



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 6, 2006
AGENDA DATE: July 13, 2006
PROJECT ADDRESS: 312 Rancheria Street (MST2005-00634)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

I. PROJECT DESCRIPTION

The project consists of the demolition of two existing residential dwellings and three sheds totaling 2,200 square feet and the construction of five attached two-story residential condominiums on an 11,375 square foot lot in the R-4 zone. Four two-bedroom and one one-bedroom units are proposed and would range in size from 1,004 to 1,147 net square feet. Ten parking spaces would be provided in five two-car garages. (Exhibit B and C)

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



VICINITY MAP – 312 RANCHERIA STREET

APPLICATION DEEMED COMPLETE: May 26, 2006
DATE ACTION REQUIRED PER MAP ACT: August 13, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter W. Hunt, Architect	Property Owner:	Casa de Rancheria, LLC
Parcel Number:	037-231-010	Lot Area:	11,375 sq. ft.
General Plan:	Residential, 12units/acre	Zoning:	R-4
Existing Use:	Residential	Topography:	2%
Adjacent Land Uses:			
North – Bed and Breakfast		East - Residential	
South – Rancheria Street, Residential		West - Residential	

B. PROJECT STATISTICS

	Bedrooms	Size (Net)	Parking
Unit A	2	1,142 sq. ft.	2-car garage (419 sq. ft.)
Unit B	2	1,147 sq. ft.	2-car garage (477 sq. ft.)
Unit C	1	1,004 sq. ft.	2-car garage (417 sq. ft.)
Unit D	2	1,088 sq. ft.	2-car garage (417 sq. ft.)
Unit E	2	1037 sq. ft.	2-car garage (416 sq. ft.)

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	>10'	10'
-Interior	6' 1-2-story, 10' 3 story	<6'	6'
-Rear	6' 1 st fl., 10' 2 nd & 3 rd fl.	<6'	10'
Building Height	3 stories not to exceed 45'	22' max. ht.	2 story and 28' max. ht.
Parking	5 covered, 5 uncovered	4 uncovered	10 covered
Lot Area Required for Each Unit (Variable Density)	1 bedroom = 1,840 sq. ft. 2 bedroom = 2,320 sq. ft.	N/A	(4) 2,320= 9,280 (1) 1,840= 1,840 Tot. Req.=11,120
10% Open Space	1,138 sq. ft.	N/A	1,388 sq. ft.
Private Outdoor Living Space	1-Bdrm = 120 sq. ft. 2-Bdrm = 140 sq. ft.	N/A	Unit A = 140 sq. ft. Unit B = 140 sq. ft. Unit C = 140 sq. ft. Unit D = 140 sq. ft. Unit E = 140 sq. ft.

Lot Coverage						
-Building	N/A	2,292 sq. ft.	20%	4,582 sq. ft.	40%	
-Paving/Driveway	N/A	5,740 sq. ft.	50%	2,981 sq. ft.	26%	
-Landscaping	N/A	3,343 sq. ft.	30%	3,812 sq. ft.	34%	

VI. ISSUES

A. DESIGN REVIEW

This project was conceptually reviewed by the ABR on October 13, 2005 (meeting minutes are attached as Exhibit D). The project was continued indefinitely with comments about the loss of the five foot planting strip along the northern property line, the incorporation of additional landscaping for Unit E, and possible changes to the project due to floodplain issues. The Board expressed concern regarding the long linearity of the north and south elevations and felt that, given the parapet wall heights there is opportunity to provide more modulation to the building in order to break up the linearity. Although the ABR appreciated the contemporary expression of the project and felt that it would be appropriate for the neighborhood, the Board reserved comment about the appropriateness of the development until further documentation related to the neighborhood context is provided.

The project is scheduled to return to ABR on July 10, 2006, to address the comments made by the Board in October 2005. Unfortunately, due to the timing of the review, ABR comments could not be included in this Staff Report. Staff will provide updated ABR comments relative to the project at the Planning Commission hearing. However, the applicant has provided information outlining how the ABR comments of October 3, 2005 have been addressed. Specifically, the five foot planting strip on the north side of the property has been reduced to a three foot landscaping strip in order to achieve proper traffic circulation on the property. Unit E has been flipped to allow for more landscaping. Additional modulation to the north and south elevations has been incorporated to address the ABR's concern regarding the long linearity of the proposed condominium building. Further, the residential units have been elevated to comply with the Base Flood Elevation requirements.

B. COMPLIANCE WITH THE GENERAL PLAN

The project site is located in the Lower West Neighborhood, which is bounded on the north by Carrillo Street; on the south by Montecito Street; on the east by Highway 101; and on the west by Loma Alta Drive and base of the Mesa Hills. The Land Use Element identifies this area as the most densely settled residential area, with a mix of modest single family homes and apartments. The General Plan calls for a density of twelve dwelling units per acre, which is reflected in the R-3/R-4 zoning covering this area.

Land Use Element

The subject site has a General Plan designation of Residential, 12 units per acre. The parcel is zoned for residential development and is subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones. The proposed project would result in a density of 19.1

units per acre, which would be consistent with the Land Use and Housing Elements of the General Plan through implementation of the City's variable density provisions.

Housing Element

Santa Barbara has very little vacant or available land for new residential development. Therefore, City housing policies support build out of infill housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The City's Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The proposed condominium project would provide for homeowner opportunities in a neighborhood with close proximity to employment, commercial and educational opportunities.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains five average sized units that would be sold as market rate units.

C. ENVIRONMENTAL REVIEW

Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, which provides for projects of not more than six dwelling units in urbanized areas.

Noise

According to the City's Master Environmental Assessment (MEA), the project site is located in the 60-65 dBA and 65-70 dBA (average A-weighted sound level over a 24-hour period) noise corridor. According to the Acoustical Analysis prepared by Dohn and Associates, the project site is impacted by noise due to traffic from fairly busy roadways (Rancheria Street, Montecito Street and Cliff Drive) and noise from the Union Pacific Railroad and the 101 Freeway. The General Plan Noise Element Land Use Compatibility Guidelines identify up to 60 dBA L_{dn} as the maximum compatible exterior noise level for residential uses. The noise analysis prepared for the proposed development concludes that 60dBA L_{dn} can be achieved for the proposed outdoor living spaces by fully screening them from roadways. The analysis recommends using 5-6 foot barriers constructed of solid materials and free of gaps in order to meet the 60 dBA L_{dn} noise standard. Also included in the analysis are recommendations to achieve the 45 L_{dn} in the interior of the proposed units. The applicant will be required to incorporate the recommendations of this analysis into the project design to achieve appropriate noise levels for interior and exterior living spaces. A condition of approval has been included that will require the noise study preparer to review and verify that all measures required to reduce interior and exterior living area noises levels have been incorporated into the construction plans. Based on this, noise impacts to exterior and interior living areas are not expect to occur. Refer to the attached Acoustical Analysis (Exhibit E) for additional details.

Flooding

The project is located within an "AH" Special Flood Hazard Area (SFHA) on the Federal Insurance Rate Map. The National Flood Insurance Program requires special construction to mitigate flood damage of new and remodeled structures in an SFHA. Because the proposed building will be exposed to approximately 2.2' of flood water at the north-westerly portion of the building (Unit E), all portions of the residential floors must be elevated above the Base Flood Elevation. In response to this requirement, the applicant has raised each unit independently to be above the floodplain. The City's Building and Safety Division has worked with the applicant to ensure compliance with applicable floodplain requirements. The revised design has been reviewed and issued a Base Flood Elevation determination, which is necessary for any structure within an SFHA in order to determine the extent of the buildings anchoring, construction materials, and floor and equipment elevations. Based on this, flood impacts to the proposed residential units are not expected to occur.

Cultural Resources

A Phase 1 Archaeological Survey Report was prepared by MacFarlane Archaeological Consultants for the project. The report concluded that insufficient exposed ground surface was available to provide an accurate evaluation of prehistoric archaeological resources. However, the record search conducted revealed that an extensive archaeological survey and subsequent excavations conducted for the Westside Storm Drain located adjacent to the southwest property line along Rancheria Street as well as other surveys within a two-block quadrant proved negative for the presence of prehistoric resources. The report also indicated that, because the project site is located in a low area situated between two active watercourses that has historically been subjected to periodic flooding, a prehistoric site at this location is considered unlikely.

While no significant historic archaeological remains or artifacts are anticipated to occur, there is potential for a random trash pit to be discovered. According to the report, such trash deposits are generally evaluated as insignificant unless they have some unique content or integrity, or can be shown to be associated with a specific important person or event in Santa Barbara. In this case, it is unlikely that residential trash discovered would be of any particular significance as a cultural resource. In order to avoid potential impacts to archaeological resources during construction, the report identified procedures, including contracting a qualified archaeologist to monitor during all ground disturbing activities, requiring a formal resurvey report, requiring a qualified Native American monitor (if warranted), and requiring an addendum to Phase 1 Archaeological Survey Report with final conclusions. On January 25, 2006, the Historic Landmarks Commission accepted the Phase 1 Archaeological Survey Report.

VII. FINDINGS

The Planning Commission finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated November 17, 2005
- D. ABR Minutes dated October 3, 2005
- E. Acoustical Analysis prepared by Dohn & Associates dated January 19, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

312 RANCHERIA STREET
TENTATIVE SUBDIVISION MAP
July 13, 2006

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an Agreement Relating to Subdivision Map Conditions Imposed on Real Property, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 13, 2006 is limited to five (5) dwelling units, comprised of four (4) two-bedroom units and one (1) one-bedroom unit, and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or

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

- a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Adequate space shall be provided and maintained for trash and recycling purposes.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 8. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
 9. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk through the use of a different paving/walkway material.
 2. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.

3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
4. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
5. **Permeable Paving.** Where feasible, incorporate a permeable paving system for the project driveway that will allow a portion of the driveway runoff to percolate into the ground.

C. **Public Works Submittal Prior to Final/Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map for the project:

1. **Final/Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.
2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
4. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
5. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the entire property frontage on Rancheria Street of approx. 65 linear feet. The improvements shall include new and/or remove and replace to City standards, the following: 2 city street trees, approx. 65 linear feet of sidewalk, one (1) Type 2 driveway apron modified to meet Title 24 requirements, approx. 65 linear feet of curb and gutter, asphalt concrete, slurry seal to center-line of Rancheria Street the entire frontage of property, underground service utilities (including phone, T.V., electricity, gas, etc.), connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of (drainage pipe, curb drain outlets, trench drain, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Staging of construction materials are not

permitted in the Public right of way. Any work in the public right of way requires a public works permit.

- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Final Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
 3. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **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 450 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(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. 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(s) who compiled the mailing list shall be submitted to the Planning Division.
 2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
 3. **Archaeological Monitoring Contract.** Submit to the Planning Division 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 Survey Report prepared for this site by MacFarlane Archaeological Consultants,

dated December 14, 2005. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist 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, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain 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, the Owner shall retain 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.

4. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal of the two Geijera Parvifolia street trees.
 5. **Archaeological Monitoring Contract.** Submit a signed contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during construction.
 6. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
2. **Grading Plan 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. **Noise Report.** All recommended noise mitigation measures identified in the Acoustical Analysis prepared by Dohn & Associates, Inc., and dated January 19, 2006, shall be incorporated into the construction plans.
4. **Noise Mitigation Measure.** An Acoustical Analysis dated January 19, 2005 was prepared by Dohn & Associates, Inc., for the subject project. The Acoustical Analysis preparer shall verify that all mitigation measures specified in the report that are required to reduce interior and exterior living area noise levels to acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines have been incorporated into the construction plans to be submitted to the Building and Safety Division for Building Permit approval by signing the following statement that is to be reproduced on said construction plans:

The undersigned has reviewed the attached construction plans and determined that all mitigation measures as specified in the Acoustical Analysis dated January 19, 2006 and prepared by Dohn & Associates, Inc., that are required to reduce interior and exterior living area noise levels to

acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines are incorporated into the attached construction plans.

Signed: _____
 (Name of report preparer) (Date)

5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street.

 Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
6. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
7. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
8. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
9. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

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

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

5. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
6. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
7. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
 8. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
 9. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
 10. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
 11. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
 12. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor name, contractor telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
 13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

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

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

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

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
4. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to

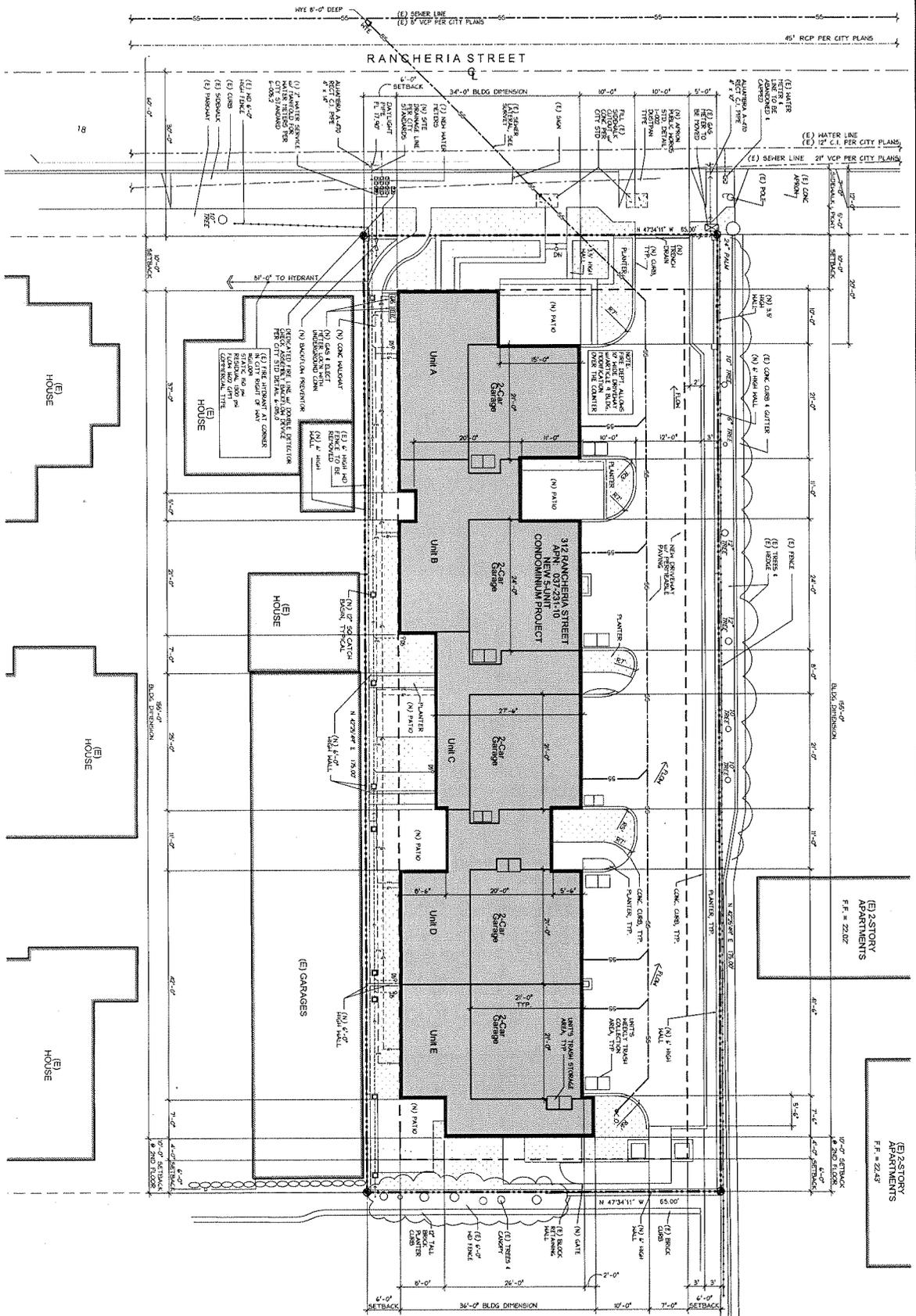
acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the (Architectural Board of Review (ABR)).

4. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy, whichever is earlier.
 5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses and costs of that independent defense.

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

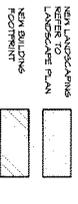
The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.



GENERAL NOTES

1. WALLS & HEADINGS SHALL BE KEPT TO A MAXIMUM HEIGHT OF 3'-6" WITHIN 10'-0" OF FROM LOT LINE & WITHIN 5'-0" OF EITHER SIDE OF CENTER LINE. EXCEEDING THIS HEIGHT SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

LEGEND



SITE PLAN

SCALE: 1/8"=1'-0"

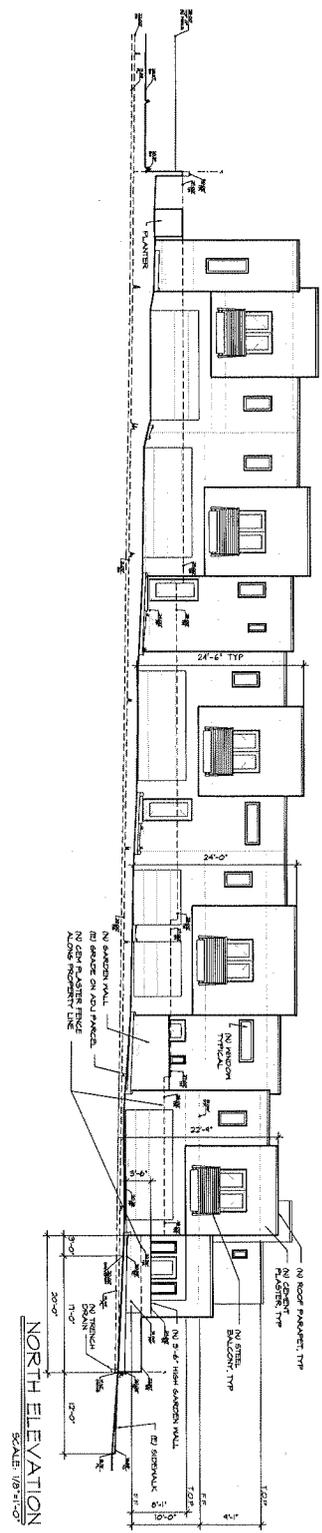


PROJECT NO.	DATE	SCALE
1A-1	11/15/10	1/8"=1'-0"
DESIGNER	DATE	SCALE
PETER WALKER HUNT	11/15/10	1/8"=1'-0"

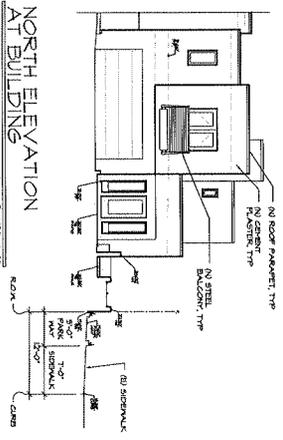
RANCHERIA CONDOMINIUMS
 312 RANCHERIA STREET
 SANTA BARBARA, CA 93101

(E) HOTEL ROOMS & CORPORT
 F.F. = 2234'

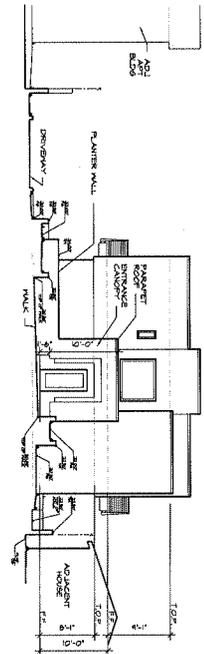
CASAS DE RANCHERIA LLC
 822 E. CANON PERDIDO ST
 SANTA BARBARA, CA 93103
 (805) 465-5600



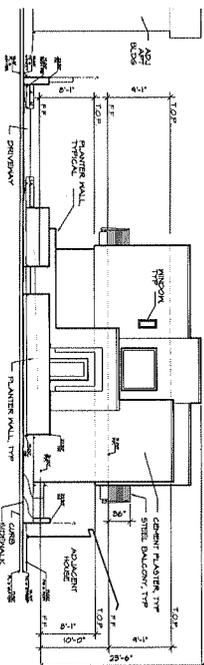
NORTH ELEVATION
SCALE: 1/8"=1'-0"



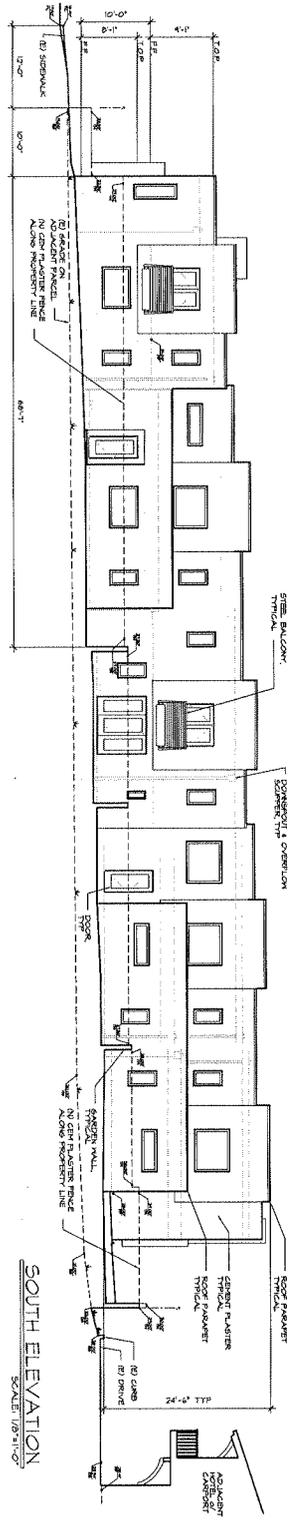
NORTH ELEVATION
AT BUILDING CORNER
SCALE: 1/8"=1'-0"



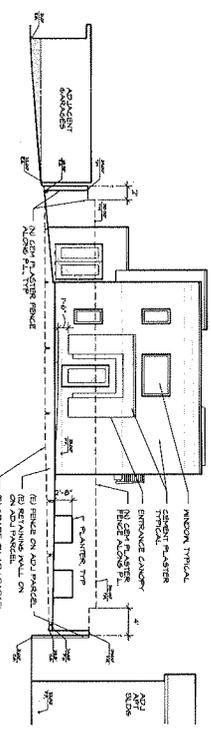
WEST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION - STREET ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

WALLS & DOORS WILL BE KEPT TO A MAXIMUM HEIGHT OF 7' 0" UNLESS OTHERWISE NOTED FOR A DISTANCE ON 30'-0" BACK FROM THE PROPERTY LINE.

FENCES AND WALLS ALONG THE PROPERTY LINE SHALL BE 6'-0" HIGH AND SHALL COMPLY WITH THE NOTE ABOVE.

ARCHITECT PETER WALKER HUNT AIA
POST OFFICE BOX 92045
SANTA BARBARA CALIFORNIA 93190
805 965 5600
PwhArch@ AOL.com

November 17, 2005

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Dear Planning Commission:

We propose to build five attached residential condominiums at 312 Rancheria Street as permitted in Municipal Code Section 28.21.030 and allowed in 28.21.080.G. The City Planning Commission acts as Advisory Agency for all subdivisions as noted in 27.07.070 and 27.07.080.

312 Rancheria Street, APN 037-231-10, is an existing parcel, zoned R-4 and is 11,375 square feet (0.261 acre) with 65 feet of frontage.

We propose to demolish the existing five structures (two residences and three sheds) of 2200 square feet. We propose to construct five attached condominium residences and garages with an aggregate of 8589 square feet. There is no significant vegetation on the site which slopes slightly toward the street at 2%.

We are making the proposal to build condominiums in order to provide more new housing for the residents of Santa Barbara.

We are applying for a Tentative Subdivision Map, Historic Landmarks Commission Phase 1 Archaeological Resource Report, and Design Review by Architectural Board of Review of condominium development.

Of the five units, four will be two bedroom and one will be one bedroom.

Required parking for the five units is 9.5 spaces of which 5 must be covered. We are proposing 10 spaces, all of which will be covered by five two car garages.

Landscaping on the 11,375 square foot parcel will cover 3,691 square feet, or 32.5% of the parcel. Building Coverage is 4,712 square feet, or 41.5% of the parcel and the Driveway is 2,972 square feet, or 26% of the parcel.

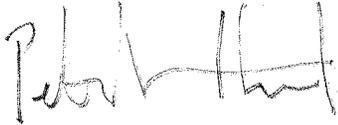
Grading will slope the site toward the street at 3%. This will require 100 cubic yards of fill.

Private outdoor living spaces shall be provided as in SMBC 28.21.081.a(1). Each unit will have a minimum of 140 square feet of ground level garden patios.

These residential condominiums are proposed to satisfy demand for market rate entry level *newly constructed housing* in an area that already has completed infrastructure and community services. In other words, this is in-fill housing.

We have designed the homes to have south facing glass for solar gain winter heating and flat roofs for PV solar collectors. In addition, cross ventilation provides each home with natural cooling. Each unit has an individual entry, private yard, and garage for defensible territory, increased autonomy, sense of personal responsibility, and pride of ownership.

Sincerely

A handwritten signature in black ink, appearing to read "Peter W. Hunt". The signature is written in a cursive style with a large initial "P" and a long horizontal stroke.

Peter W. Hunt

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

Monday, October 3, 2005 David Gebhard Public Meeting Room: 630 Garden Street 2:59 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
BRUCE BARTLETT, Vice-Chair, Present
STEPHANIE CHRISTOFF, Absent
DERRIK EICHELBERGER, Present, out at 3:47p.m., back at 4:36p.m., out at 6:20p.m.
JAMES LECRON, Present, 3:36p.m.
CHRISTOPHER MANSON-HING, Present
RANDY MUDGE, Present
MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:04p.m., out at 3:21p.m., back at 3:56p.m., out at 4:30p.m.
KELLY BRODISON, Planning Technician, Present
DEBBIE BUSH, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEM

7. 312 RANCHERIA ST

Assessor's Parcel Number: 037-231-010
Application Number: MST2005-00634
Owner: John H. Gill, Living Trust
Architect: Peter Hunt

(This is a pre-application review. Proposal to demolish the existing two dwellings on site totaling 2,600 square feet and construct five two-story attached condominiums with four two-bedroom units and one one-bedroom unit consisting of 6,036 square feet of living area , 1,052 square feet of porch/balcony area and 10 covered parking spaces for a total of 2,142 square feet garage area. 100 cubic yards of grading is proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR NEW CONDOMINIUMS.)

(6:23)

Peter Hunt, Architect, present.

Motion: Continued indefinitely with the following comments: 1) Provide more documentation as to how the proposal relates to the neighborhood. 2) Provide streetscapes of the adjacent structures

and photo documentation from the rear. 3) Provide a topography survey that reflects the existing conditions and the proposed alterations, which may be necessary due to flood plane concerns. 4) The loss of the five foot planting strip along north property line is a concern. 5) If necessary, provide documentation from the Public Works Transportation Division which may address any concerns. 6) Study flipping Unit E to move the garage closer to the drive, which will allow for additional landscape. 7) The Board is concerned with the height of the proposed garden wall in the front yard setback. 8) As to the size, bulk and scale, the Board reserves judgment pending significant alterations due to flood plane concerns. 9) Should the finished floors need to be raised, it is suggested to keep the garage low and raise the entry ways. 10) The Board is concerned with the long linearity of the north and south elevations, yet sees opportunity given the high parapet wall heights, to create significant breakups to help break down the linearity of the elevation. 11) The Board supports the use of taller parapet walls or taller ceilings, yet withholds comment of the overall height until neighborhood context is provided. 12) It is understood the proposal for the first floor will be 9'6" and the second floor plate heights 9 feet. 13) The Board is concerned with the north and south elevations for the flatness of the surface elevations and the flat wall exposure. 14) Pending further documentation of the neighborhood, the Board appreciates the contemporary expression; it appears to be appropriate for the neighborhood.

Action: Bartlett/Wienke, 6/0/0.

TO: Peter Hunt, APWH AIA DATE: 19 January 2006

FROM: Bill Dohn PAGES: 5 Total

SUBJECT: Code-Related Exterior Noise Control Recommendations
312 RANCHERIA STREET, SANTA BARBARA
D+A Project 05-47

Dear Peter,

This letter provides recommendations for exterior noise mitigation at the proposed Condominiums at 312 Rancheria Street, Santa Barbara to meet the requirements for exterior to interior noise control set forth in the City of Santa Barbara Noise Element. *The acoustical performance of planned demising wall or floor /ceiling assemblies between residential units has not been analyzed by Dohn and Associates as part of this study / report.*

A. Project Description

The project includes a proposed condominium development at 312 Rancheria Street in Santa Barbara. The project is in the vicinity of Rancheria Street and Montecito Street / Cliff Drive and is impacted by noise from both these (fairly busy) roadways. The site is also impacted by noise from the the Union Pacific Rail Road (UPRR) and the 101 Freeway. *Please note that Dohn and Associates' copy of the City's noise contour map shows the site to be within the 60 and 65 L_{dn} contours, and not within the 65 and 70 L_{dn} contours as mentioned in the Pre-Application Review Team comments dated 27 Oct, 2005.*

B. City Noise Requirements

1. Exterior Noise Level Standards

Maximum 24-hour average exterior noise levels of 60 L_{dn} * are recommended in the City Noise Element. Exterior noise limits are provided for application to code-required "outdoor living spaces," including patios, decks, and private yards.

2. Interior Noise Level Standards

Maximum interior noise levels of 45 L_{dn} * are recommended in the City Noise Element.

* L_{dn} is a 24 hour average noise level, using standard weightings for daytime and nighttime periods.

C. Site Noise Levels

1. Transportation Noise Sources

- a. LOCAL TRAFFIC: The property appears to be impacted primarily by noise from local roadways (Rancheria Street and Montecito Street / Cliff Drive).
- b. FREEWAY TRAFFIC AND TRAINS: The property is also impacted by noise from the 101 Freeway and from train activity on the UPRR.

2. Measured Noise Levels

Noise levels due to traffic on local roadways and the 101 Freeway, and trains on the UPRR were measured at 5' above the ground across Rancheria Street from the subject property during traffic "rush" hours between 4 PM and 6 PM on 5 January 2006. Measured noise levels were as follows.

- a. 15 MINUTE AVERAGE NOISE LEVELS: 15-minute average noise levels ranged between 61.9 and 64.5 dBA.
- b. HOURLY AVERAGE NOISE LEVELS: Hourly average noise levels ranged between about 62 and 63 dBA.

3. Recommended "Design-To" 24-Hour Exterior Noise Levels

Utilizing the measurements made above, published data for the UPRR, and reasonable safety factors, the following noise levels are recommended as the design-to 24-hour average exterior noise level for application to project spaces.

- a. OUTDOOR LIVING SPACES: 65 dBA (L_{dn}).
- b. INDOOR LIVING SPACES: 65 dBA (L_{dn}) on the first floor and 70 dBA (L_{dn}) on the second floor.

D. Exterior Noise Mitigation

60 dBA L_{dn} can be achieved in outdoor living spaces by fully screening them (visually and physically) from local roadways. 5' or 6' high barriers are suggested, so that occupants cannot see local roadways in any of the positions where they might use their outdoor living spaces. Barriers must be constructed of solid material weighing at least 2.5 pounds per square foot and must be free of gaps, etc. which will leak sound through the barrier. Plywood or board- and-batten barriers will be sufficient if gaps between panels/boards and at the ground can be completely sealed.

E. Interior Noise Mitigation**1. Required Noise Level Reduction (NLR)**

The following building noise level reductions (NLRs) will be required to achieve 45 L_{dn} in indoor living spaces:

- a. FIRST FLOOR SPACES: NLR of 20.
- b. SECOND FLOOR SPACES: NLR of 25.

For simplicity, however, it is recommended that all exterior building construction around occupied interior spaces be provided to achieve a building noise level reduction of 25.

2. Building Construction Recommendations

The following are recommendations for building construction to achieve a NLR of 25 dB around occupied interior spaces on the subject project.

- a. GENERAL BUILDING VENTILATION: Air conditioning or a mechanical ventilation system must be installed so that windows and doors may remain closed if desired to control exterior noise.
- b. EXTERIOR WALLS: Minimum 3.5" stud walls, exterior stucco, one layer of interior ½" gypsum board, and R-13 cavity insulation are recommended. If a product (or products) other than stucco are utilized on the exterior, the composite exterior wall material should weigh at least 7.5 psf (using Hardy products, appropriate layers of plywood, gypsum board, backer board, etc.).
- c. ROOF / CEILING ASSEMBLIES:
 - 1) TRUSS FRAMING (FORMING ATTICS): Composition roofing over one layer of minimum 5/8" plywood over roof trusses, one layer of 1/2" gypsum board (forming the ceiling) on bottom chords of roof trusses, and minimum R-19 insulation above the ceiling (or at the roof).
 - 2) JOIST FRAMING (FORMING CATHEDRAL CEILINGS): Composition roofing over two layers of minimum 5/8" plywood (or equiv.) over minimum 2 x 10 joists, two layers of 1/2" gypsum board on the underside of joists, and minimum R-19 insulation in the joist cavities.
- d. GLAZED WINDOWS AND DOORS: Minimum 1/8"-1/4" airspace-1/8" insulating glass or 3/16" monolithic glass (or similar) within assemblies carrying laboratory sound transmission class (STC) ratings* of at least 25.

* Window assemblies designed for maximum protection against air and water infiltration must be selected – including very high quality gasketing, weather-stripping, and seals. Provide heavier glazing (3/16" or 1/4" thick) to improve control of low-frequency train noise if desired.

- e. EXTERIOR ENTRY DOORS: Solid-core or glazed (per above) with full-perimeter, heavy-duty weatherstripping. Orient doors away from direct exposure to local roadways as much as possible.
- f. KITCHEN AND BATHROOM VENTILATION: Kitchen and bathroom ventilation ducts should include at least two elbows.
- g. OUTSIDE AIR INTAKES FOR HVAC SYSTEMS: Air intake ducts should include 1"-thick acoustical lining and at least one elbow.
- h. ATTIC VENTILATION: Orient attic vents away from roadways and the railway and avoid eve vents entirely if possible. Larger vents should be baffled with acoustically-lined sheet metal "boots."
- i. GENERAL AIRTIGHTNESS: The building exterior should be made as "airtight" as possible to minimize noise infiltration. Exterior and interior surfaces/sheeting should be caulked airtight at all joints and edges with appropriate sealants (at floors, door and window frames, electrical boxes, etc.). Sheet caulking (outlet box pads) should be provided at all electrical boxes in exterior walls and ceilings. ASTM E497 (Standard Practice for Installing Sound-Isolating Lightweight Partitions) and ASTM C919 (Practice for Use of Sealants in Acoustical Applications) should be referenced in the construction documents.
- j. CHIMNEY / FIREPLACE CLOSURES: Flue dampers and glass fireplace screens are recommended.
- k. SKYLIGHTS: Use double-glazed assemblies (per glazing recommendations above) if skylights are included as part of the design.

3. Disclosures to Buyers

It is recommended that potential buyers of units on this project be advised of the possibility of annoyance (both indoors and outdoors) due to vehicular noise on local roadways and on the freeway, and due to train noise on the UPRR. Although the City has zoned the site for residential usage and established noise limits for 24-hour average indoor and outdoor noise levels, the following facts should be disclosed:

- a. Instantaneous, peak noise levels due to automobiles and trains can greatly exceed the 24-hour limits established by the City, as well as the 15 minute and hourly average noise levels mentioned in this report.
- b. Vehicular noise emission standards are not enforced by the State of California or in most California counties and cities. Some vehicles (such as heavy trucks, "hog" or "competition" motorcycles, autos with "tuned" mufflers or boom boxes, etc.) can cause very high (and potentially annoying) noise levels as they travel along local roadways or freeways.

19 January 2006
Page 5

- c. Train noise may occur at any time, on random schedules, and during the hours when many people chose to sleep. Schedules and durations of train whistles are discretionary and most train noises (especially whistles) may be loud enough to annoy (and potentially startle) some building occupants.

Please call with any questions.

Sincerely,

Dohn and Associates, Inc.



Bill Dohn,
President and
Principal Consultant

