



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 4, 2015
AGENDA DATE: June 10, 2015
PROJECT ADDRESS: 931 Las Alturas Road (MST2015-00103)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 89,900 square-foot site is currently developed with a 7,204 square foot two-story single family residence with an attached 726 square foot two-car garage. The proposed project involves permitting five "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units, an "as-built" water, an "as-built" trash/recycling enclosure with 37 inch tall screening fences and an "as-built" dog house with a six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to the existing single family located in the Hillside Design District. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928. The discretionary applications required for this project is a Front Setback Modification to allow the five (5) HVAC units, the water softener, the trash and recycling enclosure and the dog house to be located in the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: April 29, 2015

Date Action Required: July 28, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Vanguard Planning, LLC	Property Owner:	Laurie Ashton & Lynn Sarko
Parcel Number:	019-141-002	Lot Area:	89,900 sq. ft.
General Plan:	Low Density Residential (Max. 1 du/acre)	Zoning:	A-1
Existing Use:	Single Family Residence	Topography:	19% slope

Adjacent Land Uses:

North – Single Family Residence	East - Single Family Residence
South –Single Family Residence	West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	7,583 sq. ft. (gross)	No Change.
Garage	767 sq. ft. (gross)	No Change.

On March 10, 1999, a modification was approved to allow three (3) “as-built” air-conditioning compressor units in the required 35-foot front setback, subject to conditions (see letter dated March 10, 1999 included in Exhibit B). However the required building permit was not obtained for the “as-built” air-conditioning units and that modification subsequently expired.

The expired modification for the three “as-built” air compressor units was approved subject to two conditions: that the installation shall observe a 12-foot front yard setback and that all sides of the equipment visible to the street shall be screened with vegetation. However, it is the applicant’s contention that “the 12-foot front yard setback identified in the March 10, 1999, modification approval letter referred to a setback from the edge of pavement, which the Modification Hearing Officer at the time must have believed was also the property line”.

IV. DISCUSSION

The project was reviewed by the Historic Landmarks Commission (HLC) and was forwarded to the Staff Hearing Officer (SHO) with positive comments on March 25, 2015. There are some design issues that will need to be resolved prior to HLC approval of the project.

The proposed project involves permitting five "as-built," HVAC units, an "as-built" water, an "as-built" trash/recycling enclosure and an "as-built" dog house to be located in the required 35-foot front setback and that are screened from view by mature landscaping, fencing and the steeply sloped grade along Las Alturas Road. The existing garage and dwelling on site are non-conforming to the front setback, as most of the garage and portions of the dwelling are located in the required 35-foot front setback. The applicant has asserted in his letter that multiple technical requirements associated with the HVAC units, generated the need for the units to be

located within the required front setback. Staff is in support of the modification request because of the constraints associated with the existing development on site, because the HVAC units, the water softener, the trash/recycling enclosure and dog house are screened from view by landscaping; they will not adversely impact the historic resource, and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The City Historian has reviewed the project and has confirmed that the dwelling and auto court are historic, and that the placement of the “as-built” HVAC units, water softener, trash/recycling enclosure and dog house in the required front setback will not impact the historic resource as they are not visible from the street. Therefore, a condition has been included that the screening around the “as-built” items shall be maintained and shown on the plans submitted to the Building Division.

A Noise Study for the air conditioner compressors dated April 27, 2015 was prepared by Jonathan V. Leech, INCE of Dudek that included Recommendations to Achieve Noise Ordinance Compliance. Therefore, a condition has been included to address the recommendations outlined in the Noise Study.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The existing five ground mounted HVAC units, the water softener, the trash/recycling enclosure and the dog house are appropriate because of the location of the existing development on site, the steep slope at the front of the property, and because they are screened from view by landscaping, and are not anticipated to adversely impact the historic resource, the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The HVAC units and enclosures shall be modified to reduce noise generation as recommended by the noise study.
2. The site visibility triangle for hedges and fences along the driveway shall be shown on the plans to comply with SBMC Section 28.87.170, subject to review and approval by the Public Works Department
3. The screening around the HVAC units, water softener, trash/recycling enclosure and dog house, shall be maintained, and the height of the existing screening shall be shown on the plans submitted to the Building Division
4. The violations outlined in ZIR201-00044 shall be abated as part of this permit and shall be included in the Scope of Work.

Exhibits:

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- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 9, 2015
- C. Noise Study dated April 27, 2015 from Jonathan V. Leech, INCE
- D. HLC Minutes dated March 25, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

March 9, 2015

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Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Hand Delivered

RECEIVED
MAR 09 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Modification Request for 931 Las Alturas, APN 019-141-002, A-1 Zone

Dear Ms. Reardon:

I represent Laurie Ashton and Lynn Sarko (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting a modification to Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed project to permit five (5) existing air conditioner compressor units continue to be located within the required 35 foot front yard setback.

1.0 BACKGROUND AND PROJECT DESCRIPTION

The Subject Property is a 1.93 acre lot located the top of the Santa Barbara Riviera. The site is bounded to the northeast and southeast by Las Alturas Road, and by single family residences to the northwest and southwest. The City of Santa Barbara (the "City") property information database indicates a 19% slope for the Subject property. The property is developed at the "Mont Joie Residence" (the "Residence") which was constructed in 1928 and is formally designated a historic landmark by the City of Santa Barbara (the "City"). The Residence, associated contextually significant landscape features, and all ancillary development are located on a relatively level area at the highest elevations of the Subject Property. The balance of the property, comprising approximately the western 40% is characterized by heavily vegetated steep slopes.

The 8,116 s.f. two story L-shaped Residence was located on the Subject Property prior to any applicable City setback requirements. The Subject Property was later zoned A-1 and a 35 foot front yard setback was created along all property lines adjacent to Las Alturas road. As a result, nearly 50% of the northeastern elevation encroaches within the current front yard setback.

The historic 1928 Residence did not originally include any means of air conditioning. Several banks of air conditioning units were added at later dates, each providing service to different portions of the Residence. On March 10, 1999, the City approved a modification to allow an enclosure containing three (3) air conditioning compressor units (hereinafter "Enclosure A"), adjacent to the existing driveway, to be located within the required 35 foot front yard setback (the "Previous Modification").

The Previous Modification included two (2) conditions of approval:

- The installation shall observe a twelve-foot front yard setback; and,
- All sides of the equipment visible to the street shall be screened with vegetation.

A copy of the March 10, 1999 approval letter is included as **ATTACHMENT A** to this letter. Comparison of the 1999 plans on file with the City, and current plans for the Subject Property, confirm that Enclosure A is depicted in exactly the same location on both the 1999 plans and our current plan set: approximately twelve feet from the edge of pavement on Las Alturas Road, not 12 feet from the property line. The “*twelve-foot front yard setback*” identified in the March 10, 1999 approval letter refers to a setback from the edge of pavement, which the modification hearing officer at the time must have believed was also the property line. The purpose of the Previous Modification, as confirmed by the application materials submitted to the City in February 1999, was to allow for the existing compressor units to be permitted in-place, at their current location.

The March 10, 1999 letter also indicates that the approval would become null and void if the previous owner did not obtain a building permit for the approved air conditioning units within “*twelve months from the date of approval of the modification.*” The previous owner apparently did not understand that any further permits were required, and never obtained the follow up building permit. As a result, the Previous Modification expired on March 10, 2000.

At some time well prior to Owner’s acquisition of the Subject Property in March 2014, a previous owner installed a second enclosure containing two (2) air conditioning compressor units (hereinafter “Enclosure B”) at a location approximately 45 feet to the southeast of Enclosure A. Enclosure B houses equipment that services the southeast portion of the Residence located 36 feet to the southeast.

The current proposal is for a modification to allow both Enclosure A and Enclosure B to remain located within the required 35 foot setback adjacent to Las Alturas Road. Justification for the requested modification is provided in Section 2.0 below.

2.0 REQUESTED MODIFICATION TO FRONT YARD SETBACK (SBMC Sec. 28.15.060.A.1)

2.1 Proposed Modification is Consistent with Previous Modification

The City previously approved a modification for Enclosure A at its existing location in March 1999. Enclosure A remains in the exact location for which the Previous Modification was approved, and in a physical configuration that complies with the two conditions of approval identified in the Previous Modification: 1) it is located just over 12 feet from the edge of pavement on Las Alturas Road; and, 2) it is screened by vegetation on all sides that would potentially be visible from the street.

Although Enclosure B was not considered as part of the Previous Modification, it also fully complies with all conditions of approval for the Previous Modification: 1) it is located over 12 feet from the edge of pavement; and, 2) it is fully screened by existing vegetation and a fence.

The City was able to make the required findings necessary to approve the location of Enclosure A. Materials filed by the then-owner of the Subject Property, including a letter dated February 8, 1999 (included as **ATTACHMENT B**), indicate that multiple technical requirements generated the need for Enclosure A to be located within the front yard setback. City staff have indicated the City can continue to make the findings with respect to Enclosure A. The location of Enclosure B is dictated by technical requirements identical to those that dictate the location of Enclosure A. Furthermore, Enclosure B fully complies with all conditions of the Previous Modification. Therefore we believe the City should be able to make the required findings for the modification with respect to Enclosure B as well.

2.2 *Proposed Modification is Necessary due to Unique Physical Conditions of the Subject Property*

The City's designation of the Residence as a historic landmark is based upon satisfaction of the following criteria, which are discussed in Resolution 2014-10 and an accompanying Staff Report (included as **ATTACHMENT C**):

- Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- Its exemplification of the best remaining architectural type in a neighborhood;
- Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood

As discussed in Section 1.0 above, the existing Residence was located on the Subject Property well prior to the application of a 35 foot front yard setback along the common boundary with Las Alturas Road.

Although technically a "front yard" per the SBMC definition, the area between the northeast elevation of the Residence and Las Alturas Road functions as a side yard. Much of the Residence itself is located within the 35 foot setback. Current setbacks to the Residence range from 12.5 feet (i.e. 22.5 feet inside the required setback) to 41.5 feet.

The portion of the Residence where the largest setback occurs is the elevated grand veranda that is a significant feature of both the northeast and southeast elevations. Both elevations are protected as part of the City's historic landmark designation of the Residence. The southwest and northwest elevations, and the entire motor court adjacent to these elevations are also protected as part of the historic landmark designation.

The air conditioning compressors located within Enclosure B must be placed within approximately 60 to 100 linear feet of the furnaces in the basement of the Residence. Placing these units anywhere within the motor court area would adversely affect this designated historic landmark. The compressor units must have a minimum 30 inch clearance to adjacent structures, and are approximately 36 inches square. At the maximum setback along the northeast elevation, only six feet are available between the 35 foot setback line and the edge of the raised veranda, which is also a visually significant element protected by the historic landmark designation. Areas further to the northwest are impeded by three foot deep light wells to the basement. Therefore the only area available to the northeast of the Residence that is outside of the 35 foot front yard setback is directly adjacent to a visually significant element of a designated historic landmark. Placement of an air conditioner unit enclosure directly adjacent to the existing elevated veranda would adversely affect this historically significant resource. This would also significantly impair the sight lines of the grand lawn from the veranda, which is an important aesthetic feature of the historic Residence.

Other areas outside of the 35 foot front yard setback (further to the southeast), and within the maximum distance possible from the location of the existing furnaces, would place the air conditioning unit enclosure directly in front of the southeast elevation. The entire Southeast elevation is a significant visual element protected by the historic landmark designation. It is depicted on the first page of the Staff Report in order to illustrate the exemplary architectural features of the Residence. We believe that a new four foot tall air conditioning unit enclosure located directly in front

of this elevation would adversely affect the context within which this protected elevation is experienced, and would potentially result in an adverse impact to this designated historic landmark.

Additionally, a four foot tall air conditioning unit located anywhere on the roof of the Residence would be visible above the existing parapet. Therefore we believe that location on the roof, if it is even structurally feasible, is not a viable option as this would affect protected elevations of the Residence.

Based on unique circumstances present on the Subject Property, as described above, there are no feasible locations for Enclosure B outside of the 35 foot front yard setback.

2.3 Existing Location(s) of Enclosures are Appropriate Improvements and Do Not Generate any Adverse Impacts to Neighbors

The existing location of Enclosure A was approved by the City in 1999. It is fully screened in a manner that prevents any views of the Enclosure from Las Alturas Road, consistent with the 1999 conditions of approval. The existing location of Enclosure B is over 12 feet from the edge of pavement on Las Alturas Road and is fully screen from the roadway by an existing vegetation covered fence. The roadway is approximately eight feet lower in elevation than the fence and adjacent Enclosure B. As a result, views of Enclosure B are not possible from any location on Las Alturas Road adjacent to the Subject Property.

No residences are located on the southeast side of Las Alturas Road directly across from Enclosure B. Due to existing significant vegetation (mature Oak Trees), steep slopes, and the 35 foot front yard setback applicable to those properties, it is unlikely any residential structure will ever be developed directly adjacent to Enclosure B.

Our submittal includes an acoustical analysis dated November 10, 2014 by Dudek (the "Noise Study"). The Noise Study is based on the existing equipment and screening present in both Enclosure A and Enclosure B. The Noise Study concludes that even with simultaneous operation of all five compressor units located within Enclosure A and Enclosure B, the Subject Property remains in compliance with applicable SBMC standards for noise generated at the property line (SBMC Sec 9.16.025).

Therefore, location of both Enclosure A and Enclosure B within the 35 foot front yard setback has no potential to result in any adverse impacts to neighboring properties or the public.

3.0 BENEFITS OF THE PROJECT

The proposed project allows for necessary air conditioning equipment to be located on the Subject Property in a manner that does not have any potential to adversely affect any significant visual features of the Residence, and which will not generate any adverse impacts that could affect neighboring properties or the public.

The requested modification: 1) is required to secure an appropriate improvement on the Subject Property; 2) is necessary to prevent an unreasonable hardship otherwise generated by unique physical conditions that affect the Subject Property; and, 3) will promote uniformity of improvement by allowing development on the Subject Property to utilize modern climate control equipment enjoyed by surrounding properties in the immediate area. We respectfully request that you approve all of the modifications discussed herein.

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING LLC



Jarrett Gorin, AICP
Principal

ATTACHMENTS

- A. March 10, 1999 Modification Approval Letter
- B. Letter from Chuck and Jenny House dated February 8, 1999
- C. Resolution 2014-10 and Staff Report

cc: Laurie Ashton (via E-mail)
Lynn Sarko (via E-mail)

ATTACHMENT A

March 10, 1999 Modification Approval Letter

CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPT.

Planning Division 564-5470
Housing & Redevelopment Division 564-5461
Division of Land Use Controls 564-5485
Director's Office 564-5455
Fax Number 564-5477



630 GARDEN STREET
POST OFFICE BOX 1990
SANTA BARBARA, CA 93102-1990

March 10, 1999

Mr. & Mrs. Charles House
931 Las Alturas Road
Santa Barbara, CA 93103

SUBJECT: 931 Las Alturas Road; APN 19-141-02; A-1 Zone

Dear Mr. & Mrs. House:

At a public hearing held on March 10, 1999, the Modification Hearing Officer approved your request for a modification to permit the "as-built" installation of three air-conditioning compressor units in the required thirty-five foot (35') front yard setback (SBMC §28.15.060).

This action is subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show/include that:

1. The installation shall observe a twelve-foot front yard setback.
2. All sides of the equipment visible to the street shall be screened with vegetation.

In taking this action, the Hearing Officer made the findings required by Municipal Code Section 28.92.026, that is, that the modification is necessary to secure an appropriate improvement on the property and is consistent with the intent and purpose of the Zoning Ordinance.

This decision may be appealed to the Planning Commission by filing an appeal with the Planning Division at 630 Garden Street no later than 4:30 p.m. on March 22, 1999. If not appealed within that time, the action is final.

If you have any existing zoning violations on the property, they must be corrected within thirty (30) days of this action.

Modification Hearing
Page Two

Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) final approval and then a building permit. **PLEASE NOTE:** A copy of this modification letter shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.

If the use authorized by the modification is unused, abandoned or discontinued for a period of twelve months from the date of approval of the modification, or if the conditions of approval have not been complied with, this modification shall become null and void.

Sincerely,



Roxanne Durbiano
Modification Hearing Officer

cc: Mark Lurie, P.O. Box 40324, SB 93140

ATTACHMENT B

Letter from Chuck and Jenny House dated February 8, 1999

Chuck and Jenny House

*931 Las Alturas Road
Santa Barbara, CA 93103*

February 8, 1999

City of Santa Barbara
Architectural Board of Review

Dear Sirs:

We are here to seek approval of the siting of three air-conditioning compressor units that are near our back door and garage at 931 Las Alturas Road, APN # 19-141-02. These were installed in the summer of 1997 as part of a set of remodeling permits obtained by The Lurie Company.

We have spent over a year restoring this once-proud mansion from a very dilapidated state. All of the work was done both to code and with full permits to the best of our knowledge, using a very reputable firm as the general contractor, headed by Mark Lurie who is well known in Santa Barbara construction for his work on restoration of older structures. Nearly all work was done simply to restore, rather than to alter.

A recent visit by zoning and building department officials questioned three areas of improvement at this home on occasion of a sale of the property. Two of the three areas questioned have since been resolved. One was the shift of the laundry room in order to construct a wheelchair-access bedroom and bath suite for my father-in-law. The new laundry room, with built-in soaking tub, washer and dryer, was deemed a kitchen due to a microwave and under-counter refrigerator being available for the live-in help. Removal of the microwave unit has gained approval from the planning department to permit this room as it now exists, and per the permit filing approved by the city building department on July 10, 1997.

The second was the restoration of the gazebo on the lower patio. This was deemed New Construction by the visiting official, and no amount of discussion seemed able to dissuade this view. Pictures run in the The Santa Barbara Magazine from the summer of 1998, however, which showed the structure fully in place, were able to prove the point and reverse this verdict.

The third issue is the location of three air-conditioning compressor units in the side yard near the back door. These units serve the "servant" and garage wing of the home, which parallels Las Alturas Road for some distance. The units physically have to be reasonably close to the heaters (preferably within sixty and certainly within one hundred feet of the units they serve), with adequate ventilation. Due to the significant amounts of paving and other structural elements of the home, there were no very good choices for locating these units.

The units were sited where they are, only after considerable discussion by the contractor's foreman, the air-conditioning company owner, the electrical company owner, along with the building department inspector. This site was chosen partially because it had significant landscape screening already in place so that the units would essentially "disappear" from view.

The recent compliance visit has found this unacceptable because this area is deemed "front yard" requiring a minimum 35 foot setback, rather than the R1 sideyard setback of 5 feet. The units in question are 12 feet from the road, and 130 feet from the center of the front entry driveway. This lot is a "corner lot", with a total perimeter on Las Alturas of several hundred feet, all of which is now said to be "front yard". The area where the units are placed is clearly a side service area for the home, with the back door of the house, the trash receptacles, the garage entry, the utility boxes, and the back garden sidewalk for access all co-located. For example, the garage doors here begin at 22 feet from the street, well inside a 35 foot setback.

We are attaching a site plan that shows the entry, the house with its access doors (front, side, garage and back doors), that should help illustrate this. We are also attaching pictures that show the minimal extent to which this set of compressors, which are screened by a wooden slatted fence as well, can be seen by passersby on Las Alturas.

805-962-5584

1

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chouse@dialopic.com

ATTACHMENT C

Resolution 2014-10 and Staff Report



**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

**RESOLUTION RECOMMENDING THAT CITY COUNCIL
DESIGNATE AS A CITY LANDMARK
MONT JOIE- RESIDENCE
931 LAS ALTURAS ROAD
SANTA BARBARA, CALIFORNIA
APN: 019-141-002**

RESOLUTION 2014-10

NOVEMBER 19, 2014

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, the historic research in the Historic Structure Report, that was accepted by the Historic Landmarks Commission on May 1, 2002, has determined that the property listed in the title of this document qualifies for historic designation under City of Santa Barbara Master Environmental Assessment (MEA) criteria; and

WHEREAS, the Staff Report, prepared in 2014, found the property meets several City Landmark criteria listed in section 22.22.040 of the Municipal Code and concluded that Mont Joie, the private residence estate designed in 1928, is significant for its architectural influence on the heritage of the City; and

WHEREAS, on October 22, 2014, the Historic Landmarks Commission adopted Resolution of Intention 2014- to hold a public hearing to consider a recommendation to City Council for designation of Mont Joie located at 931 Las Alturas Road as a City Landmark; and

WHEREAS, the proposed boundary of the City Landmark designation is limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens that are considered historic consistent with the limited vegetation noted as per the original 1928 drawings; and

WHEREAS, the City and the Historic Landmarks Commission are in agreement that there shall be no conditions placed for restoring the house to the original colors and that landscape plan alterations or changes in trees or plant materials are allowed consistent with city regulations; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution Dated November 10, 1998), staff has determined that designation of Mont Joie as a City Landmark is eligible for a Categorical Exemption; and

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara states that the City Council may designate as a Landmark any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance by adopting a resolution of designation within 90 days following receipt of a recommendation from the Historic Landmarks Commission, and;

WHEREAS, in summary, the Historic Landmarks Commission finds that the Mont Joie residence at 931 Las Alturas Road, Assessor's Parcel No. 019-141-002, meets the following City Landmark criteria (A through K) listed in section 22.22.040 of the Municipal Code:

- A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- E. Its exemplification of the best remaining architectural type in a neighborhood;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

NOW, THEREFORE, BE IT RESOLVED that on November 19, 2014, the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Mont Joie residence located at 931 Las Alturas Road, Assessor's Parcel No. 019-141-002, as a City Landmark and makes findings based on the historic and cultural significance of facts presented in the Staff Report.

**CITY OF SANTA BARBARA
HISTORIC LANDMARKS COMMISSION**

Adopted: November 19, 2014

**HISTORIC LANDMARKS COMMISSION
LANDMARK DESIGNATION
STAFF REPORT
MONT JOIE-RESIDENCE
931 LAS ALTURAS ROAD
SANTA BARBARA, CALIFORNIA
019-141-002
NOVEMBER 19, 2014**

Background:

Constructed in 1928, the L-shaped, two-story residential villa, known as Mont Joie is one of Santa Barbara's architectural gems that is a significant part of the heritage of the City. Mont Joie is the French term for Mount Joy and was designed using elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. A circular motor court brings visitors to the home, with a façade that features wrought-iron window railings, elegant balconies, flared eaves and French doors on the south elevation.

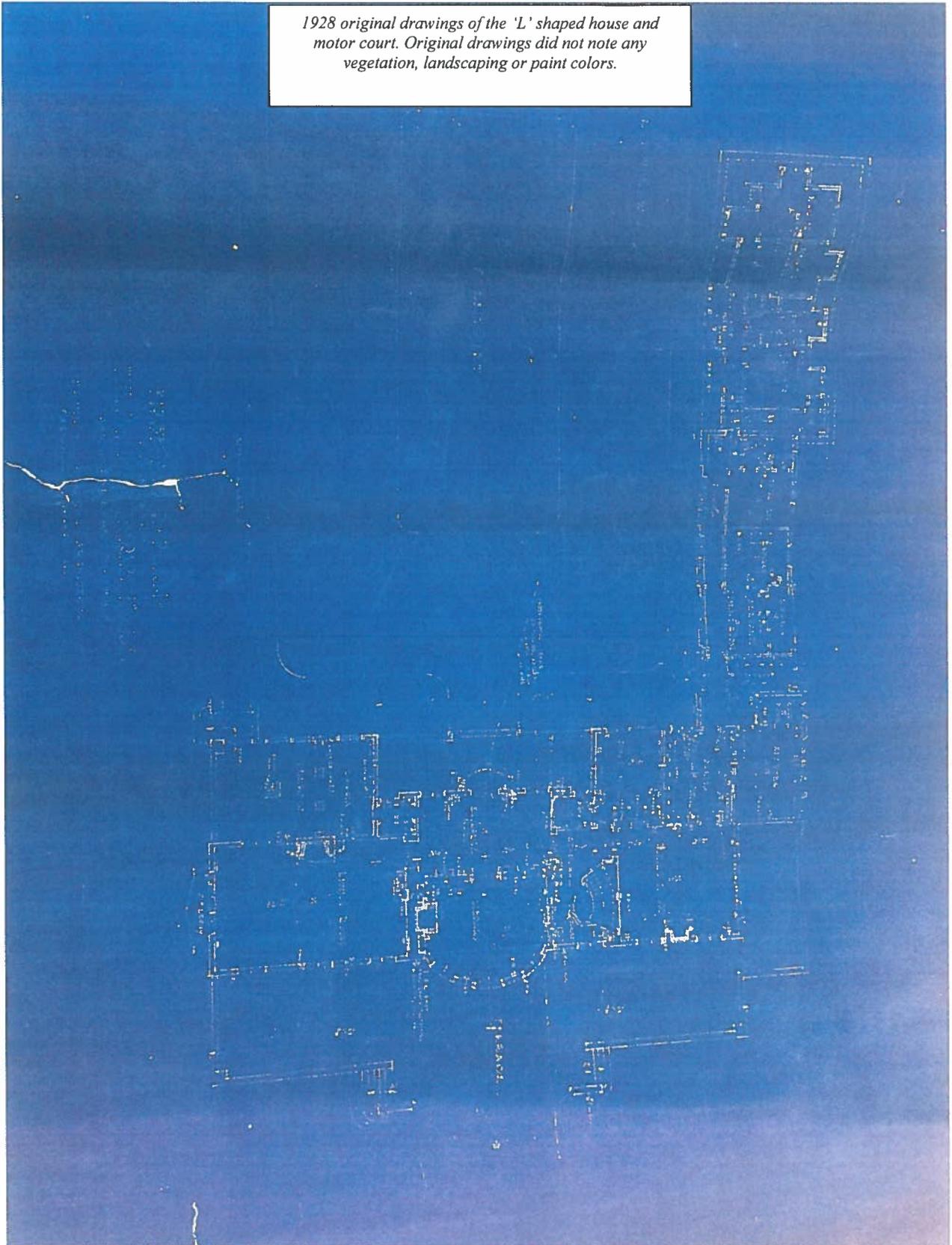
The property was added to the City's Potential Historic Resource list in 2013 based on the findings in the 2002 Historic Structure Report that the building is eligible for the National Register of Historic Places, California Register of Historic Resources, and as a City Landmark for its architectural style. This staff report is a summary of the findings of the 2002 Historic Structure Report completed by Applied Earth Works, Inc. It is the opinion of the Historic Landmarks Commission Designation Subcommittee that the building is an excellent candidate for City Landmark designation.

The designation of the building as a City Landmark will honor and recognize the importance of the Mont Joie as it will join the elite list of important structures contributing to the City's unique architectural traditions.



South facade of Mont Joie, photo from September 2002 Historic Structure Report

1928 original drawings of the 'L' shaped house and motor court. Original drawings did not note any vegetation, landscaping or paint colors.



Historic Context:

The L-shaped, two-story, stucco-clad building was constructed in 1928 for Montgomery Ward heir, James Ward Thorne and his wife, Narcissa Niblack Thorne. During a visit to Santa Barbara from Chicago, James and Narcissa Thorne purchased the hilltop locale on the Santa Barbara Riviera. The Thornes commissioned their friend, Chicago architect Edwin Hill Clark, to design a west coast residence at 931 Las Alturas Road. Clark had designed their Lake Forest, Illinois, summer home in 1910. Snook and Kenyon constructed the opulent villa, known as Mont Joie in 1928. James Ward Thorne is considered important for his



North façade and east wing of Mont Joie, photo from September 2002 Historic Structure Report

association with and development of the Montgomery Ward catalog and department stores. His wife, Narcissa Thorne is also a nationally significant person recognized for her historically accurate miniature rooms on display at major art museums. Although they commissioned the opulent Mont Joie, the Thornes rarely spent time there and sold the estate in 1941. In 1946 Charles M. and Ida B. Urton purchased the property and lived there until 1951. Charles Urton was locally renowned for maintaining high standards in the construction of many Santa Barbara residential estates and many of Santa Barbara's treasured landmarks including the Granada Theatre, the News Press Building, Los Banos del Mar, the Santa Barbara airport terminal and several schools and churches.

The house passed through several owners and in 1997, Charles and Jennifer House, computer specialists from Silicon Valley, purchased the house in a state of disrepair with crumbling terrace balusters, plumbing problems and in dire need of landscaping. Fortunately, the Houses successfully restored grandeur to the opulent mansion with no significant exterior alterations made to the original composition of the building.

The original plans by architect Edwin H. Clark included the driveway around the turf court on the north elevation, but no other landscaping is shown in the archive drawings. According to the Historic Structure Report, the landscaping has changed several times since the original owners constructed the house and the Houses added the south lawn, including the low retaining wall on the east side and the four scarlet oak trees in the late 1990s.

The Houses sold the estate in 1999 to John Marsch who refurbished the exterior, deteriorated roofline balustrade with a foam replica and other minor exterior alterations.

Architectural Style:

The house shares elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. In particular, wrought-iron window railings, roofline balustrades, and bowling pin-shaped balusters are typical Italian Renaissance components. Although Mont Joie is not as ornate as most examples of Beaux Arts, it has the Beaux Arts features of decorative swags, floral patterns, columns, wrought iron balconies and balustrades. The flared eaves and dormer windows on the garage and extensive use of French doors are features common to French Eclectic architecture. The architect's training in classical Renaissance architecture and the owners' appreciation of fine European architecture contributed to the fusion of these European styles.

Architect: Edwin H. Clark

Edwin Hill Clark was born in Chicago in 1885. He received his education at Yale University and studied abroad in England, France, and Germany where he was deeply influenced by classical European Renaissance architecture. Clark deigned numerous private estates and Chicago landmarks such as the Brookfield Zoo, Winnetka Villa Hall and Lincoln Park Administration Building. Two of his works are currently listed on the National Register of Historic Places.



North façade showing Beaux Arts detailing over the front door, photo from September 2002 Historic Structure Report.

Significance:

The City of Santa Barbara defines historic significance as outlined by the Municipal Code, Section 22.22.040. Any historic building that meets one or more of the eleven criteria (Criteria A through K) established for a City Landmark or a City Structure of Merit can be considered significant. The Mont Joie meets the following criteria:

Criterion A: its character, interest or value as a significant part of the heritage of the City, the State or the Nation;

The 1928 building represents an example of the elegant fusion of Beaux Arts, French Eclectic, and Italian Renaissance architectural styles gives it a grand presence as it overlooks the city from the top of the Riviera. The building's character is a significant part of the heritage of Santa Barbara.



Four-car garage at the north end of the east wing, photo from September 2002 Historic Structure Report.

Criterion D: Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;

Mont Joie embodies a distinctive style of architecture with its fusion of Beaux Arts, French Eclectic, and Italian Renaissance architectural styles. It also represents a distinctive National trend toward construction of opulent mansions during the early twentieth century.

Criterion E: Its exemplification of the best remaining architectural type in a neighborhood;

The property represents the best, and only, remaining late 1920s opulent estate in its neighborhood. The building's style is unique and impressive. *Mont Joie* survived the Sycamore Canyon fire in 1977 that engulfed a number of neighboring residences as well as the 1928 gardener's cottage that once stood on the estate. The house also survived the Tea Fire in 2008 that destroyed the house across the street as well as several houses to its north.



*East Elevation of Mont Joie, photo from September 2002
Historic Structure Report*

Criterion G: Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials and craftsmanship;

The building embodies not only outstanding attention to design, but extreme attention to detail, materials and craftsmanship as expressed throughout the curved bay of the south facade, balustrades on the terraces, elegant, wood windows and decorative brackets under the eaves.

Criterion I: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The monumental estate has been an established and familiar feature on its ridge top location since 1928.

Historic Integrity:

Integrity is the ability to convey the original appearance of the building. The original building plans show that *Mont Joie* remains essentially the same as when it was constructed in 1928. There are essential physical features that must be considered to evaluate the integrity. The building has retained its integrity of location, design, materials, workmanship, and feeling so that it can still convey its original appearance.

Recommendation:

Staff Recommends that the Historic Landmarks Commission adopt a resolution to recommend to City Council that the *Mont Joie* at 931 Las Alturas be designated as a City Landmark with the boundary of the City Landmark designation limited to the 1928 'L' shaped house and motor court and the designation boundary does not include any landscaping features or gardens. This is consistent with the limited vegetation noted as per the original 1928 drawings and that any original landscaping has been altered or removed and is not considered historic. The City and the Historic Landmarks Commission are in agreement that there shall be no conditions placed for restoring the house to the original colors and that landscape plan alterations or changes in trees or plant materials are allowed consistent with city regulations.

Works Cited:

Applied Earthworks, Inc. *Historic Structure Report and Addendum Pool and Landscaping Plan, Historic Architectural Survey Report for Mont Joie, 931 Las Alturas Road (APN: 019-141-002) dated September 2002.* City of Santa Barbara Planning Division Files, 630 Garden Street.

DUDEK

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SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

April 27, 2015

Ms. Sarah Bronstad
Vanguard Planning LLC
735 State Street, Suite 204
Santa Barbara, CA 93101-5502

RECEIVED
APR 29 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

***SUBJECT: 931 Las Alturas Road
Air Conditioner Compressors
Acoustical Analysis Results - REVISED***

Dear Ms. Bronstad:

Dudek has completed a revised acoustic analysis of the existing air conditioner compressor units installed at 931 Las Alturas Road, in the City of Santa Barbara. The purpose of the analysis was to determine if the compressor unit sound emissions would meet the City Municipal Code requirements at nearby noise-sensitive land-uses (i.e., the residential property line across Las Alturas Road from the subject property). The analysis has been revised specifically in response to direction from the City of Santa Barbara that an existing masonry garden wall along the neighboring property boundary cannot be included in the consideration of noise attenuation; the analysis in this revised report therefore addresses air conditioner sound levels at the neighboring property line, without benefit of the existing wall.

This report presents a discussion of the Project Background and Vicinity Conditions (Section 1), Noise Criteria (Section 2), Compressor Sound Level Calculations Including Attenuation (Section 3), Noise Ordinance Compliance Analysis (Section 4), and Recommendations to Achieve Noise Ordinance Compliance (Section 5).

1. PROJECT BACKGROUND AND EXISTING CONDITIONS

The property at 931 Las Alturas Road is developed with a single family residence. The residence is equipped with central air conditioning, supplied by five separate compressors located in two enclosures along the Las Alturas Road frontage of the property. Refer to the attached *Site Plan* for the location of the two compressor enclosures in relation to the subject property boundary and Las Alturas Road.

EXHIBIT C

REVISED Noise Study – 931 Las Alturas Road, City of Santa Barbara

The primary noise source in the vicinity of the site is associated with vehicular traffic on Las Alturas Road. The nearest noise sensitive receptor location to the two compressor enclosures is the residential property across Las Alturas Drive; the property boundary for this residence varies from 50 to 62 feet from the compressor locations. A six foot high masonry wall is located along the neighboring property boundary, between both the subject property and Las Alturas Drive and the neighboring residential property. The wall currently provides a noise barrier for noise sources such as Las Alturas Road traffic and mechanical equipment on the 931 Las Alturas Drive property; however, the City has determined that since the wall is on the neighboring property, and subject to possible alteration by the neighbor, the analysis of air conditioner sound levels at the neighboring property line should not assume the presence of this wall (i.e., the calculations should not include any credit for the noise attenuation of the existing garden wall).

With respect to 931 Las Alturas Road, the inventory of compressor units in each enclosure is provided below, along with the sound power rating supplied by the manufacturer for each compressor.

Location	Make & Model of Compressor	Sound Level @ 9 feet (dBA)
Driveway Compressor Enclosure	York model no. GCGD36S21S1A	76
	Goodman model no. GSC130361GA	75
	Guardian model no. GCGD24S21S1A	76
Dog-Run Compressor Enclosure	Goodman model no. GSC130361GA	75
	Payne. model no. PA13NR06000G	76

The original enclosure for the compressor units consisted of horizontal slat fencing extending to a height of three feet above the ground, with gaps or openings between the slats. The original enclosure provided visual screening, but no attenuation for the compressor noise.

In order to provide a reduction of the compressor operation noise at locations proximate to the compressors, two different attenuation technologies were installed. First, the compressor motor for each compressor was wrapped in a specially designed acoustic blanket manufactured by Brinmar expressly for this application. According to Brinmar sound test results, their sound blankets are guaranteed to reduce compressor noise by 5 dBA.

Second, three sides of each compressor enclosure were fitted with rigid foam panels (R-tech panels manufactured by Insulfoam). The three sides of each enclosure outfitted with the rigid foam panels include the side facing Las Alturas Drive, and the two sides perpendicular to Las Alturas Drive. *Attachment 1* provides photographs documenting the installed R-tech panels.

According to the manufacturer, the R-tech panels have a sound transmission class (STC) rating of 39. Since the walls of the enclosure have a limited height (three feet) the actual sound reduction becomes a function of the height of the barrier, and not the STC rating of the barrier material. As long as the STC rating is greater than 20, the height of the barrier and resulting interruption of sound travel paths dictates the practical amount of attenuation.

2. NOISE CRITERIA

The City of Santa Barbara Noise Ordinance (Municipal Code Chapter 9.16) regulates the production of noise from mechanical equipment, where such mechanical equipment noise would have the potential to affect residential land uses. The following municipal code section is directly applicable to the compressors installation at 931 Las Alturas Road.

- 9.16.025 Regulation of Noise Affecting Parcels Zoned or Used for Residential Purposes.
- C. Noise Limitations. All mechanical equipment other than vehicles shall be insulated and sound at the property line of any adjacent parcel used or zoned for residential, institutional or park purposes shall not exceed sixty A-weighted decibels using the Community Noise Equivalent Level (60 dB(A) CNEL). All wind machines are prohibited in the City. (Ord. 4878, 1994.)

For the purpose of this analysis, we interpret that the project must not have operational noise levels at the nearest residential property line which exceeds 60 dB(A) CNEL, in order for compliance to be achieved.

3. NOISE CALCULATIONS

Based on the sound power rating provided by the compressor manufacturers, we calculated the compressor noise levels at the residential property boundary directly across Las Alturas Drive from the subject property. The calculations were performed to address the sound level at the property line, not taking into account the existing 6-foot masonry garden wall along the neighboring property line.

Three points of interest were identified: 1) directly across from the driveway compressor bank (shortest distance from these compressors to the neighbor property line); 2) directly across from the dog-run compressor bank (shortest distance from these compressors to the neighbor

REVISED Noise Study – 931 Las Alturas Road, City of Santa Barbara

property line); and, 3) the neighbor property line directly opposite the mid-point between the two compressor banks (the point where both compressor banks would be the same distance away).

Sound attenuation due to distance, for a point source (which is applicable to the compressor banks) is calculated with the equation:

$$SPL_1 = SPL_2 - 20\log(D_2/D_1)$$

Where:

- SPL₁ is the calculated sound pressure level (in dB) at specified distance [D₂]
- SPL₂ is a known (measured) sound pressure level at a known distance [D₁]
- D₁ is distance from source to measured sound pressure level
- D₂ is distance from source to location of calculated sound pressure level

The calculation was performed for each individual compressor, and then the sound levels for each were summed using an appropriate logarithmic equation to determine the total sound level from the five compressors at the three points of interest.

The calculations evaluate attenuation from installation of the compressor sound blankets and rigid foam barriers along the enclosure sides. These calculations do not take into account the presence of the neighbor's six-foot wall. The identified sound levels are those which would be incident upon the side of the neighbor wall facing Las Alturas Road. The noise levels behind the wall, experienced within the neighbor's property, would be lower.

The calculation results based upon the existing compressor sound blankets and 3-foot high rigid foam barriers indicate sound levels at the neighboring property line would range from 56 to 57 dBA L_{eq} which would equate to a CNEL of 63 to 64 dBA. The calculations were then completed again, this time evaluating the effectiveness of the compressor sound blankets and incorporation of 4-foot high rigid foam barriers.

Table 2 below provides the results of the noise calculations for the three points of interest along the property boundary for the residence across Las Alturas Road. Spreadsheets for the calculations are provided in *Attachment 2*.

Table 2 Calculated Sound Level (L_{eq}) dBA		
Location	Compressor Sound Blanket + Rigid Foam Barrier 3 Feet	Compressor Sound Blanket + Rigid Foam Barrier 4 Feet
Directly Across from Driveway Compressors	57	53
Directly Across from Mid-Point Between Driveway / Dog-run	57	53
Directly Across from Dog-Run Compressors	56	52

As indicated in Table 2, the calculated noise level generated by all five compressors in operation simultaneously, at the adjacent residential property line, is 57 dB(A) for the 3-foot high rigid foam barriers (as installed). The noise level with incorporation of a 4-foot barrier would be 53 dB(A), which is discussed in greater detail in Section 5.

4. NOISE ORDINANCE COMPLIANCE ANALYSIS

As discussed in Section 3, the simultaneous operation of all five compressor units would result in a sound level of 57 dBA Leq at the neighboring property line, given the existing configuration which incorporates compressor sound blankets and 3-foot high rigid foam barriers. All five compressors may not operate continuously over an hour-long interval. However, in order to evaluate the greatest potential noise level from the five compressors, it was assumed that all of the compressors would be in constant operation over a 24-hour period.

This assumption equates to operational noise with an hourly Leq of 57 dB(A) during each of the 24 one-hour periods of the day. Based upon an hourly average sound level of 57 dB(A) for each hour throughout the day, the calculated noise level at the closest residential property line for the continuous operation of all five compressor units, on a worst-case basis, is **64 dB(A) CNEL**. Under worst-case conditions, with the compressors running continuously 24-hours per day and incorporating the existing compressor sound blankets and 3-foot high rigid foam barriers, the sound level would marginally exceed the 60 dBA CNEL criterion.

Consequently, further noise attenuation features are required in order for the existing compressors to achieve compliance with the 60 dBA CNEL criterion. Refer to Section 5, below.

5. RECOMMENDATIONS TO ACHIEVE NOISE ORDINANCE COMPLIANCE

Each of the compressor enclosures currently incorporates 3-foot high rigid foam barriers on the Las Alturas Road side, and along the two sides perpendicular to Las Alturas Road. This height barrier is insufficient to attenuate operating sound levels at the nearest property line to achieve compliance with the 60 dBA CNEL criterion (refer to Section 4).

Calculations were performed to evaluate the effectiveness of increasing the barrier height to 4 feet, in addition to the already installed compressor sound blankets. Table 2 (above) provides the results of the noise calculations for the three points of interest along the property boundary for the residence across Las Alturas Road, with incorporation of a 4-foot high barrier. The calculated noise level generated by all five compressors in operation simultaneously, at the adjacent residential property line, would be 53 dB(A) with installation of a minimum height of 4-foot high rigid foam barriers. Spreadsheets for the calculations are provided in *Attachment 2*.

All five compressors may not operate continuously over an hour-long interval. However, in order to evaluate the greatest potential noise level from the five compressors, it was assumed that all of the compressors would be in constant operation over a 24-hour period. This assumption equates to operational noise with an hourly Leq of 53 dB(A) during each of the 24 one-hour periods of the day. *Attachment 3* to this report contains the calculation spreadsheet for determining the CNEL value, based upon an hourly average sound level of 53 dB(A) for each hour throughout the day. As indicated in *Attachment 3*, the calculated noise level at the closest residential property line for the continuous operation of all five compressor units, on a worst-case basis, is **60 dB(A) CNEL**.

Recommendation

The height of the rigid foam barrier for each of the air conditioner compressor enclosures should be increased to a minimum of 4 feet.

Conclusion

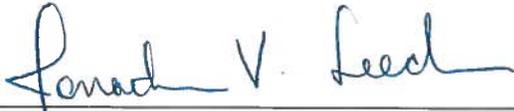
The analysis conducted for this report indicates the noise levels from the five compressors at the nearest residential property line, as outfitted with compressor sound blankets and with incorporation of 4-foot high rigid foam barriers, would meet the City's Noise Ordinance maximum of 60 dBA CNEL noise criterion applicable to the project. With a minimum 4-foot high barrier, the compressors would be in compliance with applicable portions of the Santa Barbara Municipal Code which govern noise levels from mechanical equipment upon residential land uses.

REVISED Noise Study – 931 Las Alturas Road, City of Santa Barbara

Should you have any questions regarding the above information, please do not hesitate to contact me at (805) 308-8527 or jleech@dudek.com.

Respectfully submitted,

DUDEK



JONATHAN V. LEECH, INCE

Senior Environmental Specialist / Acoustician

Encl.: Site Plan

Attachment 1 - Photographs Documenting the Installed R-tech panels (3-foot height)

Attachment 2 – Sound Attenuation Worksheets

Attachment 3 – CNEL Calculation Worksheet

<p>REVISION BY DATE</p> <p>14</p>	<p>STATISTICS</p>	<p>PROJECT SUMMARY</p> <p>OWNER: Laurie Ashton & Lynn Sarko 931 Las Alvaras Road Santa Barbara, CA 93103-1660</p> <p>APN: 015-141-007</p> <p>LAND USE ZONE: A-1</p> <p>USE: SINGLE FAMILY RESIDENCE</p> <p>CONSTRUCTION TYPE: VB</p> <p>OCCUPANCY GROUP: R3 / U1</p> <p>PARCEL SIZE: 89,900 s.f.</p> <p>HIGH FIRE AREA: YES</p> <p>SITE SLOPE: 19%</p>	<p>SQUARE FOOTAGE BREAKDOWN</p> <table border="1"> <thead> <tr> <th></th> <th>NET</th> <th>GROSS</th> </tr> </thead> <tbody> <tr> <td>EXISTING TWO STORY RESIDENCE</td> <td>7,204 s.f.</td> <td>7,589 s.f.</td> </tr> <tr> <td>EXISTING ATTACHED GARAGE</td> <td>729 s.f.</td> <td>781 s.f.</td> </tr> </tbody> </table>		NET	GROSS	EXISTING TWO STORY RESIDENCE	7,204 s.f.	7,589 s.f.	EXISTING ATTACHED GARAGE	729 s.f.	781 s.f.	<p>PROJECT DESCRIPTION</p> <p>PROPOSAL FOR THE APPROVAL OF THE EXISTING AIR CONDITIONER UNITS AND DOOR RUM WITHIN THE FRONT SETBACK.</p>	<p>INTENT TO COMPLY:</p> <p>INTENT TO COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, 2013 C.C.C., 2013 C.E.C., 2013 C.M.C., 2013 C.P.C., 2013 CALIFORNIA ENERGY CODE AND ALL CITY OF SANTA BARBARA AMENDMENTS.</p> <p>NOTE: CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF C.B.C. 18204.1 AND C.B.C. CHAPTER 4 SECTION 4.08.1 SHALL BE MET. A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED OR RE-USED.</p>	<p>VICINITY MAP</p>	<p>VIOLATION ABATEMENT FOR</p> <p>Laurie Ashton & Lynn Sarko 931 Las Alvaras Road Santa Barbara, CA 93103-1660</p> <p>DATE: 06/16/14 JOB: 14-00042 DRAWN BY: [Signature] SHEET: A-1</p>
	NET	GROSS														
EXISTING TWO STORY RESIDENCE	7,204 s.f.	7,589 s.f.														
EXISTING ATTACHED GARAGE	729 s.f.	781 s.f.														

SHEET INDEX

- A-1 SITE PLANS & STATISTICS
- A-2 ELEVATIONS
- A-3 FLOOR PLANS

STATISTICS

	NET	GROSS
EXISTING TWO STORY RESIDENCE	7,204 s.f.	7,589 s.f.
EXISTING ATTACHED GARAGE	729 s.f.	781 s.f.

PROJECT DESCRIPTION

PROPOSAL FOR THE APPROVAL OF THE EXISTING AIR CONDITIONER UNITS AND DOOR RUM WITHIN THE FRONT SETBACK.

INTENT TO COMPLY:

INTENT TO COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, 2013 C.C.C., 2013 C.E.C., 2013 C.M.C., 2013 C.P.C., 2013 CALIFORNIA ENERGY CODE AND ALL CITY OF SANTA BARBARA AMENDMENTS.

NOTE: CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF C.B.C. 18204.1 AND C.B.C. CHAPTER 4 SECTION 4.08.1 SHALL BE MET. A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED OR RE-USED.

VICINITY MAP

SITE PLAN

1" = 20'

STATISTICS

	NET	GROSS
EXISTING TWO STORY RESIDENCE	7,204 s.f.	7,589 s.f.
EXISTING ATTACHED GARAGE	729 s.f.	781 s.f.

PROJECT DESCRIPTION

PROPOSAL FOR THE APPROVAL OF THE EXISTING AIR CONDITIONER UNITS AND DOOR RUM WITHIN THE FRONT SETBACK.

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NOTE: CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF C.B.C. 18204.1 AND C.B.C. CHAPTER 4 SECTION 4.08.1 SHALL BE MET. A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED OR RE-USED.

VICINITY MAP

REVISION	BY	DATE

EXTERIOR ELEVATIONS



 Eric Sigmundson

 Landscape Design + Consulting

 10011 15th Street, Suite 100

 San Diego, CA 92161

 619.451.8888

VIOLATION ABATEMENT FOR

 Laurie Ashton & Lynn Sarko

 931 Las Alvaras Road

 Santa Barbara, CA 93103 1660

DATE	23.10.11
JOB	04-14-062
DRAWN	
CHECKED	

A-2



APPROXIMATE
5 FOOT HIGH
FENCE AND
HEDGE

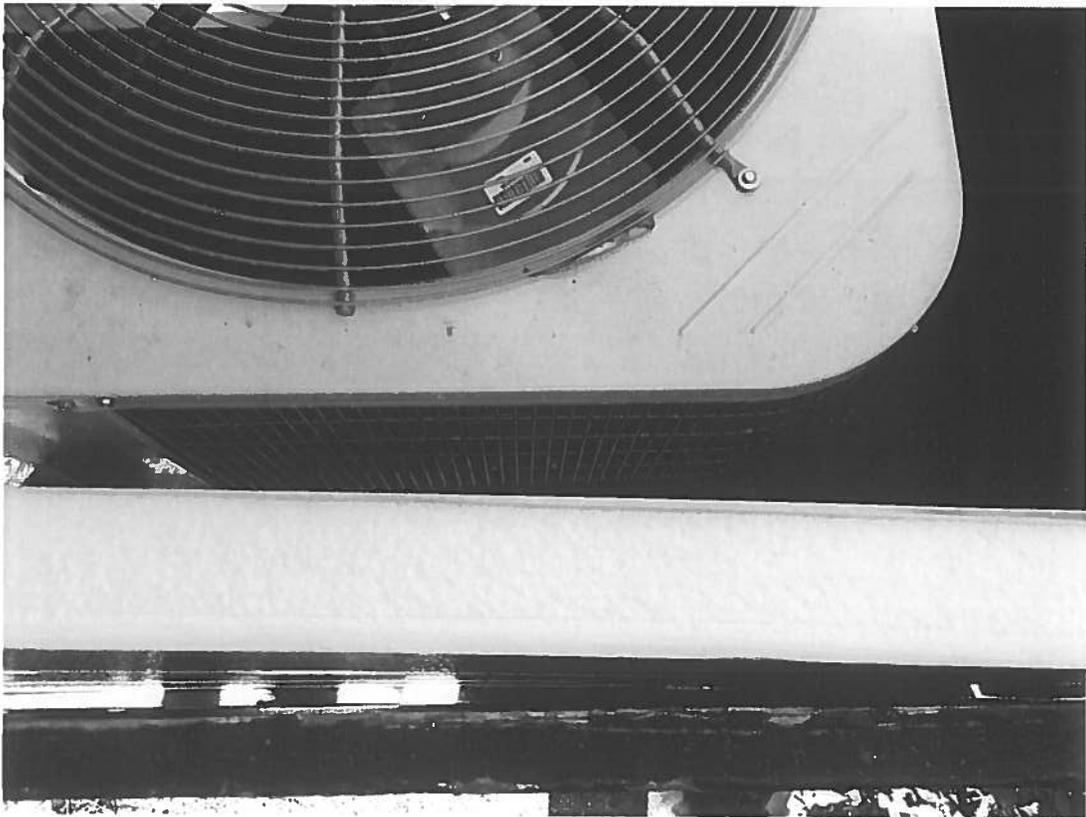
VIEW OF DOG RUN
Looking North

Attachment 1

Photos of Foam Barriers for Compressor Enclosures



Driveway Air-Conditioner Compressor Enclosure – Showing Foam Barrier on Three Sides



Dog-Run Air-Conditioner Compressor Enclosure – Showing Foam Barrier on Three Sides

Attachment 2
Sound Level Calculation Worksheets
Air Conditioner Compressors

931 Las Alturas
 Air Conditioner Compressor Noise Analysis

Distance Attenuation Calculation, Standard Reference Distance

Unit #	Model #	Leq	Ref. Dist. (feet) - Manufact	Standard Reference Distance (feet)	Noise Level (dBA Leq) at Std. Ref. Dist.
1	GCGD36S21S1A	76	9	50	61
2	GSC130361GA	75	9	50	60
3	GCGD24S21S1A	76	9	50	61
4	GSC130361GA	75	9	50	60
5	PA13NR06000G	76	9	50	61

With Acoustic Blanket Enclosing Compressor

Unit #	Model #	Leq	Ref. Dist. (feet) - Manufact	Standard Reference Distance (feet)	Noise Level (dBA Leq) at Std. Ref. Dist.
1	GCGD36S21S1A	71	9	50	56
2	GSC130361GA	70	9	50	55
3	GCGD24S21S1A	71	9	50	56
4	GSC130361GA	70	9	50	55
5	PA13NR06000G	71	9	50	56

Case: Prop. Line - Closest to Driveway A/C Comps, 3-Foot Exp. Foam Barrier and Compressor Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Foam Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	50	3	47	5	3.0	0.01	5	56	51
2	55	5	8.0	53	4	49	5	3.0	0.01	5	55	50
3	56	5	8.0	56	5	51	5	3.0	0.01	5	55	50
4	55	5	8.0	72	2	70	5	3.0	0.00	5	52	47
5	56	5	8.0	72	2	70	5	3.0	0.00	5	53	48
Cumulative LEQ												56.5

Case: Prop. Line - Mid-Point Btwn Drive A/C Comps and Dog-Run, 3-Foot Exp. Foam Barrier and Comp. Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	56	3	53	5	3.0	0.00	5	55	50
2	55	5	8.0	59	4	55	5	3.0	0.00	5	54	49
3	56	5	8.0	62	5	57	5	3.0	0.01	5	54	49
4	55	5	8.0	56	2	54	5	3.0	0.00	5	54	49
5	56	5	8.0	56	2	54	5	3.0	0.00	5	55	50
Cumulative LEQ												56.5

Case: Prop. Line - Closest to Dog-run A/C Comps, 3-Foot Exp. Foam Barrier and Compressor Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	72	3	69	5	3.0	0.00	5	53	48
2	55	5	8.0	75	4	71	5	3.0	0.00	5	52	47
3	56	5	8.0	78	5	73	5	3.0	0.00	5	52	47
4	55	5	8.0	50	2	48	5	3.0	0.00	5	55	50
5	56	5	8.0	50	2	48	5	3.0	0.00	5	56	51
Cumulative LEQ												56.0

Case: Prop. Line - Closest to Driveway A/C Comps, 4-Foot Exp. Foam Barrier and Compressor Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Foam Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	50	3	47	5	4.0	0.22	9	56	47
2	55	5	8.0	53	4	49	5	4.0	0.18	8	55	47
3	56	5	8.0	56	5	51	5	4.0	0.16	8	55	47
4	55	5	8.0	72	2	70	5	4.0	0.26	9	52	43
5	56	5	8.0	72	2	70	5	4.0	0.26	9	53	44
Cumulative LEQ											52.9	

Case: Prop. Line - Mid-Point Btwn Drive A/C Comps and Dog-Run, 4-Foot Exp. Foam Barrier and Comp. Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	56	3	53	5	4.0	0.21	9	55	46
2	55	5	8.0	59	4	55	5	4.0	0.17	8	54	45
3	56	5	8.0	62	5	57	5	4.0	0.15	8	54	46
4	55	5	8.0	56	2	54	5	4.0	0.27	9	54	45
5	56	5	8.0	56	2	54	5	4.0	0.27	9	55	46
Cumulative LEQ											52.8	

Case: Prop. Line - Closest to Dog-run A/C Comps, 4-Foot Exp. Foam Barrier and Compressor Sound Blanket, No Credit for Neigh. Wall

Unit #	Leq (h) at 50' w/ Sound Blanket (dBA)	Receiver Elevation (feet)	Source Elevation (feet)	Source to Receiver (feet)	Source to Barrier (feet)	Receiver to Barrier (feet)	Barrier (base) (feet)	Barrier Height (feet)	Fresnel No. at 500 Hz	Barrier Attenuation (dBA)	Leq w/o Barrier (dBA)	Leq w/Barrier (dBA)
1	56	5	8.0	72	3	69	5	4.0	0.19	8	53	44
2	55	5	8.0	75	4	71	5	4.0	0.16	8	52	44
3	56	5	8.0	78	5	73	5	4.0	0.13	8	52	45
4	55	5	8.0	50	2	48	5	4.0	0.28	9	55	46
5	56	5	8.0	50	2	48	5	4.0	0.28	9	56	47
Cumulative LEQ											52.2	

Leq	Time	Adjustment					
52.9	Midnight	10	62.9	62.9			
52.9	1	10	62.9	62.9			
52.9	2	10	62.9	62.9			
52.9	3	10	62.9	62.9			
52.9	4	10	62.9	62.9			
52.9	5	10	62.9	62.9			
52.9	6	10	62.9	62.9			
52.9	7am		52.9	52.9			
52.9	8		52.9	52.9			
52.9	9		52.9	52.9			
52.9	10		52.9	52.9			
52.9	11		52.9	52.9			
52.9	noon		52.9	52.9			
52.9	1		52.9	52.9			
52.9	2		52.9	52.9			
52.9	3		52.9	52.9			
52.9	4		52.9	52.9			
52.9	5		52.9	52.9			
52.9	6		52.9	52.9			
52.9	7	5	57.9	52.9			
52.9	8	5	57.9	52.9			
52.9	9	5	57.9	52.9			
52.9	10	10	62.9	62.9			
52.9	11	10	62.9	62.9			
			59.6	59.3			
			CNEL	LDN			

NEW ITEM**G. 931 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-141-002
Application Number: MST2015-00103
Owner: Laurie Ashton & Lynn Sarko
Applicant: Jarrett Gorin
Architect: Eric Swenumsen Residential Design

(Proposal to permit five (5) "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units with 37 inch tall screening fences and an "as-built" six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to an existing 7,930 square foot, two-story, single family residence with an 726 square foot garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the HVAC units to be located in the required front setback. The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.)

(Comments only; project requires Staff Hearing Officer review for front setback modifications.)

Continued indefinitely with positive comments:

1. The modification for the equipment is supportable.
2. There should be appropriate screening and of an appropriate color similar to the existing screen color.
3. The Compatibility Analysis Criteria has been met for this project.