



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 11, 2007
AGENDA DATE: July 18, 2007
PROJECT ADDRESS: 516 & 518 W. Los Olivos Street (MST2007-00118)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of the conversion of two existing detached one-story residential units into two attached condominiums units on an 8,348 square foot lot. The proposal includes remodeling the exteriors of the structures, an 81 square foot addition to the 1,164 square foot unit at the front of the parcel (Unit #1) and a 74 square foot addition to the 1,123 square foot unit at the rear of the parcel (Unit #2). Parking would be provided by one new attached 210 square foot one-car carport and one uncovered space for each unit.

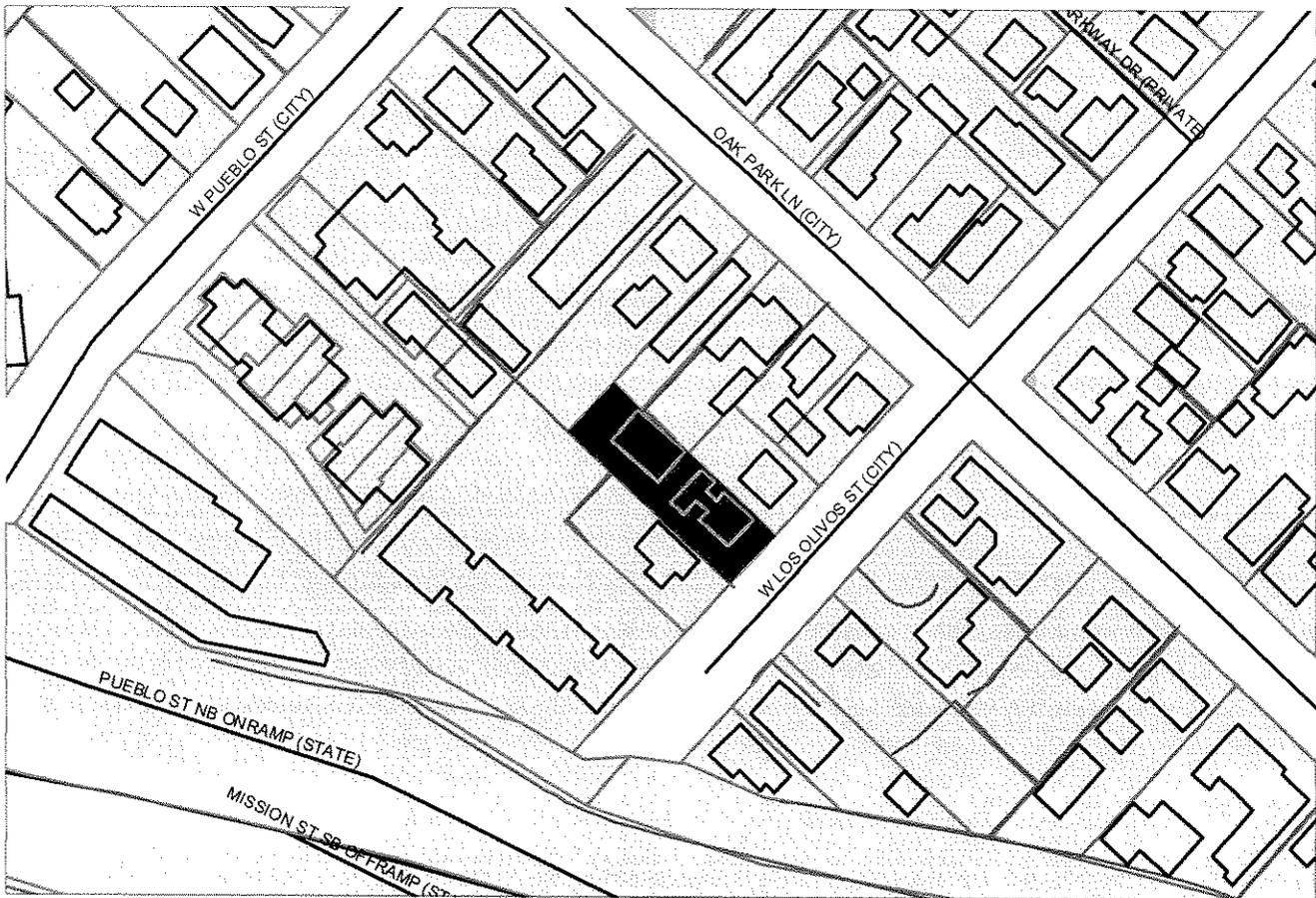
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow alterations to the existing legal non-conforming buildings in the required interior yard setback in the R-3 Zone (SBMC §28.21.060.2; SBMC §28.87.030):
 - a. To allow changes in location and increase in size of windows and doors on the eastern side of both units.
 - b. To allow a change in the roof height along the eastern side of Unit #2 within the interior yard setback to meet the Base Flood Elevation requirements.
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13); and
3. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC §28.88).

III. RECOMMENDATION

Upon approval of the required Modification, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the structures are proposed to change only minimally, and would remain consistent with the surrounding neighborhood. The project would result in a building that is aesthetically attractive and suitable for condominium development. 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 – 516 & 518 W. Los Olivos

APPLICATION DEEMED COMPLETE: June 12, 2007
DATE ACTION REQUIRED PER MAP ACT: August 31, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bruce Burke	Owner:	Bruce & Jasmine Burke
Parcel Number:	025-160-015	Lot Area:	8,348 sq. ft.
General Plan:	Residential, 12 units/ acre	Zoning:	R-3, Limited Multiple-Family Residence
Existing Use:	Two residential units	Topography:	~2%
Adjacent Land Uses:			
Northeast - Residential		Northwest - Residential	
Southeast - Residential		Southwest - Residential	

B. UNIT STATISTICS

	Existing & Proposed Bedrooms	Proposed Living Area (Net)	Covered Parking (net sq. ft.)	Storage (cubic ft.)	Private Outdoor Living Space
Unit 1	3	1,245 sq. ft.	210 sq. ft.	200	171.5 sq. ft.
Unit 2	3	1,197 sq. ft.	210 sq. ft.	200	160 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10 feet (1 & 2 story) 15 feet (3 story)	23'-8" to existing front building	No Change
-Interior	6 feet (1 & 2 story) 10 feet (3 story)	5 feet to existing legal non-conforming building	No Change to existing legal non-conforming and 6 feet for additions
-Rear	6 feet (1 story) 10 feet (2+ story)	27 feet (building) 0 feet (parking)	6 feet (trash encl) 10 feet (carport)
Building Height	45 feet maximum	Unit #1 - 18' Unit #2 - 14'-6"	Unit #1 - 18' Unit #2 - 15'-6"
Parking	4 spaces	2 uncovered	2 covered, 2 uncovered
Lot Area Required for Each Unit	(1) 3-Bd unit = 2,800 sq. ft. (1) 3-Bd unit = 2,800 sq. ft. Total Req'd: 5,600 sq. ft.	N/A	Lot area is 8,348 sq. ft.
10% Open Space	834 sq. ft.	3,052 sq. ft.	1,067.5 sq. ft.
Private Outdoor Living Space	3-Bd units: 160 sq. ft.	N/A N/A	Unit 1 = 171.5 sq. ft. Unit 2 = 160 sq. ft.

Lot Coverage					
Building	N/A	2,459 sq. ft.	30%	3,162 sq. ft.	38%
Driveway	N/A	2,837 sq. ft.	34%	2,321 sq. ft.	26%
Patios/Decks/Walks	N/A	444 sq. ft.	5%	661 sq. ft.	8%
Landscaping	N/A	2,608 sq. ft.	31%	2,204 sq. ft.	27%

As stated in the Condominium Conversion Ordinance (SBMC§28.88.030), all buildings sought to be converted are required to be in compliance with the Zoning Ordinance and the goals and policies of the General Plan, or legally nonconforming therewith. A Modification to allow alterations to the existing legal non-conforming buildings in the required interior yard setback is being requested. Upon approval of the required Modification, the proposed project would meet the requirements of the R-3, Limited Multiple Family Residence Zone.

A. INTERIOR YARD SETBACK MODIFICATION

The required interior yard setback for the project is 6 feet. The two (2) existing residential buildings encroach approximately one foot into the required 6 foot setback and are considered legal non-conforming to setbacks. The project proposes to upgrade the existing wood single pane windows by changing the location and sizes of windows along the east elevation and within the legal non-conforming portion of both units and replace them with dual pane, wood casement windows, and to increase the building height of Unit #2 14'-6" to 15'-6". The total net increase in window sizes for Unit #1 is approximately 32 square feet and 10 square feet for Unit #2. Additionally, the height of Unit #2 is being raised approximately 1 foot to meet the Base Flood Elevation requirements. Structural encroachments or building alterations within the interior yard setback require approval of a modification. Staff can support this modification as it will allow for upgraded windows and doors and enhance the aesthetics of the existing building. In addition, the ABR has reviewed these improvements and has found them to be appropriate and acceptable. No new square footage is proposed within the setbacks.

Staff has a concern regarding the supportability of this modification. If the building is demolished beyond what is shown on the plans and the roof and more than 75% of the existing framing, the approval for the modification will become null and void and it will be necessary to resubmit a new application for demolition of the buildings and a new condominium project that meets all required setbacks. The reason for this concern is that Staff does not believe that it is appropriate to perpetuate nonconforming construction in setbacks when there is the opportunity to redesign a project that will meet setbacks if the buildings are demolished.

B. CONDOMINIUM CONVERSION

The project consists of two, one-story residential units and four at-grade parking spaces. The units will be connected to create one building containing two condominiums. The project includes improvements to the building exterior, parking area, and private outdoor living spaces. The project also provides the physical amenities required by the Condominium Conversion Ordinance, including adequate private outdoor living space, private laundry facilities, and private storage space.

VI. ISSUES

A. PROJECT HISTORY

The earliest permit record available for this property is a building permit for the re-roof of an existing dwelling and garage in 1938. Subsequently, in 1944, a permit was issued for a bathroom remodel that called out two (2) existing one-story dwellings on site. The City's Urban Historian reviewed the existing structures and determined that no Historic Structures Report would be required for the alteration or demolition of the two single-family residences on site due to the deteriorated neighborhood setting and the structures not being historically significant.

In 2005, the applicant submitted an application for a Condominium Conversion and a Tentative Subdivision Map. At the site visit, Staff noted that significant demolition, foundation and remodeling work were being performed on the site without the benefit of permits. The applicant withdrew the Condominium Conversion application and proceeded to the Architectural Board of Review to abate the enforcement issues which included a remodel to the existing structures, and to permit the as-built removal of the wood framed foundation with new concrete foundation on the front unit.

The applicant submitted a new application in 2007, which includes the interior and exterior remodel work along with the additions, the two-unit Condominium Conversion and the Tentative Subdivision Map.

The current owner purchased the property in 2006, at which time both units were vacant. The current owner, as did the previous owner, submitted a Vacancy Exemption For Tenant Displacement Assistance Ordinance Affidavit that states that no tenant at the subject property was served with a notice of termination of tenancy within 6 months prior to the date of filing an application with the City. Therefore, the project is not required to comply with the Tenant Displacement Assistance Ordinance.

B. DESIGN REVIEW

This project was reviewed by the ABR on two separate occasions (meeting minutes are attached as Exhibit D). At the first conceptual review on April 9, 2007, the Board found that the proposed modifications were technical in nature and did not create an aesthetic impact to the neighborhood. The Board also stated their appreciation of the enhanced paving for the driveway, the new entries and charm giving elements.

At Staff's request and due to some concerns raised in the application process, the project returned to the ABR a second time on May 14, 2007. Changes included attaching the two units, eliminating a modification request for the distance between buildings and a new block wall around the Private Outdoor Living Space (POLS) for Unit #1 to meet the noise requirements of 60 dBA as recommended in the Noise Study prepared by Dudek, dated June 1, 2007. At that meeting the Board supported the proposed changes.

Since the last ABR meeting, the POLS for Unit #1 has been relocated towards the middle of the lot eliminating the need for the block wall around the POLS at the front unit.

Staff believes that with the site and building improvements proposed, and preliminary and final review and approval by the ABR, the project would result in a more aesthetically attractive residential building.

C. 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 two covered spaces and two uncovered spaces. Separate storage areas provided for each unit, meet the minimum of at least 200 cubic feet and are accessible from the parking spaces. Separate utility meters would be provided for each unit. Laundry facilities are proposed 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 site is located in the Oak Park Neighborhood and has a General Plan land use designation of Residential, 12 units per acre. The Oak Park Neighborhood is an area delineated in the City's General Plan by Mission Creek on the west, Sola Street on the east, State Street on the north and Highway 101 on the west. This neighborhood is characterized by both commercial and residential development as well as numerous public and institutional uses. The project would be subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones, which allow 12 dwelling units to the acre. In this case, the project is proposing two units resulting in a density of approximately 10.4 units per acre and is therefore consistent with the Land Use Element of 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 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.

Noise: The project site is located in close proximity to Highway 101. A review of the City's Noise Contour Map indicates that the project is within an area in which the noise level exceeds 60 dBA Ldn (average A-weighted sound level over a 24-hour day). The guideline for exterior noise levels for residential uses is 60 dBA Ldn. The guideline for interior noise levels for

residential uses is 45 dBA Ldn. Staff had some initial concerns that the required Private Outdoor Living Space may not meet this noise guideline. The applicant provided a Noise Study that concluded the proposed project can comply with the exterior noise guidelines. The applicant successfully demonstrated the project would not exceed these thresholds due to its design and location of the Private Outdoor Living Space.

D. ENVIRONMENTAL REVIEW

Archaeological Resources: The project site is located within the Prehistoric Watercourse, American Period 1870-1900, and Early 20th Century Period 1900-1920 Cultural Resource Sensitivity Zones, as identified in the City's Master Environmental Assessment (MEA). Due to the amount of ground disturbance proposed, Staff determined that a Phase 1 Archaeological Resources Report was required in accordance with the City's MEA. The report was reviewed and accepted by the Historic Landmarks Commission and it was determined that the project would not have the potential to result in significant impacts to either prehistoric or historic archaeological resources; therefore no mitigation measures are required. However, a standard condition of approval has been included for the purpose of avoiding impacts to any archaeological resource; in the unlikely event that ground disturbance reveals the presence of cultural artifacts or sites.

Conclusion: Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. INTERIOR YARD SETBACK MODIFICATION

The Staff Hearing Officer finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows for enhancements to the existing legal non-conforming buildings including replacement of windows and doors and increasing the building height of Unit #2 to meet the Base Flood Elevation. These architectural and structural enhancements to the east elevation will meet the physical requirements for condominium conversions. The ABR has reviewed these upgrades and found them to be appropriate and acceptable.

B. TENTATIVE SUBDIVISION MAP (SBMC §27.07.100)

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

Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

C. 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 December 21, 2006
- D. ABR Minutes
- E. Noise Study prepared by Dudek dated June 1, 2007

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

516 & 518 W. LOS OLIVOS STREET

MODIFICATION, CONDOMINIUM CONVERSION AND TENTATIVE SUBDIVISION MAP

JULY 18, 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.** Prior to the recordation of the final map for the project on the Real Property, the Owner shall submit an executed "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement 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 Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and

for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on July 18, 2007 is limited to the conversion of two (2) residential units to two (2) attached one-story condominium units, two one-car carports and two uncovered parking spaces on one lot, including improvements as shown on the project plans and Tentative Subdivision Map 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) **Carports Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - (c) **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - (d) **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - (e) **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Public Works Submittal Prior to 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. **Building and Safety Sign-Off.** At the time the Parcel Map is submitted, Owner shall show evidence that the Building and Safety Division has signed off on the building plans in concurrence with Conditions A.5.
2. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
3. **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.
4. **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 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
5. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
6. **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 quality 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.
7. **West Los Olivos Street Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on West Los Olivos Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: approximately twenty (20) feet of sidewalk, driveway apron modified to meet Title 24 requirements, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and

sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), supply and install one (1) residential standard street light, style to be determined by the Public Works Department and the appropriate design review board, preserve and/or reset survey monuments and contractor stamps, provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

8. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
 9. **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.
- C. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Trash Enclosures Provision.** A trash enclosure(s) with an area for recycling containers shall be provided on the Real property and screened from view from surrounding properties and the street.
 2. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **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 Architectural Board of Review.

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. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

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

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

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

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all

further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

6. **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.
7. **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.

- F. **Public Works Submittal Prior to Parcel Map Approval and 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 recordation of the Parcel Map:
 1. **Certificate of Occupancy for Physical Standards for Condominium Conversions.** Owner shall complete all necessary work in order to comply with the Physical Standards for Condominium Conversions specified in Section 28.88.040 of the Municipal Code and receive a final certificate of occupancy for such work.
 2. **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.

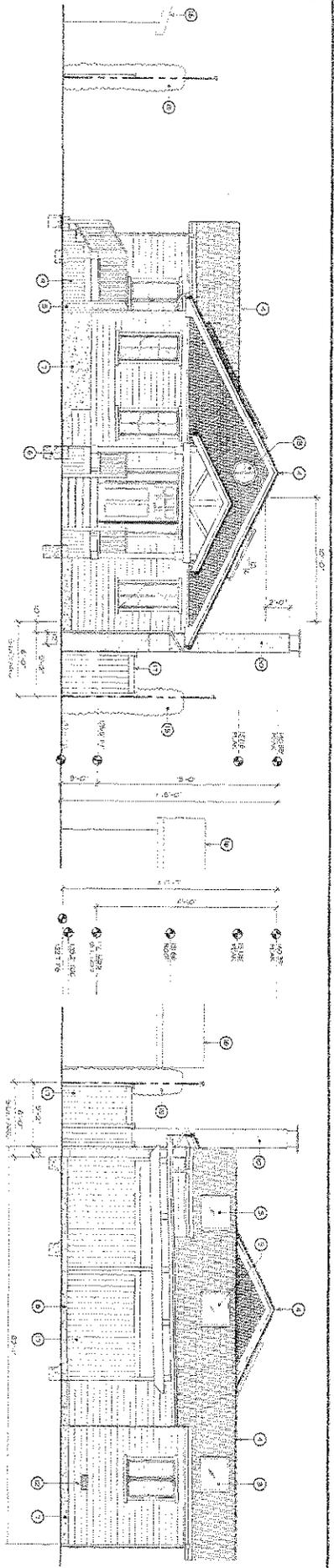
3. **Parcel Map Preparation.** Owners shall submit a Parcel Map to the Public Works Department acceptable for recordation. The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 4. **Final 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.
 5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 6. **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.
- G. **Prior to Certificate of Occupancy on Building Permit for Condominium Conversion.** Prior to issuance of the Certificate of Occupancy, 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. **Recordation of the Private Covenants.** Owner shall submit a recorded copy of the private covenants referenced in conditions A.6.
 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. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
 6. **Recordation of Final Map and Agreements.** After City Council approval of the Map and Agreements, the Owner shall provide evidence of recordation to the Public Works Department.
- 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.

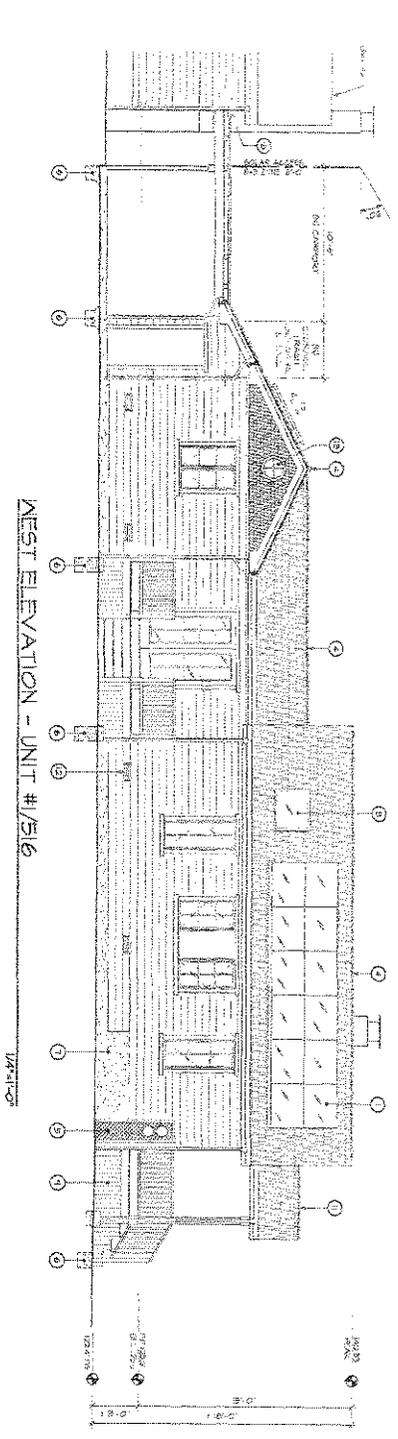
NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

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 or the provisions of the California Subdivision Map Act.



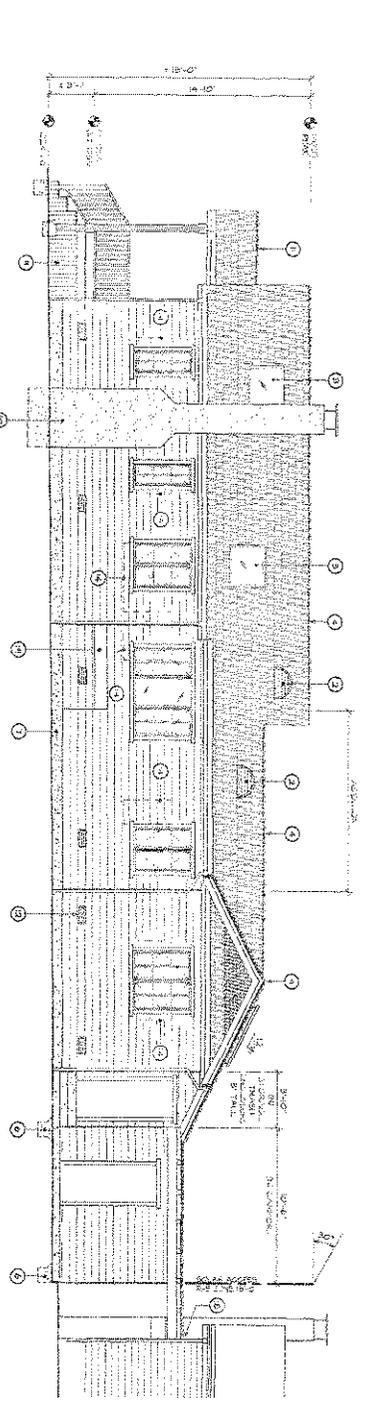
NORTH ELEVATION - UNIT #1/516

1/8"=1'-0"



SOUTH ELEVATION - UNIT #1/516

1/8"=1'-0"



EAST ELEVATION - UNIT #1/516

1/8"=1'-0"

NOTE: ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEY NOTES

- 1. GENERAL: SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 2. FINISHES: SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 3. MATERIALS: SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 4. HATCHING: SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 5. UNIT #1/516: SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 6. SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
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- 18. SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 19. SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.
- 20. SEE UNIT #1/516 ARCHITECTURAL SHEET FOR UNIT #1/516.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	REINFORCING	100	LB	0.50	50.00
3	BRICKS	100	1000'S	10.00	1000.00
4	ROOFING	100	SQ YD	15.00	1500.00
5	PAINT	100	GALES	1.00	100.00
6	GLASS	100	SQ FT	1.00	100.00
7	DOORS	100	EA	10.00	1000.00
8	WINDOWS	100	EA	10.00	1000.00
9	CEILING	100	SQ YD	1.00	100.00
10	FLOORING	100	SQ YD	1.00	100.00
11	PLASTER	100	SQ YD	1.00	100.00
12	INSULATION	100	SQ YD	1.00	100.00
13	MECHANICAL	100	EA	1.00	100.00
14	ELECTRICAL	100	EA	1.00	100.00
15	PAINTING	100	EA	1.00	100.00
16	LANDSCAPING	100	EA	1.00	100.00
17	CONCRETE	100	CU YD	120.00	12000.00
18	REINFORCING	100	LB	0.50	50.00
19	BRICKS	100	1000'S	10.00	1000.00
20	ROOFING	100	SQ YD	15.00	1500.00

A3	CONDOMINIUM CONVERSION UNIT # 1/516 WEST LOS OLIVOS STREET SANTA BARBARA CA 93101	BRUCE & JASMINE BURKE BASE CONSTRUCTION 1307 N. SALSBUEDER STREET SANTA BARBARA CA 93103 PH (805)722-1855 FAX (805)666-4473	Revisions: <table border="1" style="width: 100%;"> <tr> <td>NO.</td> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION				
NO.	DATE	BY	REVISION								

SHEET NOTES

1. IN ALL CASES, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED OR ALTERED.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT AREAS.
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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DOOR SCHEDULE

NO.	TYPE	NOTES
1	6'0" x 8'0" SW	1
2	6'0" x 8'0" SW	1
3	6'0" x 8'0" SW	1
4	6'0" x 8'0" SW	1
5	6'0" x 8'0" SW	1
6	6'0" x 8'0" SW	1
7	6'0" x 8'0" SW	1
8	6'0" x 8'0" SW	1
9	6'0" x 8'0" SW	1
10	6'0" x 8'0" SW	1
11	6'0" x 8'0" SW	1
12	6'0" x 8'0" SW	1
13	6'0" x 8'0" SW	1
14	6'0" x 8'0" SW	1
15	6'0" x 8'0" SW	1
16	6'0" x 8'0" SW	1
17	6'0" x 8'0" SW	1
18	6'0" x 8'0" SW	1
19	6'0" x 8'0" SW	1
20	6'0" x 8'0" SW	1

WINDOW SCHEDULE

NO.	TYPE	NOTES
1	3'0" x 4'0" SW	1
2	3'0" x 4'0" SW	1
3	3'0" x 4'0" SW	1
4	3'0" x 4'0" SW	1
5	3'0" x 4'0" SW	1
6	3'0" x 4'0" SW	1
7	3'0" x 4'0" SW	1
8	3'0" x 4'0" SW	1
9	3'0" x 4'0" SW	1
10	3'0" x 4'0" SW	1
11	3'0" x 4'0" SW	1
12	3'0" x 4'0" SW	1
13	3'0" x 4'0" SW	1
14	3'0" x 4'0" SW	1
15	3'0" x 4'0" SW	1
16	3'0" x 4'0" SW	1
17	3'0" x 4'0" SW	1
18	3'0" x 4'0" SW	1
19	3'0" x 4'0" SW	1
20	3'0" x 4'0" SW	1

FINISH SCHEDULE

NO.	TYPE	NOTES
1	CONCRETE	1
2	PLASTER	1
3	PAINT	1
4	CEILING	1
5	FLOORING	1
6	WALLS	1
7	DOORS	1
8	WINDOWS	1
9	BASEMENTS	1
10	ROOFING	1
11	MECHANICAL	1
12	ELECTRICAL	1
13	PLUMBING	1
14	MECHANICAL	1
15	ELECTRICAL	1
16	PLUMBING	1
17	MECHANICAL	1
18	ELECTRICAL	1
19	PLUMBING	1
20	MECHANICAL	1

INSULATION NOTES

1. ALL EXTERIOR WALLS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

2. ALL EXTERIOR ROOFS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

3. ALL INTERIOR WALLS SHALL BE INSULATED WITH 1" FIBERGLASS BATT INSULATION.

4. ALL INTERIOR ROOFS SHALL BE INSULATED WITH 1" FIBERGLASS BATT INSULATION.

5. ALL FLOORS SHALL BE INSULATED WITH 1" POLYSTYRENE FOAM BOARD INSULATION.

6. ALL FOUNDATIONS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

7. ALL EXTERIOR DOORS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

8. ALL EXTERIOR WINDOWS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

9. ALL INTERIOR DOORS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

10. ALL INTERIOR WINDOWS SHALL BE INSULATED WITH 2" POLYSTYRENE FOAM BOARD INSULATION.

CRAWL SPACE FLOOD VENT

1. ALL CRAWL SPACES SHALL BE VENTILATED WITH 1" DIA. VENTS PER 100 SQ. FT. OF CRAWL SPACE.

2. ALL VENTS SHALL BE PROTECTED FROM PESTS AND WEATHER.

3. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" ABOVE THE GROUND SURFACE.

4. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR WALL.

5. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR WINDOW.

6. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR DOOR.

7. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR PORCH.

8. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR PATIO.

9. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR BALCONY.

10. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR TERRACE.

ATTIC SPACE VENTILATION

1. ALL ATTIC SPACES SHALL BE VENTILATED WITH 1" DIA. VENTS PER 100 SQ. FT. OF ATTIC SPACE.

2. ALL VENTS SHALL BE PROTECTED FROM PESTS AND WEATHER.

3. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" ABOVE THE GROUND SURFACE.

4. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR WALL.

5. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR WINDOW.

6. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR DOOR.

7. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR PORCH.

8. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR PATIO.

9. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR BALCONY.

10. ALL VENTS SHALL BE INSTALLED AT A MINIMUM OF 18" FROM THE EXTERIOR TERRACE.

LEGEND

- 1. FINISH SCHEDULE
- 2. WINDOW SCHEDULE
- 3. DOOR SCHEDULE
- 4. INSULATION NOTES
- 5. CRAWL SPACE FLOOD VENT
- 6. ATTIC SPACE VENTILATION
- 7. SHEAR WALL SCHEDULE
- 8. CODE COMPLIANCE NOTES
- 9. FOUNDATION PLAN
- 10. FLOOR PLAN

CODE COMPLIANCE NOTES

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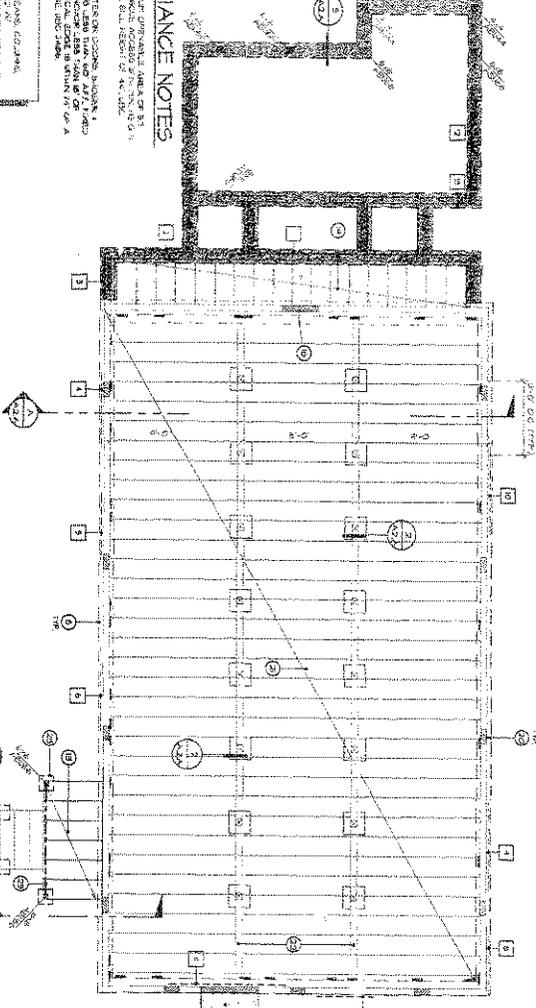
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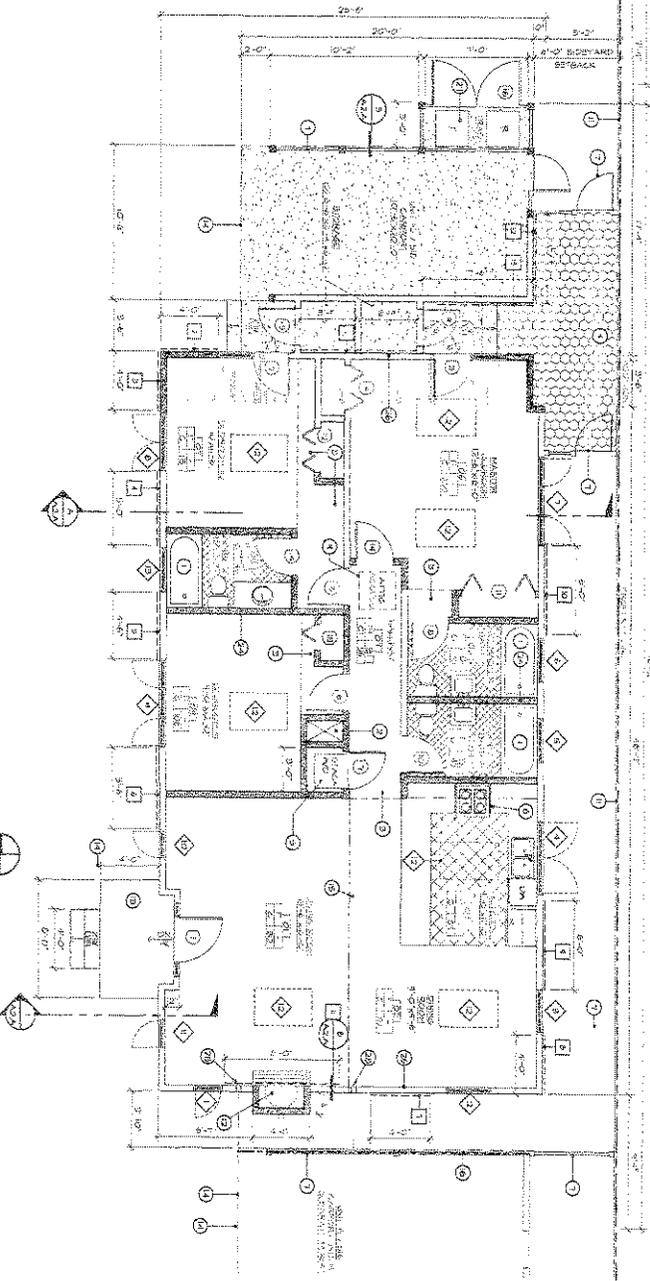
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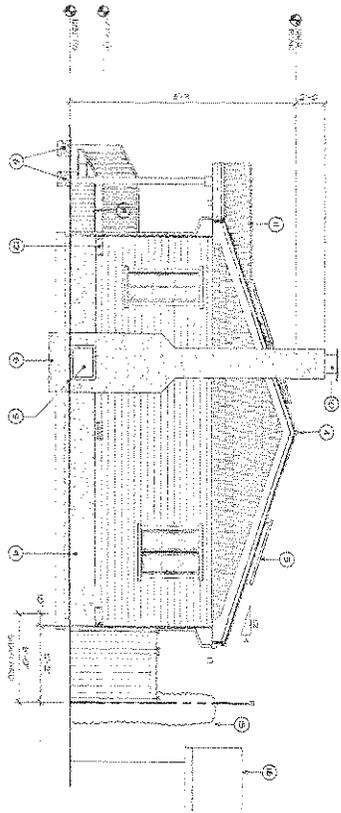
FOUNDATION PLAN - UNIT #2/518



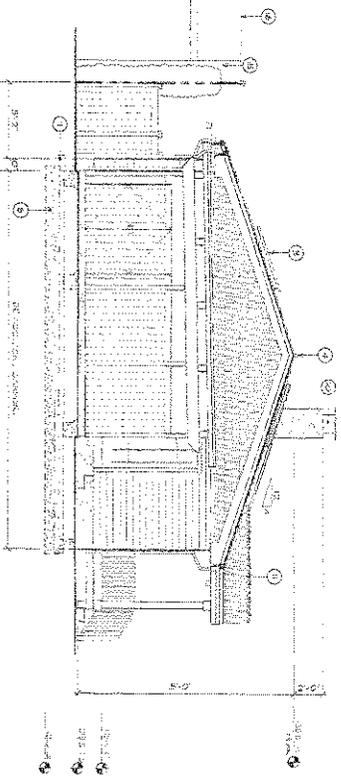
FLOOR PLAN - UNIT #2 / 518



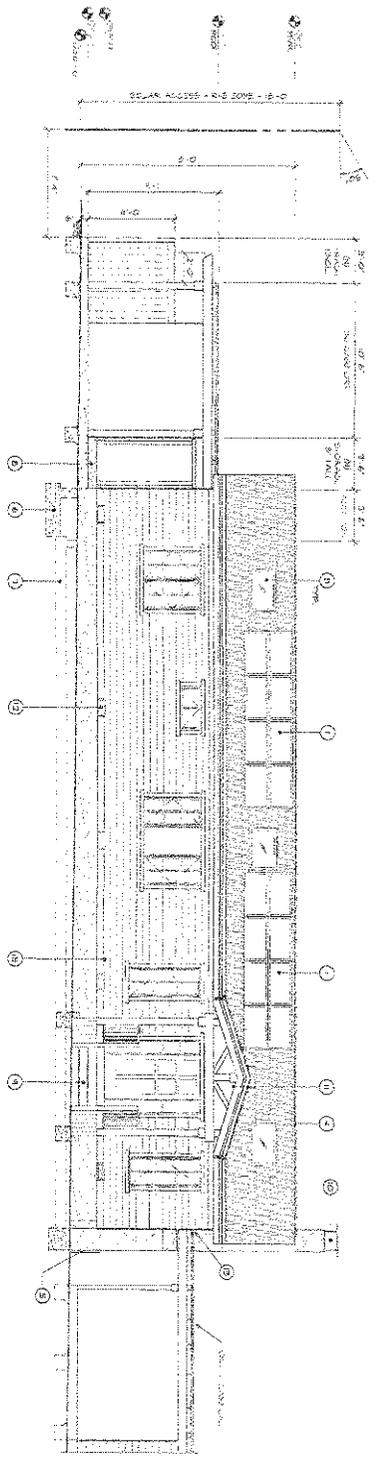
<p>AIA</p>	<p>CONDOMINIUM CONVERSION</p> <p>UNIT #2 / 518 WEST LOS OLIVOS STREET SANTA BARBARA CA 93103</p>	<p>Sheet No: 11</p> <p>FOUNDATION PLAN FLOOR PLAN FINISH, DOOR & WINDOW SCHEDULES</p>	<p>NORMAN H. CALDWELL STRUCTURAL ENGINEER 1750 W. CLARET RD SANTA BARBARA, CA 93103 PH (805) 962-0987 FAX (805) 962-2258</p>	<p>BRUCE & JASMINE BURKE BASE CONSTRUCTION 1807 N. SALS PUEDES STREET SANTA BARBARA, CA 93103 PH (805) 729-1855 FAX (805) 966-6678</p>	<p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date:</td> <td style="width: 50%;">By:</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Date:	By:								
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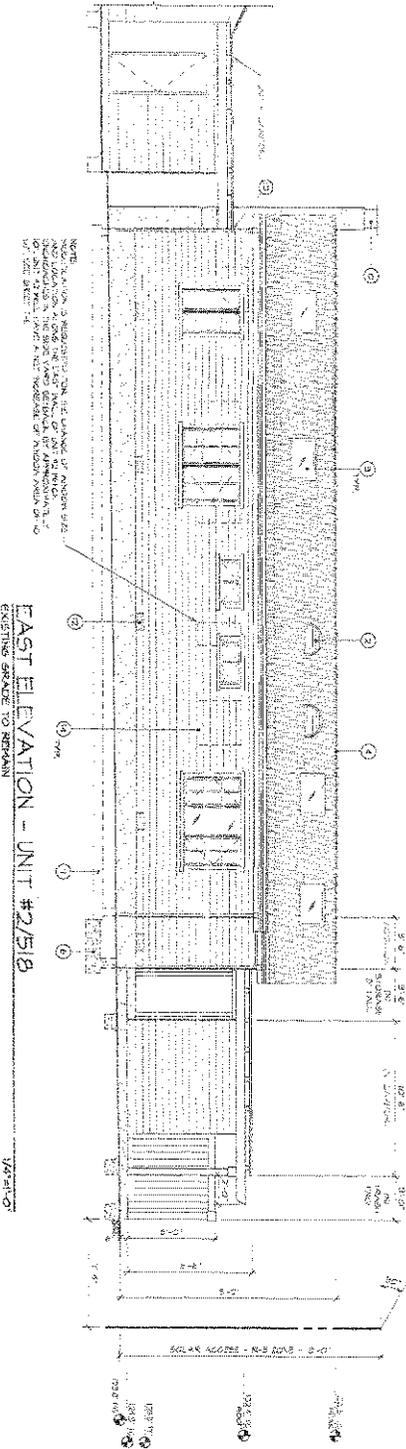
SOUTH ELEVATION - UNIT #2/518
EXISTING GRADE TO REMAIN



NORTH ELEVATION - UNIT #2/518
EXISTING GRADE TO REMAIN



WEST ELEVATION - UNIT #2/518
EXISTING GRADE TO REMAIN



EAST ELEVATION - UNIT #2/518
EXISTING GRADE TO REMAIN

KEY NOTES

1. GUTTER AND DOWNSPOUTS SHALL BE 1/2" MIN. CLEARANCE FROM THE WALL.
2. SEE SECTION AT THE VENUE.
3. BRICKWORK.
4. BRICK VENT.
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ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	BRICKWORK	1000	SQ YD	100.00	100000.00
3	ROOFING	100	SQ YD	100.00	10000.00
4	GLASS	100	SQ YD	100.00	10000.00
5	PAINT	100	YD	100.00	10000.00
6	PLASTER	100	YD	100.00	10000.00
7	CEILING	100	YD	100.00	10000.00
8	FLOORING	100	YD	100.00	10000.00
9	MECHANICAL	100	YD	100.00	10000.00
10	ELECTRICAL	100	YD	100.00	10000.00
11	PLUMBING	100	YD	100.00	10000.00
12	INSULATION	100	YD	100.00	10000.00
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33	CEILING	100	YD	100.00	10000.00
34	FLOORING	100	YD	100.00	10000.00
35	MECHANICAL	100	YD	100.00	10000.00
36	ELECTRICAL	100	YD	100.00	10000.00
37	PLUMBING	100	YD	100.00	10000.00
38	INSULATION	100	YD	100.00	10000.00
39	FOUNDATION	100	YD	100.00	10000.00
40	CONCRETE	100	YD	100.00	10000.00
41	BRICKWORK	1000	SQ YD	100.00	100000.00
42	ROOFING	100	SQ YD	100.00	10000.00
43	GLASS	100	SQ YD	100.00	10000.00
44	PAINT	100	YD	100.00	10000.00
45	PLASTER	100	YD	100.00	10000.00
46	CEILING	100	YD	100.00	10000.00
47	FLOORING	100	YD	100.00	10000.00
48	MECHANICAL	100	YD	100.00	10000.00
49	ELECTRICAL	100	YD	100.00	10000.00
50	PLUMBING	100	YD	100.00	10000.00
51	INSULATION	100	YD	100.00	10000.00
52	FOUNDATION	100	YD	100.00	10000.00
53	CONCRETE	100	YD	100.00	10000.00
54	BRICKWORK	1000	SQ YD	100.00	100000.00
55	ROOFING	100	SQ YD	100.00	10000.00
56	GLASS	100	SQ YD	100.00	10000.00
57	PAINT	100	YD	100.00	10000.00
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59	CEILING	100	YD	100.00	10000.00
60	FLOORING	100	YD	100.00	10000.00
61	MECHANICAL	100	YD	100.00	10000.00
62	ELECTRICAL	100	YD	100.00	10000.00
63	PLUMBING	100	YD	100.00	10000.00
64	INSULATION	100	YD	100.00	10000.00
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66	CONCRETE	100	YD	100.00	10000.00
67	BRICKWORK	1000	SQ YD	100.00	100000.00
68	ROOFING	100	SQ YD	100.00	10000.00
69	GLASS	100	SQ YD	100.00	10000.00
70	PAINT	100	YD	100.00	10000.00
71	PLASTER	100	YD	100.00	10000.00
72	CEILING	100	YD	100.00	10000.00
73	FLOORING	100	YD	100.00	10000.00
74	MECHANICAL	100	YD	100.00	10000.00
75	ELECTRICAL	100	YD	100.00	10000.00
76	PLUMBING	100	YD	100.00	10000.00
77	INSULATION	100	YD	100.00	10000.00
78	FOUNDATION	100	YD	100.00	10000.00
79	CONCRETE	100	YD	100.00	10000.00
80	BRICKWORK	1000	SQ YD	100.00	100000.00
81	ROOFING	100	SQ YD	100.00	10000.00
82	GLASS	100	SQ YD	100.00	10000.00
83	PAINT	100	YD	100.00	10000.00
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85	CEILING	100	YD	100.00	10000.00
86	FLOORING	100	YD	100.00	10000.00
87	MECHANICAL	100	YD	100.00	10000.00
88	ELECTRICAL	100	YD	100.00	10000.00
89	PLUMBING	100	YD	100.00	10000.00
90	INSULATION	100	YD	100.00	10000.00
91	FOUNDATION	100	YD	100.00	10000.00
92	CONCRETE	100	YD	100.00	10000.00
93	BRICKWORK	1000	SQ YD	100.00	100000.00
94	ROOFING	100	SQ YD	100.00	10000.00
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97	PLASTER	100	YD	100.00	10000.00
98	CEILING	100	YD	100.00	10000.00
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A3.A

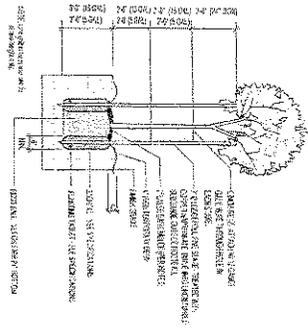
CONDOMINIUM CONVERSION
UNIT #2 / 518 WEST LOS OLIVOS STREET
SANTA BARBARA CA 93101

Sheet Title:
BUILDING ELEVATIONS

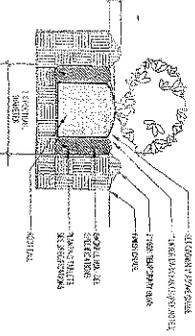
BRUCE & JASMINE BURKE
BASS CONSTRUCTION
1807 N. E. CALIFORNIA STREET
SANTA BARBARA CA 93103
PH: (805) 724-1855 FAX: (805) 966-6678

Revisions:

NO.	DATE	BY	DESCRIPTION
1	10/10/00	BRUCE	ISSUE FOR PERMITS
2	10/10/00	BRUCE	ISSUE FOR PERMITS
3	10/10/00	BRUCE	ISSUE FOR PERMITS
4	10/10/00	BRUCE	ISSUE FOR PERMITS
5	10/10/00	BRUCE	ISSUE FOR PERMITS
6	10/10/00	BRUCE	ISSUE FOR PERMITS
7	10/10/00	BRUCE	ISSUE FOR PERMITS
8	10/10/00	BRUCE	ISSUE FOR PERMITS
9	10/10/00	BRUCE	ISSUE FOR PERMITS
10	10/10/00	BRUCE	ISSUE FOR PERMITS



TREE PLANTING AND STAKING



SHRUB PLANTING

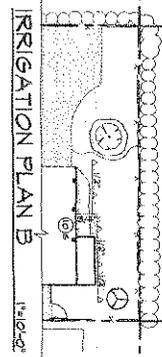
GENERAL NOTES:

1. ALL PLANTING SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
2. ALL PLANTS SHALL BE PLANTED AT THE RECOMMENDED DEPTH AND SPACING.
3. ALL PLANTS SHALL BE PLANTED AT THE RECOMMENDED DEPTH AND SPACING.
4. ALL PLANTS SHALL BE PLANTED AT THE RECOMMENDED DEPTH AND SPACING.

PLANTING NOTES:

IRIGATION NOTES:

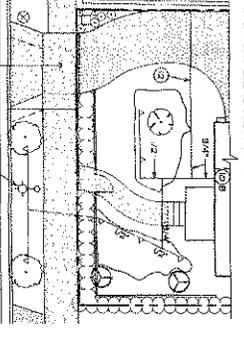
1. ALL IRIGATION SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
2. ALL IRIGATION SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
3. ALL IRIGATION SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
4. ALL IRIGATION SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.



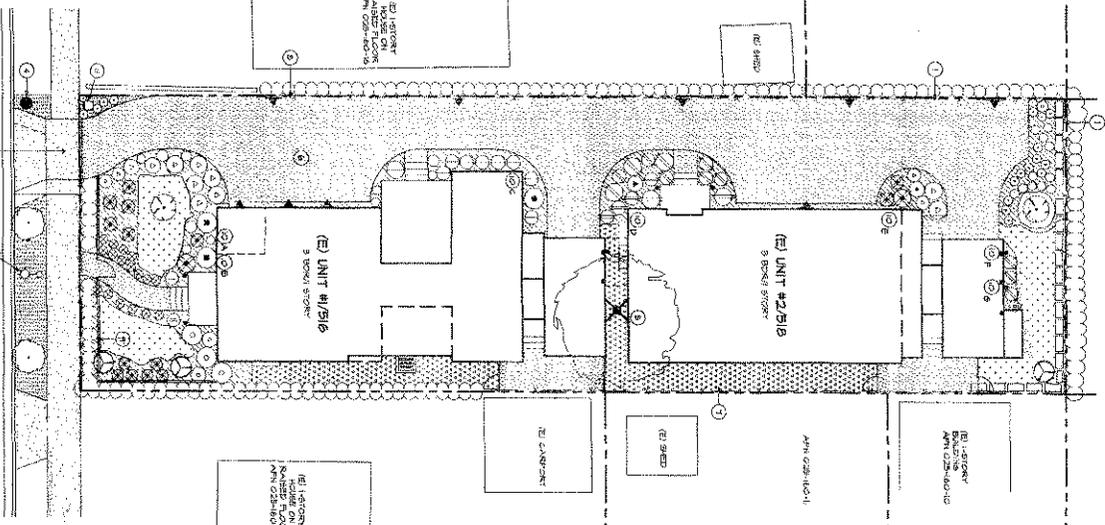
IRRIGATION PLAN B

KEYNOTES:

1. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
2. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
3. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
4. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
5. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
6. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
7. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
8. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
9. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
10. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
11. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.
12. ON 1/2" PVC HOOD PRESS. / 1/2" PVC HOOD TO SIGNAL.



IRRIGATION PLAN A



SITE PLAN

LOT COVERAGE

PARCEL SIZE	AREA	PERCENTAGE
UNIT #1 - 400 SQUARE FEET	1000 SF	10%
UNIT #2 - 400 SQUARE FEET	1000 SF	10%
UNIT #3 - 400 SQUARE FEET	1000 SF	10%
TOTAL	3000 SF	30%

LANDSCAPE COMPLIANCE REQUIREMENTS

1. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
2. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
3. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
4. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
5. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
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9. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
10. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
11. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.
12. ALL LANDSCAPE SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLANTING MANUAL.

PLANT LIST

SYMBOL	PLANT NAME	HEIGHT	WIDTH	DEPTH
(1)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(2)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(3)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(4)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(5)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(6)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(7)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(8)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(9)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(10)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(11)	AGAVE	24" DIA.	24" DIA.	24" DIA.
(12)	AGAVE	24" DIA.	24" DIA.	24" DIA.

CONDOMINIUM CONVERSION
 UNIT #1/516 & UNIT #2/516 NEST LOS OLIVOS STREET
 SANTA BARBARA CA 93101

BRUCE & JASMINE BURKE
 BASE CONSTRUCTION
 1807 N. SALSIPUEDES STREET
 SANTA BARBARA, CA 93103
 PH (805) 124-1855 FAX (805) 966-4415

Sheet Title: LANDSCAPE PLAN

Revisions: [Table with columns for date, description, and initials]

SAGE CONSTRUCTION

of SANTA BARBARA

7-18-2007

Planning & Development
City of Santa Barbara

Attn: Staff Hearing Officer

Re: DART Application MST 2007-00118
516 & 518 West Los Olivos St

- 2a. The project consists of a proposal to convert 2 existing one story detached 3 bedroom residences to condominiums on a 8,348 square foot R-3 parcel - 12 units / acre - each 3 bedroom unit requires 2800 sf lot area

The proposal includes demolition, remodeling the interior and exterior of the structures, addition of 74 net sf (90 gross sf) to unit # 2, the 1,191 sf residence at the rear of the parcel, and a 81 net sf (96 gross sf) addition to Unit # 1, the 1,250 sf residence at the front of the parcel. Parking will be provided by a new 10'-6" x 20' carport with private storage & trash enclosures and 1 uncovered parking space for each residence.

Also proposed is raising the existing finish floor elevation of Unit # 1 - 1'-6" to meet the Base Flood Elevation of 125.5'

A Waiver has been requested to eliminate wood fences at the POLS - see T1 (ABR)

Additional Applications Required :

1. A Tentative Subdivision Map for a 1 lot subdivision to create 2 residential condominium units (SBMC # 27.07 & # 27.13)
2. A Condominium Conversion Permit to convert 2 existing units to 2 condominium units (SBMC # 28.88)
3. A Modification to allow windows, door and roof height changes within the interior yard setback (SBMC # 28.21.060.2)

- Page 1 -

1307 North Salsipuedes Street, Santa Barbara CA 93103 (805)-729-1855, Fax 966-4973

EXHIBIT C

4. Design Review Approval by the Architectural Board of Review (ABR) (SBMC # 22.68)

A Modification is requested to allow window, door & roof height changes within the interior yard setback as follows:

Change of window size and location along the east wall of Unit # 1
Unit # 1 will have a net increase of window area of 32.1 sf - see T1A

Change of window size and location along the east wall of Unit # 2 -
Unit # 2 will have a net increase of window area of 10 sf - see T1A

Raising the roof of Unit # 2 approximately 3" for the installation of 3" thick rigid roof insulation - See Detail A/A2.A

- 2b. MST 2006-00648 was filed on 10-23-2006, reviewed by ABR on 11-20-06 and continued. Dart comments were issued on 12-5-2006 . MST 2006-00648 was withdrawn 1-5-2007

MST 2007-00019 was filed 1-12-07, ABR approval 1-22-07.

BLD 2007-00163/00505) was issued on 3-8-07 as per NOV 2006-00995 for demolition, foundation and termite damage repair work on Unit # 1 & # 2 - Permit Card was finalized on 3-09-07 - see PT1, PF1, PA1, PA2

MST 2007-00118 was filed o 3-12-07, reviewed by ABR on 4-9-07 and continued.

- 2d. I have had several conversations with city staff concerning the project:

Jake Jacobus visited the site on 8-11-06 and determined that the existing detached residences have no historical significance

Stacy Wilson from the Traffic Dept reviewed the parking on 1-18-2007 and noted that she would likely support a waiver for the proposed driveway back up distance of approximately 150' versus the required 75'

Nicky Studt of county fire reviewed the site plan and provided the fire hydrant info noted on T-1- and determined that I met the 150' hose length requirement of

access to the property - without a fire truck having to enter the driveway - and that fire sprinklers will not be required.

David Posada of Public works noted that the existing water meter serving both residences is 1' in size - and a new water meter can be manifolded to the existing meter - providing a separate water meter and service for unit # 518

Lonnie O'Grady of the Building Dept confirmed that the Condo Conversion Ordinance requires the project to meet 66% of the Uniform Housing Code minimum standards

City Arborist Randy Fritz recommended - 15 Gallon ' London Plane ' trees with groundcover at the public parkway - and no written permission or permits will be required b City Parks & Recreation Department

Karen Gumtow of Public Works recommended 2 - 64 gallon trash containers - 1 trash - 1 recycle - CCR's to include green waste to be hauled off site by landscape maintenance company to a green waste recycle facility

2e. I am proposing a condominium conversion for a property purchased by my wife & I - as a family investment and project - I enjoy refurbishing cottages - I spent 8 years refurbishing the cottage I live in with my family near the old St Francis Hospital - (historic bungalow district), though a more profitable scheme would be to ' scrape ' the property and try to install 3 condo units - I feel it will be more appropriate to refurbish the cottages - provide an upgrade for the neighborhood - with entry level housing and/or quality rental units upon completion.

2f. After my review and consultations with staff - the issues were raised:

Connecting the carports to the home with a man door - we are working with 2 existing homes and the floor plans do not lend themselves - due to existing layout and size - to providing a connection to the new carports - the connection would effectively eliminate a bedroom in each unit - and I feel it is more important to provide ' housing ' (bedrooms) in place of a carport connection to the living space

Unit # 1 & # 2 are connected with an 8' wide section of the Unit # 1 carport roof - which eliminates the need for a 15' separation between 2 main buildings

1 hour rated wall construction is provided along the south wall of Unit # 2 adjacent to Unit # 1 carport - window # 2 at the south wall will be protected with an 1 hour rated rolling fire shutter - window # 1 is not affected

I am proposing minor additions to each unit to improve room sizes and provide additional bathrooms & closets - and carports w/ storage & trash enclosures

Title 25 assemblies are not required due to lack of party walls

The property is surrounded on all 4 sides by fences and 6' to 10' tall hedges - the hedge along the front property line will be rimmed to a 3'-6" height - the hedges along the side and rear of the property are located on the adjacent properties and probably not available for me to trim to the required height

2g.1 Existing residences to remain as residences

2g.2 Unit # 1/516 is 1260 sf w/ a proposed 81 net sf (96 gross sf) addition & approximately 10'-6" x 20' carport w/ storage & trash enclosures

Unit # 2/518 is 1196 sf w/ a proposed 74 net sf (90 gross sf) addition & approximately 10'-6" x 20' carport w/ storage & trash enclosures

2g.3 Exterior demolition includes removal of existing porches, outdoor hot water heater enclosure, siding, windows, doors, portion of walls and roof at both residences. See D1, D1A, D2

2g.4 The property is 8,348 sf / .20 acres

2g.5 An existing Jacaranda tree is proposed to be removed - see TD-1 & L-1

There is no significant vegetation on site

2g.6 There appears to be no significant drainage issues - see drawing C-1

2g.7 The driveway / parking area sf is 2321 sf - 28% of the parcel as noted on T-1

The landscaping area sf is 2327 sf - 28% of the parcel as noted on T-1

- 2g.8 No significant grading is required - see drawing C-1 - there will be minor cut & fill for the installation of the carport & addition foundations and slabs - with approximately 5.9 cy of spoils - which will be balanced on site - no import or export of fill is planned
- 2g.9 The surrounding properties are zoned R-3
- 2g.10i Exterior lighting will be low intensity / glare design - shielded & hooded to provide downward projection - see ME-1 & ME-2 - lighting cutsheets submitted
- 2g.10ii The project will not create any smoke or odors
- 2g.10iii The project will not create any new noise sources
- 2g.10v No geotechnical reports have been prepared for the project
- 2g.10vi Noise, Drainage and Archaeological studies have been submitted
- 2g.10vii There are no proposed recreational trails / easements for the site
- 2g.10viii Mission Creek is approximately 150' to the east of the property
- 2g.11.i Exterior demolition will last approximately 10 days
- 2g.11.ii There is no significant grading - see drawing C-1
- 2g.11.iii Construction duration will be approximately 6 to 8 months
- 2g.11.iv Demolition crew will be 2 to 3 laborers w/ hand tools
Excavation crew will be a backhoe & laborer
- Construction crew will vary in size - from a 4 man crew to possibly 10 workers including subcontractors on site
- 2g.11.v The equipment & material staging area will be the driveway/carport area
- 2g.12 The 2 existing residences, Unit # 1/516 & Unit # 2/518 have 3 bedrooms each - and will remain as 3 bedroom residences
- 2h.1 The project will not involve the use or disposal of hazardous materials

There is no known hazardous site contamination on the property
There are no known abandoned oil wells in the area

2h.2 The proposed project site is not listed on the hazardous waste site list maintained by the Secretary for Environmental Protection - see attached statement

The following is a response to requirements listed in the Condominium Conversion Ordinance

28.88.040 Physical Standards for Condominium Conversions

- A. Unit sizes exceed 600 sf - see floor plans A1 & A1A
- B1. Smoke detectors noted - see ME1 & ME1A
- B2. CCR's will include applicable fire protection systems and maintenance
- C. Title 25 sound walls not required due to lack of party walls
- D. Separate utility metering has been provided - see C-2
- D3. All plumbing fixtures meet UPC & City codes - see ME1 & ME1A
- E. POLS meet city code requirements - see T-1A & keynotes
- F. Laundry facilities have been provided - see A1 & A1A
- G. All Equipment & Appliances will be new
- H. There are no public easements - see TM1
- I. Restoration work will be completed as required - see development plans
- J. Parking standards have been complied with - see T1
- K. Physical Elements Report has been submitted
- L. Outdoor Living Space meets MC 28.21.081 requirements
- M. HC accessibility is not required for 4 units or less

28.88.050 Application Requirements For Condominiums

- A. Development plans includes all items # 1 thru # 13
- B. Physical Elements Report has been submitted
- B2. Structural Pest Report has been submitted
- B3. Building / Site / Tenant History Report is attached

28.88.060 Additional Submittals for Conversions to Condominiums

- A. See e mail from Emmet Hawkes
- B1. Square footage & numbers noted - see A1 & A1A
- B2-4 See attached rental history / vacancy letter by Tom Powell dated 10-15-2006
- B5. Property was vacant when purchased
- B6. N/A
- C. N/A

Please review and advise.

Sincerely

Bruce M Burke



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

516 & 518 W LOS OLIVOS ST

MST2007-00118

RES-CONDO CONVER:

Page: 1

Project Description:

Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.

Activities:

5/14/2007

ABR-Concept Review (Continued)

(Second Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

(9:09)

Present: Bruce Burke, Owner; Dawn Sherry Architect.

(9:09)

Present: Bruce Burke, Owner; Dawn Sherry, Architect.

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

- 1) The Board grants a waiver for the private yard area enclosure at the rear unit, at the rear property line because its distance from the street implies a sense of privacy.*
- 2) It is understood that the decks between the carports which are greater than 10 inches above grade, no longer require a modification because the buildings are connected.*
- 3) The modification for the increased roof height poses no negative aesthetic impact. The shed roof acceptable to the Board and is preferable to the previous proposal.*
- 4) Most Board members are in favor of the skylights for energy conservation. Some Board members are not in favor of the skylights for aesthetic reasons.*
- 5) Provide way finding signage directing pedestrians to the rear unit. #518.*

Project Description:

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Activities:

6) The Board appreciates the enhanced paving for the driveway and motor-court, and finds that due to this enhanced paving, an enhanced and differentiated walkway is not required.

7) The Board appreciates the use of the photovoltaic panels in the proposed location.

8) The Board appreciates the new entries and charm-giving elements. The trash areas and additional exterior storage spaces are acceptable as presented.

Action: Aurell/Mudge, 5/0/0. (Blakeley and Manson-Hing absent. Sherry stepped down.)

4/24/2007

ABR-Resubmittal Received

4/9/2007

ABR-Notice Prepared-PC/SHO Req

4/9/2007

ABR-Concept Review (New) - PH

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVALS OF CONDOMINIUM CONVERSION AND MODIFICATIONS.)

(6:15)

Present: Dawn Sherry, Agent; Bruce Burke, Owner.

Public comment opened at 6:26 p.m.

Ralph Philbrick, concerned about increase in height.

Public comment closed at 6:27 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments: 1) The modification for the elimination of the five foot private outdoor fence is supportable. The Board understands that the existing hedge and the front entry gate will be reduced to 42 inches. Provide details for the style of the proposed gate. 2) The modification for the building separation of less than 10 feet is technical and has no aesthetic impact. 3) It is understood that the decks between the carport and the units are raised greater than 10 inches to provide access to the units. The Board finds that the modification is technical in nature and has no aesthetic impact. 4) The modification for the increased roof height is technical in nature and not an aesthetic impact, and finds

Project Description:

Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.

Activities:

the shed roof acceptable and preferable to the previous proposal. 5) It is understood that the hand drawings are the actual elevations, not those created by computer-aided design (CAD). 6) Some Board members are in favor of the skylights for energy conservation. Some Board members are not in favor of the skylights. 7) Provide signage directing pedestrians to the rear unit. 8) Study including vine pockets along the newly fenced area. 9) Provide building heights on the CAD drawings. 10) The Board appreciates the enhanced paving for the driveway and motor-court, and finds that due to the enhanced paving, an enhanced walkway is not required. 11) The Board appreciates the use of the photovoltaic panels in the proposed location. 12) The Board appreciates the new entries, and charm giving elements. The trash areas and additional exterior storage spaces are acceptable as presented.

Action: Wienke/Blakeley, 6/0/0. Motion carried. (Sherry stepped down; Mudge absent.)

3/12/2007

ABR-Posting Sign Issued

Posting sign issued. Email notice to sbbruce@cox.net

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

June 1, 2007

Mr. Bruce Burke
1307 North Salsipuedes Street
Santa Barbara, CA 93103

RECEIVED 5345-01

JUN 07 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

SUBJECT: *Residential Condominium Conversion Project*
516-518 West Los Olivos Street, Santa Barbara
REVISED AND AMENDED Environmental Noise Study

Dear Mr. Burke:

This report contains our revised and amended assessment of the future transportation-related noise environment at the subject property housing your proposed residential condominium conversion project, located at 516 and 518 West Los Olivos Street in the City of Santa Barbara. The original assessment was conducted in conformance with the City of Santa Barbara's requirement that the Community Noise Equivalent Level (CNEL) not exceed 60 dB(A) within exterior living spaces of the project; however, the project site plan has been revised since the original Dudek report date. In response to the City of Santa Barbara DART Comment Letter dated April 10, 2007, and based upon the site plan dated May 30, 2007, Dudek has revised this noise study to address future anticipated noise levels in the four (4) proposed exterior living areas of the project. The report also contains a qualitative analysis of interior noise levels, for comparison with the City's 45 dB(A) CNEL residential interior noise criterion.

It should be noted the original noise analysis conducted by Dudek did not include modeling of the noise attenuation from the project structures. A screening analysis without including the project structures indicated the chosen receptor locations would be within the City's adopted criterion for exterior living areas; therefore the project structures themselves were not included in the model. This revised noise study includes modeling of the project structures and their affect upon future noise levels in the proposed exterior living areas. Because the project buildings are included in the modeling for this revised report, calculated future noise levels within the exterior living areas of the project are in most cases lower than in the original report (Dudek, November 1, 2006).

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The project would provide outdoor living space (pursuant to City of Santa Barbara Municipal Code Section 28.21.081) in the form of one designated private ground-level yard space for unit 2 (518 West Los Olivos Street), a ground-level patio for each unit, and an entry court-yard for unit 1 (516 West Los Olivos Street). Within the project's designated yard and patio areas, the future noise levels from Year 2025 traffic volumes on US Highway 101 are calculated to range up to 60 dB CNEL. These exterior noise levels would be within the acceptable range for new multi-family residences, and therefore no mitigation would be required.

Because future exterior noise levels at the site are calculated to remain at or below 60 dB(A) CNEL, attenuation rates associated with standard construction methods and materials would result in interior noise levels which comply with the 45 dB(A) CNEL interior criterion. Therefore, no mitigation would be required in order to address interior noise levels calculated to occur on the project site, associated with future traffic volumes on US Highway 101.

1.0 BACKGROUND

1.1 Project Setting

The subject property is currently developed with two dwelling units identified as 516 and 518 West Los Olivos. The proposed project would convert each of the existing structures to a 3-bedroom residential condominium and would also include construction of two new carports, as well as new ground-level concrete patios and yard spaces for exterior living areas.

The project site is located near the southwest terminus of West Los Olivos Street. The subject property is situated approximately mid-block between Oak Park Lane and the US Highway 101 corridor. There are three intervening lots developed with residences between the subject property and Oak Park Lane, and therefore traffic on Oak Park Lane is not a significant contributor to the noise environment at the project site. West Los Olivos terminates in a cul-de-sac two parcels to the west of the subject property; therefore very little traffic is incident upon this block of Los Olivos Street, and consequently Los Olivos Street traffic is not a substantial contributor to the noise environment at the site. The principal contributor and controlling noise source of the ambient noise environment at the project site is, and would continue to be, traffic noise on US Highway 101.

The regional location and project vicinity are depicted in *Figures 1 and 2*. The site plan and is graphically depicted on *Figure 3*. The project will provide primary outdoor living space in the

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form of ground-floor private yard area and ground-floor private patios. Please refer to *Figure 3* for the location of proposed private yard area and patios.

1.2 City Noise Criteria

The City of Santa Barbara requires that the noise level within required outdoor living spaces for new single family and multiple family residential development not exceed 60 dB CNEL and the interior noise levels not exceed 45 dB CNEL (City of Santa Barbara, 1979). All sound levels discussed in this report are A-weighted. The acoustical terminology used in this report is defined in *Attachment 1*.

2.0 EXISTING CONDITIONS

The noise environment at the project site is characterized by traffic noise exposure associated with US Highway 101. At the terminus of West Los Olivos, the cul-de-sac portion of the street is separated from US Highway 101 by the Mission Creek channel and a 10-foot high soundwall along the US Highway 101 alignment. On the northerly side of Los Olivos (the project side of the street), several large two-story structures and two single-story residence structures between the project site and US Highway 101 provide partial shielding of the freeway noise.

US Highway 101 in the project vicinity has a current two-way traffic of approximately 101,000 ADT (CalTrans 2005).

Ambient Noise Monitoring

A noise measurement was conducted at the terminus of West Los Olivos Street to determine the contribution of US Highway 101 traffic to the ambient noise environment in the vicinity of the project site. The measurement was made using a calibrated Larson-Davis Laboratories Model 820 (S.N. 1534) integrating sound level meter equipped with a Type 2551 ½-inch pre-polarized condenser microphone with pre-amplifier. When equipped with this microphone, the sound level meter meets the current American National Standards Institute standard for a Type 1 precision sound level meter. The sound level meter was positioned at a height of approximately five feet above the ground.

The noise measurement location is depicted as M1 on *Figure 4*. M1 has the least obstructed exposure to US Highway 101 traffic noise in the project vicinity; there are no buildings directly

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between M1 and the US Highway 101 alignment. The measured average noise level was 64 dB. *Table 1* shows the measured noise level and concurrent traffic volumes on US Highway 101.

**Table 1
Measured Average Sound Level**

Site	Description	Date/Time	L_{eq} ¹	Roadway	Cars	MT ²	HT ³
M1	Terminus of Los Olivos Street, Back of Sidewalk	10/25/06 10:40 – 11:10 a.m.	64 dB	Highway 101	3464	74	110

- Notes:
- ¹ Equivalent Continuous Sound Level (Time-Average Sound Level)
 - ² Medium Trucks
 - ³ Heavy Trucks

General Notes: Temperature 78 degrees, clear, calm wind.

Traffic Noise Modeling

The Caltrans' Sound 32 model was calibrated first, before using the model to evaluate existing and future noise levels from traffic. The same traffic volume and vehicle composition ratios counted during the noise measurements were used to calibrate the model and verify the input used in the noise model. For US Highway 101, automobile speed was modeled at 65 mph, truck speed was modeled at 60 mph. Heavy trucks accounted for approximately 3 percent of the US 101 traffic volumes, while medium trucks accounted for approximately 2 percent of the US 101 traffic volumes.

The modeled L_{eq} value for M1 is within one dB of the measured noise level. This result generally confirms the assumptions used in the noise model. All receptor locations were modeled using a soft site parameter, because the Mission Creek channel is situated along the edge of the US Highway 101 alignment throughout the project vicinity. The attenuation (or drop off rate) for sound propagating from the US Highway 101 corridor is appropriately characterized using the soft site conditions in the noise model.

Caltrans truck data (2004) indicates this segment of US 101 carries an average of 3% heavy trucks and 1 % medium trucks. These truck composition percents were employed in the model for evaluation of existing and future noise levels from this segment of US 101.

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The modeled existing noise level is 66 dB CNEL at M1. It should be noted that this noise level is in terms of the CNEL and not the L_{eq} as shown in Table 1. It should also be noted M1 represents the noise exposure of an unshielded receiver; the receptor location has no intervening structures which block or shield US Highway 101 traffic noise. There are several large two story structures (apartment buildings) and two single-story residences which are situated between the US Highway 101 alignment and the project site, and which provide attenuation of the freeway noise. The existing noise levels modeled for the project site range from 57 to 59 dB CNEL.

3.0 ANALYSIS

Future predicted traffic volumes for US Highway 101 were obtained from a traffic study for another project in the general vicinity. The year 2025 two-way traffic volume for US Highway 101 in the vicinity of the project site is projected to be 130,400 ADT.

Exterior Noise

The future noise level from Year 2025 traffic on US Highway 101 at proposed exterior living areas of the project site would range up to 60 dB CNEL. The calculated noise levels are illustrated in Table 2 below, for the noise measurement location and four receptor locations addressing the proposed exterior living areas of the project. The receptor locations are illustrated on *Figure 4*.

**Table 2
Calculated Future Sound Levels**

Site	Description	CNEL
M1	Noise Measurement Location	67
R1	Private Outdoor Living Space Unit 2 / 518	60
R2	Patio Area, East Face Unit 2 / 518	56
R3	Patio Area, East Face Unit 1 / 516	53
R4	Private Outdoor Living Space Unit 1 / 516	59

Within the proposed exterior living areas for 518 West Los Olivos Street, future sound levels associated with Year 2025 traffic on US Highway 101 are calculated to range up to 60 dB CNEL. Within the entry courtyard and private patio area for 516 West Los Olivos, future sound levels associated with Year 2025 traffic on US Highway 101 are calculated to range up to 59 dB CNEL.

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These proposed exterior living areas for the project would all therefore fall within the City's adopted exterior noise criteria of 60 dB CNEL maximum, without the need for any mitigation.

Interior Noise

A detailed interior noise analysis was not deemed necessary, given the findings of the exterior noise analysis. However, the following conceptual discussion is provided to address interior noise concerns.

Standard construction materials and techniques for a multiple family development normally result in a minimum exterior to interior noise attenuation of 15 dB. Therefore, an exterior noise exposure not exceeding 60 dB CNEL would result in interior noise levels of 45 dB CNEL or less. The predicted future exterior noise level for the project would range up to not greater than 60 dB CNEL. Therefore, separate mitigation measures are not required in order to address resultant interior noise levels.

4.0 MITIGATION

Exterior Noise

None required.

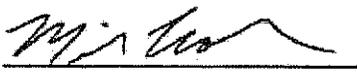
Interior Noise

None required.

This concludes our revised and amended noise assessment.

Very truly yours,

DUDEK & ASSOCIATES, INC.



Mike J. Komula
Acoustician

att.: Figures 1-4

DUDEK

5345-01

**Revised & Amended Environmental Noise Study
516-518 West Los Olivos Street, Santa Barbara**

REFERENCES

- Associated Transportation Engineers (ATE), 2005, *Traffic Volume Data for the Montecito Del Mar Project - City of Santa Barbara*.
- California Department of Transportation (Caltrans), June 1983, *User's Instructions for SOUND32 (FHWA/CA-83/06)*.
- California Department of Transportation (Caltrans), 1987, *California Vehicle Noise Emission Levels, (FHWA/CA/TL-87/03)*.
- California Department of Transportation (Caltrans), 2004, *2002 Annual Average Daily Truck Traffic on the California State Highway System*.
- California Department of Transportation (Caltrans), 2005, *Annual Average Daily Traffic on the California State Highway System*.
- City of Santa Barbara, August 1979. *City of Santa Barbara General Plan Noise Element*.
- City of Santa Barbara, *516-518 West Los Olivos, DART Response Letter, April 10, 2007*
- Sage Construction, *516-518 West Los Olivos Site Plan, May 30, 2007*

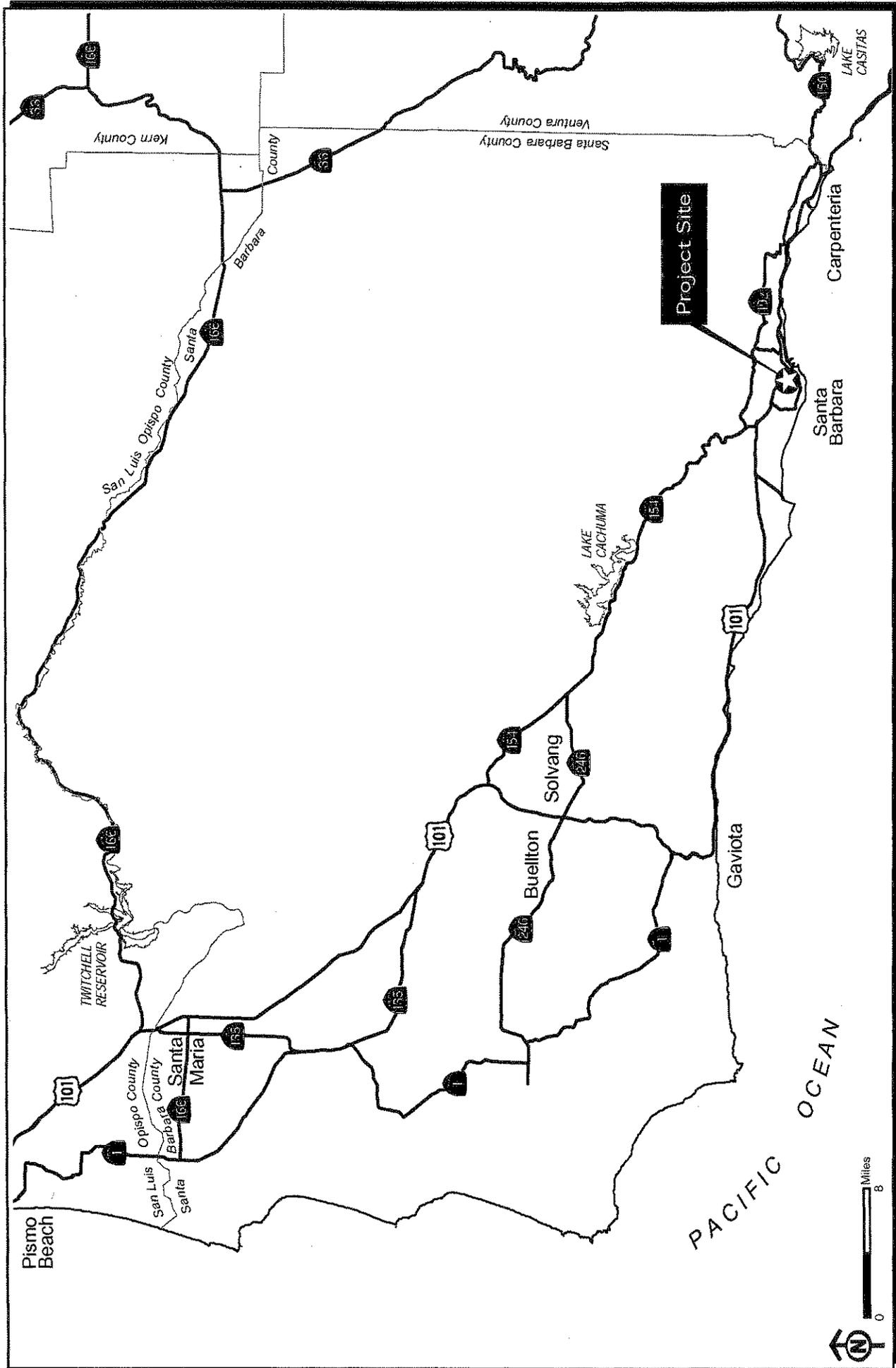


FIGURE 1

**Environmental Noise Study - 516 West Los Olivos
Regional Setting**

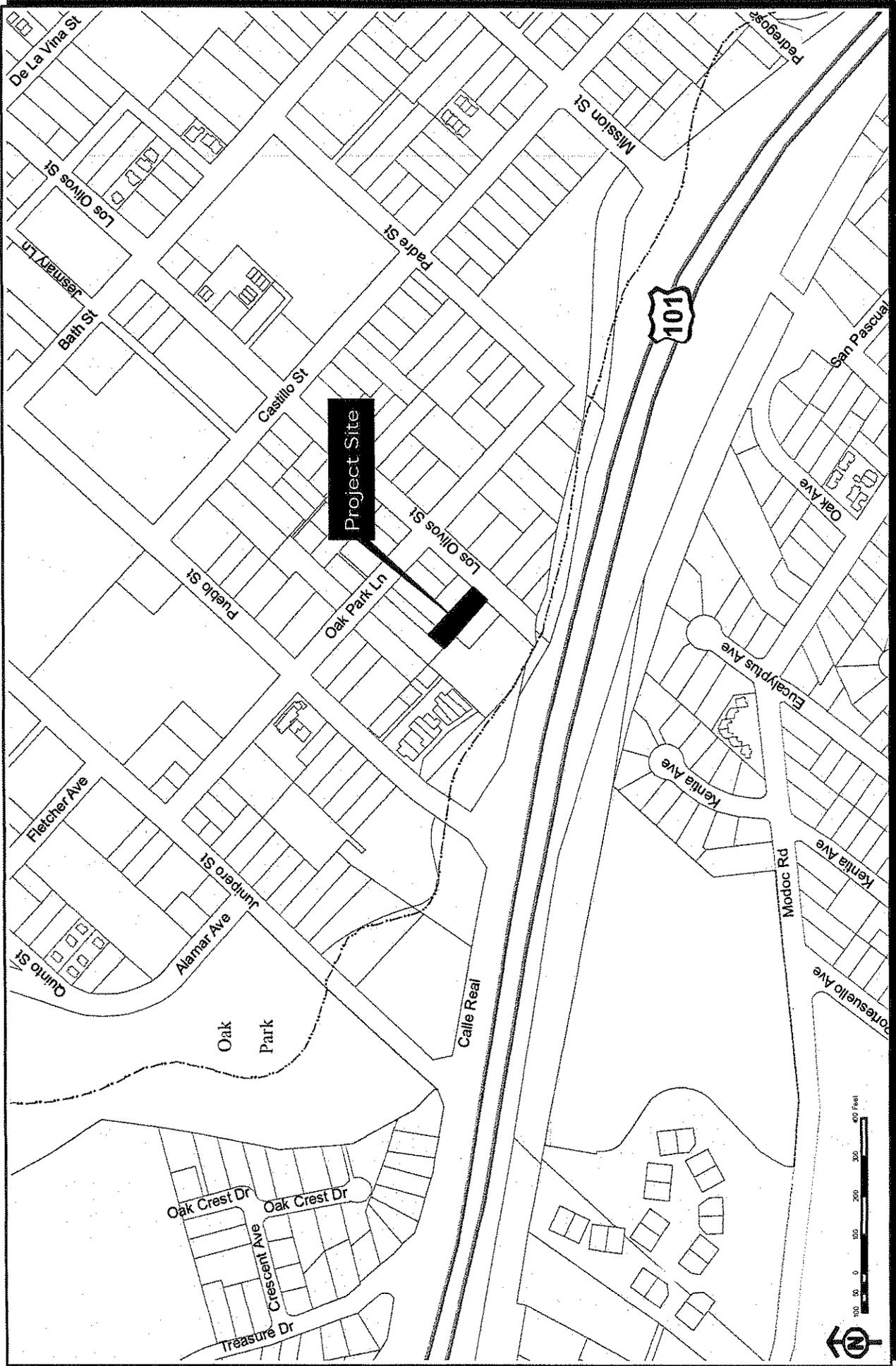
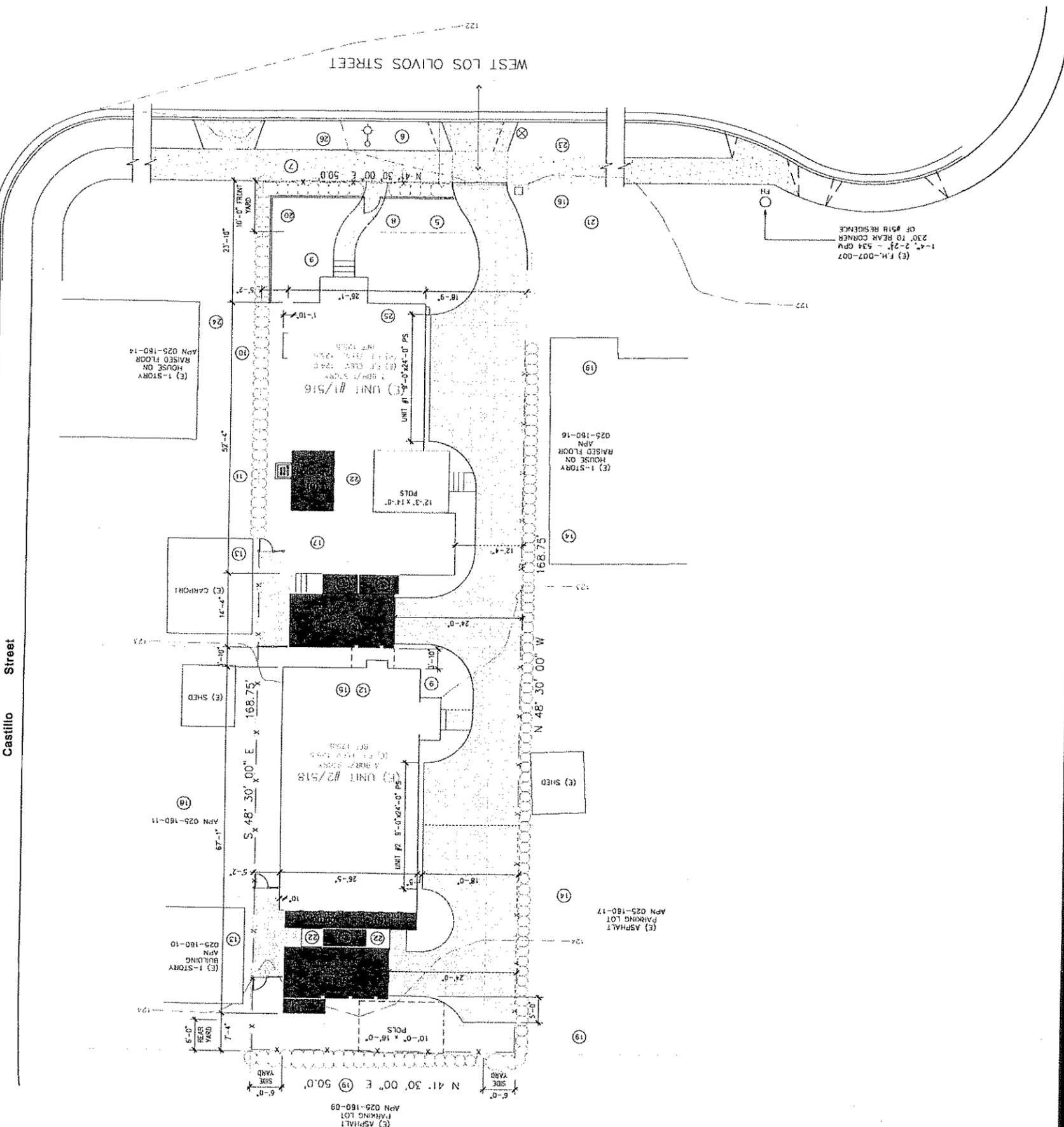


FIGURE
2

Environmental Noise Study - 516 West Los Olivos
Local Vicinity



Castillo Street

WEST LOS OLIVOS STREET

(E) F.H.-007-007
1-4" x 2-2" - 534 GPM
230' TO REAR CORNER
OF #518 RESIDENCE

Base Map Source: Sage Construction

DUDEK

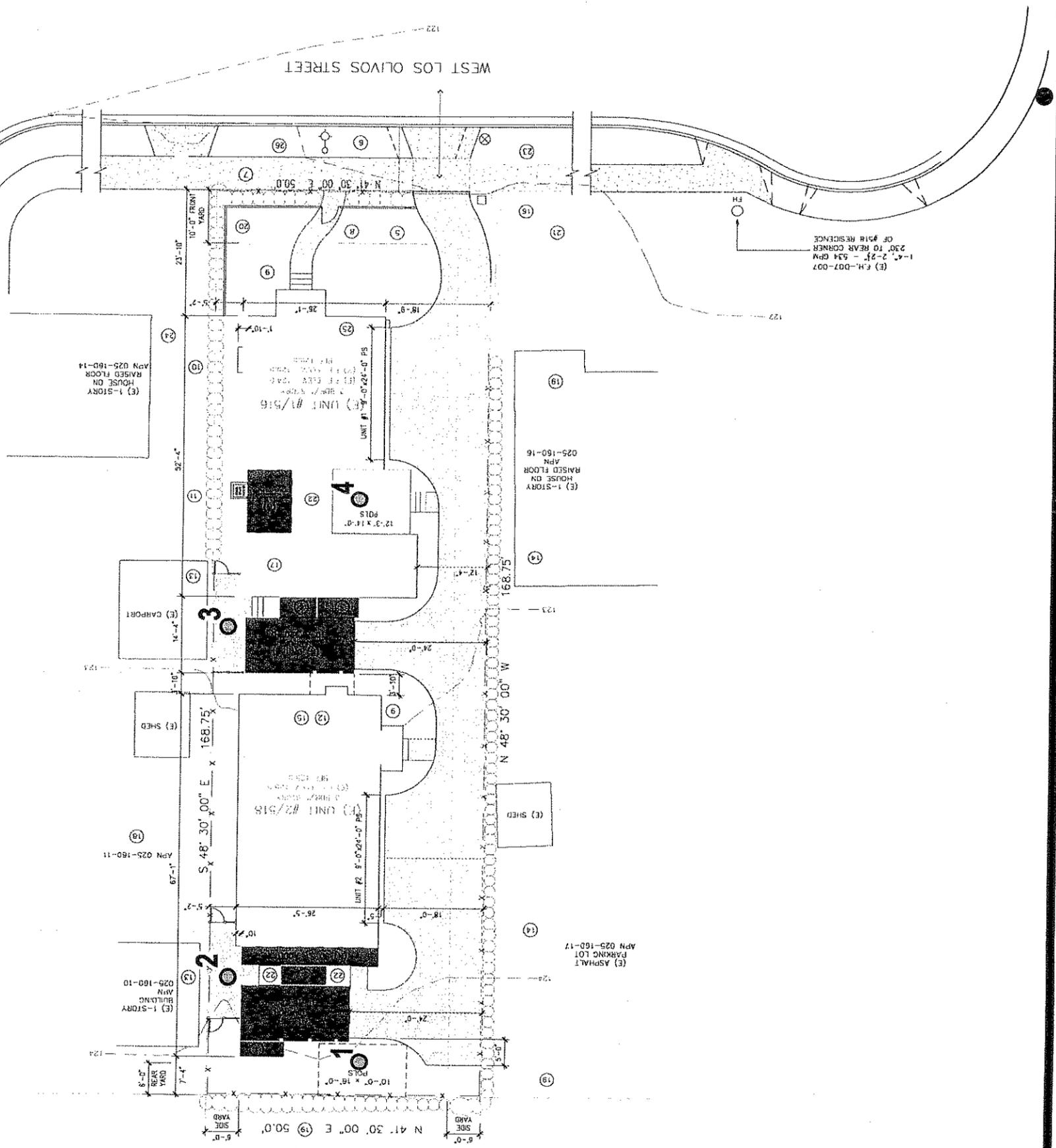


DUDEK

Castillo Street

WEST LOS OLIVOS STREET

- Receptor Locations
- Noise Measurement Locations



(E) F.H.-007-007
 1'-4", 2'-2" - 534 GRW
 230' TO REAR CORNER
 OF #318 RESIDENCE

ATTACHMENT 1 DEFINITIONS

<u>Term</u>	<u>Definition</u>
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
A-Weighted Sound Level, (dB[A])	The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Community Noise Equivalent Level, (CNEL)	CNEL is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a ten dB adjustment added to sound levels occurring during nighttime hours (10 pm to 7 am) and a five dB adjustment added to the sound levels occurring during the evening hours (7 pm to 10 pm).
Decibel, (dB)	A unit for measuring sound pressure level, equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micropascals.
Time-Average Sound Level, (TAV)	The sound level corresponding to a steady state sound level and containing the same total energy as a time varying signal over a given sample period. TAV is designed to average all of the loud and quiet sound levels occurring over a specific time period.
Sound Transmission Class, (STC)	A single number rating of the noise reduction of a building element.

ATTACHMENT 2

Noise Calculations

TITLE:
 516 & 518 WEST LOS OLIVOS - EXISTING

1

BARRIER DATA

BAR ELE	BARRIER HEIGHTS									BAR ID	LENGTH	TYPE
	0	1	2	3	4	5	6	7				
1	-	10.*								SOUTH EN	151.8	
2	-	10.*								B1 P2	189.3	
3	-	10.*								B1 P3	130.5	
4	-	24.*								B2 P1	148.5	
5	-	24.*								B2 P2	17.7	
6	-	24.*								B2 P3	53.1	
7	-	24.*								B2 P4	55.4	
8	-	24.*								B2 P5	203.0	
9	-	24.*								B2 P6	45.5	
10	-	14.*								B3 P1	57.6	
11	-	14.*								B3 P2	31.9	
12	-	14.*								B3 P3	53.7	
13	-	14.*								B3 P4	25.5	
14	-	14.*								B4 P1	17.0	
15	-	14.*								B4 P2	8.5	
16	-	14.*								B4 P3	19.1	
17	-	14.*								B4 P4	24.8	
18	-	14.*								B4 P5	43.2	
19	-	14.*								B4 P6	19.1	
20	-	14.*								B4 P7	7.1	
21	-	14.*								B4 P8	15.6	
22	-	22.*								B5 P1	99.6	
23	-	22.*								B5 P2	156.4	
24	-	22.*								B5 P3	28.3	
25	-	22.*								B5 P4	163.6	
26	-	22.*								B5 P5	67.3	
27	-	22.*								B5 P6	27.3	
28	-	24.*								B6 P1	70.2	
29	-	24.*								B6 P2	72.2	
30	-	24.*								B6 P3	64.5	
31	-	24.*								B6 P4	72.1	
32	-	16.*								NE CORNE	29.7	
33	-	16.*								B7 P2	26.9	
34	-	16.*								B7 P3	29.7	
35	-	16.*								B7 P4	9.2	
36	-	16.*								B7 P5	11.3	
37	-	16.*								B7 P6	14.9	
38	-	16.*								B7 P7	13.5	
39	-	16.*								B7 P8	32.6	
40	-	16.*								B7 P9	13.5	
41	-	16.*								B7 P10	9.2	
42	-	16.*								SE CORNE	46.1	
43	-	16.*								B8 P2	29.1	

516_LOS_OLIVOS_EXISTING_REVISED

44 - 16.* B8 P3 46.8
 45 - 16.* B8 P4 29.8

 0 1 2 3 4 5 6 7

1

REC	REC ID	DNL	PEOPLE	LEQ(CAL)
1	M1	67.	500.	65.9
2	R1	67.	500.	55.9
3	R2	67.	500.	52.3
4	R3	67.	500.	52.0
5	R4	67.	500.	57.7

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION

1
 1

CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION

10.10.10.24.24.24.24.24.24.14.14.14.14.14.14.14.14.14.14.14.22.22.22.22.
 22.22.24.24.24.24.16.16.16.16.16.16.16.16.16.16.16.16.16.16.16.16.

516_LOS_OLIVOS_INPUT_EXISTING_REVISED
 ***** Sound 2000 (Caltrans Version of Stamina2/Optima) *****

INPUT DATA FILE : P:\300.Environmental\5345 - 516 West Los
 Olivos\518_w_los_olivos.ext.s32
 DATE : 5/4/2007

516 & 518 WEST LOS OLIVOS - EXISTING

=====

TRAFFIC DATA

LANE NO.	AUTO		MEDIUM TRKS		HEAVY TRKS		DESCRIPTION
	VPH	MPH	VPH	MPH	VPH	MPH	
1	4841	65	57	60	152	60	NORTHBOUND LANE GROUP
2	4841	65	57	60	152	60	SOUTHBOUND LANE GROUP

=====

LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X			Y			Z			SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	6042186.0	1981932.0	126.0				SOUTH END			US 101 - NB	
	2	N	6041798.0	1982037.0	127.0								
	3	N	6041589.0	1982090.0	128.0								
	4	N	6041335.0	1982143.0	130.0								
2			6041095.0	1982185.0	132.0				NORTH END			US 101 - SB	
	1	N	6042179.0	1981871.0	126.0				SOUTH END				
	2	N	6041782.0	1981977.0	127.0								
	3	N	6041543.0	1982038.0	128.0								
	4	N	6041286.0	1982090.0	130.0								
			6041106.0	1982121.0	132.0				NORTH END				

=====

BARRIER DATA

Barrier No. 1 Barrier Description: FREEWAY NOISE WALL Type: Wall Barrier
 Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041997.0	1982028.0	126.0	136.0	SOUTH END* 10
2	6041850.0	1982066.0	126.0	136.0	B1 P2 * 10
3	6041684.0	1982157.0	127.0	137.0	B1 P3 * 10
	6041555.0	1982177.0	128.0	138.0	NORTH END* 10

Barrier No. 2 Barrier Description: 2-STORY APARTMENTS Type: Wall Barrier
 Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041847.0	1982143.0	126.0	150.0	B2 P1 * 24
2	6041732.0	1982237.0	126.0	150.0	B2 P2 * 24
3	6041720.0	1982224.0	126.0	150.0	B2 P3 * 24

516_LOS_OLIVOS_INPUT_EXISTING_REVISED

4	6041681.0	1982260.0	126.0	150.0	B2 P4	*	24
5	6041716.0	1982303.0	126.0	150.0	B2 P5	*	24
6	6041876.0	1982178.0	126.0	150.0	B2 P6	*	24
	6041847.0	1982143.0	126.0	150.0	B2 P7	*	24

Barrier No. 3 Barrier Description: SINGLE STORY RESIDENCE Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS		
1	6041977.0	1982077.0	126.0	140.0	B3 P1	*	14
2	6041932.0	1982113.0	126.0	140.0	B3 P2	*	14
3	6041956.0	1982134.0	126.0	140.0	B3 P3	*	14
4	6041994.0	1982096.0	126.0	140.0	B3 P4	*	14
	6041977.0	1982077.0	126.0	140.0	B3 P5	*	14

Barrier No. 4 Barrier Description: NEIGHBOR HOUSE Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS		
1	6041896.0	1982238.0	126.0	140.0	B4 P1	*	14
2	6041884.0	1982250.0	126.0	140.0	B4 P2	*	14
3	6041890.0	1982256.0	126.0	140.0	B4 P3	*	14
4	6041876.0	1982269.0	126.0	140.0	B4 P4	*	14
5	6041893.0	1982287.0	126.0	140.0	B4 P5	*	14
6	6041925.0	1982258.0	126.0	140.0	B4 P6	*	14
7	6041912.0	1982244.0	126.0	140.0	B4 P7	*	14
8	6041907.0	1982249.0	126.0	140.0	B4 P8	*	14
	6041896.0	1982238.0	126.0	140.0	B4 P9	*	14

Barrier No. 5 Barrier Description: SECOND 2-STORY APTS. Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS		
1	6041644.0	1982178.0	128.0	150.0	B5 P1	*	22
2	6041546.0	1982196.0	128.0	150.0	B5 P2	*	22
3	6041416.0	1982283.0	128.0	150.0	B5 P3	*	22
4	6041431.0	1982307.0	128.0	150.0	B5 P4	*	22
5	6041567.0	1982216.0	128.0	150.0	B5 P5	*	22
6	6041633.0	1982203.0	128.0	150.0	B5 P6	*	22
	6041644.0	1982178.0	128.0	150.0	B5 P7	*	22

Barrier No. 6 Barrier Description: 3RD TWO STORY APTS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

516_LOS_OLIVOS_INPUT_EXISTING_REVISED

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041677.0	1982293.0	126.0	150.0	B6 P1 * 24
2	6041624.0	1982339.0	126.0	150.0	B6 P2 * 24
3	6041678.0	1982387.0	126.0	150.0	B6 P3 * 24
4	6041727.0	1982345.0	126.0	150.0	B6 P4 * 24
	6041677.0	1982293.0	126.0	150.0	B6 P5 * 24

Barrier No. 7 Barrier Description: 516 W. LOS OLIVOS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041943.0	1982310.0	126.0	142.0	NE CORNER* 16
2	6041964.0	1982289.0	126.0	142.0	B7 P2 * 16
3	6041946.0	1982269.0	126.0	142.0	B7 P3 * 16
4	6041924.0	1982289.0	126.0	142.0	B7 P4 * 16
5	6041930.0	1982296.0	126.0	142.0	B7 P5 * 16
6	6041922.0	1982304.0	126.0	142.0	B7 P6 * 16
7	6041912.0	1982293.0	126.0	142.0	B7 P7 * 16
8	6041903.0	1982303.0	126.0	142.0	B7 P8 * 16
9	6041925.0	1982327.0	126.0	142.0	B7 P9 * 16
10	6041935.0	1982318.0	126.0	142.0	B7 P10 * 16
	6041929.0	1982311.0	126.0	142.0	B7 P11 * 16

Barrier No. 8 Barrier Description: 518 W. LOS OLIVOS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041913.0	1982341.0	126.0	142.0	SE CORNER* 16
2	6041878.0	1982371.0	126.0	142.0	B8 P2 * 16
3	6041859.0	1982349.0	126.0	142.0	B8 P3 * 16
4	6041894.0	1982318.0	126.0	142.0	B8 P4 * 16
	6041913.0	1982341.0	126.0	142.0	B8 P5 * 16

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	6041894.0	1982160.0	129.0	M1
2	6041842.0	1982358.0	131.0	R1
3	6041877.0	1982375.0	131.0	R2
4	6041918.0	1982328.0	130.0	R3
5	6041922.0	1982296.0	130.0	R4

516_LOS_OLIVOS_INPUT_EXISTING_REVISED

DROP-OFF RATES

LANE No.	RECEIVER NO.					
	1	2	3	4	5	6
1	4.5	4.5	4.5	4.5	3.0	3.0
2	4.5	4.5	4.5	4.5	3.0	3.0

K - CONSTANTS

LANE No.	RECEIVER NO.					
	1	2	3	4	5	6
1	0.0	-3.0	-3.0	-3.0	0.0	0.0
2	0.0	-3.0	-3.0	-3.0	0.0	0.0

TITLE:
 516 & 518 WEST LOS OLIVOS - FUTURE

1

BARRIER DATA

BAR ELE	BARRIER HEIGHTS							BAR ID	LENGTH	TYPE
	0	1	2	3	4	5	6			
1	-	10.*							SOUTH EN	151.8
2	-	10.*							B1 P2	189.3
3	-	10.*							B1 P3	130.5
4	-	24.*							B2 P1	148.5
5	-	24.*							B2 P2	17.7
6	-	24.*							B2 P3	53.1
7	-	24.*							B2 P4	55.4
8	-	24.*							B2 P5	203.0
9	-	24.*							B2 P6	45.5
10	-	14.*							B3 P1	57.6
11	-	14.*							B3 P2	31.9
12	-	14.*							B3 P3	53.7
13	-	14.*							B3 P4	25.5
14	-	14.*							B4 P1	17.0
15	-	14.*							B4 P2	8.5
16	-	14.*							B4 P3	19.1
17	-	14.*							B4 P4	24.8
18	-	14.*							B4 P5	43.2
19	-	14.*							B4 P6	19.1
20	-	14.*							B4 P7	7.1
21	-	14.*							B4 P8	15.6
22	-	22.*							B5 P1	99.6
23	-	22.*							B5 P2	156.4
24	-	22.*							B5 P3	28.3
25	-	22.*							B5 P4	163.6
26	-	22.*							B5 P5	67.3
27	-	22.*							B5 P6	27.3
28	-	24.*							B6 P1	70.2
29	-	24.*							B6 P2	72.2
30	-	24.*							B6 P3	64.5
31	-	24.*							B6 P4	72.1
32	-	16.*							NE CORNE	29.7
33	-	16.*							B7 P2	26.9
34	-	16.*							B7 P3	29.7
35	-	16.*							B7 P4	9.2
36	-	16.*							B7 P5	11.3
37	-	16.*							B7 P6	14.9
38	-	16.*							B7 P7	13.5
39	-	16.*							B7 P8	32.6
40	-	16.*							B7 P9	13.5
41	-	16.*							B7 P10	9.2
42	-	16.*							SE CORNE	46.1
43	-	16.*							B8 P2	29.1

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44 - 16.* B8 P3 46.8
 45 - 16.* B8 P4 29.8

1

REC	REC ID	DNL	PEOPLE	LEQ(CAL)
1	M1	67.	500.	67.0
2	R1	67.	500.	60.0
3	R2	67.	500.	56.4
4	R3	67.	500.	53.1
5	R4	67.	500.	58.8

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION

1
 1

CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION

10.10.10.24.24.24.24.24.24.14.14.14.14.14.14.14.14.14.14.14.22.22.22.22.
 22.22.24.24.24.24.16.16.16.16.16.16.16.16.16.16.16.16.16.16.

INPUT DATA FILE : P:\300.Environmental\5345 - 516 West Los
 Olivos\518_w_los_olivos.fut.s32
 DATE : 5/4/2007

516 & 518 WEST LOS OLIVOS - FUTURE

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TRAFFIC DATA

LANE NO.	AUTO VPH	MPH	MEDIUM TRKS VPH	MPH	HEAVY TRKS VPH	MPH	DESCRIPTION
1	6259	65	65	60	196	60	NORTHBOUND LANE GROUP
2	6259	65	65	60	196	60	SOUTHBOUND LANE GROUP

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LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	6042186.0	1981932.0	126.0	SOUTH END	US 101 - NB
	2	N	6041798.0	1982037.0	127.0		
	3	N	6041589.0	1982090.0	128.0		
	4	N	6041335.0	1982143.0	130.0		
2			6041095.0	1982185.0	132.0	NORTH END	
	1	N	6042179.0	1981871.0	126.0	SOUTH END	US 101 - SB
	2	N	6041782.0	1981977.0	127.0		
	3	N	6041543.0	1982038.0	128.0		
	4	N	6041286.0	1982090.0	130.0		
			6041106.0	1982121.0	132.0	NORTH END	

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BARRIER DATA

Barrier No. 1 Barrier Description: FREEWAY NOISE WALL Type: Wall Barrier
 Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041997.0	1982028.0	126.0	136.0	SOUTH END* 10
2	6041850.0	1982066.0	126.0	136.0	B1 P2 * 10
3	6041684.0	1982157.0	127.0	137.0	B1 P3 * 10
	6041555.0	1982177.0	128.0	138.0	NORTH END* 10

Barrier No. 2 Barrier Description: 2-STORY APARTMENT Type: Wall Barrier
 Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041847.0	1982143.0	126.0	150.0	B2 P1 * 24
2	6041732.0	1982237.0	126.0	150.0	B2 P2 * 24
3	6041720.0	1982224.0	126.0	150.0	B2 P3 * 24

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4	6041681.0	1982260.0	126.0	150.0	B2 P4	*	24
5	6041716.0	1982303.0	126.0	150.0	B2 P5	*	24
6	6041876.0	1982178.0	126.0	150.0	B2 P6	*	24
	6041847.0	1982143.0	126.0	150.0	B2 P7	*	24

Barrier No. 3 Barrier Description: SINGLE STORY RESIDENCE Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041977.0	1982077.0	126.0	140.0	B3 P1 * 14
2	6041932.0	1982113.0	126.0	140.0	B3 P2 * 14
3	6041956.0	1982134.0	126.0	140.0	B3 P3 * 14
4	6041994.0	1982096.0	126.0	140.0	B3 P4 * 14
	6041977.0	1982077.0	126.0	140.0	B3 P5 * 14

Barrier No. 4 Barrier Description: NEIGHBOR HOUSE Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041896.0	1982238.0	126.0	140.0	B4 P1 * 14
2	6041884.0	1982250.0	126.0	140.0	B4 P2 * 14
3	6041890.0	1982256.0	126.0	140.0	B4 P3 * 14
4	6041876.0	1982269.0	126.0	140.0	B4 P4 * 14
5	6041893.0	1982287.0	126.0	140.0	B4 P5 * 14
6	6041925.0	1982258.0	126.0	140.0	B4 P6 * 14
7	6041912.0	1982244.0	126.0	140.0	B4 P7 * 14
8	6041907.0	1982249.0	126.0	140.0	B4 P8 * 14
	6041896.0	1982238.0	126.0	140.0	B4 P9 * 14

Barrier No. 5 Barrier Description: SECOND 2-STORY APTS. Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041644.0	1982178.0	128.0	150.0	B5 P1 * 22
2	6041546.0	1982196.0	128.0	150.0	B5 P2 * 22
3	6041416.0	1982283.0	128.0	150.0	B5 P3 * 22
4	6041431.0	1982307.0	128.0	150.0	B5 P4 * 22
5	6041567.0	1982216.0	128.0	150.0	B5 P5 * 22
6	6041633.0	1982203.0	128.0	150.0	B5 P6 * 22
	6041644.0	1982178.0	128.0	150.0	B5 P7 * 22

Barrier No. 6 Barrier Description: 3RD TWO STORY APTS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

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SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041677.0	1982293.0	126.0	150.0	B6 P1 * 24
2	6041624.0	1982339.0	126.0	150.0	B6 P2 * 24
3	6041678.0	1982387.0	126.0	150.0	B6 P3 * 24
4	6041727.0	1982345.0	126.0	150.0	B6 P4 * 24
	6041677.0	1982293.0	126.0	150.0	B6 P5 * 24

Barrier No. 7 Barrier Description: 516 W. LOS OLIVOS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041943.0	1982310.0	126.0	142.0	NE CORNER* 16
2	6041964.0	1982289.0	126.0	142.0	B7 P2 * 16
3	6041946.0	1982269.0	126.0	142.0	B7 P3 * 16
4	6041924.0	1982289.0	126.0	142.0	B7 P4 * 16
5	6041930.0	1982296.0	126.0	142.0	B7 P5 * 16
6	6041922.0	1982304.0	126.0	142.0	B7 P6 * 16
7	6041912.0	1982293.0	126.0	142.0	B7 P7 * 16
8	6041903.0	1982303.0	126.0	142.0	B7 P8 * 16
9	6041925.0	1982327.0	126.0	142.0	B7 P9 * 16
10	6041935.0	1982318.0	126.0	142.0	B7 P10 * 16
	6041929.0	1982311.0	126.0	142.0	B7 P11 * 16

Barrier No. 8 Barrier Description: 518 W. LOS OLIVOS Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	6041913.0	1982341.0	126.0	142.0	SE CORNER* 16
2	6041878.0	1982371.0	126.0	142.0	B8 P2 * 16
3	6041859.0	1982349.0	126.0	142.0	B8 P3 * 16
4	6041894.0	1982318.0	126.0	142.0	B8 P4 * 16
	6041913.0	1982341.0	126.0	142.0	B8 P5 * 16

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	6041894.0	1982160.0	129.0	M1
2	6041842.0	1982358.0	131.0	R1
3	6041877.0	1982375.0	131.0	R2
4	6041918.0	1982328.0	130.0	R3
5	6041922.0	1982296.0	130.0	R4

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DROP-OFF RATES

LANE No.	RECEIVER NO.					
	1	2	3	4	5	6
1	4.5	4.5	4.5	4.5	3.0	3.0
2	4.5	4.5	4.5	4.5	3.0	3.0

K - CONSTANTS

LANE No.	RECEIVER NO.					
	1	2	3	4	5	6
1	0.0	0.0	0.0	-3.0	0.0	0.0
2	0.0	0.0	0.0	-3.0	0.0	0.0