



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 13, 2007
AGENDA DATE: June 20, 2007
PROJECT ADDRESS: 820 Lowena Drive & 833 E. Anapamu Street (MST2005-00493)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of the conversion of an existing duplex to two condominium units. The two-story, 1,389 square foot unit off of Lowena Drive contains three bedrooms and a two-car garage. The single-story, 976 square foot unit off of Anapamu Street contains two bedrooms and a two-car garage. The parcel is 5,970 square feet.

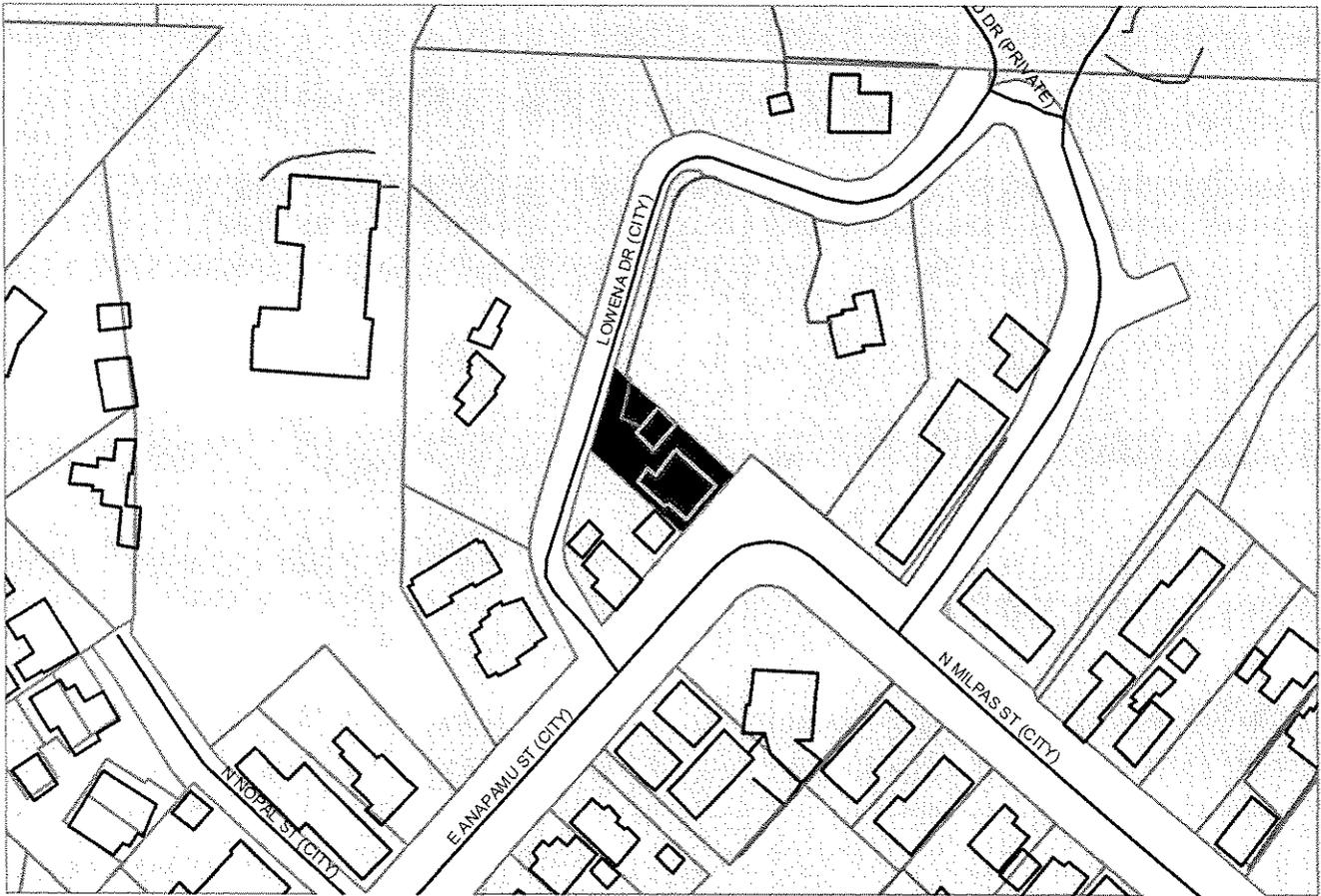
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13); and
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC §28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the 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.



Vicinity Map – 820 Lowena Drive & 833 E. Anapamu Street

APPLICATION DEEMED COMPLETE: June 8, 2007
DATE ACTION REQUIRED PER MAP ACT: August 27, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Sophie Calvin	Property Owner: Eric & Katherine Peterson
Parcel Number: 029-201-002	Lot Area: 5,970 sq. ft.
General Plan: Residential, 12 units/ acre	Zoning: R-3, -Limited Multiple-Family Residential
Existing Use: Duplex	Topography: ~6%
Adjacent Land Uses: North - Residential South - Mechanic East - Santa Barbara Bowl West - Residential	

B. PROJECT STATISTICS

	Living Area (net sq. ft.)	Garage (net sq. ft.)	Storage (cubic ft.)
Unit 1	1389	534	200
Unit 2	976	398	200

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	10	No Change
-Interior	6'	6'	No Change
-Rear	N/A	N/A	No Change
Building Height	30'	22'	No Change
Parking	4 spaces	4 covered	No Change
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Private Outdoor Living Space	2-bdrm = 140 sq. ft. 3-bdrm = 96 sq. ft.	140 sq. ft. 96 sq. ft.	No Change
Lot Coverage			
-Building	N/A	2876 sq. ft. 48%	No Change
-Paving	N/A	1,723 sq. ft. 29%	
-Landscaping	N/A	1,366 sq. ft. 23%	

The proposed project would meet the requirements of the R-3, Multiple Family Residential Zone.

VI. PROJECT HISTORY

A. HISTORY

Originally there was one single family residence on this property located at 833 E. Anapamu Street. Review of the City archives show that the original home was built in the 1930's. In 2003, the applicant submitted an application to build a second residential unit and two (2) two-car garages. A modification was approved to permit a two-car garage with deck above to be located within the ten-foot (10') front yard setback facing Lowena Drive.

VII. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR on January 22, 2007 (meeting minutes are attached as Exhibit D). The ABR continued the project to the Staff Hearing Officer and stated that the proposal is appropriate for a condominium project and meets the intent of the condominium conversion standards.

No additional changes have occurred to the project design since the most recent ABR conceptual review.

B. PHYSICAL STANDARDS FOR CONDOMINIUM CONVERSIONS

In addition to the requirements of the zone in which a project is located, physical standards are required for all condominium conversion projects per SBMC §28.88.040. The project would meet the parking standard of four parking spaces by providing four covered spaces. Separate storage areas are provided for each unit, meeting the minimum of at least 200 cubic feet, accessible from the parking spaces. Separate utility meters would be provided for each unit. Laundry facilities are located within each unit. The project also meets the minimum requirements for density, unit size, and outdoor living space.

C. COMPLIANCE WITH THE GENERAL PLAN

Before a condominium conversion 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 described as a residential area in its eastern and northern portions with single-family dwellings, duplexes, and higher-density multiple units interspersed throughout the neighborhood. On the west, as it merges into downtown, mixed residential and commercial uses appear. Because it is within walking distance to both the Central Core and the industrial area, which compose the City's major employment center, Laguna's conversion into duplex and multiple dwellings is appropriate. To enable such development, the General Plan calls for twelve dwelling units to the acre throughout the entire neighborhood. The

project site is located at the intersection of Milpas and Anapamu Streets and also has frontage at Lowena Drive at the rear. The site is in an area zoned R-3 with a density of twelve dwelling units per acre, and with some duplex development. A small area above Victoria Street and northeast of Olive Street, where the General Plan calls for duplex development, is zoned R-2. The project's proposed use and residential density are consistent with the General Plan. The density is 14.6 units per acre. The Land Use Element allows greater densities on small parcels.

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 where individual projects are deemed appropriate and compatible. The condominium conversion would provide for homeowner opportunities in a neighborhood with near proximity to commercial centers.

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 modest unit sizes. The proposed residential units would not be restricted to low- or moderate-income households because the historical rental rates of the units do not merit affordability requirements.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Division of existing multiple family or single-family residences into common-interest ownership where no physical changes occur which are not otherwise exempt.

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

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

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.

2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been "affordable rental units"; therefore, affordability restrictions do not apply to the project.
6. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.
7. The owner notified the tenants about the condominium conversion proposal and informed the tenant of their rights pursuant to SBMC §28.88.
8. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than five units.

Exhibits:

- A. Conditions of Approval
- B. Reduced Plans
- C. Applicant's letter, dated January 6, 2007
- D. ABR Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

820 LOWENA DRIVE & 833 E. ANAPAMU STREET (MST2005-00493)

CONDOMINIUM CONVERSION AND TENTATIVE SUBDIVISION MAP

JUNE 20, 2007

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

EXHIBIT A

5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on June 20, 2007 is limited to the conversion of two (2) residential units to two (2) condominium units on one lot, including improvements as shown on the Tentative Subdivision Map and architectural 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 units.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all carports be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the carports were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

B. **Condominium Conversion Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the plans submitted to the Building and Safety Division for Condominium Conversion/Building permits.

1. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on East Anapamu Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage, underground service

utilities, connection to City/private water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, pollution prevention interceptor device, new street trees and tree grates per approval of the City Arborist and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is 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.

2. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Final Map, at the sole expense of the Owner.
3. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
4. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
5. **Public Improvement Agreement.** "Agreement for Land Development Improvements", and associated securities
6. **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

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

- C. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
- D. **Condominium Conversion Ordinance Compliance.** Owner shall comply with the tenant protection provisions of the Condominium Conversion Ordinance (SBMC Chapter 28.88) (including adjustments to the tenant assistance specified in Subsection 28.88.100.G as specified below):
1. **Notice of Approval of Conversion.** Owner shall deliver written notice to each tenant household within 15 days of the approval of the conversion. The content of such notice shall include an explanation of any conditions of approval that affect the tenants.
 2. **Notice of Parcel Map.** Owner shall deliver written notice to each tenant household of the approval of the Parcel Map within 10 days of such approval.
 3. **Notice of Department of Real Estate Report.** Owner shall deliver written notice to each tenant household that an application for a public report has been submitted with the California Department of Real Estate within 10 days of the submission of such application.
 4. **Exclusive Right to Purchase (Right of First Refusal).** Prior to issuance of a Certificate of Occupancy on the Conversion Permit, Owner shall provide evidence of the extension of an exclusive right to purchase in accordance with the provisions of Section 66427.1(d) of the Government Code.
 5. **Notice of Vacation of Unit.** Each non-purchasing tenant household that is not in default shall have not less than 180 days from the date of approval of the conversion in which to find substitute housing and to relocate. This 180-day period may be extended in special cases, as specified in Subsection 28.88.100.E of the Municipal Code.
 6. **Tenant Displacement Assistance.** In the place of the moving expenses specified in Subsection 28.88.100.G of the Santa Barbara Municipal Code, Owner shall provide each tenant household with displacement assistance in accordance with the provisions of Chapter 28.89. Evidence of compliance with this condition shall be submitted prior to the issuance of a Certificate of Compliance for the conversion permit.

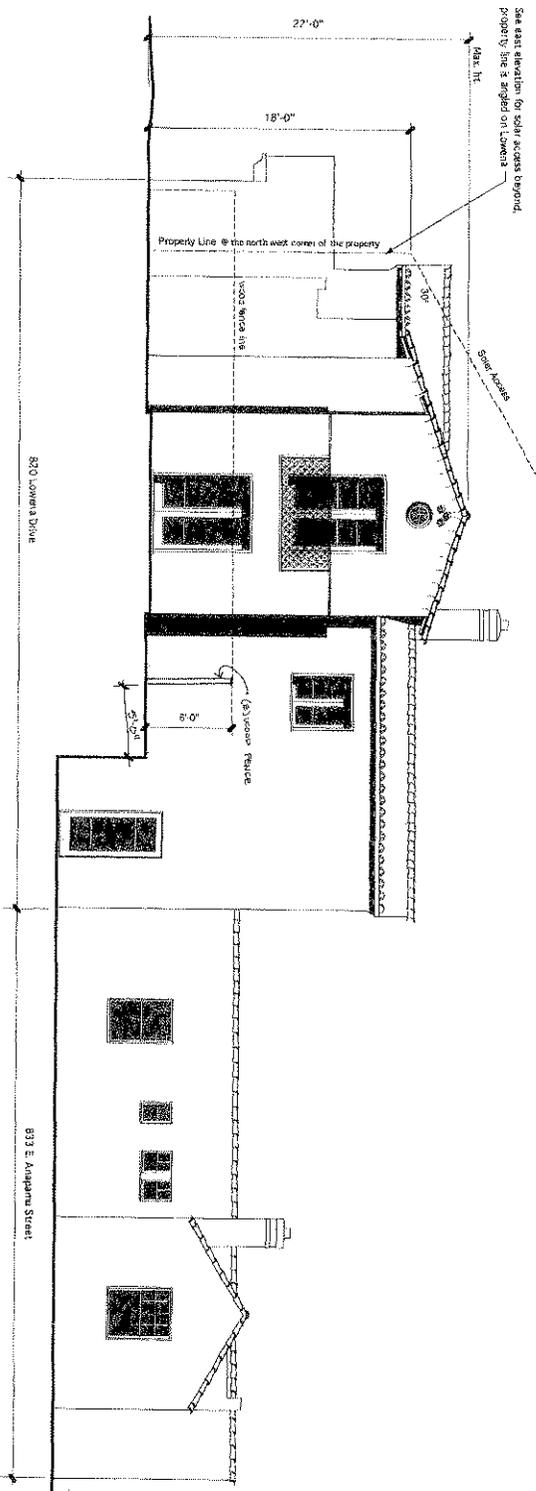
- E. **Public Works Submittal Prior to Parcel Map Recordation.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance on any permits for the project:
1. **Building Permit Required for Conversion.** Provide evidence that a conversion permit has been issued and all work completed for the conversion of the eight units to condominiums.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 2. **Parcel Map Preparation.** Owners shall submit a Parcel Map to the Public Works Department acceptable for recordation. The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 3. **Parcel Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A.7 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
 4. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 5. **Lowena Drive and East Anapamu Street Public Improvement Plans.** As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, curbs, gutters, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, storm drain stenciling, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

6. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way easement.
 7. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 8. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- F. **Prior to Certificate of Occupancy for the Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Conversion Permit, the Owner of the Real Property shall complete the following:
1. Recordation of Parcel Map.
 2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
 3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 4. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
 5. **Recordation of Parcel Map and Agreements.** After City Council approval of the Map and Agreements, the Owner shall provide evidence of recordation to the Public Works Department.
- G. **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 TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) 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.

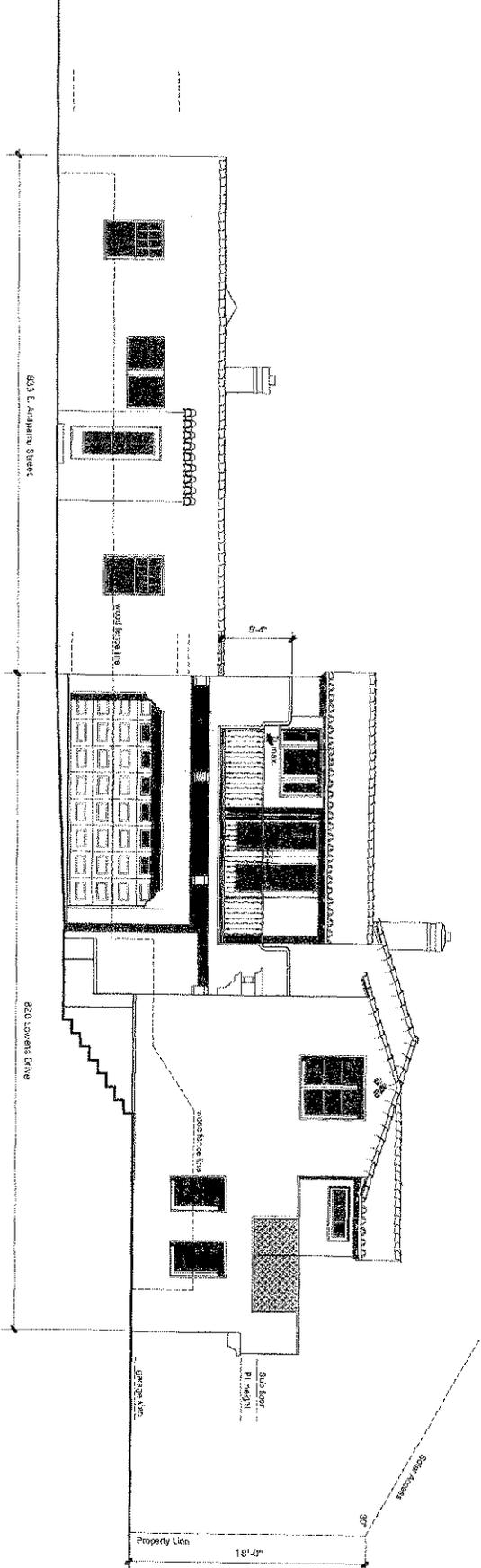


Material Details

- Stucco w/ white paint
- Roof: 2 piece asphalt shingles
- Windows / Doors: wood windows w/ wood trim, wood doors w/ wood trim
- Chimney: brick
- Gravel: gravel, 4" spread over stone
- Quartzite: rough cut, grey color

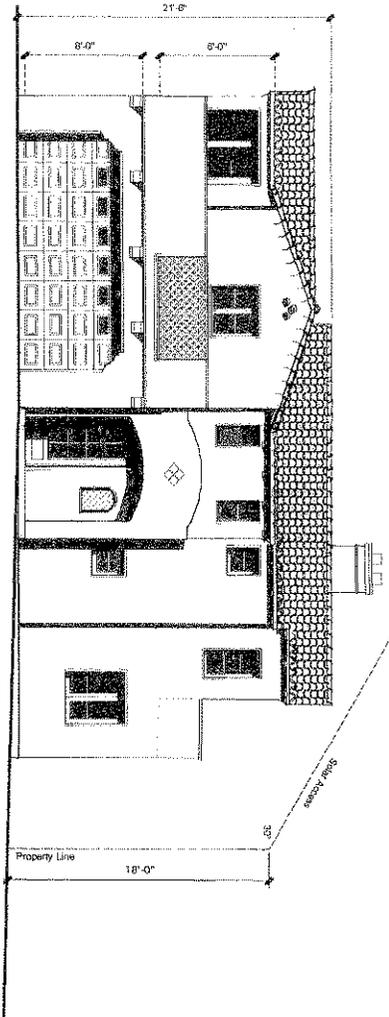
Existing West Elevation

1/4" = 1'-0"



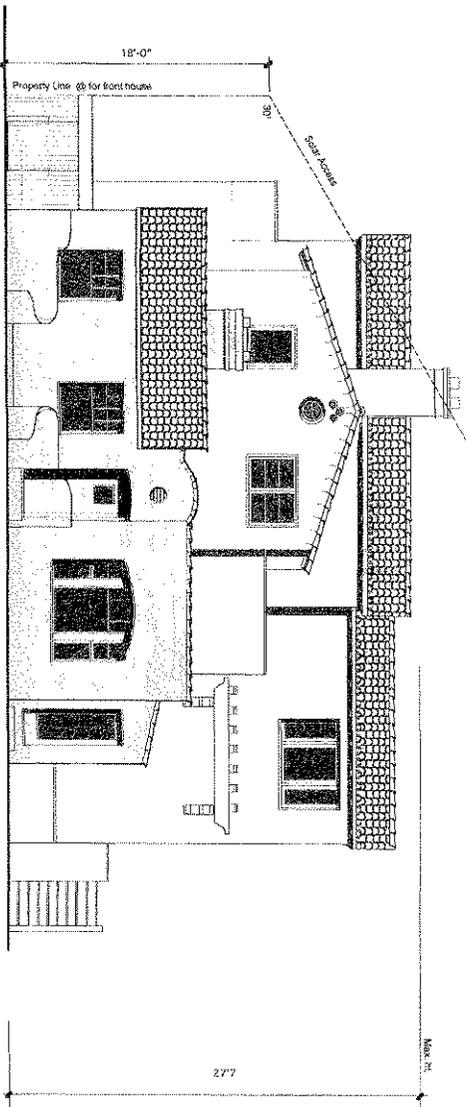
Existing East Elevation

1/4" = 1'-0"



Existing North Elevation

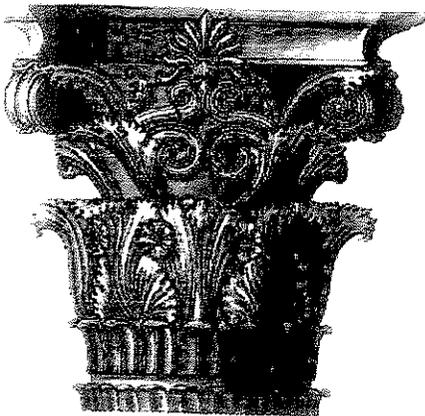
1/4" = 1'-0"



Existing South Elevation

1/4" = 1'-0"

Materials/Details
 Siding: 1/2" Hardie Board
 Roof: 2" Plywood sheathing
 Windows: 1" Double Glazing
 Garage Door: 8' x 7' Wood Panel
 Sillings & Casings: 1" x 4" Pine
 Gutters: 5" Aluminum
 Downspouts: 2" PVC



Calvin Design

P.O. BOX 50716, SANTA BARBARA,

CALIFORNIA 93150

(805) 969-0559

fax: (805) 456-2194

April 10, 2003

Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: 833 E. Anapamu Street / 820 Lowena Drive MST # 2005-00493 APN 029-201-002

Dear Staff Hearing Officer,

We are requesting approval of a Tentative Subdivision Map and Condominium Conversion consisting of two units. The property is located at 833 East Anapamu Street and 820 Lowena Drive. This property has an existing single story, single-family residence at 833 E. Anapamu Street and a 2 1/2 story single-family residence at 820 Lowena Drive. The parcel is zoned R-3. The parcel size is 5,970 sq. ft. The following is the project square footages;

SQUARE FOOTAGE:

Unit 1: 3 Bedroom Single family residence
 First floor = 379 sq. ft. gr. 339 sq. ft. net
 Second floor = 1,127 sq. ft. gr. 1,050 sq. ft. net
 Total = 1,506 sq. ft. gr. 1389 sq. ft. net
 Garage / storage = 583 sq. ft. gr. 534 sq. ft. net
 Second floor decks = 428 sq. ft. gr. 384 sq. ft. net

Unit 2: 2 Bedroom Single family residence
 = 1,046 sq. ft. gr. 976 sq. ft. net
 Garage = 440 sq. ft. gr. 398 sq. ft. net

Total: Residential = 2,552 sq. ft. gr. 2,365 sq. ft. net
Garage/Storage = 1,023 sq. ft. gr. 932 sq. ft. net
Decks = 428 sq. ft. gr. 384 sq. ft. net

Lot Percentages:	Area	Percentage
Building	2,876 sq. ft. gr.	48%
Landscaping	1,366 sq. ft. gr.	23%
Paving	1,723 sq. ft. gr.	29%
Total	5,965 sq. ft. gr.	100%

Please contact me if you have any concerns or questions.

Yours truly,

Sophie Calvin
Calvin Design

RECEIVED

JUN 04 2007

CITY OF SANTA BARBARA/
PLANNING DIVISION



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

820 LOWENA DR

MST2005-00493

R-CONDO CONVERSIC

Page: 1

Project Description:

Proposal for conversion to residential condominiums the existing two-story 3,297 square foot residential duplex with two attached two-car garages on a 5,965 square foot parcel. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.

Activities:

1/22/2007

ABR-Concept Review (New) - PH

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(7:02)

Present: Sophie Calvin, Agent and Designer.

Public comment opened at 7:08 p.m.

Shirley Jansen, in favor.

Robert Jansen, in favor.

Public comment closed at 7:10 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The Board feels that the application as submitted is appropriate for a condominium project and meets the intent of the condominium conversion standards.*
- 2) Provide final drawings on Consent Calendar.*

Action: Sherry/Manson-Hing, 4/0/0. Motion carried. (Blakeley, Mudge absent)

1/22/2007

ABR-Notice Prepared-PC/SHO Req

Project Description:

Proposal for conversion to residential condominiums the existing two-story 3,297 square foot residential duplex with two attached two-car garages on a 5,965 square foot parcel. Staff Hearing Officer approval of a Tentative Subdivision Map is requested.

Activities:

1/8/2007 ABR-Posting Sign Issued

Two signs issued, two street frontages. I forgot to have her sign the affidavit.

1/8/2006 ABR-Resubmittal Received

Three sets of plans and photos for ABR