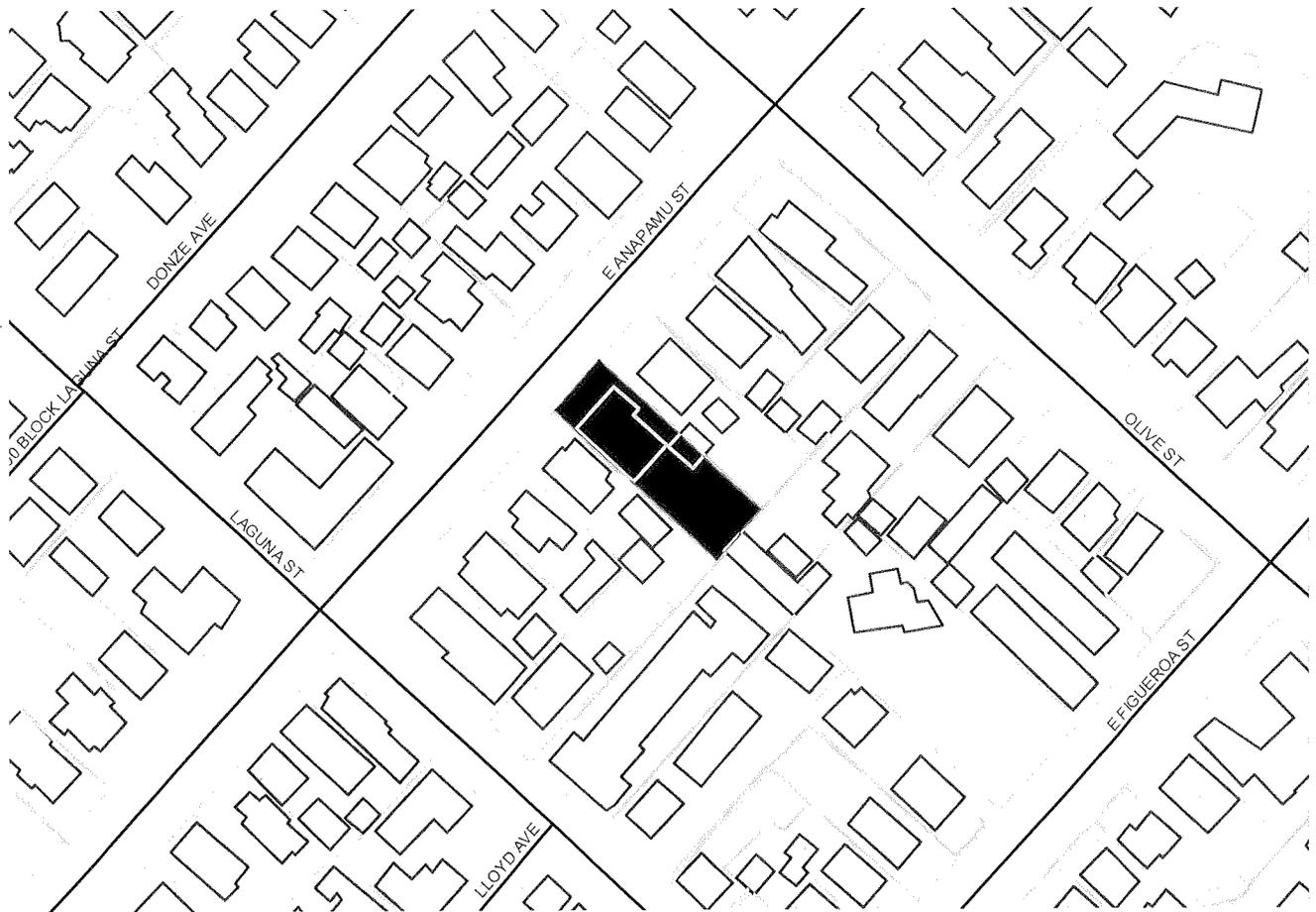
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow a second story building element to encroach into the interior yard setback (SBMC §28.21.060 and §28.92.110.B);
2. A Modification to allow the private outdoor living space for Unit A to have less than the minimum required dimensions (SBMC §28.21.081 and §28.92.110.B); and
3. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC §27.07 and §27.13).

III. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A. Staff supports the private outdoor living space modification request, but not the interior yard modification request, and recommends the Staff Hearing Officer approve only the recommended portions of the modifications.



Vicinity Map – 420 E. Anapamu Street

APPLICATION DEEMED COMPLETE: January 9, 2007
DATE ACTION REQUIRED: March 30, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jeff Gorrell, Architect	Property Owner: Glennon Mueller
Parcel Number: 029-173-005	Lot Area: 9,044 sq. ft.
General Plan: Residential, 12 units/ acre	Zoning: R-3, Multiple-Family Residence Zone
Existing Use: Residential	Topography: ~2.4%
Adjacent Land Uses: North - Residential South - Residential East - Residential West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed Unit A	Proposed Unit B	Proposed Unit C
Living Area	1,382	1,3826	1,140	1,305
Bedrooms	3	2	2	2
Parking Spaces	1 covered	2 covered	2 covered	2 covered

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	10' 6', 10'-3 rd story 6', 10' - 2 nd & 3 rd stories	35' 4'-8" 89'-10"	35' 4'-8" 6', 10', 10'
Building Height	45'	17'	32'-2"
Parking	3 covered, 3 uncovered	1 covered	6 covered
Lot Area Required for Each Unit (Variable Density)	2-Bdrm = 2,320 sq. ft. 3-Bdrm = 2,800 sq. ft.	2,800 sq. ft.	(2) 2,320 sq. ft. (1) 2,800 sq. ft. Min Rqd: 7,440 sq. ft.
Private Outdoor Living Space	Unit A: 160 sq. ft. (1 st fl) Unit B: 84 sq. ft. (2 nd fl) Unit C: 84 sq. ft. (2 nd fl)	N/A	Unit A: 241 sq. ft. Unit B: 84 sq. ft. Unit C: 138 sq. ft.
10% Open Space	904 sq. ft.	>10%	954 sq. ft. (10.5%)
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	2,312 sq. ft. 25.4% 2,556 sq. ft. 28.3% 4,176 sq. ft. 46.3%	3,826 sq. ft. 42.2% 2,627 sq. ft. 29.0% 2,591 sq. ft. 28.8%

The proposed project would meet the requirements of the R-3, Multiple-Family Residence Zone, with the exception of not meeting the interior yard setback on the westerly property line, and meeting the minimum dimension for private outdoor living space on the first floor. These modification requests are discussed in the following section.

VI. ISSUES

A. PHYSICAL STANDARDS FOR NEW CONDOMINIUMS

In addition to the requirements of the zone in which a project is located, physical standards are required for all new condominium projects per SBMC §27.13.060. The project would meet the parking standard with three two-car garages. No separate storage areas are provided for the units; however, the Ordinance allows for the private storage requirement to be waived when each unit is provided with a garage. Separate utility meters would be provided for each unit. A new laundry room would be configured within Unit A and the two additional units would have laundry facilities within their garages. The project also meets the minimum requirements for density, unit size, and outdoor living space.

B. DESIGN REVIEW

The project was initially reviewed by the Architectural Board of Review on two separate occasions (minutes attached as Exhibit C). Staff requested that a Historic Structures Report be prepared for the project. The report concluded that the existing residence is worthy of a City Landmark designation, and therefore, the project was subject to the review of the Historic Landmarks Commission (HLC) instead of continuing with the ABR. The HLC reviewed the project on three separate occasions (minutes attached as Exhibit C). The HLC did not support a second story encroachment into the setback at the first conceptual review. However, at the most recent conceptual review, the HLC expressed support for the proposed "pop-out" of the second story. It was not stated whether the Commission recognized the "pop-out" as a modification or not. The HLC provided positive comments and continued the project to the Staff Hearing Officer on June 14, 2006. The applicant responded to their comments, which included utilizing the "pop-out", or second-story encroachment into the setback, utilizing a simplified east elevation with a single dormer, and scaling down the sliding door widths by 3'.

C. OTHER REVIEW

The project was reviewed conceptually at a Planning Commission lunch meeting November 3, 2005. One of the purposes of the review was to discuss the issue of the project being three stories as there are mostly one- and two-story structures along the block. The proposal at that time was to build a second story addition to the existing residence and add a two-story unit and a three-story unit. The Planning Commission provided generally positive comments; conceptually supporting the third story element and the architectural style, and also appreciated the preservation of the existing larger

front yard setback. The second-story addition initially proposed for the existing residence was later removed as a result of the findings within a Historic Structures Report.

D. MODIFICATIONS

Interior Yard Setback– The interior yard setbacks are six feet (6') for the first and second stories and 10' for the third story. A portion of the second story for Unit B is proposed to encroach approximately 1'-4" into the interior yard setback along the westerly property line. This encroachment allows for a larger bedroom. Staff is not supportive of this setback encroachment because it includes habitable space within the required setback, which does not meet the intent of the setback; separation of people and improvements. The bedroom includes a substantially sized second story window opening only 4'-8" from the property line, which could negatively impact the adjacent property. The project was initially designed to not include this encroachment and staff finds that the project can be designed to comply with the setback and the modification is not necessary to secure an appropriate improvement on the lot.

Private Outdoor Living Space – The existing residence was found to be worthy of City Landmark designation by a Historic Structures Report. Therefore, the project was designed to preserve the existing residence, unaltered on the exterior, with the exception of the removal of windows on the rear elevation. A large entrance porch is located at the front of the existing bungalow. Approximately 241 square feet of the porch was found to meet the criteria of private outdoor living space, with the exception of meeting the minimum dimension of 10' on the first floor, as it is 7' in width. However, the required area for a three-bedroom unit is 160 square feet, which is greatly exceeded. Because the project would preserve the existing large front yard setback, and would not the porch, which is a character defining element and also a is a very usable space, staff can support the modification to allow for less than the required dimensions for private outdoor living space, and believes the modification is necessary to secure an improvement on the lot.

E. COMPLIANCE WITH THE GENERAL PLAN

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

Land Use Element: The project is located within the Laguna neighborhood, as described in the Land Use Element of the General Plan. This neighborhood is developed in its eastern and northern portions with single-family dwellings, duplexes, and higher-density multiple-residential units interspersed throughout the neighborhood, and more mixed residential and commercial uses are located in the western portion closer to the downtown. The General Plan recognizes that, because this neighborhood is within walking distance to the downtown and other employment areas, the neighborhood's conversion into duplex and multiple dwellings is appropriate. To enable such development, the General Plan calls for 12 dwelling units per acre throughout the neighborhood. The project would result in a density of approximately

14.4 units per acre. The General Plan recognizes that, in multiple family residential zones where variable density standards apply, development may be allowed that exceeds the limits of the 12 units per acre General Plan designation without causing an inappropriate increase in the intensity of development. Therefore, the project's proposed use and residential density is consistent with the General Plan.

Housing Element: Santa Barbara has very little vacant or available land for new residential development and, therefore, City housing policies support build out of infill housing units in the City's urban areas. A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains relatively moderate unit sizes, which would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

F. ENVIRONMENTAL REVIEW

Archaeological Resources: The project site is located within several Cultural Resource Sensitivity Zones: Prehistoric Sites & Watercourses, Spanish/Mexican Period, Hispanic-American Transition Period (1850-1870), American Period (1870-1900), and Early Twentieth Century (1900-1920). A Phase I Archaeological Resources Report was prepared by Stone Archaeological Consulting, dated October, 2005; and was accepted by the HLC on August 23, 2006. No prehistoric or historic cultural remains were identified at the project site as a result of the archaeological investigation. The report concluded that the proposed improvements and ground disturbances would not have a potential impact on cultural resources and no additional investigations are necessary.

Historic Resources: A Historic Structures Report prepared by Fermina B. Murray, Consultant Historian, dated December 16, 2005 and revised March 27, 2006, was accepted by the HLC on April 5, 2006. The report found that the existing residence is eligible for designation as a City of Santa Barbara Landmark (see Exhibit D). Following this conclusion, the project was designed to eliminate the second-story addition to the front unit and to significantly scale down the size, bulk, and scale of the two new units. The Report included measures to mitigate project impacts to less than significant levels. The measures have been incorporated into the project design and include preservation of the existing front yard setback and landscaping. The project has also been conditioned to include the required mitigation so that any future alteration to the exterior of the existing unit or front yard landscaping is reviewed by the HLC.

Noise Exposure: The City's Master Environmental Assessment indicates that about one-third of the project site is located in an area exposed to a noise level of 60-65 dBA L_{dn} (average A-weighted sound level over a 24-hour day). The General Plan Noise Element Land Use Compatibility Guidelines identify up to 60 dBA L_{dn} as the maximum compatible exterior noise level for residential uses and 45 dBA L_{dn} for interior noise levels. The front portion of the property, which includes the existing residence, is

located within the 60-65 dBA L_{dn} contour. Therefore, staff requested that a noise study be prepared in order to determine whether or not the existing front porch, which is Unit A's private outdoor living space, is exposed to levels of 60 dBA L_{dn} or less. A noise study (attached as Exhibit E), prepared by URS Corporation and dated February 22, 2006, measured the noise level at the front porch to be 59.6 dBA L_{dn} , which complies with the City's Noise Element without requiring the incorporation of mitigation. The additional required and non-required outdoor living spaces for the other units are proposed toward the rear of the property, which fall under a noise contour of less than 60 dBA L_{dn} .

Conclusion: Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 for new construction of small structures and Section 15315, for minor land divisions.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. INTERIOR YARD MODIFICATION (§28.92.110.2)

The Staff Hearing Officer must find that the requested interior yard setback modification along the westerly portion of the project is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, prevent unreasonable hardship, or promote uniformity of improvement. The encroachment includes a second-story bedroom that would be approximately 4'-8" from the property line instead of the required 6'. Because the project can be designed to meet the setback requirement, and habitable space within the setback is rarely supported, staff cannot find that the modification meets the intent of the setback and that it is not necessary to secure an appropriate improvement on the lot.

B. OUTDOOR LIVING SPACE MODIFICATION (§28.92.110.2)

The Staff Hearing Officer must find that the requested modification to allow less than the required dimension for private outdoor living space is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, prevent unreasonable hardship, or promote uniformity of improvement. Unit A's private outdoor living space is provided on an existing entrance porch that is being preserved due to the finding that the residence is worthy of City Landmark designation. The porch area provides significantly more area than what is required by the Zoning Ordinance and the porch dimension would be three feet short of the required minimum dimension. Staff supports this modification and finds that the modification is necessary to secure an appropriate improvement on the lot.

C. TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the

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

D. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

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

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

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

The project can be found consistent with policies of the City's General Plan including the Housing Element and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.

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

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

Exhibits:

- A. Conditions of Approval
- B. Applicant's letter, dated December 13, 2006
- C. ABR and HLC Minutes
- D. Historic Structures Report (without most Exhibits)
- E. Noise Study

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

420 E. ANAPAMU STREET

TENTATIVE SUBDIVISION MAP AND INTERIOR YARD AND OUTDOOR LIVING SPACE MODIFICATIONS

JANUARY 31, 2007

- I. In consideration of the project approval granted by the Staff Hearing Officer 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 water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail 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.
 5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on January 31, 2007 is limited to three dwelling units and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or

a similar agreement which, among other things, shall provide for all of the following:

- a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **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 Accessibility.** Trash and Recycling Containers shall contain equal volume, 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 offsite by the landscaping maintenance company. If no containers are used for multi-unit residential developments, include an item in the CC&R stating that the green waste will be hauled offsite.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
7. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Parks and Recreation Department, Creeks Division.

B. Design Review. The following is subject to the review and approval of the Historic Landmarks Commission (HLC):

1. **Historic Structures Report.** The following mitigation measures as stated in the Historic Structures Report shall be implemented:
 - a. The open front yard setback shall be preserved. Any new landscaping shall not obstruct the "street-friendly" relationship of the house's front porch to East Anapamu Street.
 - b. Any interior renovation and conversion of the bungalow house into Unit A shall not alter any exterior character-defining elements, such as windows on

the east and west elevations. Any future exterior alteration of the house shall be reviewed by the HLC.

- c. A copy of the Historic Structures/ Sites Report shall be submitted to the Santa Barbara Historical Society Gledhill Library.

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 for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, 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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
3. **E. Anapamu Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on E. Anapamu Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: all cracked and/or uplifted sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe, curb drain outlets, slot/trench drain per SBMC 22.44, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs as determined by the Public Works Transportation Engineer, storm drain stenciling, and provide adequate positive drainage from site. Existing private sewer lateral serving the property shall be repaired before new dwellings are occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
4. **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.

5. **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.
 6. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
- 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 or Public Works Permit for the project.
1. **Recordation of Parcel Map and 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. 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 and landscape elements, as approved by the HLC.
 2. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
 3. **Conditions on Plans/Signatures.** The final Staff Hearing Officer 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	
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Contractor	Date	License No.
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Architect	Date	License No.
Engineer	Date	License No.

F. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **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*
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.

4. **Construction Parking/Storage.** 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.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
5. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- a. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
6. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
7. **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.
8. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
9. **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.
10. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
11. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors name, contractors telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

13. **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.
14. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.

3. **Landmark Designation.** Owner shall submit an application to the Historic Landmarks Commission for designation of the building as a City Landmark. Such designation determination shall be completed within 180 days of Certificate of Occupancy issuance.

H. Litigation Indemnification Agreement. In the event the Staff Hearing Officer 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 Staff Hearing Officer's action approving the Modifications shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. The parcel map is approved and recorded. An extension may be granted by the Community Development Director.
2. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

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



LENVIK & MINOR
ARCHITECTS

RECEIVED

DEC 13 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

December 13, 2006

Staff Hearing Officer
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102 - 1990

Re: **Mueller Residence**
420 E. Anapamu Street
Project Description

APN. 029-173-005
MST. 2005-00442

Staff Hearing Officer:

I. **Discretionary approval being sought:**

1. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential units (SBMC Chapters 27.07 and 27.13)
2. Two Modifications: Mod 'A' - Outdoor Living Space; Mod 'B' - Side yard setback.

II. **Introduction/Project Description:**

The property for this proposed project currently has 1 single family residence and a 1 car garage on the site. The proposal is to add a plaster trash screening enclosure to the existing residence. Also proposed is the addition of two 2-bedroom units, and three 2-car garages (one of which will replace the existing garage). Demolition of the existing 1-car garage is required as part of the site planning.

III. **Comment Responses:**

See Exhibit "A" responses to the November 30, 2006 letter.

IV. **Pre-Application Review Dates:**

Architectural Board of Review	Meeting Date (#1): August 1, 2005
Pre-Application Review Team	Meeting Date (#1): August 29, 2005.
Architectural Board of Review	Meeting Date (#2): October 10, 2005
Historic Landmark Board of Review (Historic Report & Building Concept)	Meeting Date (#1): April 5, 2006
Historic Landmark Board of Review	Meeting Date (#2): May 17, 2006
Historic Landmark Board of Review	Meeting Date (#3): June 14, 2006

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V. **Project Justification:**

The project will add significant housing and parking needs within the City downtown area, while utilizing a site that is under used.

VI. **Potential Issue:**

Mass, bulk and scale. Note: The A.B.R. forwarded the project to the Planning Commission for a lunch meeting. The majority concluded the M. B. & S acceptable. Since that time the project was forwarded to the H.L.C. and greatly reduce in scale due to its potential for being a historic landmark. The H.L.C. is comfortable with the M. B. & S., etc and has forwarded the project to the Staff Hearing Officer.

VII. **Detailed Description of the Proposed Project:**

1. Uses of existing and proposed structures: The existing and proposed structures are both for residential use.

2. Square footages of existing and proposed structures:

a. Existing: The existing residence is approximately 1,382 sf. (net) in area (containing 3 bedrooms, 1.5 bathrooms, kitchen, living room and dining room as well as 420 sf. of covered porch area). The existing garage (to be demolished) is approximately 259 sf.

b. Proposed: Demolish the existing one car garage and add screening to the trash enclosure.

The front unit 'A' is existing to remain and is a potential landmark building. The rear portion of lot is divided into two new residential units (Unit 'B' and Unit 'C'). Both of these units are built above the new garage spaces. Unit 'B' is 1,140 sf. and consists of kitchen, living room, 2 bedrooms with bath and an outdoor deck on the main floor. Unit 'C' is 1,305 sf. and consists of kitchen, living room, 2 bedrooms with bath and outdoor decks on both the main and third levels.

Each unit will have a 2-car garage on ranging from 420 sf. to 500 sf. With washer/dryer / trash and recycle that are located within.

3. Demolition or removal of any structures: The existing one car garage is to be demolished.

4. Site square footage and acreage: The lot size is (170' x 53.2'); (9,044s.f.); (.20 acres).

5. Removal of any existing trees or significant vegetation: There will be no removal of significant existing trees or vegetation.

6. Relevant drainage information: A portion of the site drainage will be retained on site and a portion directed to the street per the civil plan. The site slopes away from the street at a moderate average slope ranging from 2 to 4%.

7. Parking statistics:
 - a. Existing residence consists of (1) parking space to be replaced with (2) spaces
 - b. The new residential units will have (2) per unit = (4) parking spaces
 - c. Required: (6) parking spaces
 - d. Provided: (6) parking spaces

8. Proposed grading to occur: This proposed project will require approximately (19) c.y. of cut and fill. (4-yrds cut & 15-yrds fill).

9. Identify adjacent surrounding land use: This proposed project is located in R-3 (Multiple Residential Units) zoning, and all lots adjacent to this project are of R-3 zoning as well. Several blocks away may be found some R-0, R-2 and C-2 zoning.

10. Provide answers to the following questions:
 - a. Does the proposed project include added exterior lighting. Yes. This proposed project shall include a normal amount of added exterior lighting. The lighting would be residential type lighting attached to building. Also included would be some landscape ground lighting.
 - b. Would the proposed project involve the creation of smoke or odors. No.
 - c. Would the proposed project involve the creation of new noise sources. This proposed project would be adding (2) new living units.
 - d. Have geotechnical studies previously been prepared for the project site. No.
 - e. Have resource or constraint studies previously been prepared for the project site. Yes. Attached you will find archaeological report and historic structures report (Exhibits B and C).
 - f. Are there any existing or proposed designated recreational trails or easements traversing the project site. No.
 - g. Is the property located adjacent or near a creek or other water course. No.

11. Describe demolition and construction activity in detail, including the following:
 - a. Identify the estimated duration of demolition: **2 days**
 - b. Identify the estimated duration of grading: **1 week**
 - c. Identify the estimated duration of construction activity: **1 year**
 - d. Identify the number of workers and number and type of equipment necessary for each phase of demolition, grading, and construction: **Not yet known.**
 - e. Identify equipment and construction materials staging area: **On site.**

12. Any additional pertinent information:

Comparative Table: The following is a table comparing building use square footage between the existing and the proposed building:

	Existing	Proposed	Difference
Lot size 170.00' x 53.20'	9,044 sf.(.20 acres)	9,044 sf.(.20 acres)	-0-
Building	1,382 sf.	3,827 sf.	+2,445 sf.
Garage	<259 sf.>	1,377 sf.	+1,118 sf.

Site Breakdown: The following is a table comparing site coverages between the existing and the proposed site layout:

	Existing	Proposed
Building	1,382 sf. (15.3%)	3,309 sf. (36.5%)
Porch Area	420 sf. (4.6%)	517 sf.(5.7%)
Free Standing Garage	< 259 sf. (2.9%)>	-0-
Paving (site, walkway, curbs)	2,580 sf. (28.5%)	2,870 sf. (31.8%)
Landscape (vegetation & tree's)	4,403 sf. (48.7%)	2,348 sf. (26.0%)
Total Site square footage	9,044 sf. (100%)	9,044 sf. (100%)

13. **Hazardous Materials:**

- a. Would the proposed project involve use or disposal of hazardous materials? **No.**
 Is there any known site contamination from hazardous materials? **No.**
 Are there any abandoned oil wells in the area? **No.**
- b. If the proposed project site is on the lists of hazardous waste sites maintained by the Secretary for Environmental Protection, a signed statement must be submitted.
N/A

14. **Modification Requests and Justification**

Mod 'A' Utilize the existing house (Unit 'A') front porch for their outdoor living space. The porch exceeds the required square footage but lacks the required dimension in one direction. The required is ten feet in any direction. The porch is seven feet in the north/south direction.

Mod 'B' Reduce the westerly side yard setback for the second floor unit 'B' bedroom from the required 6'-0" to 4'-8". (A 1'-4" encroachment.)

The justification for both modifications are relative to the site constraints imposed on the potential development of this R-3 lot by the requirement to save the existing house. The required R-3 front yard setback is ten feet. The existing house is setback 25'-0" to the face of the gracious front porch. The setback is 32'-8" to the face of useable indoor living space when not counting the porch. The required front yard setback for R-3 zoning is 10'-0".

Mod 'A' front porch as outdoor living space is needed in order to allow for reasonable development of the rear portion of the lot.

Mod 'B' is needed in order to provide a reasonable sized second bedroom for unit 'B'.

The H.L.C. was comfortable with the porch Mod 'A' at the first meeting with them and the sound study verifies proper decibel levels conforming to City standards. After several studies H.L.C. recognized the justification and reasonableness on Mod 'B', the westerly bedroom side yard reduction and were okay with it.

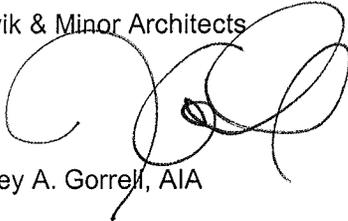
The applicant has been working with the neighbors from the projects inception and throughout a number of required changes brought on by different review board perspectives (A.B.R.; P.C. and H.L.C.) as well as historical consultant considerations.

All neighbors are comfortable with the building's current design, mass bulk and scale, etc. In fact, they were comfortable when the project was much larger as was the Planning Commission at their lunch meeting.

Most importantly the westerly neighbor most affected by Mod 'B' - (side yard reduction) is comfortable with the request.

Sincerely,

Lenvik & Minor Architects

A handwritten signature in black ink, consisting of several large, overlapping loops and flourishes, positioned to the right of the typed name.

Jeffrey A. Gorrell, AIA

**Architectural Board of Review and Historic Landmark Commission Minutes for
420 E. Anapamu Street**

Architectural Board of Review

August 1, 2005

Public comment opened at 5:18p.m.

Deborah Clayton, neighbor, stated that she is in support of the project.

Public comment closed at 5:19p.m.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the preservation of a one story bungalow. 2) The Board finds the proposal to be too aggressive in the site planning and in its verticality. 3) The Board is uncomfortable with the size, bulk and scale of the entire proposal, particularly the third story element. 4) The Board finds that the third story element should be studied as an attic form, as the neighborhood consists of one story homes. Clear documentation should be provided showing that the form will not be seen from street. 5) The Board overall, is not in support of the side yard modification request and finds that the loss of landscape space is too much of a detriment. 6) The modification request for the open yard is potentially supportable, however, only with future review of the site plan and an increase of open space landscaping. It is potentially supportable due to the perceived 10 foot right-of-way and the large open porch for the front unit. 7) The Board appreciates the applicant working with the neighbors to protect their privacy, however are concerned with the south elevation. 8) The Board appreciates the quality of detail as shown in the other elevations, and would like to see some of those same charm giving elements applied to the south elevation.

Action: Bartlett/Mudge, 5/0/0. Wienke stepped down.

October 10, 2005

Public comment opened at 6:22p.m.

Stuart Wilson, neighbor, stated that he was initially concerned with the three story nature of the project but after reviewing the plans he and his wife support the project.

Deborah Clayton, neighbor, stated that she is concerned with the amount of windows. Ms. Clayton supports the project but is concerned with the light and sound coming from the windows. She would like a very high wall installed to help with the noise.

Public comment closed at 6:28p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:

1) The Board appreciates the redesign of the project. 2) The Board recognizes that the site is sloped with a three-foot drop. 3) The Board accepts the third story element because the design of the architecture nestles the third story into the second floor. 4) The design preserves the existing home on Anapamu Street and recognizes the quality of the architecture. 5) The Board supports the concept of a wood fence versus the eight-foot

high cmv wall. 6) Simplify the dormers at the third floor. 7) The Board would like to see the elevation on the second floor facing Anapamu Street enhanced architecturally. 8) Reduce or eliminate the cantilever at the third floor along the east elevation. 9) The Board would not support the modification request for the two-foot encroachment into the rear side yard.

Action:LeCron/Manson-Hing, 4/1/0. Pierron opposed. Wienke stepped down.

Historic Landmarks Commission

April 5, 2006

Public comment opened at 2:13.

Mr. Kellam De Forest expressed concern over second and third story additions overwhelming the streetscape on Anapamu Street and asked for the sloping degree in the rear of this building. Mr. Gorrell responded that the slope is approximately 2.4% from back to front.

Public comment closed at 2:15.

Motion: Indefinitely continued to the Staff Hearing Officer with the following comments: 1) The Commission appreciates the applicant's response to the comments in the Historic Structures Report. 2) Most of the Commissioners felt there was a discord between zoning allowance and historic resource. 3) Modification of the private outdoor living space as provided by the front porch is supportable. 4) Study a smaller hyphen approach for a connection between the existing and proposed residences. 5) Rear yard is overwhelmingly paved with little usable yard. 6) Third story stepping of the rear portion conflicts with the simplicity of the existing structure. 7) Rear structure should incorporate some elements from the existing structure. 8) All is predicated on the fact that this is a landmark-qualifying structure. 9) Encroachment of a second story into the setback is not supportable.

Action:Boucher/Hausz, 5/0/0. Murray stepped down.

May 17, 2006

Public comment opened at 3:14.

A letter from Stuart and Laura Wilson, neighbor, expressing support for the proposed project was read into the record by Mr. Suding.

Ms. Deborah Clayton, neighbor, expressed support for the project.

Public comment closed at 3:17.

Motion: Continued four weeks with the following comments: 1) Draw from the simple detailing found in the front portion of the house. 2) Study increasing planting areas by using more organic paving material; for example, grass pavers. 3) Restudy the garage elevation and its plane relationship with the porches. 4) Restudy composition of

all elevations and the massing to create better architectural organization. 5) Study defining the ground floor on the elevations. 6) At least one Commissioner would like the applicant to continue to study a better separation between the existing and proposed buildings. 7) Plain, strong, and simple forms will be the most successful. 8) At least one Commissioner feels three units are too many. 9) Explore the use of planter pockets along the northerly property line.

Action:Pujo/Hsu, 7/1/1. La Voie opposed. Murray stepped down.

June 14, 2006

Public comment opened at 4:15.

Ms. Laura Wilson, neighbor, expressed support for the project and commented that the plan is beginning to look too flat and simple and requested that previously proposed details be included again.

Public comment closed at 4:18.

Straw vote: How many of the Commissioners feel that the detailing of the porches as proposed is acceptable? 3/4. Naylor/Suding/Hausz/Pujo opposed.

Motion: Continued indefinitely with the following comments: 1) The Commission feels that the simplified east elevation is best; the one with the single dormer. 2) Previous west elevation is preferred; the one without the flat roof and with the pop-out. 3) Restudy the second floor porch sliding door proportions. 4) The Commission forwards the project to the Staff Hearing Officer with positive comments with respect to mass, bulk, and scale. 5) The Commission will resolve details at subsequent meetings.

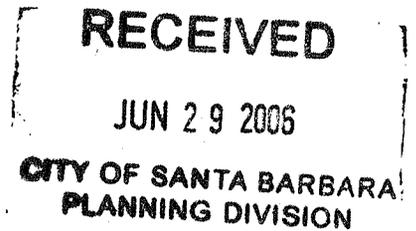
Action:Boucher/Hsu, 6/0/0. Murray stepped down.

LENNI and

MAR 27 2006

HISTORIC STRUCTURES/SITES REPORT ARCHITECT

**420 EAST ANAPAMU STREET
SANTA BARBARA, CALIFORNIA
APN: 029-173-005**



Prepared For:

**Property Owners:
Glennon Mueller, Fae Perry, and Harwood White
1553 Knoll Circle Drive
Santa Barbara, California 93103**

Prepared By:

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

**December 16, 2005
Revised, March 27, 2006**

EXHIBIT D

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HISTORIC STRUCTURES/SITES REPORT

420 East Anapamu Street

Santa Barbara, California

APN: 029-173-005

INTRODUCTION

The following Historic Structures/Sites Report for 420 East Anapamu Street (APN: 029-173-005) was requested by Harwood White, representing himself, Glennon Mueller, and Fae Perry as the new owners of the property and partners in the proposed project. The study was conducted to evaluate the level of significance of a one-story, 1,576 square-foot single-family residence and a detached 259 square-foot one-car garage to determine the impact of the proposed project on the property. This report meets the Master Environmental Assessment requirements for Historic Structures/Sites study. Fermina B. Murray prepared the report, with photography by Stephen C. Murray.

BACKGROUND

The first conceptual drawings and simulation sketches of this proposal received positive comments from the Planning Commission last October 2005. As shown in Figure 2, the scope of the proposal for the 420 East Anapamu Street property included demolition of the rear section of the existing house and the detached one-car garage in order to construct three housing units with garages for six vehicles with a gross total of 6,581 square feet. The proposal was to build a second-story master bedroom, bath, and deck addition to the existing house (Unit A); a three-story, 2-bedroom unit with a two-car garage at the first level (Unit B); and a two-story, 2-bedroom unit with two 2-car garages underneath (Unit C).

After the Planning Commission's review, a historic/structures sites report was required of the applicants. In December 2005, the report I prepared and submitted to the property owners made the finding that the house at 420 East Anapamu Street is eligible for a City landmark designation. Therefore, to mitigate the significant adverse impact on the identified historic resource, the proposed second-story addition to the house had to be eliminated. The second mitigation measure in the report was to reduce the size of the proposed new units and put them in a structure that is completely detached and built at least ten feet away from the rear of the house.

In discussions afterward with the City it was learned that if the new building were detached it would have to be built at least 15 feet away from the rear of the house according to the City's zoning ordinance.

The owners hired Dr. Shelley Bookspan to peer review my report. Dr. Bookspan agreed with the findings of the report, including the removal of the second-story addition from the plans. She made suggestions to modify the plans so they would meet the Secretary of Interior's standards, and yet also allow the owners to attach their new units to the house. Attaching the addition to the existing house eliminated the problem with the setback requirements. The proposal presented below is a result of consultations between architect Jeff Gorrell, Dr. Bookspan and myself, and Jeff Gorrell's own meeting with City Urban Historian Jake Jacobus.

PROJECT DESCRIPTION

The project architect is Jeffrey Gorrell from Lenvik & Minor Architects. The scope of the proposal for the 420 East Anapamu Street property includes remodeling the interior of the existing house and demolition of the detached one-car garage in order to construct two housing units with garages for six vehicles with a gross total of 5,832 square feet. The proposal would 1) remodel the interior of the existing house, add trash screening enclosure on the east side and a foyer with a porch and stairway on the rear south elevation (Unit A); 2) construct an attached predominantly two-story, 2-bedroom, 2-bath unit with a two-car garage at ground level (Unit B); and a three-story, 2-bedroom, 2-bath unit with two 2-car garage at ground level (Unit C).

The applicant is also requesting a modification to allow Unit A's existing front porch to be seven feet in one direction, instead of the minimum of ten feet in any direction that is required for ground level private outdoor space (Sec. 28.21.081 outdoor living space). The property is under Land Use Zone R-3. See Figure 1 for location map and Figures 3-7 for site plan, floor plan and elevations.

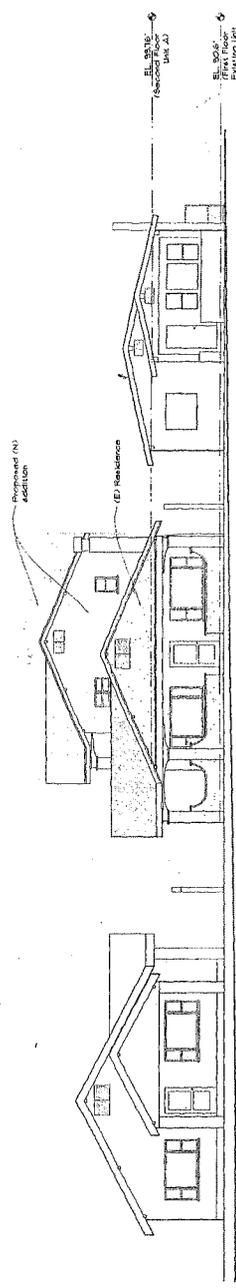
SITE DESCRIPTION

The one-story stucco Craftsman bungalow style house is among a row of mid-1920s single-story bungalows that line the south side of the 400 block of East Anapamu Street. The famous canopy of the City Landmark Doremus Pine trees extends along this street from the 300-800 blocks. The property, lot #5 in the City Block 173, is bounded on the north side by East Anapamu Street, on the south by East Figueroa Street, on the east by Olive Street and on the west by Laguna Street. The house is not on the City's list of Potential Historic Structures. The Architectural and Historical survey records of the property have disappeared from the City's files.

Courtesy of Jeffrey A. Gerrell

315 West Haley Street
Santa Barbara, CA 93101
(805) 963-7878
www.lenvikandmino.com
A California Corporation

Comments

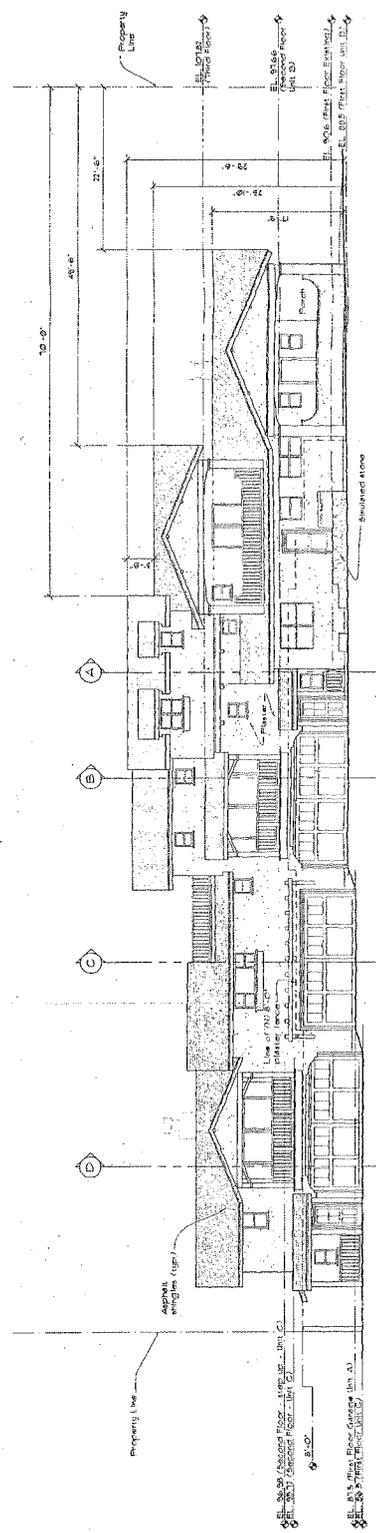


1 North Elevation Facing Anapamu Street
1/8" = 1'-0"

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

Client
Glen D. Mueller
Santa Barbara, CA 93101

Mueller Residence
420 E. Anapamu S
Santa Barbara
Ca.



HBT, 2005-00442
Building Elevations

10/10/05	2nd ABR Concept
5/10/05	ABR Concept
4/10/05	Job Number
3/10/05	CR-02
2/10/05	Owner
1/10/05	Client
1/10/05	Sheet
1/10/05	of 1

BUILDING DESCRIPTION – 420 East Anapamu Street

The House

Built in ca. 1924 by Augustus R. Drexel, this rectangular shaped bungalow style house shares many common characteristics with the California-style bungalows of the 1920s. But as will be discussed in the finding of significance section, the house stands out as an unusual and distinctive example of a Santa Barbara stucco bungalow.

The house has a front facing gable with a wide expanse of stucco porch that wraps half-way around the east elevation under a side gable roof. The 3-bedroom, one-bath wood framed house with stucco siding, sits on a reinforced concrete foundation. The low-pitched crossed-gabled roof is clad with composition shingles. The overhanging enclosed eaves with metal gutters have exposed rafters. The exterior stucco chimney is located on the west elevation. The front main door and all the windows appear to be original wood sash double-hung windows. See **Plates 1-2**.

Façade – North Elevation

As the plates show, the house features a wide full front porch that wraps halfway around the east elevation. The porch is supported by squared piers built to the ground level without break at the porch floor. The porch is enclosed by a low solid stucco railing. The heaviness of the piers is balanced by the playful design of the railing, which flares down decoratively from the columns in a graceful floating manner that not only marks the main entrance to the house but also provides neighborly seating. The pediments of the street-facing gable have projecting beam ends and wide laminated wood beam.

Underneath the porch, the main entrance to the house is a single French door with a screened door cover. Flanking this door are two picture windows that are fixed at the center with side wood sash double-hung windows. The door opens on to the concrete porch that extends to the east side of the house and down to a concrete pathway to the sidewalk on East Anapamu Street. The front of the house has minimal landscape of a small lawn and a well-trimmed low boxwood hedge running along the porch and western edge of the front lawn (**Plates 1-6**).

East Elevation

Underneath this elevation's half-porch is a single French door that opens from the parlor room to the porch and on down to the driveway. Flanking this door are two small double-hung windows. Next to the covered porch towards the rear is a pair of smaller double-hung windows, a single wood kitchen door flanked by small double-hung windows, and another pair of tall double-hung windows. The kitchen door opens on to a concrete stoop with two steps leading down to the driveway and to the garage and the backyard (**Plates 7-12**).

West Elevation

This side has the exterior stucco chimney. Next to the chimney, towards the rear, are three small and a pair of tall wood sash double-hung windows. A six-foot high wood fence encloses the narrow side yard from the next door neighbor to the west (**Plates 13-14**).

South Elevation – Rear of the house

This side of the building shows a plain gabled elevation with a symmetrically placed pair of tall wood double-hung windows (east corner) and a contemporary single wood door and a double-hung window on the western corner. The door opens on to a narrow wood plank stoop with wood railing and two steps down to a concrete uncovered patio and a rose garden. The back yard, the site of the proposed project, is enclosed by a combination of oleander-covered chain link fence, a wood fence, and tall Eugenia hedge that screens the backyard from the neighbors on the east side (**Plates 15-24**).

The Garage

The driveway from East Anapamu Street runs along the east side of the property to the detached one-car garage. The structure, with stucco siding, sits on a concrete foundation. Its low gabled roof is clad with rolled asphalt panels. It has a pair of wood swing-out garage doors on the north elevation, a pedestrian door and a sliding window on the east elevation. The garage is used for storage space for tenants of the house (**Plates 25-32**).

Garage Alteration:

The Sanborn Maps show one garage building located at the rear between the 420 and 424 East Anapamu houses. It appears that the two properties were contained in one large lot and shared the double-car garage structure. Indeed a photograph, dated 2000, found in the City files shows that the garage building with two pairs of double swing-out doors used to serve both homes. Sometime after 2000, half of the garage building on the 424 East Anapamu property was demolished, leaving the remaining half standing on the subject property's side. Please see **Figures 11-12, pp. 19-20 and Plate 32, p. 49**).

ALTERATIONS TO THE PROPERTY

Two minor changes have occurred to the building since it was erected in 1924. On October 10, 1993 building permit # BLD93-2552 was issued to property owner Roy H. Wickstrum to re-roof the house with ½ inch CDC new composition roof (27 squares). It appears that an addition of the door at rear south elevation has replaced one of the original windows. The house is in excellent condition.

SITE HISTORY

THE LAGUNA NEIGHBORHOOD

According to the City of Santa Barbara General Plan the subject property is sited within the Laguna Neighborhood, formerly called High School. The 228-acre area is bordered on the east by Milpas Street, on the north by Micheltoarena Street, on the south by the Industrial Park, and on the west by the Civic Center and State Street. The neighborhood is the home of two City Landmark schools, the Santa Barbara Junior High School at 721 East Cota Street and the Santa Barbara High School at 700 East Anapamu Street.

Presently developed as residential, the neighborhood contains a mix of single-family dwellings, duplexes and higher-density multiple units. Toward the west side, where the subject property is located and the Laguna Neighborhood merges into the downtown core, there is a variety of structures dating from four periods in Santa Barbara's history: Americanization, 1870-1915, Regional 1915-1945, Suburbanization, 1945-1965, and Contemporary, 1965-Present. The Craftsman style and its California bungalow derivative that now define the proposed "Bungalow Haven" district were introduced and became very popular in Santa Barbara from 1910-1930. The subject house is an example of a California bungalow that expresses Santa Barbara's own unique charm.

What is a bungalow?

The name bungalow originated from *bangala*, a type of Indian house, typically one-story structure with a low, extended thatched roof that provided shade and a well-ventilated verandah for indoor-outdoor living. When the British occupied India they often stayed in the cool *bangalas*. The basic form of the bangala house was taken to England in the 1860s. By the early 1900s the concept was joined with Craftsman style elements and renamed bungalow. Through the Arts and Crafts movement the bungalow spread from the British Empire to North America (Robert Winter: *American Bungalow Style*: 9-11). See also M. Caren Connolly & Louis Wasserman: *Updating Classic America Bungalows*: 16-17.

The bungalow, best understood as a set of building design ideas, rather than an exact building type or architectural style, is typically characterized by materials that express their natural state, interconnected interior spaces, low broad form, and lack of applied ornamentation. The vast majority of bungalows are made of wood, a traditional building material preferred as a natural alternative to the materials favored in the industrial age. Bungalows usually have a low-pitched gable or hip roof and a porch with massive columns. Common details of the bungalow include overhanging eaves with exposed rafter tails, projecting beam ends, triangular knee braces at gable eaves, attached pergolas, and bungalow doors and windows (Ward Bucher: *Dictionary of Building Preservation*: 72-73).

Bungalows were usually small in scale and single story with simple floor plans, features which appealed to many ordinary Americans who were migrating into California. The typical plan focused on the living and dining rooms as the central indoor space for the family, with the remaining rooms—kitchen, bedrooms, and bathroom—left utilitarian. In contrast to homes in the cold Midwest, the California bungalows did not have vestibules or entrance halls. The front porch is a defining and prominent element of bungalows: it provides the family with additional living space, especially in the mild California climate, and the porch serves as the main entry into the home. From the porch one would directly enter into a living room adorned with a fireplace (Winter: *American Bungalow Style*: 38-50).

As a starter home its interconnected floor plan encouraged informality and relaxed family togetherness. This plan was a complete departure from Victorian homes, which segregated spaces, such as providing a private library for the husband and separate domestic rooms for the wife in charge of the children and servants. For Americans, and especially Californians, the bungalow represented the ideals of a democratic nation where an individual of modest standing could afford the material dream of home ownership (Connolly & Wasserman: *Updating Classic America Bungalows*: 14; Robert Winter: *American Bungalow Style*: 15 & 44-50).

The bungalow was a do-it-yourself structure that lent itself to precut-kit houses that could be mail ordered and shipped all over the country by companies such as Sears, Roebuck, Aladdin Company, or Montgomery Ward. The Pacific Ready-Cut Homes was the main supplier of bungalow kit houses in southern California. In Santa Barbara, the Paulin Home Building Company on 1121 Dela Vina Street was the local distributor for the Pacific Ready-Cut Homes during the 1920s (City Directories; Winter: *American Bungalow Style*: 6-7 & 23).

Bungalows became the craze in every part of the nation that faced rapid population growth, as did Santa Barbara during the early decades of the 20th century. Its emphasis on the porch's indoor-outdoor living, a garden plot in the back yard, and space for a family automobile was particularly suited to the climate and lifestyle of Southern California and Santa Barbara. The style flourished in suburban Los Angeles as it did here in the City's East and West Sides. Bungalows are found on all the streets of the Laguna Neighborhood. They are interspersed with Spanish eclectic houses, cottages, and contemporary apartment duplexes (Dover Publications: *Beautiful Bungalows of the Twenties*: 12-24 & Robert Winter: *American Bungalow Style* 13-15).

The subject house exhibits many features of a bungalow style building. It is one among many bungalows that represent the social development of the City in the 1920s. But a windshield survey of the Laguna Neighborhood and the West Side for this report revealed that this house is most unusual in the way it combines typical bungalow elements with its own unique materials and treatments – and does so with great aesthetic success. Most notable is the wide-spanned concrete porch under two broad sheltering

gables. Also distinctive is the use of stucco for the exterior walls. The imaginative use of curved stucco railings relieves the heavy piers of the porch. The use of masonry, the strong horizontal lines of the dominant front gable, and the living room windows with fixed glass in the center and operating side panes, are features reminiscent of the work the noted California architect Irving Gill. The home also displays modernistic clean lines in the rear elevation, which is completely plain except for two pairs of windows (Esther McCoy: *Five California Architects*: 59-102 & Bruce Kamberling: *Irving J. Gill, Architect*: 122-128).

The Subject Property & its Owners

The 1907 Sanborn Map shows the 300 block and the north side of the 400 block of East Anapamu filled with houses. The 400 block's north side (City block # 102) has houses at 403, 407, 427, 433, and 435 East Anapamu. The south side of the same block is undeveloped except for one house on 1120 Laguna Street. The 1912 Walter Barry Map shows block #120, where the subject property is located, with four parcel owners: A. McHart, et al., G. G. McCurdy and A. M. Hart owning most of the block, Alfred Smith, A. C. Thompson, and Henderson owned a smaller portion of the block. See **Figures 9-10**.

The first record of the subject property is found in the 1924 City Directory. It shows 420 East Anapamu as the home of Augustus R. Drexel and his wife Minnie. The Directory also lists Mr. Drexel as the owner of Drexel Lime and Cement Company, located at 605 East Montecito Street. A biographical profile of Drexel in Michael Phillips' 1927 *History of Santa Barbara County* recounts the following:

Experienced, farsighted and efficient, A. R. Drexel has become recognized as one of Santa Barbara's leading business men and is widely and favorably known throughout southern California owing to his long and close connection with building operations. He was born May 22, 1865, near Omaha, Nebraska. For ten years he was member of the clerical force of one of the banks of Omaha and in 1898 he entered the employ of Carl Leonardt, a prominent building contractor, for whom he worked in that city and throughout the Middle West. He came to California with Mr. Leonardt in 1902 and for many years filled the position of superintendent of construction, in which connection he erected many large buildings in Los Angeles and throughout the Middle West and Texas. He was also active in the management of the cement plant in Victorville, San Bernardino County, where he spent five years, and since 1918 has been engaged in business in Santa Barbara. At present he is agent for Victor cement, and also handles a full line of building materials, through systematic effort, judicious management and honorable, straightforward dealing having established a large trade (Phillips: *History of Santa Barbara County*. Vol. II pp. 280-281).

The 1920s building permits and the city directories indicate that when the Drexel family first arrived in Santa Barbara in 1918, they lived at 632 East Valerio Street; then in 1923 they lived in a new home at 134 North Milpas Street; the following year they had settled in the 420 East Anapamu house. No building permits were found for the subject house, but since Drexel was in the lime and cement business with long term experience in building operations, it is safe to conjecture that he built his own bungalow house—a unique one using stucco and concrete presumably provided by his own firm.

Drexel's Lime and Cement business ended in 1931. The family lived in the house until 1944, when Drexel's widow Minnie and daughter Henrietta sold the property to Roy Wickstrum.

Roy Wickstrum, listed in the directories as a Santa Barbara High School teacher, and his wife Clary and their family owned and lived in the house for 60 years until it was sold to new current owners in December 2004.

The 1930 Sanborn Map shows the fully built block #120 (renumbered to 173). The subject house and the house at 429 East Figueroa are shown as the only two bungalows in the block with L-shaped full front porches that extend halfway to their north elevations. The 1930 corrected to 1950 Sanborn Map shows no big change in the block from its 1930 layout. However, since the 1960s higher-density contemporary apartment buildings and additions of multiple units at the rear of older single-family homes have infilled the parcels of the block 173 on Laguna, Figueroa and Olive Streets. The 429 East Figueroa Street building has been completely altered with a duplex addition. See **Figures 11-12**.

Home owners and residents of the 400 block of East Anapamu Street were mostly middle and lower middle class citizens with occupations such as bookkeeper, teacher, nurse, auto worker, upholstery worker, gas station clerk/attendants, gardeners, carpenter, building contractor, laborer, hotel waiter, dressmaker, office clerk, and postmaster assistant. The block, like others in the neighborhood, represents well the quality of housing available to ordinary citizens of Santa Barbara at the time (City Directories).

Neighboring homes to the Drexel House

The neighboring homes in the 400 block of East Anapamu Street are mostly single-story wood-sided bungalows with rear additions. The houses are: Thomas Dawe House at 404, a wood-shingled Craftsman bungalow (1923) with a large 1988 apartment addition; the 1920 clapboard bungalow at 408 with 1950s rear additions; the 1912 clipped gable, clapboard bungalow with 1989 rear additions; 1922 Spanish cottage at 410; another clapboard bungalow (1924) at 411; a clapboard bungalow (1923) with a 1948 detached rear dwelling at 416 (next door to the study property on the west side); clapboard bungalow (1926) with 1948 duplex addition at 419-421; the Edward Doty House (1923), a clapboard bungalow with stucco porch piers at 424 (next door to 420 on the east side). The porch piers of this house are similar to the subject house. The Antonio Aliverti House (1923), a blend of Craftsman and Spanish Colonial Revival styles with 1950s and 1980s duplex additions is at 428; a clapboard bungalow (1922) with extensive 1950s and 1980 alterations at 430; the 1962 two-story stucco apartment at 433; the Colonial Revival house (1911) sits at 435; and the Arthur Avery House (1923), a Mission Revival with 1950s duplex addition is at 436. (Architectural and Historic Resources Survey: 1978 & 1990). See **Plates 33-52**.

DETERMINATION OF SIGNIFICANCE

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

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

Additional Criteria:

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

FINDING OF SIGNIFICANCE – 420 East Anapamu Street Property

The House

To be considered as a potential City Landmark or Structure of Merit a building must retain integrity of location, materials, design and setting and meet one of the above criteria listed on page 20. The stucco bungalow house at 420 East Anapamu Street retains integrity of location and setting, materials, and design. It is eligible to be designated as a City Landmark under Criteria D, E, and also under Additional Criteria #5 and #6.

The building meets Criterion D for both its particular bungalow style and how it represents a way of life important to the City. It contains an unusual but aesthetically successful blend of traditionally Spanish Colonial Revival materials (viz., stucco) with Craftsman bungalow design. Since Spanish Colonial Revival and Craftsman styles dominate the architecture of the City of Santa Barbara, the building's overall effect conforms to the predominant styles of the surrounding neighborhood, and yet it is unique. Its distinctive front porch appears on no other home in the City of Santa Barbara.

The house, moderate in its size and scale, with its playful façade detailing, illustrates a way of life, the tastes, and the financial capacities of the ordinary working citizens of the City of Santa Barbara who first settled in East Anapamu Street during the mid 1920s, shortly before the 1925 earthquake. The 420 East Anapamu Street house was built by A.R. Drexel, a locally known lime and cement businessman in the 1920s. Drexel and his family lived in house for 20 years before selling it to a school teacher, Roy Wickstrum, whose family occupied the house for another 60 years. It bodes well for the house that a family lived in it for over a half of century without altering it. This history of occupation demonstrates how people of modest means could afford to live in the pleasing and architecturally diverse Laguna Neighborhood, within walking distance of the public schools, the County Civic Center, the public library, and the City's commercial hub on State Street.

It meets Criterion E as a single-family bungalow that is unique in its neighborhood and probably in the entire City of Santa Barbara. This is not a mail ordered kit building or one designed by an architect. It is a custom built house by an owner who used building materials that were readily available from his own lime and cement supply business in town. A windshield survey of the lower East and West sides for this report revealed that this house is most unusual in the way it combines typical bungalow elements with its own unique materials and treatments – and does so with great aesthetic success. Most notable is the wide-spanned concrete porch under broad sheltering gables. Also distinctive is the use of stucco for the exterior walls. The imaginative use of curved stucco railings relieves the heavy piers of the porch. The graceful design of the porch railing topped with overhang cap and the way it curves up to meet the columns also bring to mind elements of the Japanese architecture that the renowned Greene brothers and Bernard Maybeck adapted into their Craftsman designs.

The use of masonry, the strong horizontal lines of the dominant front gable, and the living room windows with fixed glass in the center and operating side panes, are features reminiscent of the work another noted California architect, Irving Gill. The home also displays modernistic clean lines in the rear elevation, which is completely plain except for two pairs of original windows (one of the windows is now a door).

It meets Criterion I because its singular physical characteristics have represented an established and familiar visual feature on East Anapamu Street and the Laguna Neighborhood for 81 years. The building was among the very first constructed in the 400 block of East Anapamu Street. Its physical characteristics are singular, and yet they fit harmoniously with the predominantly Spanish Eclectic and Craftsman bungalow architecture of the Laguna Neighborhood.

It meets Additional Criterion #5 as a house associated with the way of life of ordinary working citizens in the first half of the 20th century, whose collective history contributes to the broad patterns of the cultural, social, political, economic, and industrial history of the City of Santa Barbara. In its owners the home represents the development of a residential neighborhood built to accommodate the burgeoning population of Santa Barbara while providing ordinary residents with comfortable and attractive housing in a desirable location.

It meets Additional Criterion #6 because, despite the many changes over time in the area, such as construction of higher-density apartment housing and back lot infill of multiple dwelling units, its survival provides a sense of time and place that is important to the community. It contributes to the overall visual character of the Laguna Neighborhood along East Anapamu Street in the way its scale, massing, and style fit with the other original single-family and multi-family residences built in City block #173 between 1920 and 1950.

Conclusion

This report concludes that based on the above findings of significance, the Drexel House at 420 East Anapamu Street is worthy of a "Landmark" designation under Criteria D, E, I, #5, and #6. Therefore, measures to mitigate the impact of the proposed project will be addressed below.

The garage building is not significant. Its architectural integrity has been lost due to the demolition of half of the structure (east elevation) sometime after 2000. However, treatment of historic materials such as the garage doors will be addressed below.

ASSESSMENT OF IMPACTS OF THE PROJECT

CEQA Guidelines for Determining Projects Effects

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

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The *Standards* are as follows:

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The house is worthy of a City Landmark designation. The building is in excellent condition and well-preserved, and has had only very minor alterations. The building and the setting of the whole property represent a very significant contribution to the architectural and historical character of the neighborhood, and especially the 300-800 blocks of East Anapamu Street. These blocks are already special to the City of Santa Barbara; the Doremus Pines lining them are themselves a historic landmark including the block of the subject house.

The proposal to add two housing units with garages for six vehicles at the rear of the existing house fits with the property's current R-3 land use zoning. The size, bulk and scale of the proposed project constitute a major change and potentially adverse impact to the 1924 stucco bungalow house and must be evaluated under the standards enumerated above.

Standard # 1 is met because the property retains its historical use as a residence. However the R-3 land use zoning of the property will change its use from a single-family residence to a multi-unit residence.

Standard #2 is met in part because the proposal retains the single-story bungalow house, its character-defining features and its spatial relationship at front on East Anapamu Street. However, the proposal will remove three original windows and one non-character-defining single door at the rear south elevation. Half of the rear yard will be used for the construction of the new units, which will eliminate the traditional backyard open space that defines the 1920s bungalow character. Measures to deal with these changes will be addressed below.

Standard #3 is met because the house is being preserved as a physical record of its time, place, and use as an original 1924 stucco bungalow style house designed and built by the original owner, Augustus Drexel. There are no changes in the proposed plans that create a false sense of historical development, such as adding conjectural features or elements to the house from other historic properties.

Standard #4 is not applicable because the property has not had changes made to it in the past which have acquired historical significance in their own right.

Standard #5 is met because distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property are being preserved in the proposed project.

Standard #6 is not applicable because there are no deteriorated features of the building that the applicant is planning to repair or replace.

Standard #7 is not applicable because the proposed project will not use chemical or physical treatments.

Standard #8, the preservation of archeological resources, is not within the purview of this report.

Standard #9 is met in part because the proposed new units will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed addition to the rear south elevation of a foyer, a porch, and stairway upstairs to Unit B is designed in a way that meets the Secretary of Interior's Standards. The addition is recessed on two sides and acts as a "hyphen" structure that differentiates the old and new structures.

However, the size, scale and proportion, and massing on Units B and C will alter the south elevation of the house and the rear yard spatial relationship of the property. Measures will be discussed below to ensure that the proposed project, if built, will not destroy historic materials, features, or spatial relationships that characterize the property.

Standard #10 is met because the new addition to the house is designed in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Upon learning that Drexel House is eligible to become a City Landmark, the property owners redesigned their proposal to leave the bungalow intact except for the removal of three windows on the south elevation. This preserves the bungalow and its historic setting. This house and its neighboring single-story bungalows at 416, 424, and 428 East Anapamu Street are an important contributing feature to the streetscape with the landmark Doremus Pine trees. See Plates 43-48, on pages 56-58.

Another positive aspect of the proposal is that the site plan retains the original ribbon driveway and hides the garages at the rear of the property. But, as mentioned above under Standards #2 and #9, the cumulative effect of the proposed project nonetheless constitutes a major change to the historic Drexel House property.

This report has concluded that the property possesses architectural and historic significance worthy of a City Landmark under Criteria (D), (E), (I), #5 and #6. It is a distinctive property on East Anapamu Street and in the Laguna Neighborhood that has retained its architectural and historical integrity for 81 years. Therefore, to reduce the level from potentially significant impacts (Class II) to less than significant (Class III) the following mitigation measures are required.

Required Mitigation Measures

1. The open front yard setback shall be preserved. Any new landscaping shall not obstruct the "street-friendly" relationship of the house's front porch to East Anapamu Street.
2. Any interior renovation and conversion of the bungalow house into Unit A shall not alter any exterior character-defining elements, such as windows on the east and west elevations. Any future exterior alteration of the house shall be reviewed by the Historic Landmarks Commission.
3. A copy of the Historic Structures/Sites Report shall be submitted to the Santa Barbara Historical Society Gledhill Library.

Residual Impacts

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

Advisory Recommendations

1. If the Historic Landmarks Commission (HLC) accepts this report's recommendation that the house is worthy of City Landmark status, then an inherent conflict exists between this status and the City-approved R-3 zoning. Such zoning allows up to three housing units to be added to the property. The size, bulk, scale and proportion, and massing of Units B and C are considerably larger than the existing house. This report recommends reducing their impact and visibility as seen from the street and the surrounding properties so they will appear to be well hidden and integrated behind the historic Drexel House.

The rear yard slopes down, which provides opportunity for grading the site and sinking the new building lower. This would make it less visible from the street and lessen the impact on the historic bungalow.

2. If the project is built, advertise the sale or giveaway of the original garage door. Reuse or recycle the three original windows to be removed from the south elevation.

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MAPS

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- 1931 Sanborn Map
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Santa Barbara, City of. Map, 1912. Compiled by Walter E. Barry, Licensed Surveyor. Planning Division, Community Development Department (parcel owner map)

City of Santa Barbara: El Pueblo Viejo and Brinkerhoff Avenue Landmark Districts



February 22, 2006

Mr. Jeff Gorrell
Lenvik & Minor Architects
315 West Haley Street
Santa Barbara, CA 93101-3471

RECEIVED

JUL 23 2006

CITY OF SANTA BARBARA
PLANNING DEPARTMENT

Subject: Existing Noise Levels at 420 East Anapamu Street, Santa Barbara, CA

Dear Mr. Gorrell:

This letter presents the results of noise measurements and modeling of roadway traffic noise at 420 East Anapamu Street in the City of Santa Barbara. To summarize the results, the exterior Day-Night Average Noise Level (Ldn) on the front porch of the house is estimated to be 59.6 decibels (dBA). This value is below the accepted City standard of 60 dBA for outdoor residential living areas. Interior noise levels were not measured, but standard wood-frame residential construction typically provides 15 to 20 dBA of noise reduction. Interior Ldn values, therefore, will remain below the 45 dBA limit used by the City of Santa Barbara for all residential uses.

The following paragraphs and attachments to this letter provide background information and more details regarding the work performed.

Background and Applicable Standards

The project site is a detached single family residence on a lot of approximately 9,000 square feet. Construction of additional residential units is proposed in the rear yard of the lot, which will reduce the exterior living area for the existing residence. The question addressed in this study is whether noise levels on the existing covered front porch of the main residence are below the City limit, which would allow this porch to be defined and used as an outdoor living area.

Noise levels measured and computed in this study are based on Equivalent Noise Levels or Leq. For a noise of varying loudness over a defined time period, the Leq is the computed constant value that represents the same amount of energy. Leq values are usually expressed for 1-hour periods, but they may be expressed for longer or shorter time periods. The City Noise Element establishes land use compatibility guidelines in terms of the Day-Night Average Noise Level (Ldn) (City of Santa Barbara 1979: page 1.18-1.19). The Ldn is based



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on Leq values during different times of the day, and includes an adjustment or penalty for noise during nighttime hours (from 10:00 p.m. to 7:00 a.m.). A similar 24-hour average noise level, with penalties in both the evening and nighttime hours, is the Community Noise Equivalent Level (CNEL). The CNEL and Ldn are often used interchangeably, and City of Santa Barbara standards make reference to both. Noise levels used in the standards and measurements described in this letter are expressed as decibels, using the "A" weighted frequency response that duplicates the sensitivity of the human ear (abbreviated dBA).

The City Noise Element establishes that 60 dBA is the maximum exterior Ldn compatible with residential development.

The Noise Element also contains a standard for interior living areas, which must not exceed 45 dBA (City Santa Barbara, 1979: Figure 2). Contemporary wood frame construction techniques typically provide from 15-20 dBA reduction in exterior to interior noise levels. The 45 dBA interior noise level requirement is routinely achieved when exterior noise levels do not exceed 65 dBA, and would be expected where exterior Ldn values are 60 dBA or below.

Noise Monitoring Results

Noise levels were measured on October 27, 2005. Traffic counts and other observations were conducted during the measurement period. Attachment A summarizes the results of this fieldwork. The measurement point was on the side porch of the existing residence, adjacent to the concrete driveways that serve this lot and the adjacent lot to the northeast. During the 32 minute measurement period, five vehicles were recorded as "heavy duty trucks." These included three city buses, a trash truck, and a heavy duty delivery truck.

Activities on the adjacent lot to the northeast contributed to noise levels during the latter portion of the measurement period (from minute 24 to the end). These activities included a metallic pounding near the rear of the lot, and the arrival of a pickup truck which continued idling in the driveway for several minutes while the owner worked under the hood. These activities accounted for the series of relatively high maximum noise levels recorded from minute 24 to the end of the measurement period, shown in Attachment A.

The Leq value for the measurement period was 58.1 dBA.



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Front Porch Noise Model Input and Results

The Traffic Noise Model (TNM, Lau et al 2004) was used to estimate hourly Leq values for daytime and nighttime hourly traffic volumes along East Anapamu Street. Prior to use, the traffic counts obtained during the noise measurement period were used in the model to estimate the Leq. The result—58.1 dBA—was identical to the measured Leq. Thus, the model is reasonably accurate for this application and may slightly overestimate traffic noise since the measured noise levels included the adjacent non-traffic noise.

The Average Daily Traffic (ADT) volume for East Anapamu Street adjacent to the project site is 9,900 (City of Santa Barbara 1991). Hourly traffic volumes were estimated based on this total, and assuming a traffic distribution of 85% daytime (7:00 a.m. to 10:00 p.m.) and 15% nighttime (10:00 p.m. to 7:00 a.m.). Traffic was also classified by vehicle types – as automobiles, medium duty trucks, and heavy duty trucks – using the count data obtained in the field. The resulting hourly traffic volumes were:

Daytime

Automobiles/hour	543
Med. Trucks/hour	8
Heavy Trucks/hour	10

Nighttime

Automobiles/hour	160
Med. Trucks/hour	2
Heavy Trucks/hour	3

It is possible that traffic volumes have increased somewhat since the last City traffic count. This area of the City, however, is older and established and there has not been much new development in the area. Because of the logarithmic relationship between traffic volumes and noise levels, small increases in the traffic volume since the last City count would have very little effect on noise levels. In addition, the assumption that the heavy duty truck traffic in this area is distributed throughout the nighttime hours in a manner similar to other traffic is conservative (leading to a high Ldn value). For these reasons, no attempt was made to refine the estimates of daily traffic volume.

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The receiver point chosen for the TNM analysis was near the center of the front porch of the residence on the lot. Parked cars, trees, the front lawn, and the front wall of the porch occur between the roadway and the receiver point. Because of this condition, the "soft" site assumption was used in the TNM input. Attachment B shows the TNM input and results.

As shown in Attachment B, the Daytime hourly Leq (Ld) is 57.3 dBA and the Nighttime hourly Leq (Ln) is 51.9 dBA.

From these values, the Ldn is computed with the following equation:

$$Ldn = 10 * \log \left\{ \left(\frac{1}{24} \right) * \left[15 * 10^{Ld/10} + 9 * 10^{(Ln+10)/10} \right] \right\}$$

The resulting Ldn for the receiver point on the front porch is 59.6 dBA.

Conclusions

The exterior Day-Night Average Noise Level (Ldn) along the front porch of the residence at 420 East Anapamu Street is estimated to be 59.6 dBA. This level is below the City of Santa Barbara standard of 60 dBA for outdoor residential uses. Because normal wood frame construction should provide at least a 15 dBA reduction for interior areas, the Ldn within the residence will not exceed 45 dBA and will conform to the City standard for interior areas.

If you have any questions or require additional information regarding this study, please feel free to call me at 805-455-0015.

Sincerely,
URS Corporation



John P. Larson
Project Environmental Planner

Enc.



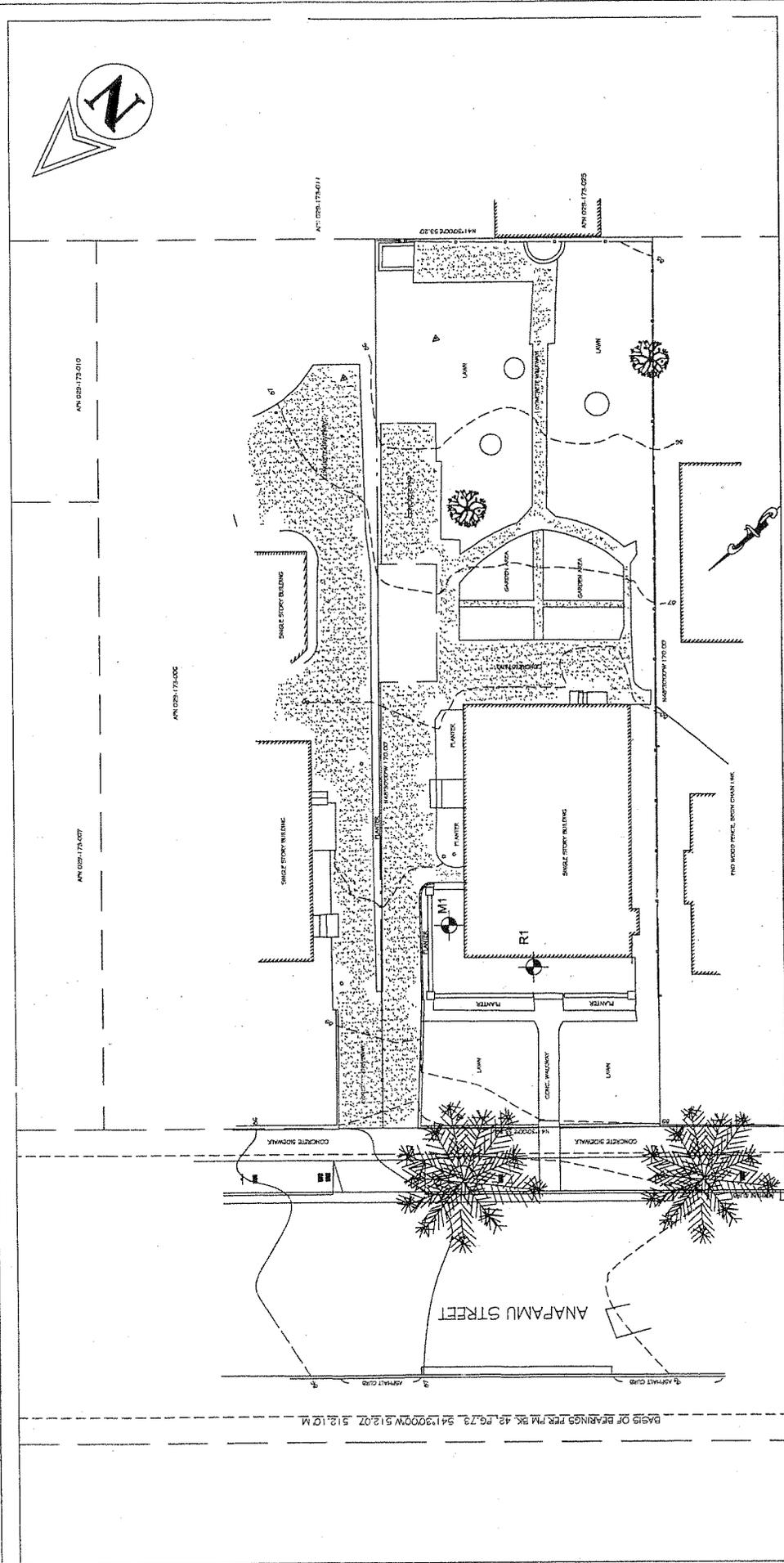
420 E. Anapamu Street
Noise Study

URS Corporation

Base Map:
USGS 7.5' Topographic Quadrangle:
Santa Barbara, CA., 1952
(Photorevised 1988)

Figure 1. SITE LOCATION MAP
420 E. Anapamu St.
Santa Barbara, CA

February
2006



LEGEND



Noise Measurement Location



Noise Receiver Location at Front Porch



Scale in Feet

420 East Anapamu St.

Noise Study
Santa Barbara, California



Figure 2. Site Plan

February
2006

Attachment A Noise Measurements and Traffic Counts

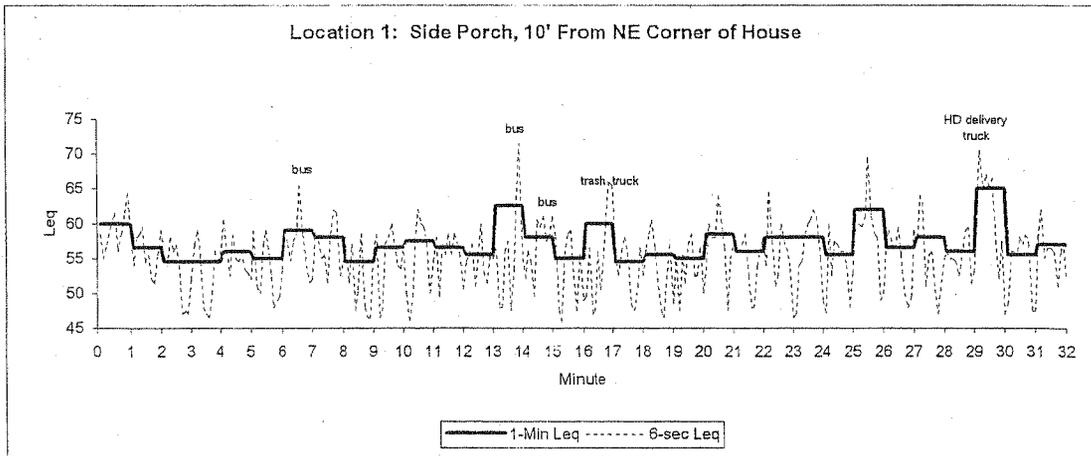
10/27/2005

Location 1: East Side Porch, 10' from Front Corner, 5' from East Side of House

Minute Number	Time	LVL	Lmin	Lmax	Lpk	L10	L33	L50	L90
1	14:02:05	60	48.5	70.5	77.5	63.5	60	58.5	53
2	14:03:05	56.5	46	64	75.5	60.5	56.5	54.5	50.5
3	14:04:05	54.5	44	62	71.5	58	55	53	46.5
4	14:05:05	54.5	43.5	65	74.5	59	54.5	52.5	46.5
5	14:06:05	56	45.5	66.5	74	60	56	53.5	49
6	14:07:05	55	45.5	66	75	59	54.5	51.5	47.5
7	14:08:05	59	49	69.5	80.5	62.5	57.5	55.5	51.5
8	14:09:05	58	47.5	68.5	78.5	60.5	58	55.5	50.5
9	14:10:05	54.5	43.5	63.5	72.5	59.5	53.5	49.5	46
10	14:11:05	56.5	43.5	66.5	75	60.5	56	54	46.5
11	14:12:05	57.5	43	66.5	75.5	61.5	57	54.5	46.5
12	14:13:05	56.5	46	64	75	60	56.5	54.5	49
13	14:14:05	55.5	46.5	63.5	73	59	56	54	49.5
14	14:15:05	62.5	44	78	85.5	66	56.5	53	46.5
15	14:16:05	58	45	66.5	76	62	58.5	56.5	50.5
16	14:17:05	55	43.5	64	73	59.5	55.5	51	46
17	14:18:05	60	44.5	72.5	82.5	65	57.5	53.5	46.5
18	14:19:05	54.5	43.5	63.5	73	58	54.5	52.5	47
19	14:20:05	55.5	44.5	64.5	75.5	60	56	52	46
20	14:21:05	55	44	68	76	58.5	55	52.5	47
21	14:22:05	58.5	45.5	70	79.5	62	58.5	57	49
22	14:23:05	56	43.5	68	78.5	59	55.5	53.5	47.5
23	14:24:05	58	43	76	84	60.5	57	54.5	47
24	14:25:05	58	43.5	74.5	85	61.5	57	53.5	46.5
25	14:26:05	55.5	42.5	71	84	58.5	54.5	52	45.5
26	14:27:05	62	44.5	78	88	64	59.5	57.5	48
27	14:28:05	56.5	43.5	67.5	76.5	60.5	56.5	54	46
28	14:29:05	58	43.5	80.5	91.5	57.5	53.5	51.5	46
29	14:30:05	56	44	66.5	78.5	59	56	54	48
30	14:31:05	65	44	79.5	90	69.5	63.5	61	49
31	14:32:05	55.5	44	64	72.5	59	56.5	54.5	46.5
32	14:33:05	57	46.5	66.5	75.5	61	57	55	50.5

Leq for period= 58.1

Traffic Counts and Notes	Count	Duration=	68 ft. to CL of road		Noise sources:
	For Period	Per Hour	%		
E. Anapamu, both directions					E. Anapamu St.
Autos	267	501	96.7%		Distant roadway noise.
Med. Trks.	4	8	1.4%		Truck and pounding in adjacent lot
Hvy. Trks.	5	9	1.8%		after minute 23.
Total	276	518	100%		



Attachment B

TNM Input Data and Results

1. MODEL CHECK: Using Counted Traffic

*** TRAFFIC VOLUME/SPEED INFORMATION ***

Automobile volume (v/h):	501.0
Average automobile speed (mph):	25.0
Medium truck volume (v/h):	8.0
Average medium truck speed (mph):	25.0
Heavy truck volume (v/h):	9.0
Average heavy truck speed (mph):	25.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

*** TERRAIN SURFACE INFORMATION ***

Terrain surface: hard

*** RECEIVER INFORMATION ***

DESCRIPTION OF RECEIVER # 1

Side Porch, 68' from CL Anapamu

Distance from center of 12-ft wide, single lane roadway (ft):	68.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	58.1

[Measured Leq for period of traffic count was 58.1 dBA.]

2. DAYTIME

*** TRAFFIC VOLUME/SPEED INFORMATION ***

Automobile volume (v/h):	543.0
Average automobile speed (mph):	25.0
Medium truck volume (v/h):	8.0
Average medium truck speed (mph):	25.0
Heavy truck volume (v/h):	10.0
Average heavy truck speed (mph):	25.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

*** TERRAIN SURFACE INFORMATION ***

Terrain surface: soft

*** RECEIVER INFORMATION ***

DESCRIPTION OF RECEIVER # 1

420 E Anapamu Front Porch

Distance from center of 12-ft wide, single lane roadway (ft):	60.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	57.3

3. NIGHTTIME

*** TRAFFIC VOLUME/SPEED INFORMATION ***

Automobile volume (v/h):	160.0
Average automobile speed (mph):	25.0
Medium truck volume (v/h):	2.0
Average medium truck speed (mph):	25.0
Heavy truck volume (v/h):	3.0
Average heavy truck speed (mph):	25.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

*** TERRAIN SURFACE INFORMATION ***

Terrain surface: soft

*** RECEIVER INFORMATION ***

DESCRIPTION OF RECEIVER # 1

420 E Anapamu Front Porch

Distance from center of 12-ft wide, single lane roadway (ft):	60.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	51.9

Attachment C

References

City of Santa Barbara. August, 1979. Noise Element, City of Santa Barbara General Plan. Prepared by Envicom Corporation for the Planning Division, City of Santa Barbara, Santa Barbara, CA.

City of Santa Barbara. 1991. Traffic Volumes. Map downloaded on February 17, 2006 from http://www.santabarbaraca.gov/Government/Departments/PW/transops_main.htm

Lau, Michael C., Cynthia S.Y. Lee, Judith L. Rochat, Eric R. Boeker, Gregg G. Fleming, Kevin L. Cumins, and Joseph Ruggerio. December 2004. FHWA Traffic Noise Model Version 2.5 Look-Up Tables User's Guide. Federal Highway Administration, Office of Natural and human Environment, Washington, D.C.