



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 27, 2016  
**AGENDA DATE:** August 3, 2016  
**PROJECT ADDRESS:** 630-634 Anacapa Street (MST2015-00300)

**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Jessica W. Grant, Project Planner

### I. PROJECT DESCRIPTION

The proposed project consists of demolition of existing commercial buildings totaling 5,523 square feet and a 1,852 square foot single-family residence, and construction of a new three-story, mixed-use building on a 20,825 square foot site, which is comprised over two parcels. The proposed development consists of 4,496 square feet of ground-level commercial space (restaurant and retail space) and 30 rental units on the second and third story. The rental units include eight (8) studios, 13 one-bedroom units, and nine (9) two-bedroom units and total 22,304 square feet. An on-grade parking garage accessed from Ortega Street would provide 32 parking spaces and two trash receptacle areas. In between the garage and the commercial space is a bicycle storage room with space for 36 bicycles. A Voluntary Lot Merger to merge parcels APN 031-151-001 and APN031-151-011 to create a single lot (SBMC §27.30 and Gov. §66451.11) will be required.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Lot Area Modification to allow an additional unit above the allowed Average Unit Size Density of 29 units (SBMC §28.20.060.C and §28.92.110.A.2); and
- B. A Setback Modification of the five-foot variable front setback to allow two trellises to be located within the compensating area (SBMC §28.20.070.D.1 and §28.92.110.A.2).

**APPLICATION DEEMED COMPLETE:** July 8, 2016  
**DATE ACTION REQUIRED:** September 6, 2016

### III. RECOMMENDATION

Staff Hearing Officer approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

|  |   |                    |                             |
|--|---|--------------------|-----------------------------|
| <b>Applicant:</b>  | Cearnal Collective  |                    |                             |
| <b>Property Owner:</b>   | Craviotto Primo Investments, LLC, and Georgetta Craviotto Truste  |                    |                             |
| <b>Lease Holder</b>  | Anatega Partners, LLC   |                    |                             |
| <b>Site Information</b>  |   |                    |                             |
| <b>Parcel Number:</b>  | 031-151-001 &<br>031-151-011  | <b>Lot Area:</b>   | 20,825 (total both parcels) |
| <b>General Plan:</b>   | Commercial Industrial/<br>Medium High<br>Residential (15-27<br>du/ac) Priority Housing<br>Overlay (28-63 du/ac) | <b>Zoning:</b>     | C-M, Commercial             |
| <b>Existing Use:</b>   | Iron Shop (vacant);<br>Single-family Residence  | <b>Topography:</b> | Flat                        |
| <b>Adjacent Land Uses</b>  |   |                    |                             |
| <p><b>North</b> - Commercial <b>East</b> - Commercial<br/> <b>South</b> – Mixed-Use <b>West</b> – Commercial, City Parking Lot</p> |   |                    |                             |

**V. ISSUES**

Staff recommends that the Staff Hearing Officer focus on the issue of the Variable Setback Modification to allow two trellises to be located within the compensating area. This modification is described in detail in this Staff Report in Section VI.A.1.b. Also, there is soil contamination on the site due to the site’s prior industrial use. Specific conditions has been incorporated in the project’s Conditions of Approval base on the consultant’s recommendations in the Phase II Environmental Site Assessment and a peer review from Santa Barbara County Public Health Department Environmental Health Services. Before the new mixed use building is constructed, the soil contamination is required to be removed.

**VI. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

| <b>Standard</b>                                 | <b>Requirement/ Allowance</b>   | <b>Proposed</b>                           |
|---|---------------------------------|---|
| <b>Setbacks</b><br>-Front<br>-Interior<br>-Rear | 5 foot variable                 | 5 foot variable with compensating areas.* |
| <b>Density</b>                                  | 37-63 du/ac<br>Priority Housing | 63.4 du/ac*                               |
| <b>Number of Units</b>                          | 29                              | 30**                                      |

\* A Setback Modification is requested allow two trellises to be located within the compensating area along Ortega and Anacapa Streets in the required five-foot variable front setback.

\*\*A Lot Area Modification is requested to allow 30 units instead of 29 units on the project site. See discussion below.

## **1. MODIFICATIONS**

### a. Lot Area Modification

The project is proposed under the Average Unit-Size Density (AUD) Incentive Program (Priority Housing Overlay Area) with a proposed density of 63.4 dwelling units per acre (du/ac), and an average unit size of 743 square feet. There is a twelve inch public right of way dedication along the Ortega Street frontage to accommodate a six foot sidewalk, four foot parkway, and six inch curb. The dedication reduces the property's net square footage, allowing a maximum average unit density of 29 residential units (63 units per acre). Typically, support for a Lot Area Modification to allow an additional unit is based upon the provision of an affordable unit. In this case, the unit would not be affordable; however, the modification would be consistent with the purposes and intent of the AUD Program, and would be necessary to allow the number of units allowed without the dedication required to comply with the Pedestrian Master Plan (PMP). The PMP recommends a high pedestrian use area to observe six foot sidewalk, four foot parkway, six inch curb, and a two foot-six inch frontage zone.

### b. Setback Modification

A five-foot variable front setback is required for all stories of the proposed mixed use project along Ortega and Anacapa Streets. Portions of all floors of a multi-story may encroach into the variable setback but the compensating area must be provided on the ground floor. The applicant is requesting a Setback Modification to allow two trellises to be located within the compensating area along Ortega and Anacapa Streets in the required five foot variable front setback. The intent is for the trellises to provide shade and protection from birds over the proposed restaurant's outdoor seating areas. The modification would secure an appropriate improvement for the mixed use building that would still provide the visual openness and intent of the variable setback.

## **VII. ENVIRONMENTAL REVIEW**

The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The project is consistent with the development density designated and analyzed by the Program EIR, and potential minor project environmental effects are addressed with existing development standards and regulations. The project is subject to archaeological monitoring during ground disturbance and would also be required to comply with the technical study recommendations outlined in Earth Systems prepared a Geotechnical Engineering Report dated December 4, 2015, and an addendum to the report dated June 20, 2016, and also outlined in EMG's Phase II Environmental Site Assessment for 630-634 Anacapa Street dated April 20, 2015 (Exhibit A: Staff Hearing Officer Conditions of Approval). Based on City Staff analysis, no further environmental document is required for this

project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

#### **VIII. PLANNING COMMISSION REVIEW**

The project's concept was reviewed by the Planning Commission (PC) on November 12, 2015. (Exhibit D: PC Minutes). At the time of the PC review, the project included a roof deck and fourth floor elevator tower, which was been since removed due to cost. PC agreed that the project meets the Land Use Element; Housing Element, and Circulation Element and is consistent with the General Plan. The Lot Area Modification is acceptable and the project is compatible with the neighborhood. The proposed mixed use building's size, bulk, and scale is appropriate for its location and neighborhood. A majority of the Commission agreed that the Lot Area Modification could be supported because of the Applicant's dedication to the City, consistent with the Pedestrian Master Plan. Individual Commission comments centered on outdoor living space, private storage and landscaping. The PC did not provide any comments on the Variable Setback Modification because it was not part of the project's scope at the time of their review.

#### **IX. DESIGN REVIEW**

The project was reviewed by the Historic Landmarks Commission (HLC) on separate occasions (Exhibit E, HLC Minutes). On July 1, 2015, the HLC wanted the architect to work on the structure's elevation adjacent to Ortega Street. On June 29, 2016, the HLC continued the project indefinitely to the SHO with positive comments and support of both the project's modifications.

#### **X. FINDINGS**

The Staff Hearing Officer finds the following:

1. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on City Staff analysis and the CEQA certificate of determination on file for this project.
2. The Lot Area Modification would be consistent with the purposes and intent of the AUD Program, would be necessary to secure an appropriate improvement on a lot by ensuring compliance with the Pedestrian Master Plan by providing a public right of way dedication that allows for the recommended pedestrian amenities in this high pedestrian use area, and would prevent unreasonable hardship by approving the full number of units allowed by the AUD program without the required dedication, as described in Section VII in the Staff Report.
3. The Setback Modification to allow two trellises in the compensating area within the variable front setback would be consistent with the purposes and intent of the AUD program and is necessary to secure an appropriate improvement on the lot to the designed outdoor patio areas for the restaurant. The trellises provide protection from the weather elements without negatively affecting the visual openness along Ortega and Anacapa Streets.

Exhibits:

- A. Conditions of Approval
- B. Applicant Letter
- C. Project Plans
- D. PC Minutes
- E. HLC Minutes

## **STAFF HEARING OFFICER CONDITIONS OF APPROVAL**

630-634 ANACAPA STREET  
VOLUNTARY LOT MERGER, LOT AREA AND VARIABLE SETBACK MODIFICATIONS  
AUGUST 3, 2016

I. **In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupant 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. **Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:**

1. **Parks and Recreation Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Parks and Recreation Commission for the removal of one street tree in the City right of way.
2. **Tier 3 Storm Water Compliance.** Receive approval from Creeks Division on the Tier 3 Storm Water Report. The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a Storm Water Report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

For any proprietary treatment devices that are proposed as part of the project's final Storm Water Management Plan, the Owner shall provide an Operations and Maintenance Procedure Plan consistent with the manufacturer's specifications (describing schedules and estimated annual maintenance costs for pollution absorbing filter media replacement, sediment removal, etc.). The Plan shall be reviewed and approved by the Creeks Division for consistency with the Storm Water BMP Guidance Manual and the manufacturer's specifications.

After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.

3. **Design Approval.** Obtain design approval from the Historic Landmarks Commission (HLC) approval.
4. **Submittal for Voluntary Lot Merger.** The Owner shall submit application for Voluntary Lot Merger for approval and recordation to the Public Works Department.

**EXHIBIT A**

5. **Building and Public Works Permits.** Obtain Building and Public Works Permits for onsite and offsite improvements and right of way dedication along Ortega Street.
6. **Ortega and Anacapa Public Improvements.** The Owner shall submit C-1 public improvement or Public Works plans for construction of improvements along the property frontage on Ortega and Anacapa Streets. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California.

Public Improvements will be required in compliance with SBMC §22.44 including but not limited to: water and sewer service connections; dedication of Public right-of-way along the Ortega Street frontage of subject property for construction of 10 ft of sidewalk and parkway; installation of 1 – Type A-08 City Street Light Standard at the northern most corner of property in the Public right-of-way; replacement of any cracked or uplifted curb & gutter and sidewalk; installation of City Street Trees and Tree Grates as appropriate.

7. **Fees.** Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.

**B. Prior to Issuance of a Building Permit:**

1. **Archaeological Monitoring Contract.** A Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Consulting for a previous proposal on the project site was accepted by the HLC in 2005. The report concluded that monitoring during ground disturbance would be required; therefore, monitoring would be required for this current proposal as well. Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the provisions identified in condition A.8.b "Requirement for Archaeological Resources" below.

2. **Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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

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

3. **Geotechnical Engineering Report Recommendations:** Earth Systems prepared a Geotechnical Engineering Report dated December 4, 2015, and an addendum to the report dated June 20, 2016. The Project is subject to the Report's recommendations and recommendation modifications in the addendum. Please provide a narrative how you have incorporated all recommendations into your building plan check submittal documents.
4. **Environmental Site Assessment Recommendations:** The project shall comply with the recommendations outlined in EMG's Phase II Environmental Site Assessment for 630-634 Anacapa Street dated April 20, 2015.
  - a. The Project shall also comply with Santa Barbara County Public Health Department Environmental Health Services Division(EHS) recommendations:
    - (1) Should field indications of contamination (odor, visual staining) be encountered, work shall stop and EHS shall be contacted (805-346-8460) to ensure the potentially impacted soil is appropriately characterized and handled.
    - (2) Confirmation samples shall be collected from the sidewalls and bottoms of any excavation and analyzed for any potential chemicals of concern for the excavation location to ensure impacts are removed. Field indications shall not be used as confirmation that impacts are removed. It would be beneficial to better delineate the area of lead impacted soil (with several 6 inch bgs samples) prior to excavation and disposal to ensure impacts are localized to the indoor metal working area.
    - (3) Should the property owner/developer/responsible party desire to receive a No Further Action letter from EHS, they need to contact EHS and enroll in our voluntary remedial oversight program (VROP) prior to any further assessment or remedial work being conducted.

For the Building Plan Check submittal, submit EMG’s Phase 1 and Phase II Environmental Reports and include a narrative how you have incorporated all recommendations outlined in the environmental assessments into your future plan check submittal documents.

5. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

- C. **Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.**
  1. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition B.1 “Neighborhood Notification Prior to Construction” below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person who compiled the mailing list shall be submitted to the Planning Division.
  2. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor, site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.
  3. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring

requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Property Owner, Santa Barbara County Environmental Health Services Division, Project Archaeologist, Contractor and each Subcontractor.

4. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) contact information, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
5. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

|                             |                                   |
|-----------------------------|-----------------------------------|
| New Year's Day              | January 1st*                      |
| Martin Luther King, Jr. Day | 3rd Monday in January             |
| Presidents' Day             | 3rd Monday in February            |
| Memorial Day                | Last Monday in May                |
| Independence Day            | July 4th*                         |
| Labor Day                   | 1st Monday in September           |
| Thanksgiving Day            | 4th Thursday in November          |
| Following Thanksgiving Day  | Friday following Thanksgiving Day |
| Christmas Day               | December 25th*                    |

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

6. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

7. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
8. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
  - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
  - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
  - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
  - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
  - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
  - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).

- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
  - j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
  - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
  - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
  - o. The engine size of construction equipment shall be the minimum practical size.
  - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
9. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

**D. General Conditions.**

1. Annual Resident Survey. For informational purposes only, all Average Unit-size Density Incentive Program projects in the High Density and Priority Housing Overlay zones shall conduct an annual resident survey and report the following information for each unit to the Planning Division by December 31st of each year for the first eight years of the project, commencing the year the project receives occupancy clearance. The annual report for each unit shall include:
  - a. Net floor area.
  - b. Number of bedrooms.
  - c. Monthly rent or purchase price.
  - d. Amount of Home Owners Association dues (if applicable).
  - e. Date of purchase (if applicable).
  - f. Periods of vacancy.
  - g. Household size.
  - h. Employment location of each resident by zip code.
  - i. Number of automobiles owned by each household.
2. **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 being notified of a lawsuit regarding 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.

3. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.

## II. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Staff Hearing Officer action approving the Lot Area and Variable Setback Modifications shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.



**CEARNAL COLLECTIVE**  
ARCHITECTURE & INTERIOR DESIGN

July 13, 2016

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

Re: 634 Anacapa Street, APN: 031-151-001 & 031-151-011

We are seeking a modification for the property located at 634 Anacapa Street to allow for 30 residential units to be constructed on this 20,825 sq. ft. (0.48 acre) AUD Priority Housing Overlay site. The pedestrian master plan requires a 12'-0" Pedestrian Zone that requires a 14.5" dedication along the Ortega Street frontage. The site area allows for 30 units, however as a result of a required dedication of property to comply with the pedestrian master plan, the reduced parcel size of 20,610 sq. ft. (0.47 acre) only allows 29 units. We are also seeking a Variable Setback Modification to allow two trellises to be located within compensating area.

The proposed project will demolish the existing 1,852 sq. ft. residence and two commercial buildings totaling 5,523 sq. ft. and develop a new 3-story, mixed-use building. 4,496 net sq. ft. of new commercial space will front Anacapa Street at the ground level. At the second and third level, 30 residential units will be comprised of 8 studios, 13 1-bedroom units, and 9 2-bedroom units. The average net unit size will be 743.5 net sq. ft., below the 811 sq. ft. maximum.

The proposed project received favorable comments at HLC Concept on July 01, 2015 and June 29, 2016 and at Planning Commission Concept on Nov. 12, 2015.

We are looking forward to your approval of our request.

Respectfully,

Brian Cearnal, AIA, LEED AP  
Partner  
Cearnal Collective, LLP

# Anacapa / Ortega



**CEARNAL**  
COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
F: 805.963.0844  
www.cearnal.com

| BUILDING AREA BY FLOOR  |                  |                  |                  | TABULATIONS  |   | SCOPE OF WORK   |  |
|---|------------------|------------------|------------------|--|---|---|--|
| <b>FIRST FLOOR</b>  | <b>OCCUPANCY</b> | <b>GROSS SF</b>  | <b>NET SF</b>    | PROPERTY OWNER:  | CRAVIOTTO PRIMO INVESTMENTS, LLC  | <p>The proposed ALUJ project is located on a 20,825 sq. ft. (0.48 acre) lot at 634 Anacapa Street at the northwest corner of Anacapa Street and Ortega Street. Compliance with the Pedestrian Master Plan necessitates a dedication along Ortega Street, reducing the lot to 20,610 sq. ft. (0.47 acre). In order to maintain the 30 units allowed under the gross lot area, a Lot Area Modification is requested (in addition to a Lot Merger).</p> <p>The proposed project involves the demolition of an existing 1,852 sq. ft. residence and garage and two commercial buildings totaling 5,523 sq. ft. and the development of a new, 3-story, mixed-use building, 4,496 net sq. ft. of commercial area fronts Anacapa Street at the ground level, while a parking garage accessed from Ortega Street offers 32 parking spaces. At the second and third level, 30 residential units are comprised of 8 studios, 13 1-bedroom units, and 9 2-bedroom units totaling 22,304 sq. ft. The average net unit size is 727.6 net sq. ft. One street tree will be removed along Ortega Street and the remaining 3 (two along Ortega Street and one along Anacapa Street) will be protected.</p> |  |
| 100 COMMERCIAL  |                  | 3,215 SF         | 2,930 SF         | LEASE HOLDER:  | ANATEGA PARTNERS, LLC   |   |  |
| 101 COMMERCIAL  |                  | 1,709 SF         | 1,566 SF         | PROJECT ADDRESS:   | 634 ANACAPA STREET<br>SANTA BARBARA, CALIFORNIA   |   |  |
| 108 ELEV.   |                  | 82 SF            | 73 SF            | A.P.N.:  | 031-151-001<br>031-151-011  |   |  |
| 109 LOBBY   |                  | 521 SF           | 463 SF           | HIGH FIRE ZONE?  | NO  |   |  |
| <b>SUBTOTAL (occupiable area)</b>   |                  | <b>5,527 SF</b>  | <b>5,033 SF</b>  | FLOOD ZONE?  | YES/NO  |   |  |
| <b>GARAGE &amp; UTILITY SPACES</b>  |                  |                  |                  | LAND USE ZONE:   | CM  |   |  |
| 103 ELEC.   |                  | 237 SF           | 0 SF             | GENERAL PLAN DESIGNATION:  | COMMERCIAL INDUSTRIAL/MEDIUM HIGH RESIDENTIAL<br>(15-27 du/ac); PRIORITY HOUSING OVERLAY AREA |   |  |
| 104 GARAGE  |                  | 12,329 SF        | 0 SF             | SETBACKS:  |   |   |  |
| 106 TRASH   |                  | 206 SF           | 0 SF             | FRONT:   | 5'0"  |   |  |
| 107 ELEV. MECH.   |                  | 87 SF            | 0 SF             | REAR:  | 0   |   |  |
| 110 TRASH   |                  | 256 SF           | 0 SF             | INTERIOR:  | 0   |   |  |
| <b>SUBTOTAL (nonoccupiable area)</b>  |                  | <b>13,115 SF</b> | <b>0 SF</b>      | LOT AREA:  | GROSS: 20,825 SF<br>0.48 ACRES<br>NET: 20,610 SF<br>0.47 ACRES                                |   |  |
| <b>FIRST FLOOR - TOTAL</b>  |                  | <b>18,642 SF</b> | <b>5,033 SF</b>  | <b>COMMERCIAL</b>  | <b>GROSS</b> <b>NET</b>   |   |  |
| <b>SECOND FLOOR</b>   | <b>OCCUPANCY</b> | <b>GROSS SF</b>  | <b>NET SF</b>    | (E) COMMERCIAL BUILDING AREA:  | 5,523 SF  |   |  |
| 201 1 BDRM  |                  | 870 SF           | 805 SF           | (E) COMMERCIAL BUILDING AREA TO BE REMOVED:                                    | 5,523 SF  |   |  |
| 202 1 BDRM  |                  | 759 SF           | 709 SF           | TOTAL (E) COMMERCIAL FLOOR AREA TO REMAIN:                                     | 0 SF  |   |  |
| 203 2 BDRM  |                  | 901 SF           | 858 SF           | (NI) TOTAL COMMERCIAL BUILDING AREA:   | 4,924      4,496 SF   |   |  |
| 204 1 BDRM  |                  | 909 SF           | 857 SF           | COMMERCIAL 100 AREA:   | 3,215      2,930 SF   |   |  |
| 205 STUDIO  |                  | 665 SF           | 620 SF           | COMMERCIAL 101 AREA:   | 1,709      1,566 SF   |   |  |
| 206 STUDIO  |                  | 655 SF           | 620 SF           | NET INCREASE IN COMMERCIAL AREA:   | -599 SF   |   |  |
| 207 STUDIO  |                  | 655 SF           | 620 SF           | <b>RESIDENTIAL</b>   | <b>GROSS</b> <b>NET</b>   |   |  |
| 208 STUDIO  |                  | 665 SF           | 620 SF           | (E) RESIDENTIAL BUILDING AREA:   | 1,852 SF  |   |  |
| 209 1 BDRM  |                  | 683 SF           | 639 SF           | (E) RESIDENTIAL BUILDING AREA TO BE REMOVED:                                   | 1,852 SF  |   |  |
| 210 1 BDRM  |                  | 674 SF           | 639 SF           | TOTAL (E) RESIDENTIAL FLOOR AREA TO REMAIN:                                    | 0 SF  |   |  |
| 211 1 BDRM  |                  | 674 SF           | 639 SF           | (NI) TOTAL RESIDENTIAL BUILDING AREA:  | 23,719      22,304 SF   |   |  |
| 212 1 BDRM  |                  | 675 SF           | 639 SF           | 1ST FLOOR AREA:  | 0      0 SF   |   |  |
| 213 2 BDRM  |                  | 1,159 SF         | 1,090 SF         | 2ND FLOOR AREA:  | 12,333      11,601 SF   |   |  |
| 214 2 BDRM  |                  | 907 SF           | 856 SF           | 3RD FLOOR AREA:  | 11,386      10,703 SF   |   |  |
| 215 2 BDRM  |                  | 899 SF           | 856 SF           | <b>ALUJ CALCULATION</b>  | <b>NET</b>  |   |  |
| 216 1 BDRM  |                  | 584 SF           | 532 SF           | TOTAL RESIDENTIAL UNIT AREA:   | 22,304.0 SF   |   |  |
| <b>SUBTOTAL (occupiable area)</b>   |                  | <b>12,333 SF</b> | <b>11,601 SF</b> | TOTAL UNIT COUNT:  | 30  |   |  |
| <b>SUBTOTAL (nonoccupiable area)</b>  |                  | <b>0 SF</b>      | <b>0 SF</b>      | AVERAGE UNIT SIZE:   | 743.5 SF<br>62.5  |   |  |
| <b>SECOND FLOOR - TOTAL</b>   |                  | <b>12,333 SF</b> | <b>11,601 SF</b> | <b>PARKING</b>   |   |   |  |
| <b>THIRD FLOOR</b>  | <b>OCCUPANCY</b> | <b>GROSS SF</b>  | <b>NET SF</b>    | PARKING SPACES REQUIRED:   | COMMERCIAL (15,461 SF/500 SF) X 80% ZONE OF BENEFIT=2,118;      2                             |   |  |
| 316 1 BDRM  |                  | 362 SF           | 311 SF           | RESIDENTIAL (1/UNIT):      30  |   |   |  |
| 301 1 BDRM  |                  | 902 SF           | 837 SF           | TOTAL REQUIRED:      32  |   |   |  |
| 302 2 BDRM  |                  | 900 SF           | 857 SF           | PARKING SPACES PROVIDED:   | COMMERCIAL (INCL. 1 REQUIRED ACCESSIBLE SPACE PER CBC TABLE 11B-208.2)      2                 |   |  |
| 303 2 BDRM  |                  | 909 SF           | 857 SF           | RESIDENTIAL (INCL. 1 REQUIRED ACC. SPACE PER CBC 1109A.4 & 9 COMPACT):      30 |   |   |  |
| 304 STUDIO  |                  | 665 SF           | 620 SF           | TOTAL PROVIDED:      32  |   |   |  |
| 305 STUDIO  |                  | 655 SF           | 620 SF           | TOTAL BIKE SPACES REQUIRED:  | 31  |   |  |
| 306 STUDIO  |                  | 655 SF           | 620 SF           | TOTAL BIKE SPACES PROVIDED:  | 36  |   |  |
| 307 STUDIO  |                  | 665 SF           | 620 SF           | <b>SITE STATISTICS</b>   |   |   |  |
| 308 1 BDRM  |                  | 683 SF           | 639 SF           | BUILDING FOOTPRINT:  | 18,879      91.6  |   |  |
| 309 1 BDRM  |                  | 674 SF           | 639 SF           | LANDSCAPING:   | 729      3.5  |   |  |
| 310 1 BDRM  |                  | 674 SF           | 639 SF           | PAVED AREAS:   | 1,002      4.9  |   |  |
| 311 1 BDRM  |                  | 675 SF           | 639 SF           | TOTAL:   | 20,610      100.0   |   |  |
| 312 2 BDRM  |                  | 1,159 SF         | 1,090 SF         | COMMON OPEN YARD AREA REQUIRED PER SBMC 28.21.081.B:                           | 15% LOT AREA      3,092 SF  |   |  |
| 313 2 BDRM  |                  | 907 SF           | 856 SF           | COMMON OPEN YARD AREA REQUIRED:  | 3,092 SF  |   |  |
| 314 2 BDRM  |                  | 901 SF           | 856 SF           | COMMON OPEN YARD AREA PROVIDED:  | 4,064 SF  |   |  |
| <b>SUBTOTAL (occupiable area)</b>   |                  | <b>11,386 SF</b> | <b>10,703 SF</b> |  |   |   |  |
| <b>SUBTOTAL (nonoccupiable area)</b>  |                  | <b>0 SF</b>      | <b>0 SF</b>      |  |   |   |  |
| <b>THIRD FLOOR - TOTAL</b>  |                  | <b>11,386 SF</b> | <b>10,703 SF</b> |  |   |   |  |
| <b>TOTAL OCCUPIABLE FLOOR AREA</b>  |                  | <b>29,246 SF</b> | <b>27,336 SF</b> |  |   |   |  |
| <b>TOTAL NONOCCUPIABLE FLOOR AREA</b>   |                  | <b>13,115 SF</b> | <b>0 SF</b>      |  |   |   |  |
| <b>GRAND TOTAL BLDG FLOOR AREA</b>  |                  | <b>42,361 SF</b> | <b>27,336 SF</b> |  |   |   |  |
| <b>GENERAL NOTES</b>  |                  |                  |                  |  |   |   |  |
| PHASE 1 ARCHAEOLOGICAL RESOURCES REPORT MITIGATION MEASURE:   |                  |                  |                  |  |   |   |  |
| 1. IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY, AND THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED. A CITY-QUALIFIED ARCHAEOLOGIST SHALL BE RETAINED TO ASSESS THE NATURE, EXTENT AND SIGNIFICANCE OF ANY DISCOVERIES AND DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES. CONSULTATION WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY-QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST (IN THE UNLIKELY CASE THAT THE RESOURCE IS PREHISTORIC), 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 WORK IN THE AREA OF THE FIND. WORK MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.  |                  |                  |                  |  |   |   |  |
| IF THE DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS, MATERIALS, OR HUMAN REMAINS, 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.  |                  |                  |                  |  |   |   |  |
| THE ARCHAEOLOGIST SHALL DETERMINE THE NEED FOR ANY OTHER ACTIONS, INCLUDING COLLECTING A REPRESENTATIVE SAMPLE OF PREHISTORIC OR HISTORIC REMAINS, CONSISTENT WITH A PHASE 3 DATA RECOVERY EXCAVATION AS DEFINED IN CITY AREA GUIDELINES FOR ARCHAEOLOGICAL RESOURCES AND HISTORIC STRUCTURES AND SITES CRITERIA.   |                  |                  |                  |  |   |   |  |
|   |                  |                  |                  | <b>VICINITY MAP</b>  |   |   |  |
|   |                  |                  |                  |  |   |   |  |

Proposed project for:  
**Anacapa/Ortega**  
634 Anacapa Street  
Santa Barbara, CA 93101

JOB NUMBER: 15020

CONTENTS:  
TITLE SHEET

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| SUBMITTALS |            |
|------------|------------|
| DATE       | TYPE       |
| 10.27.15   | PC CONCEPT |
| 04.04.16   | SHO        |
| 06.15.16   | HLC        |
| 06.24.16   | SHO        |

ISSUE DATE: 06.24.16

| REVISIONS |      |      |
|-----------|------|------|
| NO.       | DATE | TYPE |
|           |      |      |
|           |      |      |
|           |      |      |

**G-000**  
SHEET OF

## GRADING NOTES

- ALL GRADING SHALL CONFORM WITH CITY OF SANTA BARBARA STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, PROJECT No. VT-25147-01, REPORT No. 15-12-6, FOR 630-634 ANACAPA STREET, SANTA BARBARA, CALIFORNIA PREPARED BY EARTH SYSTEMS SOUTHERN CALIFORNIA, DATED DECEMBER 4, 2015.
- CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
- BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
- THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
- A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
- CUT SLOPES SHALL NOT EXCEED A GRADE OF 1-1/2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
- ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATION.
- ALL UTILITIES WILL BE PLACED UNDERGROUND.

## EARTHWORK

| ESTIMATED EARTHWORK QUANTITIES: | EXCAVATION        | EMBANKMENT |
|---------------------------------|-------------------|------------|
| SITE GRADING                    | 830 C.Y.          | 30 C.Y.    |
| OVEREXCAVATION                  | 1670 C.Y.         | 1670 C.Y.  |
| SUBTOTAL                        | 2500 C.Y.         | 1700 C.Y.  |
| SHRINKAGE @ 10%                 | 250 C.Y.          |            |
| TOTAL                           | 2250 C.Y.         | 1700 C.Y.  |
|                                 | EXPORT = 550 C.Y. |            |

- ESTIMATED QUANTITIES SHOWN ABOVE ARE COMPUTED FROM EXISTING GROUND ELEVATIONS TO THE PROPOSED ELEVATIONS ON THIS PLAN.
- THERE ARE NO LOSSES DUE TO CLEARING AND GRUBBING AS THE SITE IS CURRENTLY DEVELOPED.
- FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, THE PAVEMENT STRUCTURAL SECTION IS ASSUMED TO BE 0.75'.
- ESTIMATED QUANTITIES DO NOT INCLUDE EXCAVATION FOR UTILITIES.
- FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, OVEREXCAVATION IS ASSUMED FOR A DEPTH OF 2' AND A DISTANCE OF 5' BEYOND THE EXTERIOR BUILDING PERIMETER.

## SURVEY NOTES

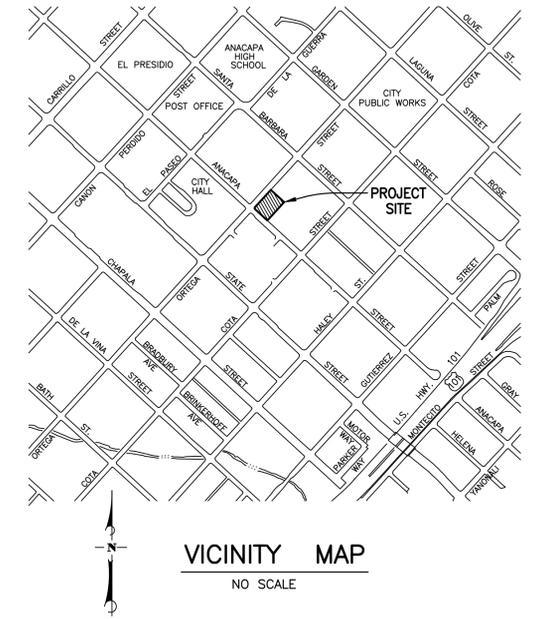
BASIS OF BEARINGS: BEARINGS AND DISTANCES PLOTTED PER RECORD DATA USING SANTA BARBARA CITY MONUMENT LINE, ALONG ANACAPA STREET, BETWEEN COTA AND ORTEGA STREETS; BEARING OF N 48°30'30" W PER BOOK 187, PGS. 73 & 74 OF MAPS.

BENCHMARK: CITY STATION COT/00E FROM CITY BENCH LIST, CHISELED SQUARE ON TOP OF CURB AT THE W'LY CORNER OF COTA AND ANACAPA STREETS, ELEV.=24.51', CONVERTED TO NAVD88 DATUM.

ELEVATIONS SHOWN HEREON ARE NAVD88 DATUM, THE ADJACENT PROPERTY FM:20,643 IS ON NGVD29 DATUM, SUBTRACT 2.65' FROM ELEVATIONS SHOWN HEREON TO MATCH ARCHITECTURAL PLANS FOR THAT SITE.

## GENERAL NOTES

- AREAS TO RECEIVE FILL SHALL BE CLEARED OF SURFACE VEGETATION INCLUDING ROOTS AND ROOT STRUCTURES.
- ALL UNDERGROUND FEATURES FROM THE PREVIOUS STRUCTURE SHALL BE REMOVED.
- IF, DURING THE REMOVAL AND SCARIFICATION PROCESS, EXCESSIVE ROOT STRUCTURES ARE ENCOUNTERED, THESE AREAS SHALL BE DEEP RIPPED IN TWO DIRECTIONS TO THE DEPTH OF THE ROOT STRUCTURE AFTER WHICH THE DISTURBED SOILS AND THE ROOTS SHALL BE COMPLETELY REMOVED AND THE RESULTING CAVITIES SHALL BE SCARIFIED AND PROCESSED TO RECEIVE FILL IN ACCORDANCE WITH THE ABOVE RECOMMENDATION.
- IF, DURING THE GRADING OPERATIONS, PREVIOUSLY PLACED, UNDOCUMENTED FILL MATERIAL IS ENCOUNTERED, THIS FILL MATERIAL SHALL BE REMOVED UNDER THE DIRECTION OF THIS LABORATORY PRIOR TO COMMENCEMENT OF THE FILLING OPERATIONS.
- IN ALL AREAS TO RECEIVE COMPACTED FILL, THE LOOSE TOP SOIL AND COMPRESSIBLE SURFACE SOILS SHALL BE REMOVED AND OBSERVED BY A REPRESENTATIVE FOR OUR FIRM. UPON APPROVAL OF EXCAVATION, THE EXPOSED GROUND SURFACE SHALL BE SCARIFIED AN ADDITIONAL 6 TO 8 INCHES, MOISTENED OR DRIED TO NEAR THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 90 PERCENT OF THE RELATIVE COMPACTION. WE ANTICIPATE THE DEPTH OF THE SURFACE SOIL REMOVAL TO BE FROM 24 TO 48 INCHES BELOW THE EXISTING GRADE.
- THE REMOVED SURFACE SOILS AND/OR IMPORTED APPROVED FILL MAY THEN BE PLACED IN LOOSE LIFTS OF APPROXIMATELY 6 INCHES, THOROUGHLY MIXED, MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- IMPORT SOILS, IF REQUIRED FOR STRUCTURAL FILL, SHALL BE GRANULAR, NON-EXPANSIVE SOILS WHICH ARE EQUAL TO OR SUPERIOR IN QUALITY TO THE ON-SITE SOILS AS DETERMINED BY THIS LABORATORY PRIOR TO IMPORTATION OF THE FILL MATERIAL TO THE SITE.
- THE COMPACTION STANDARD SHALL BE THE LATEST ADOPTION OF THE ASTM D-1557 METHOD OF COMPACTION.
- POSITIVE SURFACE DRAINAGE SHALL DIRECT WATER AWAY FROM ALL MAN-MADE SLOPES AND AWAY FROM THE FOUNDATION SYSTEM OF THE PROPOSED STRUCTURE.
- SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS OF FREE-STANDING WALLS, STEPS, WALKWAYS, DRIVEWAYS, POOL, SPA, POOL EQUIPMENT ENCLOSURE, PLANTERS, ETC.
- SEE ARCHITECT'S PLANS FOR SITE LAYOUT INFORMATION.



## LEGEND

|     |      |     |                                |
|-----|------|-----|--------------------------------|
| --- | (DL) | --- | EXIST. STORM DRAIN             |
| --- | (W)  | --- | EXIST. WATER LINE              |
| --- | (S)  | --- | EXIST. SEWER LINE              |
| --- | D    | --- | PROPOSED STORM DRAIN           |
| --- | WL   | --- | PROPOSED WATER SERVICE         |
| --- | FL   | --- | PROPOSED FIRE LINE             |
| --- | SL   | --- | PROPOSED SEWER LATERAL         |
| --- |      | --- | EXIST. AC PAVEMENT             |
| --- |      | --- | ROAD C/L                       |
| --- |      | --- | PROPERTY LINE                  |
| ⊙   | MH   |     | EXISTING MANHOLE               |
| ⊙   | FH   |     | EXISTING FIRE HYDRANT          |
| ⊙   |      |     | EXISTING SIGN                  |
| ⊙   |      |     | EXISTING POWER POLE            |
| ⊙   |      |     | EXISTING STREET LIGHT STANDARD |
| ⊙   |      |     | EXISTING LIGHT STANDARD        |
| ⊙   |      |     | EXISTING CATCH BASIN           |
| ⊙   |      |     | PROPOSED CATCH BASIN           |
| ⊙   |      |     | PROPOSED AREA DRAIN            |

## ABBREVIATIONS

|        |                           |
|--------|---------------------------|
| A.B.   | AGGREGATE BASE            |
| A.C.   | ASPHALTIC CONCRETE        |
| A.P.N. | ASSESSORS PARCEL NUMBER   |
| BW     | BACK OF WALK ELEVATION    |
| CL.R.  | CLEARANCE                 |
| C/L    | CENTER LINE               |
| CONST. | CONSTRUCT                 |
| CONC.  | CONCRETE                  |
| CRZ    | CRITICAL ROOT ZONE        |
| C.Y.   | CUBIC YARD                |
| D.I.   | DROP INLET                |
| DIA.   | DIAMETER                  |
| DS     | DOWN SPOUT                |
| EC     | END CURVE                 |
| ELEV.  | ELEVATION                 |
| FF     | FINISH FLOOR ELEVATION    |
| F.H.   | FIRE HYDRANT              |
| FL     | FLOWLINE                  |
| INV.   | INVERT ELEVATION          |
| L      | LENGTH                    |
| L.F.   | LINEAR FOOT               |
| LT     | LEFT                      |
| MAX.   | MAXIMUM                   |
| MIN.   | MINIMUM                   |
| O.C.   | ON CENTER                 |
| P/L    | PROPERTY LINE             |
| PP     | POWER POLE                |
| PVC    | POLYVINYL CHLORIDE        |
| R      | RADIUS                    |
| RET.   | RETURN                    |
| ROW    | RIGHT OF WAY              |
| RT.    | RIGHT                     |
| SDMH   | STORM DRAIN MANHOLE       |
| SMH    | SEWER MANHOLE             |
| STA.   | STATION                   |
| STD.   | STANDARD                  |
| TB     | THRUST BLOCK              |
| TC     | TOP OF CURB ELEVATION     |
| TP     | TOP OF PAVEMENT ELEVATION |
| TYP.   | TYPICAL                   |
| TW     | TOP OF WALL ELEVATION     |
| UG     | UNDERGROUND               |
| W.L.   | WATER LINE                |
| W.V.   | WATER VALVE               |

## INDEX TO DRAWINGS

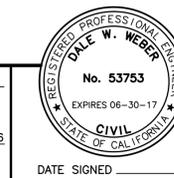
- GENERAL INFORMATION
- PRELIMINARY GRADING & DRAINAGE PLAN
- DETAILS

| REFERENCES:                           | NO. | DATE | REVISIONS | APPD. |
|---------------------------------------|-----|------|-----------|-------|
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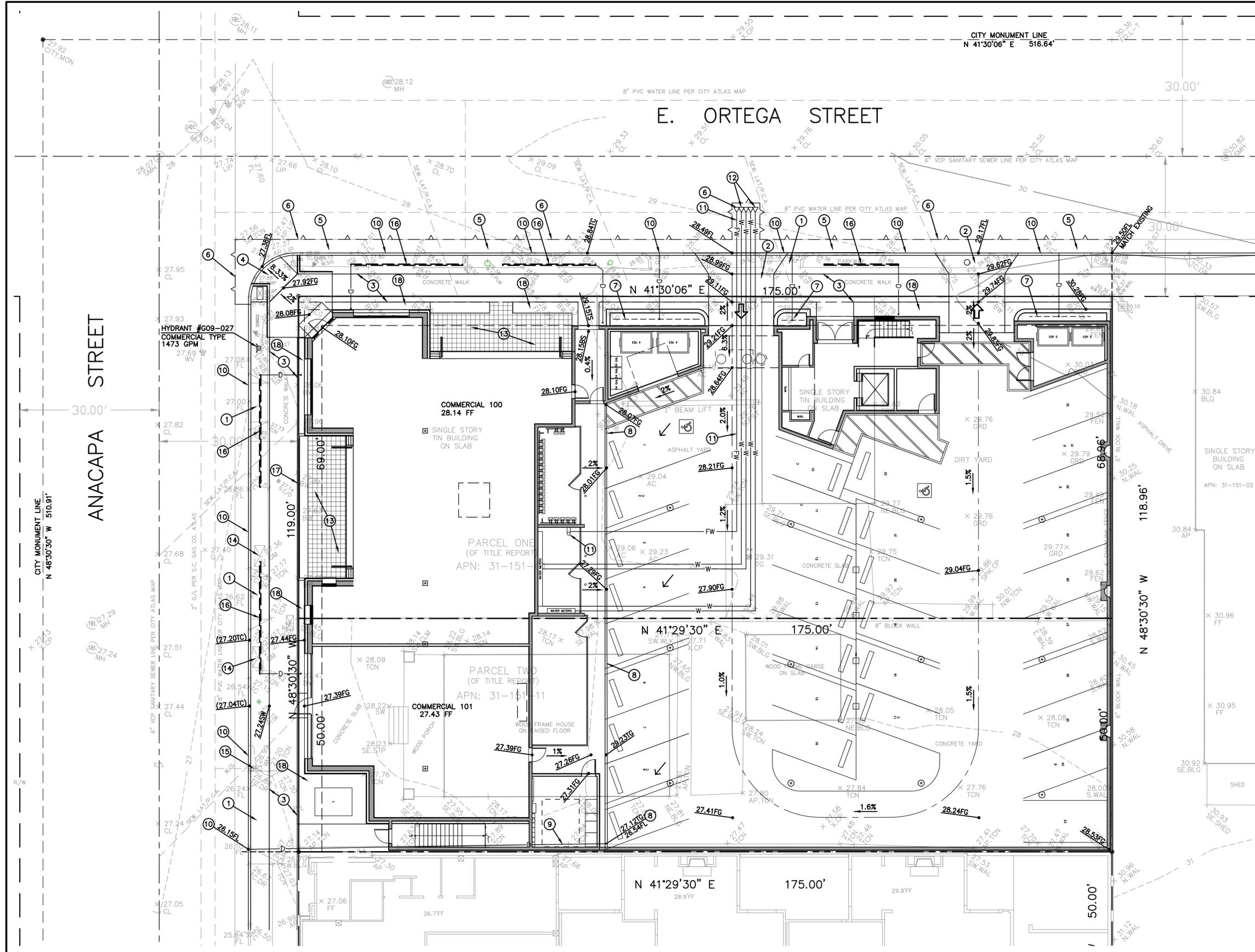
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| DRAWN_TLA     |                |  |
| DALE W. WEBER | DATE: 06-14-16 |  |
| R.C.E. 53753  | (EXP. 6-30-17) |  |



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| CITY OF SANTA BARBARA, CALIFORNIA |
| REVIEWED BY:                      |
| DATE                              |
| FOR                               |

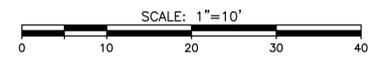
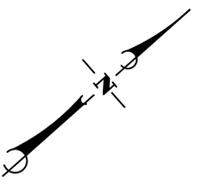
**GENERAL INFORMATION**  
**ANACAPA/ORTEGA**  
**634 ANACAPA STREET**  
 CITY OF SANTA BARBARA, CALIFORNIA

|            |           |
|------------|-----------|
| WORK ORDER | W.O. 0457 |
| SHEET      | C1 OF 3   |
| FILE#      |           |



**CONSTRUCTION NOTES**

- 1 REMOVE EXISTING DRIVEWAY & REPLACE WITH TYPE 'A' SIDEWALK PER CITY OF SB STD. DET. H-6.0.
- 2 CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF SB STD. DET. H-03.1.
- 3 CONSTRUCT TYPE 'A' SIDEWALK PER CITY OF SB STD. DET. H-06.0 & H-06.1.
- 4 CONSTRUCT MODIFIED DIAGONAL ACCESS RAMP PER CITY OF SB STD. DET. H-7.0 & H-7.3.
- 5 CONSTRUCT CURB & GUTTER PER CITY OF SB STD. DET. H-02.0.
- 6 SAWCUT EXISTING PAVEMENT.
- 7 CONSTRUCT BIORETENTION PLANTER BOX PER DETAIL 1 ON SHEET 3.
- 8 CONSTRUCT 6" NDS PRO CHANNEL DRAIN W/ TRAFFIC GRATE.
- 9 CONSTRUCT 3" PVC DRAIN PIPE.
- 10 CONSTRUCT CURB OUTLET DRAIN (TYPE A) PER CITY OF SB STD. DET. D-05.0.
- 11 CONSTRUCT FIRE WATER LINE AND DOUBLE DETECTOR CHECK ASSEMBLY PER CITY OF SB STD. DET. W-05.4 & W-05.5.
- 12 CONSTRUCT 2" WATER SERVICE CONNECTION MANIFOLD PER CITY OF SB STD. DET. W-05.2, WITH DCDA AT METERS FOR THIRD FLOOR UNITS.
- 13 CONSTRUCT PERMEABLE PAVERS PER DETAIL 2 ON SHEET 3.
- 14 GAS METER TO BE REMOVED PER MECHANICAL PLANS.
- 15 REMOVE AND ABANDON EXISTING WATER METER & LATERAL.
- 16 CONSTRUCT STORMTECH CHAMBER SC-160LP PER DETAIL 3 ON SHEET 3.
- 17 CONSTRUCT CURB WALL PER DETAIL 4 ON SHEET 3.
- 18 LANDSCAPE AREA PER LANDSCAPE PLANS.



REFERENCES:  
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 PROJECT FILE:  
 VIEW NAME:  
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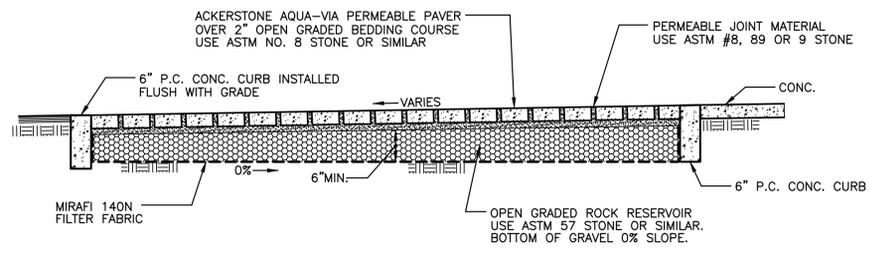
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 DRAWN TLA  
 DALE W. WEBER DATE: 06-14-16  
 PROJECT ENGINEER  
 R.C.E. 53753 (EXP. 6-30-17)

**DALE W. WEBER**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 53753  
 EXPIRES 06-30-17  
 CIVIL  
 STATE OF CALIFORNIA  
 DATE SIGNED \_\_\_\_\_

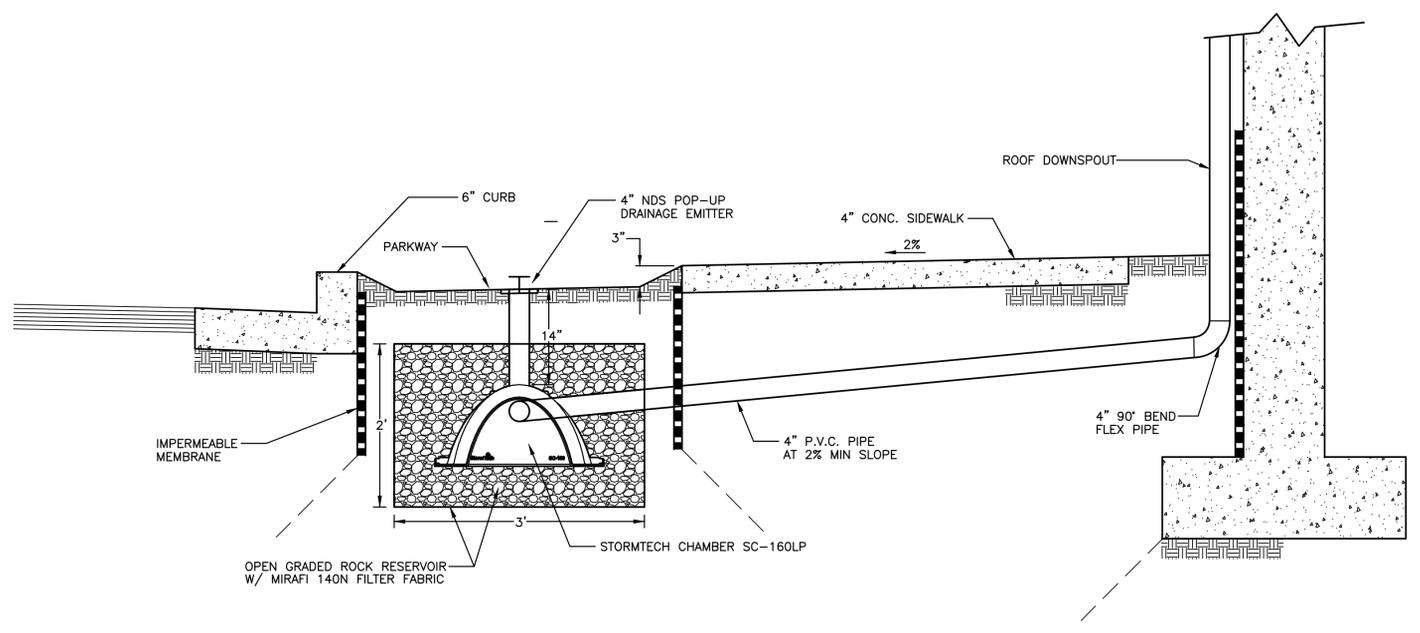
CITY OF SANTA BARBARA, CALIFORNIA  
 REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 FOR \_\_\_\_\_

**PRELIMINARY GRADING & DRAINAGE PLAN**  
**ANACAPA/ORTEGA**  
**634 ANACAPA STREET**  
 CITY OF SANTA BARBARA, CALIFORNIA

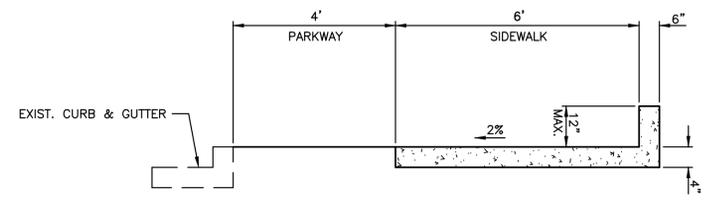
WORK ORDER  
 W.O. 0457  
 SHEET  
**C2 OF 3**  
 FILE#



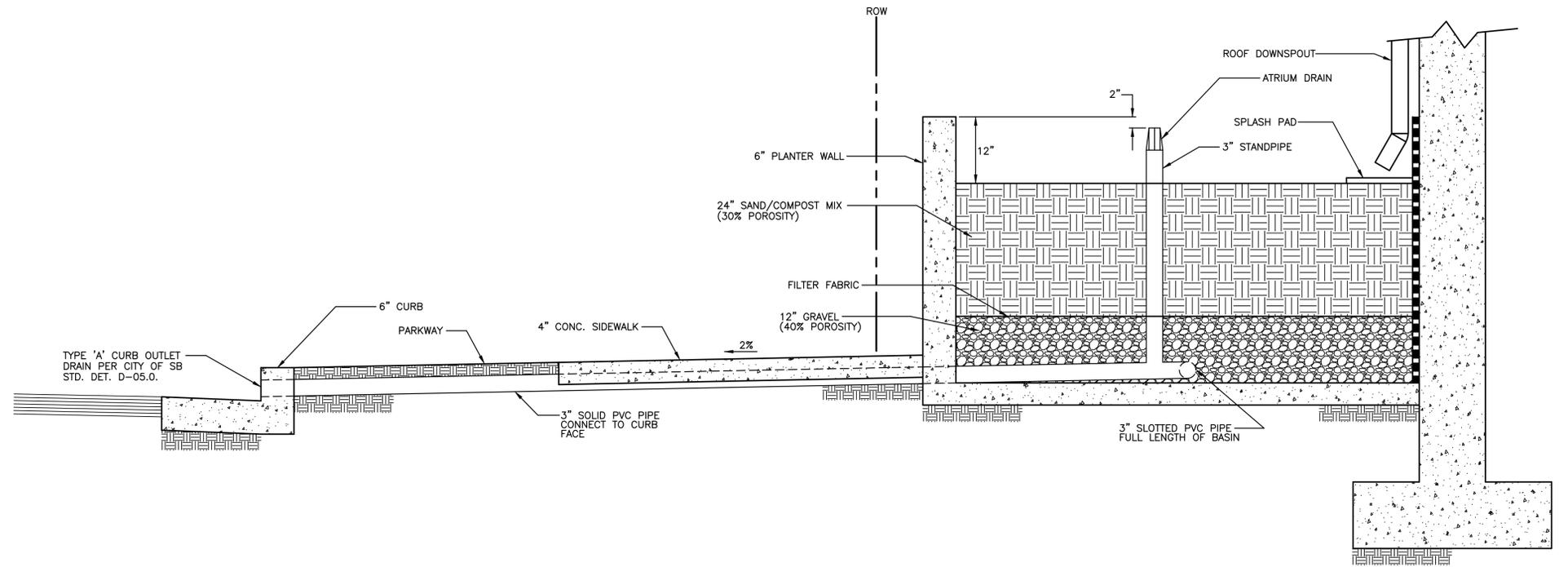
**2 PERMEABLE PVMT. SECTION**  
SCALE: 1"=2'



**3 POP-UP DRAINAGE EMITTER DETAIL**  
SCALE: 1"=1'-0"



**4 CURB WALL DETAIL**  
SCALE: 1" = 2'



**1 PLANTER BOX**  
NO SCALE

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PROJECT FILE:  
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XREF NAME(S):  
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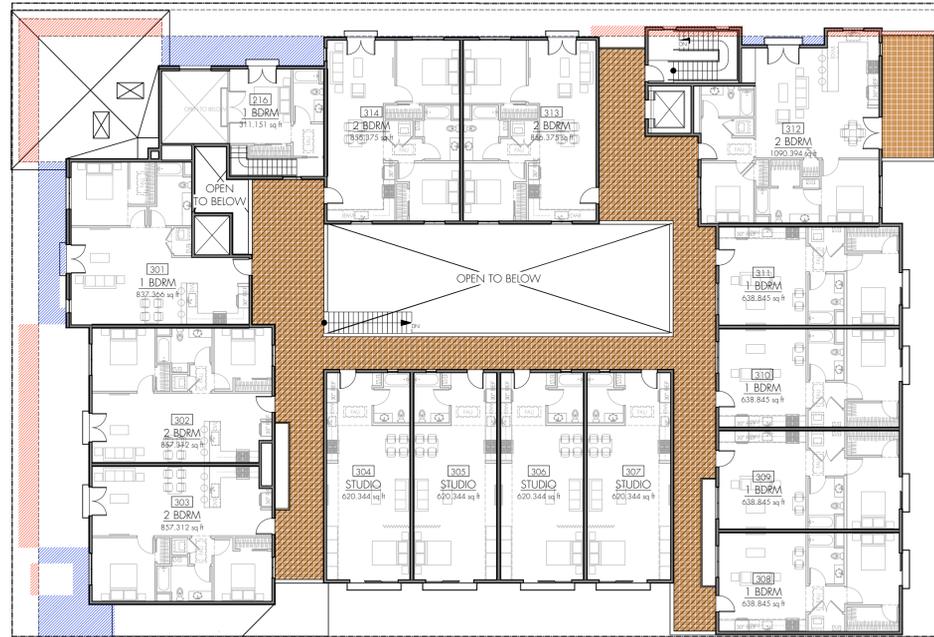
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DALE W. WEBER DATE: 06-14-16  
PROJECT ENGINEER  
R.C.E. 53753 (EXP. 6-30-17)



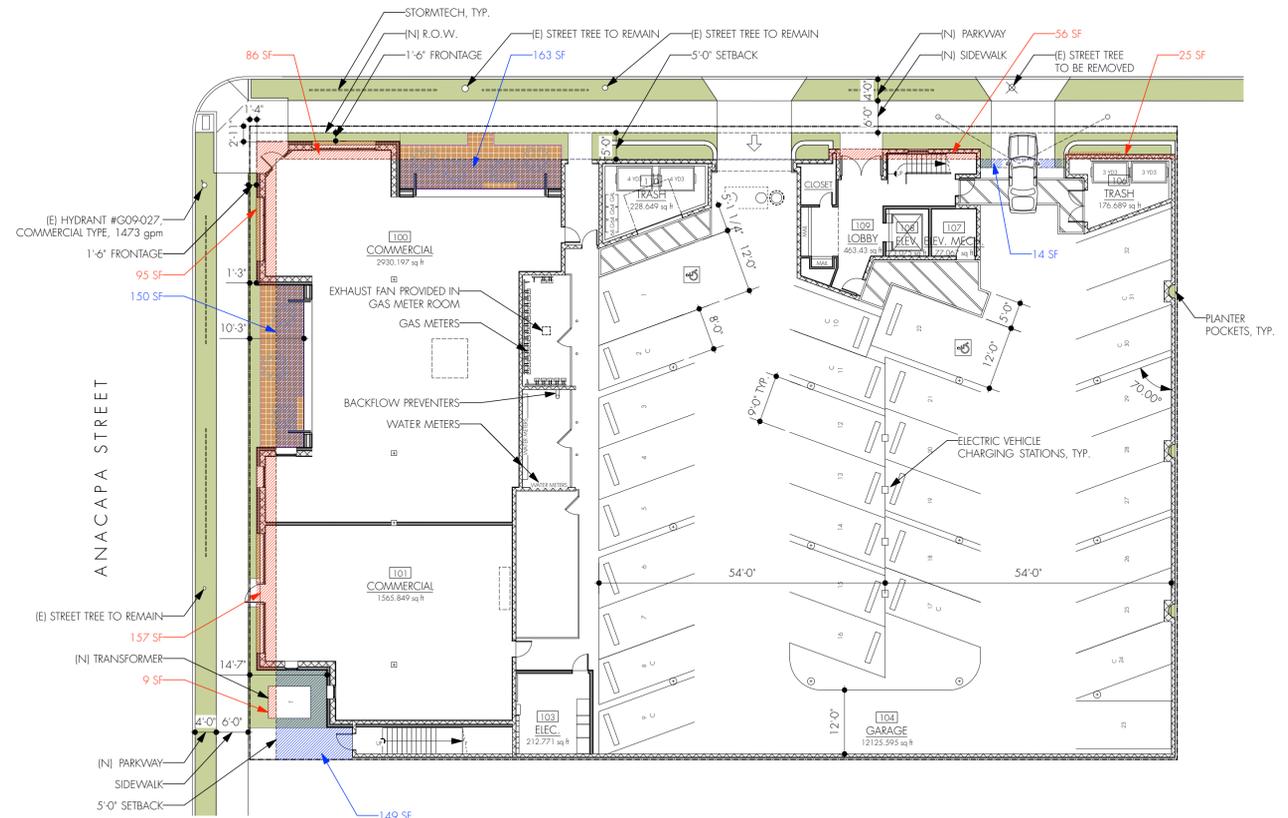
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REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR \_\_\_\_\_

**DETAILS**  
**ANACAPA/ORTEGA**  
**634 ANACAPA STREET**  
CITY OF SANTA BARBARA, CALIFORNIA

WORK ORDER  
W.O. 0457  
SHEET  
**C3** OF **3**  
FILE#

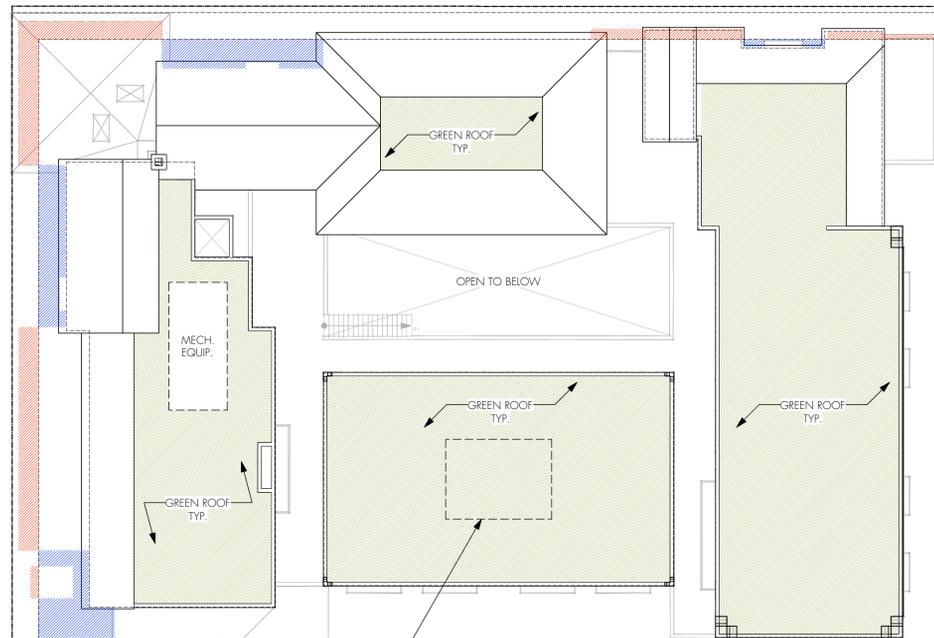


**3** THIRD FLOOR PLAN  
Scale: 1/16" = 1'-0"

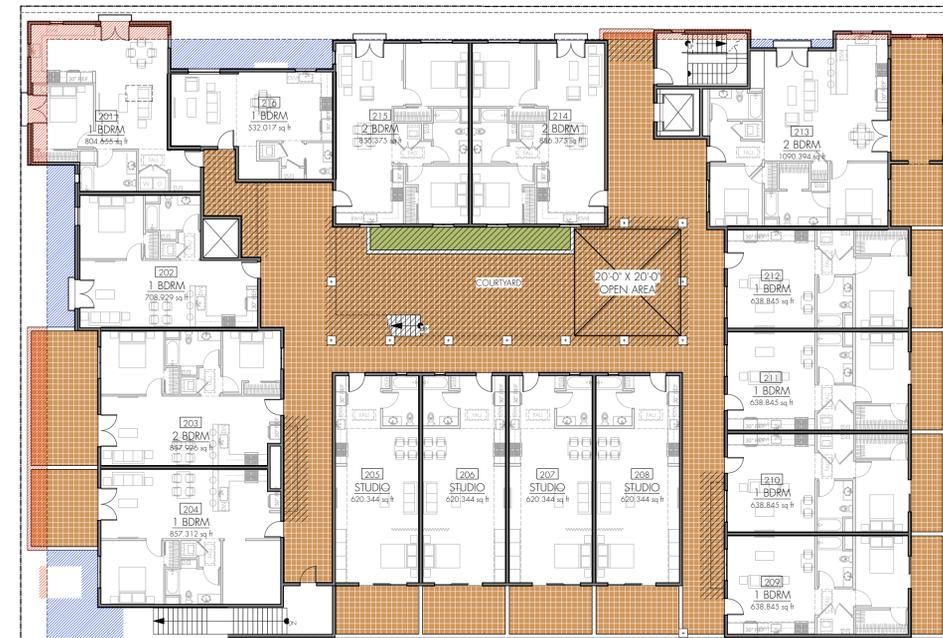


**1** FIRST FLOOR PLAN  
Scale: 1/16" = 1'-0"

■ VARIABLE SETBACK ENCROACHING AREA: 261 SF (ANACAPA)/167 SF (ORTEGA)  
■ VARIABLE SETBACK COMPENSATING AREA: 299 SF (ANACAPA)/177 SF (ORTEGA)



**4** ROOF PLAN  
Scale: 1/16" = 1'-0"



**2** SECOND FLOOR PLAN  
Scale: 1/16" = 1'-0"

■ COMMON OPEN YARD AREA PER SBMC 28.21.081.B

JOB NUMBER: 15020

CONTENTS:  
FLOOR PLANS

DRAWN BY: EW

CHECKED BY:

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| DATE     | TYPE       |
|----------|------------|
| 10.27.15 | PC CONCEPT |
| 04.04.16 | SHO        |
| 06.15.16 | HLC        |
| 06.24.16 | SHO        |

ISSUE DATE: 06.24.16

REVISIONS

| NO. | DATE | TYPE |
|-----|------|------|
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|     |      |      |



5 ENTRY ELEVATION  
Scale: 1/16" = 1'-0"  
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



1 WEST ELEVATION (ANACAPA ST.)  
Scale: 1/16" = 1'-0"

TYPICAL FINISHES & COLORS

- ROOF: A Two-Piece Clay Tile
- EXTERIOR WALL: B 7/8" 3-Coat Cement Plaster, Smooth, Painted
- STOREFRONT: C Aluminum
- BIFOLD DOOR: D Aluminum
- ENTRY DOOR 01: E Stained Wood
- ENTRY DOOR 02: F Aluminum Clad
- SLIDING DOOR: G Aluminum Clad
- WINDOW: H Aluminum Clad
- WROUGHT IRON: I Painted
- DOWNSPOUT/GUTTER: J Copper
- AWNING 01: K Canvas
- AWNING 02: L Steel
- STOREFRONT SILL: M Tile
- EXPOSED RAFTER TAIL: N Stained Wood
- LIGHT FIXTURE: O TBD



2 NORTH ELEVATION (ORTEGA ST.)  
Scale: 1/16" = 1'-0"  
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



3 EAST ELEVATION  
Scale: 1/16" = 1'-0"  
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



4 SOUTH ELEVATION  
Scale: 1/16" = 1'-0"  
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



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Proposed project for:  
**Anacapa/Ortega**  
634 Anacapa Street  
Santa Barbara, CA 93101

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CONTENTS:  
EXTERIOR ELEVATIONS

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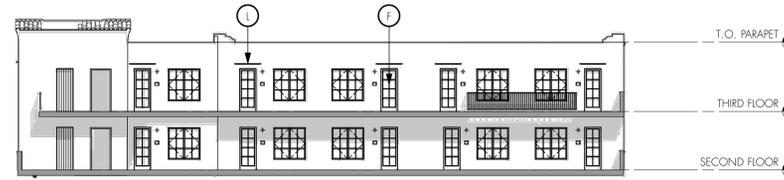
ISSUE DATE: 06.24.16

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A-201

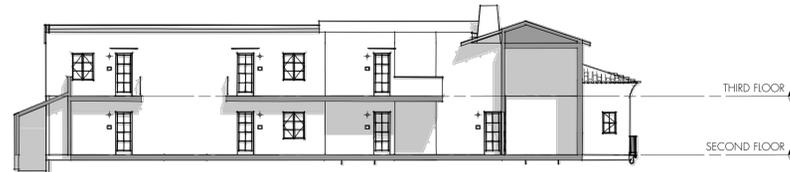
SHEET OF



6 COURTYARD WEST ELEVATION  
 Scale: 1/16" = 1'-0"  
 FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



7 COURTYARD NORTH ELEVATION  
 Scale: 1/16" = 1'-0"  
 FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



8 COURTYARD EAST ELEVATION  
 Scale: 1/16" = 1'-0"  
 FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



9 COURTYARD SOUTH ELEVATION  
 Scale: 1/16" = 1'-0"  
 FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

- ROOF: (A) Two-Piece Clay Tile
- EXTERIOR WALL: (B) 7/8" 3-Coat Cement Plaster, Smooth, Painted
- STOREFRONT: (C) Aluminum
- BIFOLD DOOR: (D) Aluminum
- ENTRY DOOR 01: (E) Stained Wood
- ENTRY DOOR 02: (F) Aluminum Clad
- SLIDING DOOR: (G) Aluminum Clad
- WINDOW: (H) Aluminum Clad
- WROUGHT IRON: (I) Painted
- DOWNSPOUT/GUTTER: (J) Copper
- AWNING 01: (K) Canvas
- AWNING 02: (L) Steel
- STOREFRONT SILL: (M) Tile
- EXPOSED RAFTER TAIL: (N) Stained Wood
- LIGHT FIXTURE: (O) TBD



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Proposed project for:  
**Anacapa/Ortega**  
 634 Anacapa Street  
 Santa Barbara, CA 93101

JOB NUMBER: 15020

CONTENTS:  
 EXTERIOR ELEVATIONS

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| 04.04.16   | SHO        |
| 06.15.16   | HLC        |
| 06.24.16   | SHO        |

ISSUE DATE: 06.24.16

| REVISIONS |      |      |
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| NO.       | DATE | TYPE |
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A-202

SHEET OF

**IV. CONCEPT REVIEW:**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR CRAVIOTTO PRIMO INVESTMENTS LLC AND GEORGETTA CRAVIOTTO TRUSTEE, 634 ANACAPA STREET, APN 031-151-001 & -011, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/MEDIUM HIGH RESIDENTIAL (MST2015-00300)**

Proposal to demolish two existing commercial buildings totaling 5,523 square feet and a 1,852 square-foot single-family residence and construct a new four-story, mixed-use development on a 20,825 square foot site. The project consists of 4,954 square feet (net) of commercial space (one restaurant and two retail spaces) on the first floor, 30 rental units on the second and third floors, and a 672 square foot residential multi-purpose space and roof deck on the fourth floor. The rental units include 8 studios, (13) one-bedroom units, and (9) two-bedroom units and total 21,990 square feet. An on-grade parking garage accessed from Ortega Street would provide 32 parking spaces and 36 bicycle spaces. The project site is located within the 80% zone of benefit for parking; therefore, only two commercial spaces are required. The project includes the merger of two lots. A Lot Area Modification to allow 30 residential units instead of 29 would be decided by the Staff Hearing Officer.

This is an Average Unit Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 63.4 dwelling units per acre and with an average unit size of 733 square feet.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant, Staff, Historic Landmarks Commission, and Staff Hearing Officer with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes.

**No formal action on the development proposal was taken at the concept review, nor was any determination made regarding environmental review of the proposed project. The environmental review will be done prior to action on the project by the Staff Hearing Officer and design review board.**

Contact: Kathleen Kennedy, Associate Planner

Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation. Steve Foley, Supervising Transportation Planner, was available to answer any of the Commission's questions.

Brian Cearnal, Cearnal Andrulaitis, LLP, gave the Applicant presentation and stated that under the City's previous Variable Density Ordinance, seven to twelve units could have been built depending on the bedroom configuration.

Chair Thompson opened the public hearing at 1:23 P.M., and with no one wishing to speak, the public hearing was closed.

**MOTION: Lodge/Higgins**

Agree that the project meets the Land Use Element; Housing Element, and Circulation Element and is consistent with the General Plan. The Lot Area Modification is acceptable and the project meets compatibility with the neighborhood. The size, bulk, and scale of the project is appropriate for its location and then neighborhood.

A majority of the Commission agreed that the Lot Area Modification could be supported because of the Applicant's dedication of and to the City, consistent with the Pedestrian Master Plan.

Individual Commission comments to the Historic Landmarks Commission include:

1. Encourage providing units private outdoor living space as well as common space for socializing.
2. Landscaping:
  - a. Continue to work on landscaping, especially on Ortega Street.
  - b. Suggested hanging pots off the ground on the back east side, similar to the ones seen at the Ablitt House.
  - c. In looking at planter pockets in A.101, encouraged creativity with landscaping to find opportunities to "green up" building.
3. Encouraged working on some type of sound mitigation on the south side of the 4<sup>th</sup> floor deck to minimize noise to southern neighbors. This type of project, if designed with noise sensitivity, fits into an "eyes-on-the-street" concept as introduced by Urban Planner Jane Jacobs.
4. Appreciated the balance of commercial space in this mixed-use project.
5. Would like to see the east elevation wall in A.201 given more articulation.
6. Consider providing units with small covered areas for storage.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Commissioner Pujo acknowledged Steve Foley's decision to retire and thanked Steve Foley for his contributions to the City.

- 4) Carefully consider maintaining the glazing on the sunroom.
- 5) The City Historian’s evaluation is sufficient and the project does not require a Historic Structures Report.

Action: Winick/Shallenberger, 6/0/0. (Drury, La Voie, and Orías absent.) Motion carried.

The ten-day appeal period was announced.

**\*\* THE COMMISSION RECESSED FROM 2:18 P.M. TO 2:26 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 634 ANACAPA ST**

**C-M Zone**

**(2:25)** Assessor’s Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Craviotto Georgetta Trustee  
 Architect: Cearnal Andrulaitis, LLP  
 Applicant: Anatega Partners, LLC  
 Owner: Craviotto Primo Investments, LLC

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa Street) totaling 20,825 square feet. The new project consists of 6,022 square feet of ground-level commercial space and 25,221 square feet of residential space on the second and third level. Residential space is comprised of 10 studios, five, one-bedroom units, and 15, two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 782 square feet. Planning Commission conceptual review is required.)

**(Conceptual review; comments only. Project requires environmental assessment and Planning Commission conceptual review.)**

**Actual time: 2:26 p.m.**

Present: Brian Cearnal, Architect, Cearnal Andrulaitis, LLP.

Public comment opened at 2:37 p.m.

- 1. Kellam de Forest questioned how the proposed plan fit with the El Pueblo Viejo (EPV) guidelines regarding size, bulk and scale. He also inquired if the residence was covered in the Historic Structures Report.

Public comment closed at 2:40 p.m.

Commissioner’s comments:

Commissioner Winick found the Anacapa elevation to have more interest than the Ortega elevation. The Ortega elevation could use further aesthetic studies. On this elevation the roofline was too even, giving the building a long appearance. He could support the roof deck as a valuable amenity and found that the tower element helped to break up the length of the Ortega elevation. The outdoor dining in the commercial section of the building is acceptable.

Commissioner Shallenberger requested that there be further interplay between both stories on the Ortega elevation and a separation from the La Fortuna building. Along the Anacapa elevation cornering Ortega Street, further study on the massing to create separation is necessary. He liked the interplay of the different balcony structures.

Commissioner Mahan liked the two-story corner element and its compatibility with the pink building on the opposite corner. On the Ortega elevation, he suggested that the hip element extend out or the addition of chimneys could help break up the structure and give more variety to the roof height. He could support the rooftop patio instead of a mass of balconies. He found the southeast corner along Ortega Street too bulky and not compatible with El Pueblo Viejo (EPV) guidelines.

Commissioner Murray suggested that softening the Ortega elevation would be beneficial to the neighborhood including the southeast corner to lessen the impact of the mountain views.

Commissioner Veyna stated that the driveway wall along the Ortega elevation was too flat and linear, and could use some added detail. The parallelism of the structure was excessive and it would help to break up the monotony by adding arbors and extending them out into the public right-of-way. He suggested that the balconies be done in metal to appear massive to fit in with architecture and to add contrast to an all white building.

Chair Suding found that the north wall side elevation needed more work and the southeast corner on the Ortega elevation was too bulky regarding size, bulk, and scale.

The Commissioners were in support of the roof deck.

**Motion: Continued indefinitely to Planning Commission with positive comments in favor of the project.**

**Action:** Mahan/Winick, 6/0/0. (Drury, La Voie, and Orías absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:59 P.M. TO 3:07 P.M. \*\***

## **CONCEPT REVIEW - CONTINUED**

### **8. 116 CASTILLO ST**

**HRC-1/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 033-061-011  
 Application Number: MST2014-00388  
 Owner: Adi and Santy Kazali Trustees  
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal requires Planning Commission review of a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

**(Second concept review; Comments only. Project requires Planning Commission review for a Coastal Development Permit, Development Plan Approval, and requested Zoning Modifications. Project last reviewed on September 24, 2014.)**

9. Consider a 6' high fence.
10. The gates should look more like gates, especially during open business hours.
11. Consider breaking up the linearity of the space.
12. The fence detracts from the open-air shopping/bazaar feel of the space.
13. The applicant should look to the temporary tent structure behind the Lobero Theatre as an example of a possible solution.

Action: Mahan/Veyna, 7/0/0. (Drury and Shallanberger absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

#### **6. 634 ANACAPA ST**

**C-M Zone**

**(3:05)**

Assessor's Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Georgetta Craviotto, Trustee  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners, LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots [630 and 634 Anacapa Street] totaling 28,145 square feet. The new project consists of 4,955 square feet [net] of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density [AUD] Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre [du/ac] and an average unit size of 733 square feet. Staff Hearing Officer review is requested for a zoning modification to allow the project to exceed the allowed density.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Project was last reviewed on July 1, 2015.)**

Actual time: 3:19 p.m.

Present: Brian Cearnal, The Cearnal Collective, LLP; and Martha Degasis, Landscape Architect

Staff comments: Irma Unzueta, Project Planner, stated that the AUD five-foot variable setback is not treated any differently than others with respect to what is allowed to encroach. There is a provision that would allow a cantilevered element to encroach two feet into the setback; anything beyond will require a modification.

Public comment opened at 3:34 p.m.

Kellam de Forest stated that on the Ortega Street fenestration, the windows should vary in size and shape to conform to El Pueblo Viejo guidelines. He also questioned setback rules in El Pueblo Viejo.

Public comment closed at 3:36 p.m.

- Motion:**        **Continued indefinitely to the Staff Hearing Officer with comments:**
1. The building will be a good addition to this significant corner.
  2. The building appears to have the right amount of simplicity in balance with variety.
  3. The variety and uniformity of the windows feels successful.
  4. The corner element at Ortega and Anacapa is appropriate and acceptable.
  5. The Commission supports a modification to allow the project to exceed the allowed density by one unit.
  6. The Commission supports a modification for a canopy-type projection into the five-foot variable front setback. The loss of such an overhead element would be unfortunate. The Commission suggests pursuing at least an alternative solution such as a smaller two-foot canopy or trellis projection into the setback, embellished with a vine. The columns are also an important part of that ground-level setback and elevation.
  7. Pay close attention to the expression of thick walls at openings, especially at the vehicular openings.
  8. The southeast corner needs better resolution, perhaps terminating the pitch into a chimney.
- Action:**        Mahan/Orías, 7/0/0. (Drury and Shallanberger absent.) Motion carried.

**\*\* MEETING ADJOURNED AT 3:51 P.M. \*\***