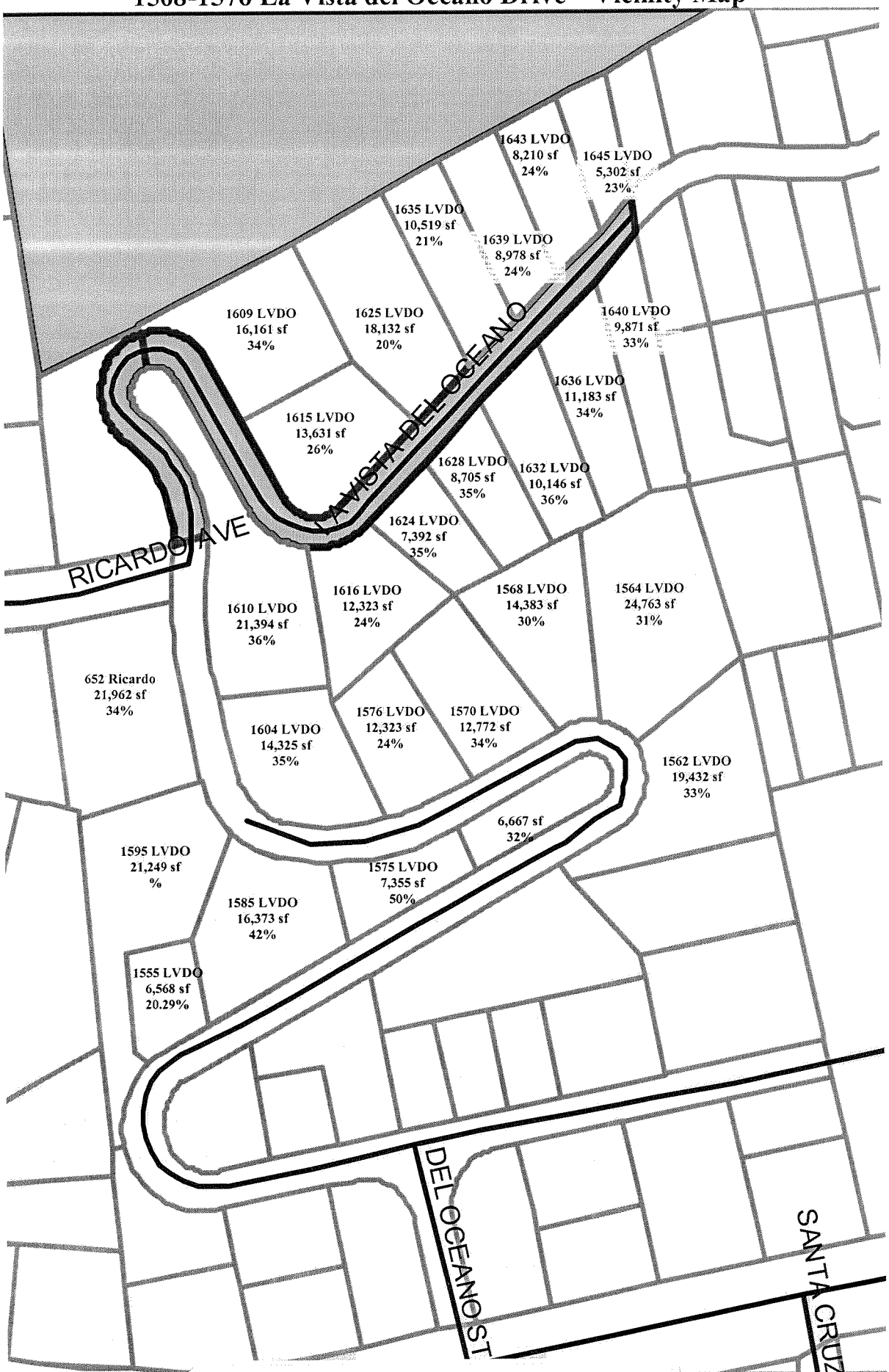
1568-1576 La Vista del Oceano Drive – Vicinity Map



ATTACHMENT 1

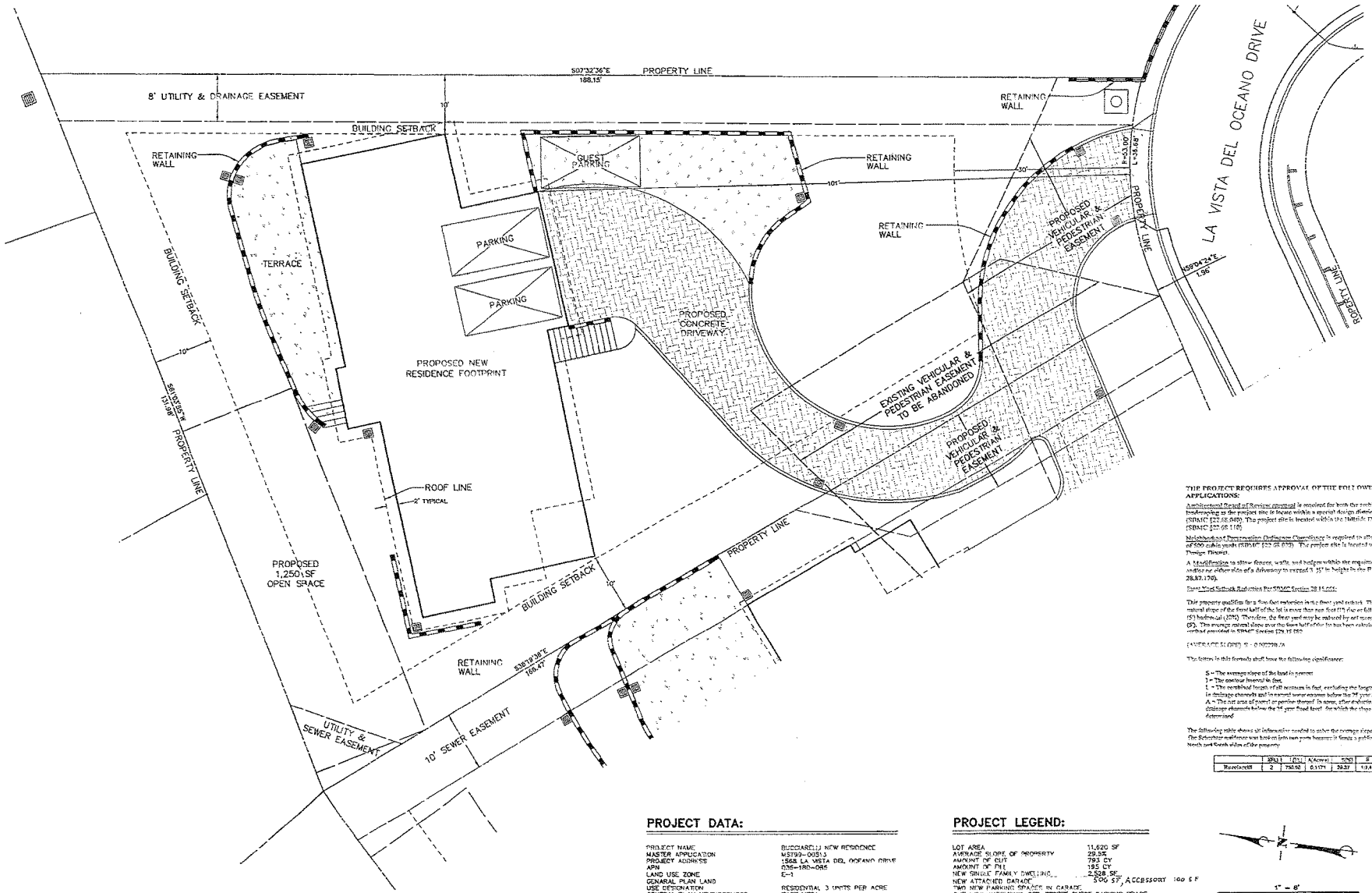
Buciarelli New Residence
1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Site Plan

Floor Plan

Elevations

ATTACHMENT 2



THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is located within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.020). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3 ½" in height in the R-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction Per SBMC Section 28.15.055:

This property qualifies for a five foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than one foot (1') rise or fall in five feet (5') horizontal (20%). Therefore, the front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section §29.15.080.

(AVERAGE SLOPE) S = 0.002298/A

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
1 = The contour interval in feet
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level
A = The net area of parcel or portion thereof. In areas, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined

The following table shows all information needed to solve the average slope equation. The Schechter mid-lines was broken into two parts because it forms a public road on the North and South sides of the property.

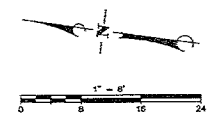
	SPLIT	LOT	A(Acres)	SPLIT	S
Bucciarelli	2	750.92	0.1171	39.37	19.40

PROJECT DATA:

PROJECT NAME	BUCCIARELLI NEW RESIDENCE
MASTER APPLICATION	MST99-00513
PROJECT ADDRESS	1568 LA VISTA DEL OCEANO DRIVE
APN	035-180-085
LAND USE ZONE	E-1
GENARAL PLAN LAND	
USE DESIGNATION	RESIDENTIAL 3 UNITS PER ACRE
GENERAL PLAN NEIGHBORHOOD	EAST MESA
ATTRIBUTES	HILLSIDE DESIGN DISTRICT
PROPERTY OWNER	EUGENE & PATRICIA BUCCIARELLI P.O. BOX 31192 SANTA BARBARA, CA 93130

PROJECT LEGEND:

LOT AREA	11,620 SF
AVERAGE SLOPE OF PROPERTY	29.5%
AMOUNT OF CUT	793 CY
AMOUNT OF FILL	195 CY
NEW SINGLE FAMILY DWELLING	2,528 SF
NEW ATTACHED GARAGE	500 SF, ACCESSORY 100 SF
TWO NEW PARKING SPACES IN GARAGE	
ONE NEW UNCOVERED OFF-STREET GUEST PARKING SPACE	
BUILDING COVERAGE % OF LOT AREA	22.3%
PAVED AREA % OF LOT AREA	14.9%
LANDSCAPE AREA % OF LOT AREA	53.1%



REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE: 15096
DRAWING FILE: 15096\02\REVISED DART SUBMITTAL\SITE PLANS

DATE:10-12-04

NO.	DATE	REVISIONS	APPD.

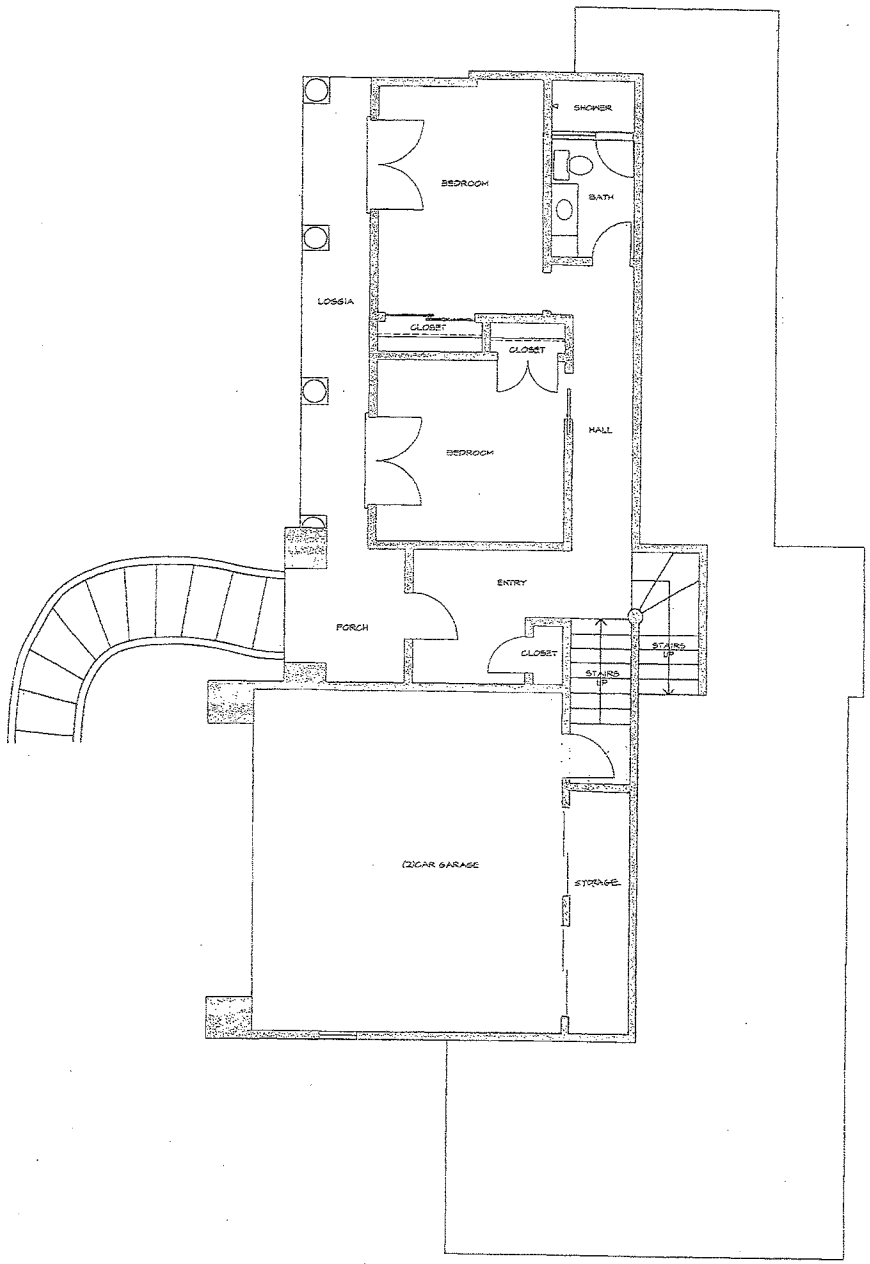
Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
101 E. VICTORIA ST. SANTA BARBARA
(805) 963 - 9532 CALIFORNIA 93101
MAILING ADDRESS: P.O. BOX 98 (93102)

DESIGN KJC/KRS CHECKED
KEVIN CONNORS DATE:
PROJECT ENGINEER
R.C.E. 43,862 (EXP. 6-30-05)

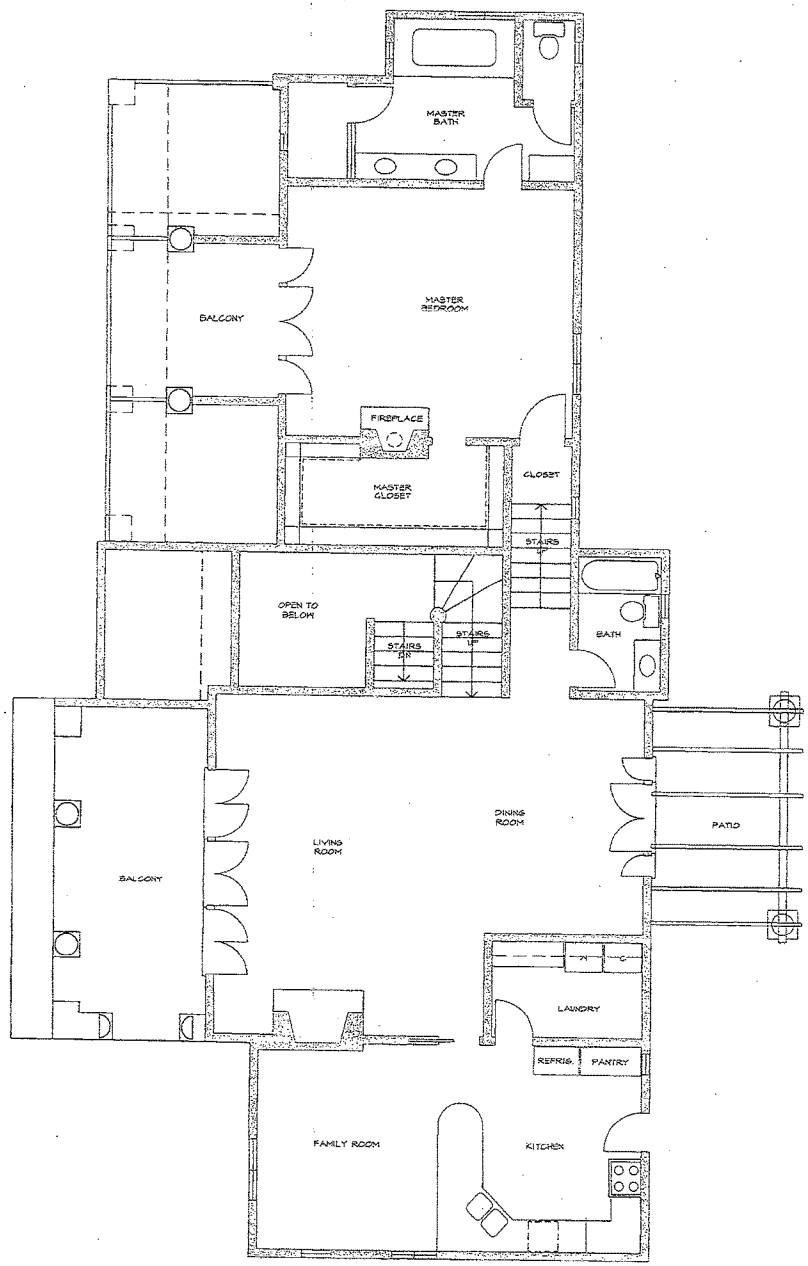
COUNTY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
DATE
FOR

LA VISTA DEL OCEANO
BUCCIARELLI PARCEL
SITE PLAN
SANTA BARBARA, CALIFORNIA

WORK ORDER 15096.02
SHEET OF



LOWER LEVEL
SCALE: 1/4"=1'-0"



UPPER LEVEL
SCALE: 1/4"=1'-0"

3

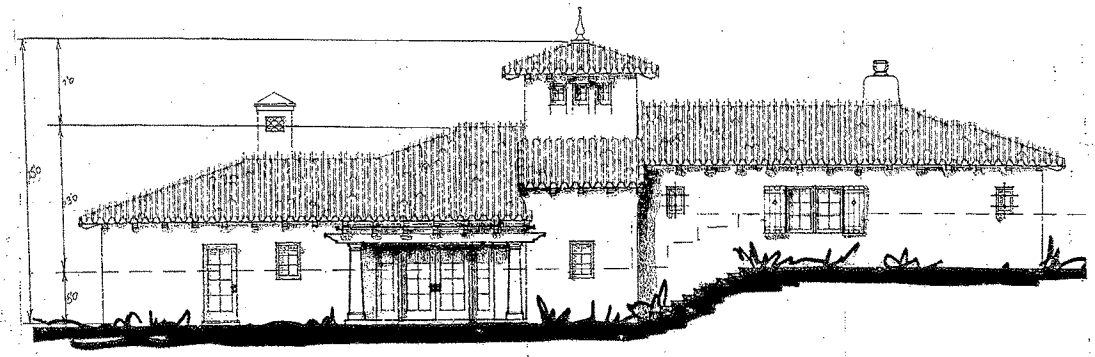
BANKO DESIGN & CONSTRUCTION
5276 HOLLISTER AVE. #159
SANTA BARBARA, CA

FLOOR PLAN
LOWER LEVEL
UPPER LEVEL

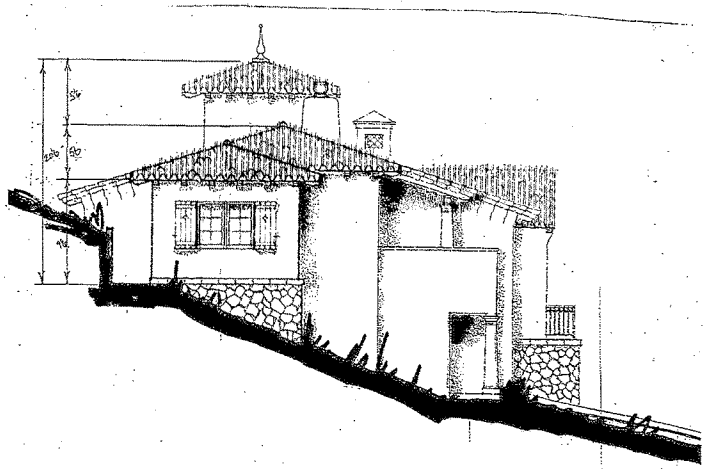
BUCCARELLI RESIDENCE
1568 LA VISTA DEL OCEANO
SANTA BARBARA, CA

Revisions
Project Drafting:
Date: 10 JAN 04
Scale:
Plot Date:

SHEET
3 OF 5



NORTH ELEVATION



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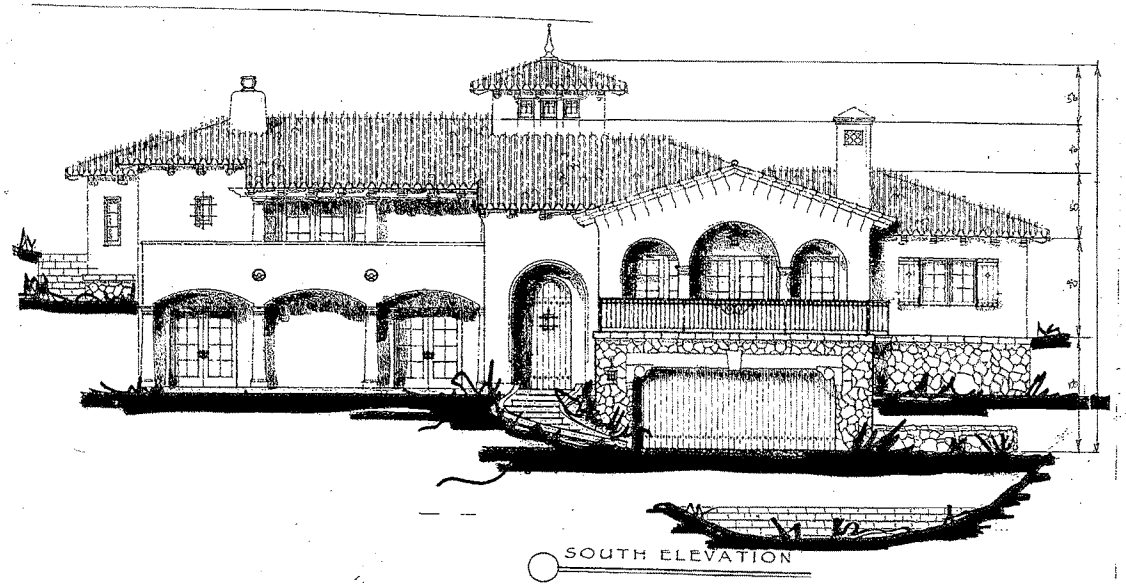
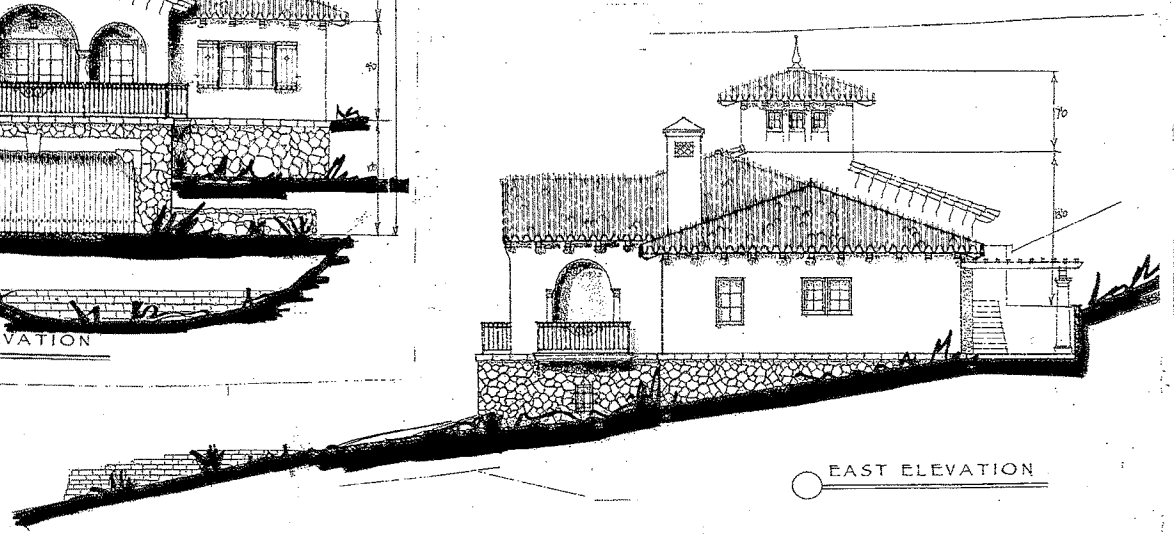


SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS
SCALE 1' = 3/16"

4

BANKO DESIGN & CONSTRUCTION
5276 HOLLISTER AVE. #159
SANTA BARBARA, CA

ELEVATIONS

BUCIARELLI RESIDENCE
1568 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

Revisions

Project Drafting: LBD
Date: 20 MAY 04
Scale:
Plot Date:

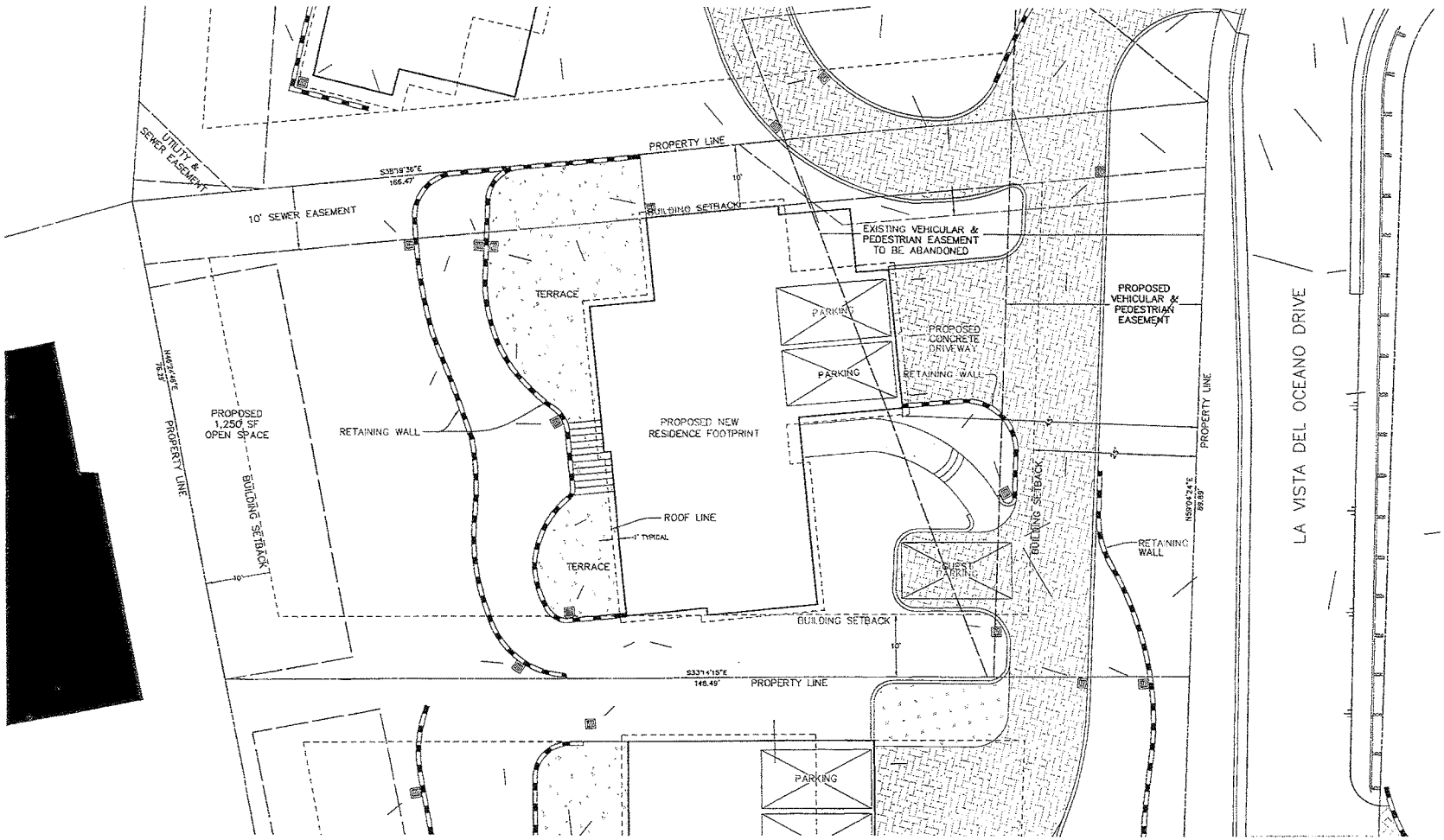
SHEET 4
OF

Macofsky New Residence
1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Site Plan

Floor Plan

Elevations



THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is located within a special design district (SBMC §22.68.080). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback, and/or on either side of a driveway to exceed 3-½' in height in the R-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction for SBMC Section 28.15.060.

This property qualifies for a five foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than one foot (12) rise or fall in five feet (5') horizontal (20%). Then, the front yard may be reduced by one more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section 28.15.060.

(AVERAGE SLOPE) S = 0.00229L/A

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
I = The contour interval in feet.
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level
A = The net area of parcel as permits thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined

The following table shows all information needed to solve the average slope equation. The Schoenber residence was broken into two parts because it fronts a public road on the North and South sides of the property.

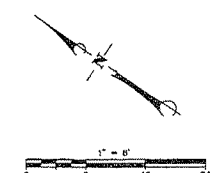
	A(%)	I(ft)	A(Acres)	S(%)	S
Rectangle	2	750.96	0.1171	20.37	1:0.49

PROJECT DATA:

PROJECT NAME	MACOFSKY NEW RESIDENCE
MASTER APPLICATION	MST98-00706
PROJECT ADDRESS	1570 LA VISTA DEL OCEANO DRIVE
APN	035-160-084
LAND USE ZONE	E-1
GENARAL PLAN LAND USE DESIGNATION	RESIDENTIAL 3 UNITS PER ACRE
GENERAL PLAN NEIGHBORHOOD ATTRIBUTES	EAST MESA
	HILLSIDE DESIGN DISTRICT
PROPERTY OWNER	SIDNEY & PAMELA MACOFSKY 525 HIGH GROVE AVENUE GOLETA, CA 93117

PROJECT LEGEND:

LOT AREA	12,760 SF
AVERAGE SLOPE OF PROPERTY	30%
AMOUNT OF CUT	2,033 CY
AMOUNT OF FILL	209 CY
NEW SINGLE FAMILY DWELLING	2,541 SF
NEW ATTACHED GARAGE	468 SF
NEW ATTACHED ACCESSORY/STORAGE	268 SF
TWO NEW PARKING SPACES IN GARAGE	
ONE NEW UNCOVERED OFF-STREET GUEST PARKING SPACE	
BUILDING COVERAGE % OF LOT AREA	17.3%
PAVED AREA % OF LOT AREA	16.2%
LANDSCAPE AREA % OF LOT AREA	60.0%



ERENCES:
GRAM FILE:
DATA FILE:
JECT FILE: 15096
WING FILE: 15096\02\REVISED DART SUBMITTAL\SITE PLANS

10-12-04

NO.	DATE	REVISIONS	APPD.

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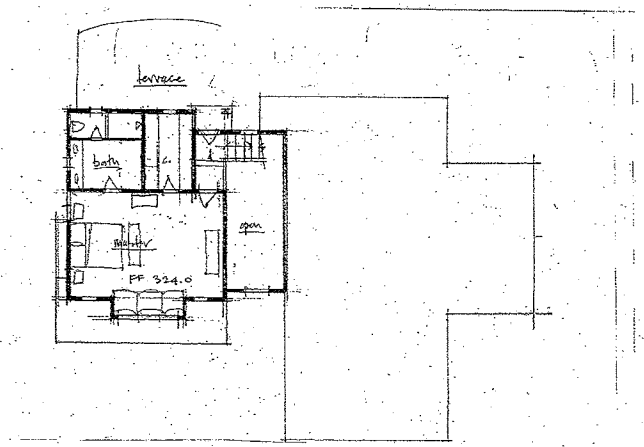
101 E. VICTORIA ST. SANTA BARBARA
(805) 963 - 9532 CALIFORNIA 93101
MAILING ADDRESS: P.O. BOX 98 (93102)

DESIGN KJC/KRS CHECKED
KEVIN CONNORS DATE:
PROJECT ENGINEER
R.C.E. 43,862 (EXP. 6-30-05)

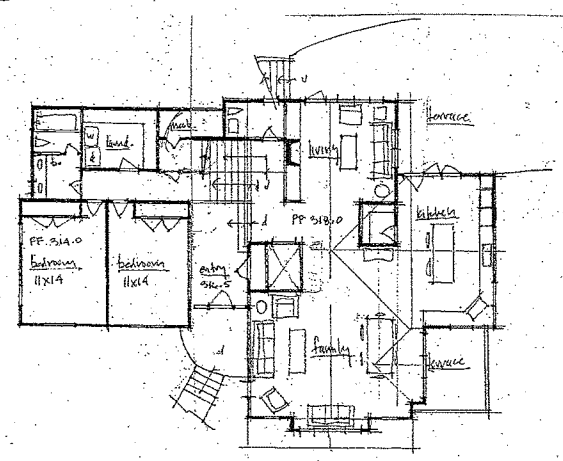
CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
DATE
FOR

LA VISTA DEL OCEANO
MACOFSKY PARCEL
SITE PLAN
SANTA BARBARA, CALIFORNIA

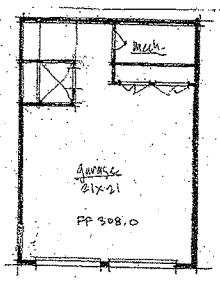
WORK ORDER 15096.02
SHEET OF



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GARAGE FLOOR PLAN

REVISIONS

THOMAS MEANEY
ARCHITECT

LICENSED ARCHITECT
RENEWAL REQUIRED
STATE OF CALIFORNIA

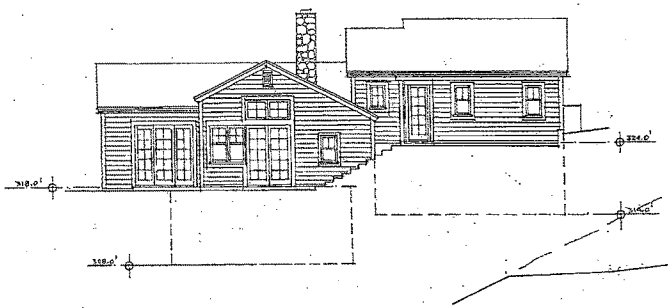
629 STATE STREET
SUITE 340
SANTA BARBARA
CALIFORNIA
93101

(805) 965-7

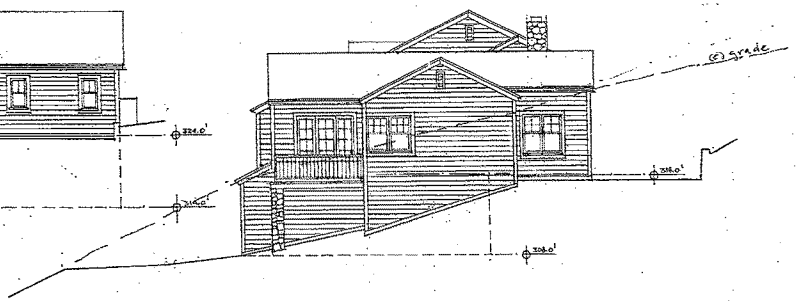
MACOFSKY RESIDENCE
1570 LA VISTA DEL OCEANO
SANTA BARBARA, CALIFORNIA

Date
Scale
Drawn
Job
Sheet

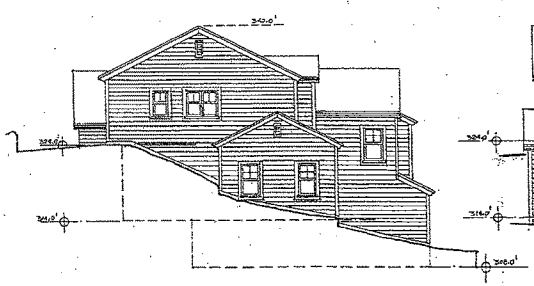
A-1.1



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

REVISIONS

THOMAS MEAN
ARCHITEC

LICENSED ARCHI
THOMAS MEANE
STATE OF CALIFOR

629 STATE STR
SUITE 240
SANTA BARBA
CALIFORNIA
93101

(805) 966 760

MACOFSKY RESIDENCE
1570 LA VISTA DEL OCEANO

Date
Scale 1/8" = 1'
Drawn
Job
Sheet
A-2

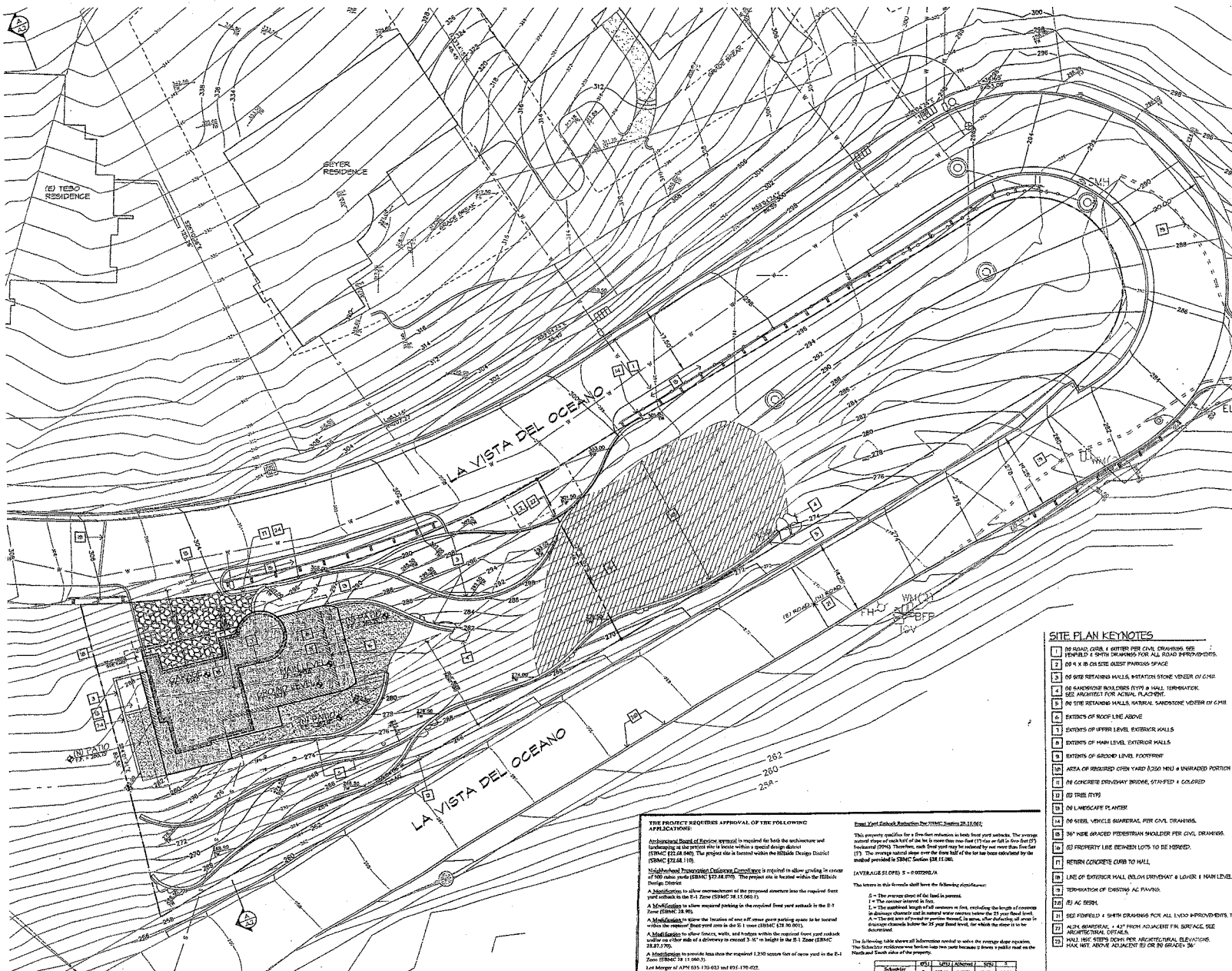
Schechter New Residence
1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

Site Plan

Floor Plan

Elevations

SCHECHTER RESIDENCE



SITE PLAN

SCALE 1"=10'-0"

NORTH

THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Board of Review approval is required for both the architecture and landscaping of the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow encroachment of the proposed structure into the required front yard setback in the E-1 Zone (SBMC 28.90).

A Modification to allow the location of one off-street guest parking space to be located within the required front yard area in the E-1 zone (SBMC §28.90.001).

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3-¼" in height in the E-1 Zone (SBMC §28.87.170).

A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC 28.15.060.J).

Lot Merger of APN 035-170-033 and 035-170-022.

Front Yard Setback Reduction Per SBMC Section 28.15.060:

This property qualifies for a five-foot reduction in both front yard setbacks. The average natural slope of each half of the lot is more than ten-feet (10') rise or fall in five-feet (5') horizontal (70%). Therefore, each front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section §28.15.080.

(AVERAGE SLOPE) S = 0.007292/A

The terms in this formula shall have the following significance:

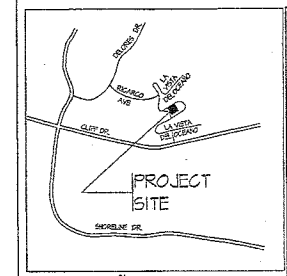
S = The average slope of the land in percent.
I = The contour interval in feet.
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.
A = The net area of ground in portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined.

The following table shows all information needed to solve the average slope equation. The Schechter residence was broken into two parts because it fronts a public road on the North and South side of the property.

	(#)	L(ft)	A(Acres)	S(%)	S
Schechter (North)	2	597.10	0.0822	49.13	12.04
Schechter (South)	7	1777.14	0.1867	65.2	11.93

SITE PLAN KEYNOTES

1. (N) ROAD, CURB, & GUTTER PER CIVIL DRAWING. SEE FENFIELD & SMITH DRAWINGS FOR ALL ROAD IMPROVEMENTS.
2. (N) 9' X 18' ON SITE GUEST PARKING SPACE
3. (N) SITE RETAINING WALLS, IRVINGTON STONE VENEER OR EQUAL
4. (N) SANDSTONE BOULDERS (TYP) @ WALL TERMINATION. SEE ARCHITECT FOR ACTUAL PLACEMENT.
5. (N) SITE RETAINING WALLS, NATURAL SANDSTONE VENEER OR EQUAL
6. EXTENTS OF ROOF LINE ABOVE
7. EXTENTS OF UPPER LEVEL EXTERIOR WALLS
8. EXTENTS OF MAIN LEVEL EXTERIOR WALLS
9. EXTENTS OF GROUND LEVEL FOOTPRINT
10. AREA OF REQUIRED OPEN YARD (1,250 MIN) @ UNGRADED PORTION OF SITE
11. (N) CONCRETE DRIVEWAY BRIDGE, STAINED & COLORED
12. (E) TREE (TYP)
13. (N) LANDSCAPE PLANTER
14. (N) STEEL VEHICLE GUARDRAIL PER CIVIL DRAWINGS.
15. 36" WIDE GRADED PEDESTRIAN SHOULDER PER CIVIL DRAWINGS.
16. (E) PROPERTY LINE BETWEEN LOTS TO BE MERGED.
17. REMOVE CONCRETE CURB TO WALL
18. LINE OF EXTERIOR WALL BELOW DRIVEWAY @ LOWER & MAIN LEVELS.
19. TERMINATION OF EXISTING AC PAVING.
20. (E) AC BERM.
21. SEE FENFIELD & SMITH DRAWINGS FOR ALL LVDD IMPROVEMENTS, TYP. LVD.
22. ALUM. GUARDRAIL, + 42" FROM ADJACENT FIN. SURFACE. SEE ARCHITECTURAL DETAILS.
23. WALL HVAC SYSTEMS DOWN PER ARCHITECTURAL ELEVATIONS. MAX. HGT. ABOVE ADJACENT (E) OR (N) GRADES= 36"



VICINITY MAP

SITE DATA

PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE ON VACANT LOT

SITE:	1515 LA VISTA DEL OCEANO SANTA BARBARA, CA 93101
A.P.N.:	035-170-250 & 035-170-220
ZONE:	E-1, SINGLE FAMILY
OWNER:	GENE SCHECHTER 1880 EAGLE VILL ROAD SANTA BARBARA, CALIFORNIA, 93101 PH. (805) 564-2080
HIGH FIRE:	YES
REQUESTED APPROVALS:	1. MODIFICATION TO ALLOW ENCROACHMENT INTO NORTHERN REQUIRED FRONT YARD SETBACK. 2. MODIFICATION TO ALLOW PARKING IN THE NORTHERN REQUIRED FRONT YARD SETBACK. 3. MODIFICATION TO ALLLOW RETAINING WALLS EXCEEDING 3 1/2' IN HEIGHT IN THE NORTHERN REQUIRED FRONT YARD SETBACK. 4. 5. LOT MERGER OF APN 035-170-033 & 035-170-022.

SQUARE FOOTAGES

LOT SIZE (APPROX):	APN: 035-170-250 = 7,382 SF. APN: 035-170-220 = 7,020 SF.
MERGED LOT TOTAL	14,052 SF.
ENTRY LEVEL (NET FLOOR AREA)	121 SF.
MAIN LEVEL (NET FLOOR AREA)	1,007 SF.
LOWER FLOOR (NET FLOOR AREA)	1,228 SF.
SUB-TOTAL, HABITABLE FLOOR AREA	2,792 SF.
GARAGE & STORAGE	436 SF.
TOTAL	3,228 SF.
ENTRY LEVEL PATIO	71 SF.
MAIN LEVEL PATIO	245 SF.
LOWER LEVEL PATIO	359 SF.
TOTAL	882 SF.

SHEET INDEX

A1	SITE PLAN
A2	FLOOR PLANS
A3	ELEVATIONS

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

EXCESS SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO A DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.

Kirk B. Gradin

Architecture, Design & Land Planning

300 E. Cota Parking Ct.
Suite D-150, CA 93101
ph. (805) 564-4423
fx. (805) 564-2618

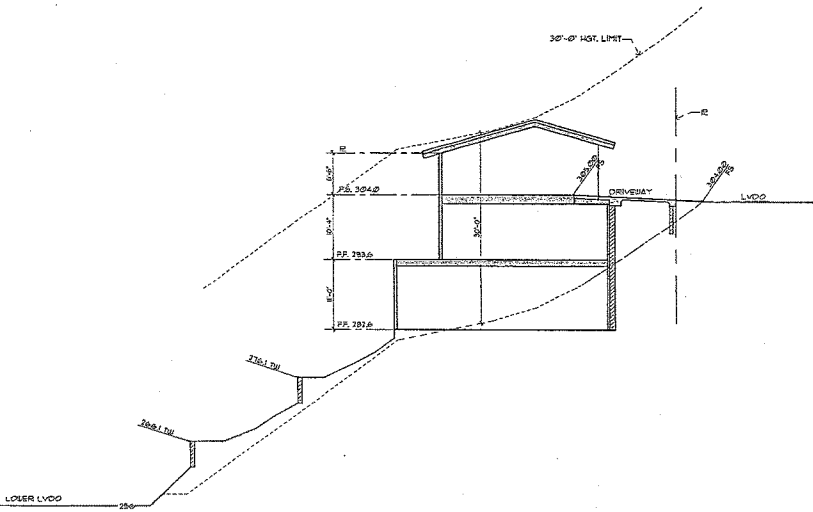
DATE: 4/19/04 PLANNING COMMISSION
4/22/05 BASIS REVS
5/6/05 DESIGN REVS

SCHECHTER RESIDENCE
1515 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

SHEET NO:

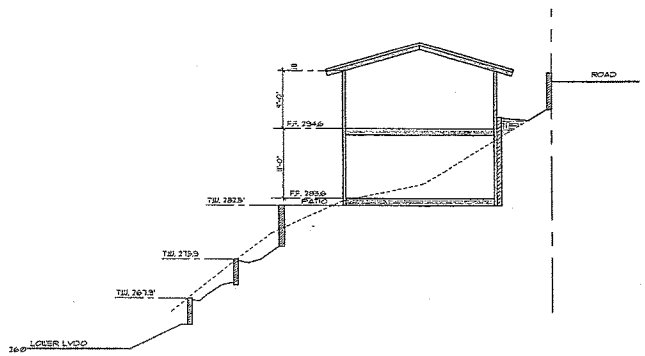
A.1

OF SHEETS



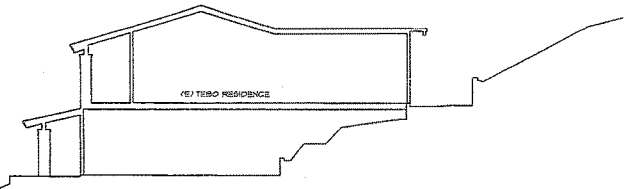
SECTION "A"

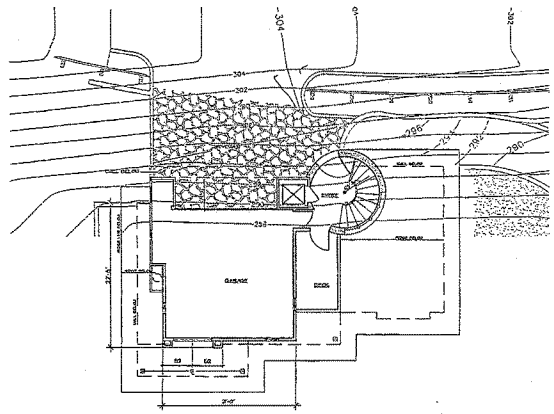
SCALE 1/8" = 1'-0"



SECTION " B "

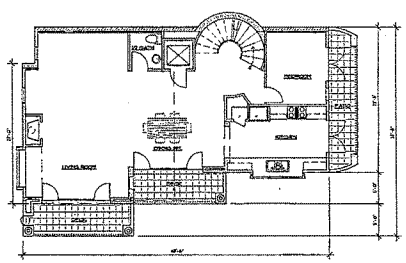
SCALE 1/8" = 1'-0"





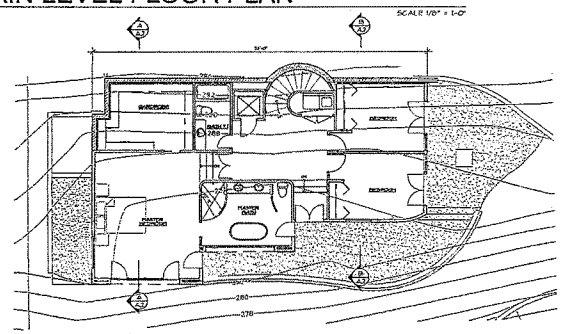
UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

Kirk B. Gradin
Architectural Design & Land Planning
300 E. Canon Perdido St., Suite D-4 SB, CA 93101
ph. (805) 564-4428
fx. (805) 564-2878

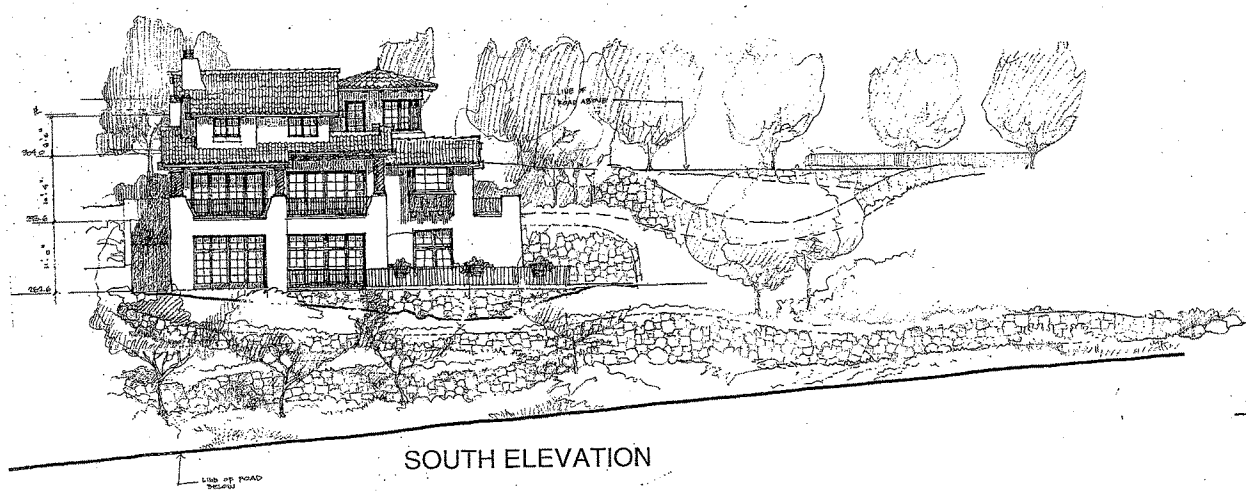
DATE: 4/24/04 PLANNING COMMISSION
4/30/05 DESIGN REVS
5/2/05 DESIGN REVS

SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

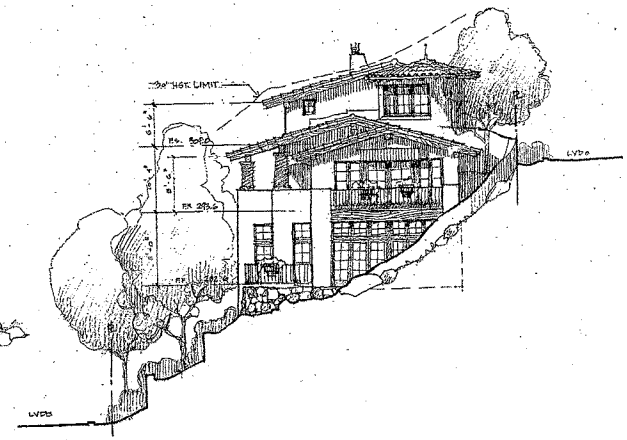
SHEET NO.

A.2

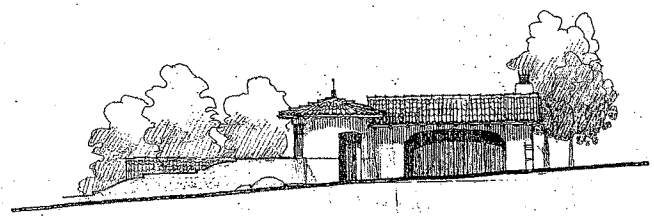
OF SHEETS



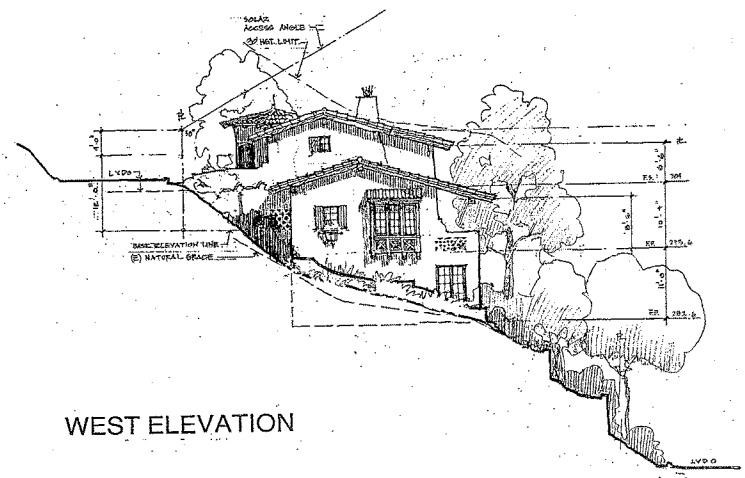
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Kirk B. Gradin

Architectural Design
& Land Planning

300 E. Cota Parish St.,
Suite B-1 SB, CA 93101
ph. (805) 564-4025
fx. (805) 564-2078

DATE : 4/24/04 PLANNING COMMISSION

SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

SHEET NO.

A.3

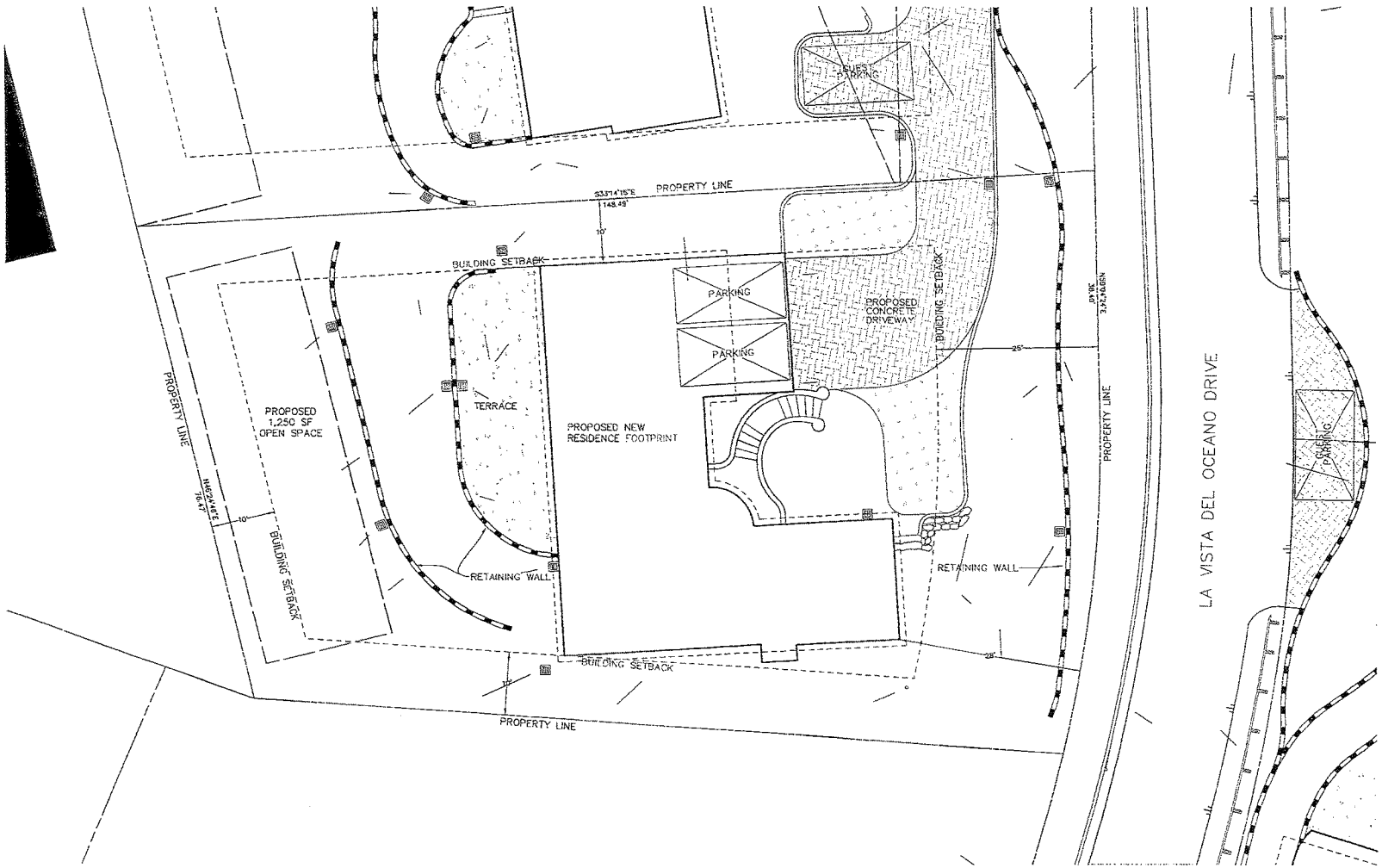
OF SHEETS

Geyer New Residence
1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Site Plan

Floor Plan

Elevations



THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is located within a special design district (SBMC §22.68.080). This project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 100 cubic yards (SBMC §22.68.070). This project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3'-6" in height in the R-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction Per SBMC Section 28.15.065:

This property qualifies for a five foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than one foot (12 rise in 4'0" in five feet (5') horizontal (20%). Therefore, the front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot is as calculated by the method provided in SBMC Section 28.15.065:

$$[A \times 100 \text{ OF SLOPE}] \; S = 0.00229 L/A$$

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
I = The contour interval in feet
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level
A = The net area of ground in square feet, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined

The following table shows all information needed to solve the average slope equation. The Subsurface evidence was broken into two parts because it forms a parallel road across lower and South side of the property.

	N (-)	L (ft)	A (Acres)	S/100	S
Grass	2	1598.55	0.1409	49.01	12.44

PROJECT DATA:

PROJECT NAME	GEYER NEW RESIDENCE
MASTER APPLICATION	MST1999-01043
PROJECT ADDRESS	1576 LA VISTA DEL OCEANO DRIVE
APN	035-180-058
LAND USE ZONE	E-1
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL 3 UNITS PER ACRE
GENERAL PLAN NEIGHBORHOOD	EAST MESA
ATTRIBUTES	HILLSIDE DESIGN DISTRICT
PROPERTY OWNER	DAVID & WINIFRED J. GEYER 4694 GRANADA WAY SANTA BARBARA, CA 93110

PROJECT LEGEND:

LOT AREA	16,400 SF
AVERAGE SLOPE OF PROPERTY	35%
AMOUNT OF CUT	1,467 CY
AMOUNT OF FILL	48 CY
NEW SINGLE FAMILY DWELLING	3,175 SF
NEW ATTACHED GARAGE	500 SF
NEW ATTACHED ACCESSORY/STORAGE	200 SF
TWO NEW PARKING SPACES IN GARAGE	
ONE NEW UNCOVERED OFF STREET GUEST PARKING SPACE	
BUILDING COVERAGE % OF LOT AREA	14.4%
PAVED AREA % OF LOT AREA	4.4%
LANDSCAPE AREA % OF LOT AREA	74.8%

1" = 8'

0 8 16 24

REFERENCES:
DGRAM FILE:
DATA FILE:
OJECT FILE: 15096
AWING FILE: I:\5096\G2\REVISED DART SUBMITTAL\SITE PLANS

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
101 E. VICTORIA ST. SANTA BARBARA
(805) 963-9532 CALIFORNIA 93101
MAILING ADDRESS: P.O. BOX 99 (93102) R.C.E. 43,862 (EXP. 6-30-05)

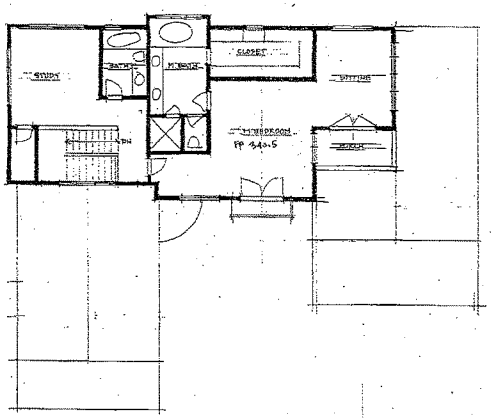
DESIGN: KJC/KRS CHECKED:
KEVIN CONNORS DATE:
PROJECT ENGINEER

COUNTY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
DATE
FOR

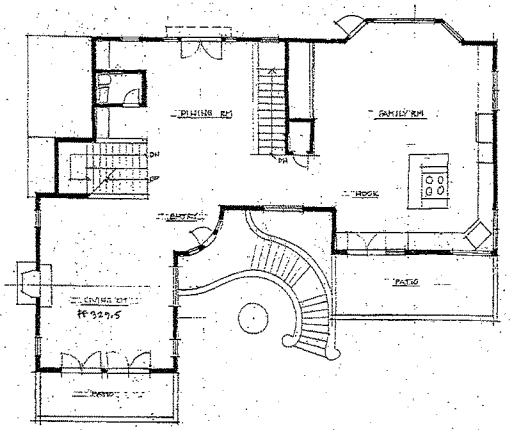
1576 LA VISTA DEL OCEANO DRIVE
GEYER RESIDENCE
SITE PLAN
SANTA BARBARA, CALIFORNIA

WORK ORDER: 15096.02
SHEET: OF

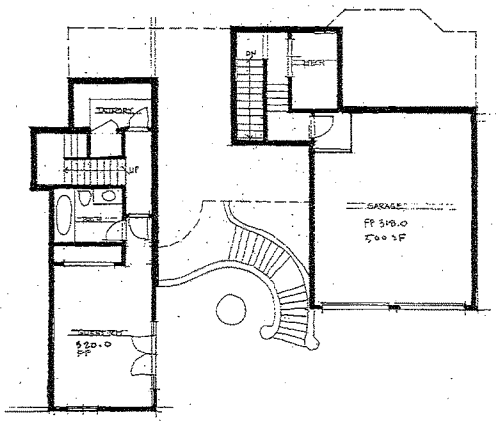
TD:10-12-04



UPPER LEVEL PLAN 900 SF



MAIN LEVEL PLAN 1000 SF



LOWER LEVEL PLAN
700 SF GARAGE
525 SF SHEET RM

REVISIONS

THOMAS MEA
ARCHITE

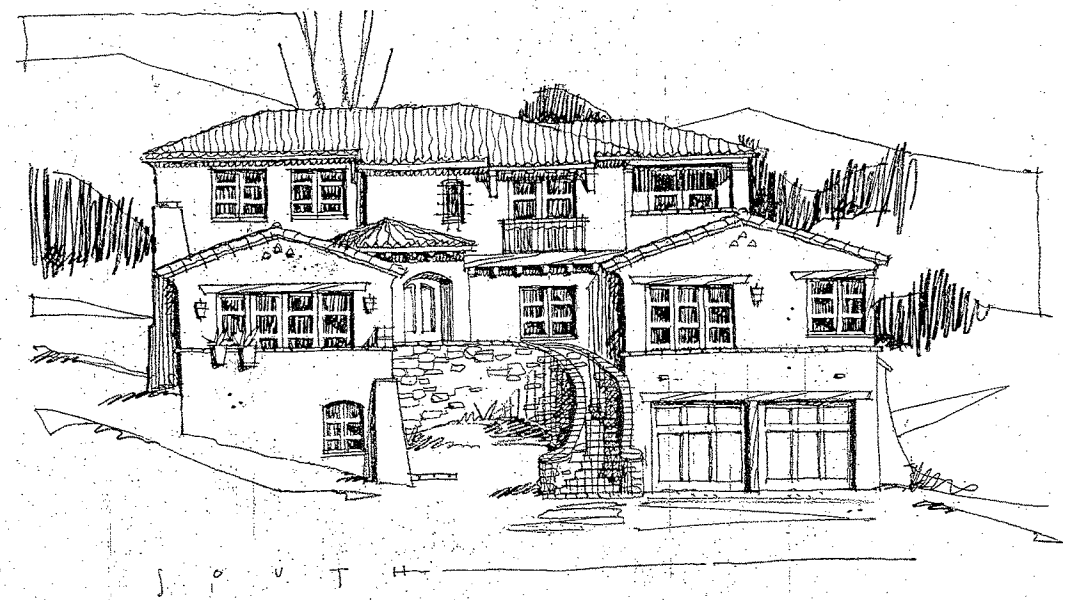
LICENSED ARCH
THOMAS MEA
STATE OF CALIF

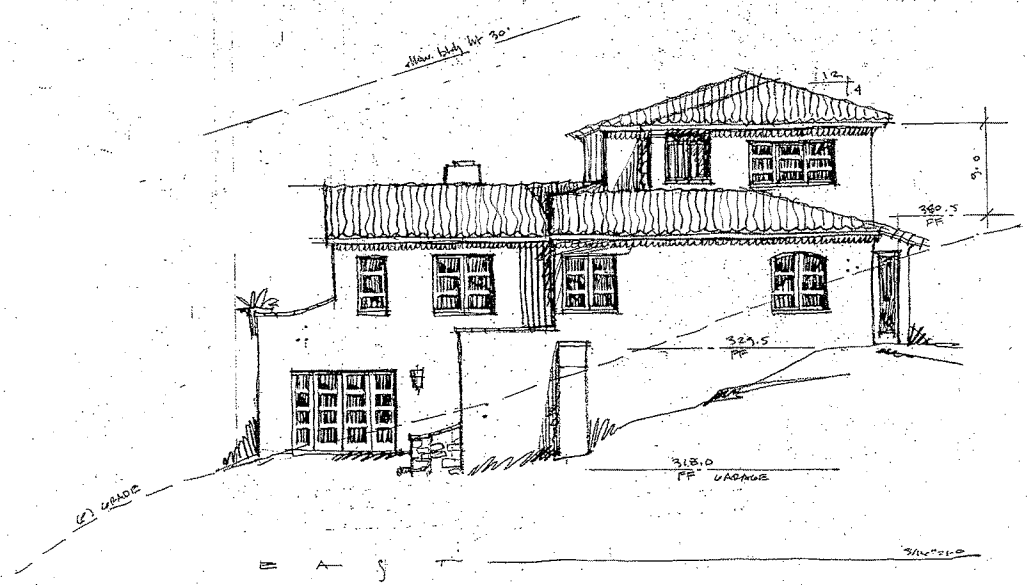
629 STATE ST
SUITE 24
SANTA BARB
CALIFORN
• 93101 •

(805) 966 7

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

Date
Scale
Drawn
Job
Sheet
A-1





REVISIONS

THOMAS MEAN
ARCHITEC

LICENSED ARCHI
THOMAS MEARE
STATE OF CALIFO

625 STATE STR
SUITE 240
SANTA BARB
CALIFORNI
- 93101 -

(505) 966 76

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

Date
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Job
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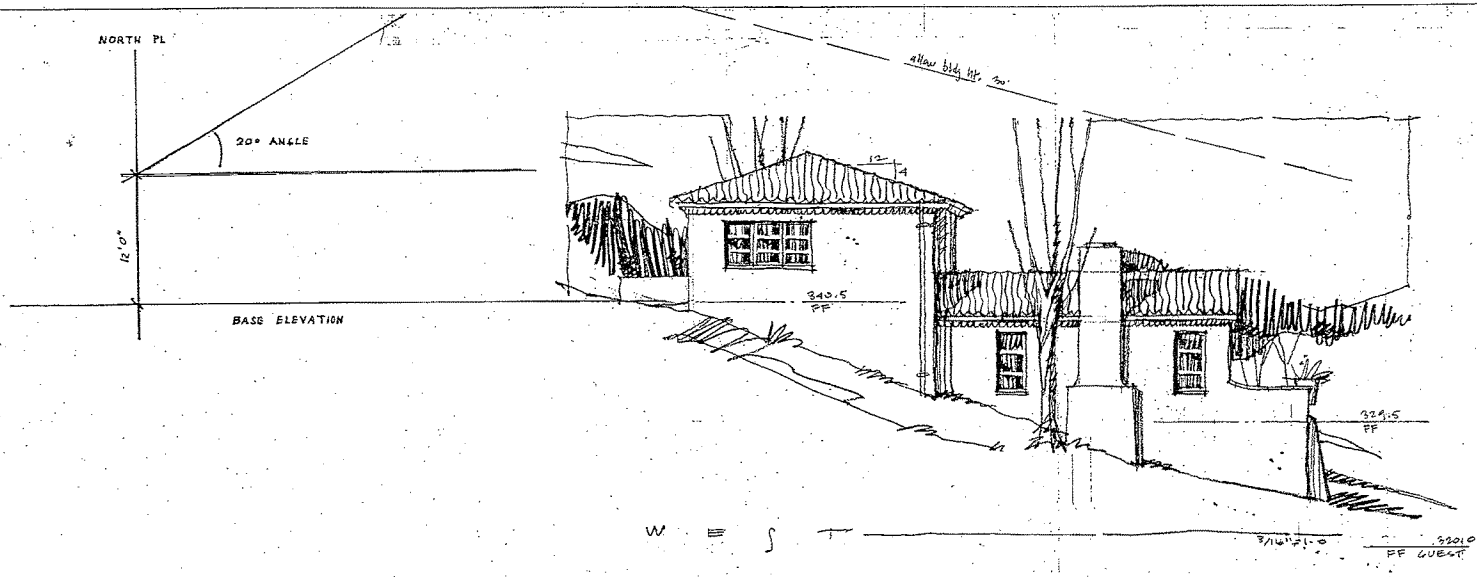

REVISIONS

THOMAS MEA
ARCHITE

LICENSED ARC
THOMAS MEA
No. C14603
EXPIRATION
STATE OF CALIF

929 STATE ST
SUITE 24
SANTA BARB
CALIFORN
• 93101 •

(805) 966-7

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

Date
Scale
Drawn
Job
Sheet

Penfield Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15,096.02

December 15, 2004

RECEIVED
JAN 0 5 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

Subject: **Revised Planning Commission Letter**

MST1999-00714, La Vista Del Oceano Drive Connection
La Vista Del Oceano Road right of way

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Bucciarelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Schechter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

Dear Planning Commission:

The owners of the above referenced properties are requesting Planning Commission review of the grading, site design and architecture for four proposed new single family residences to be located on undeveloped lots and the construction of the portion of La Vista Del Oceano Drive (LVDO) that would complete the connection of the road from Cliff Drive to Ricardo Avenue.

The project involves a proposal for development of four vacant residential lots which front on an unimproved portion of La Vista Del Ocean (LVDO) Drive. The proposal includes a request to regrade and connect the two portions of LVDO Drive and to obtain access to the three lots located above the incomplete portion of the right-of-way and a fourth lot located below that portion of the right-of-way. Grading for construction of the road would also be required on an additional lot located inside the turn of the road and two other developed properties located east of the turn.

SANTA MARIA OFFICE
210 EAST ENOS DRIVE, SUI
SANTA MARIA, CALIFORNIA 9
805-925-2345 • FAX 805-925

CAMARILLO OFFICE

ICASTER OFFICE
NCASTER BOULEVARD
R, CALIFORNIA 93534
6 • FAX 661-945-7592

ATTACHMENT 3

PLANNING COMMISSION REQUEST

MST1999-00714, La Vista Del Oceano Drive Connection
The La Vista Del Oceano Drive Right of Way, APN 035-180-077, 035-180-078 & APN 035-1770-022

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow the location of one off-street guest parking space to be located within the required interior yard area (SBMC §28.90.001).

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

Bucciarelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

Schechter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow encroachment of the proposed structure into the required front yard setback in the E-1 Zone (SBMC 28.15.060.1).

A Modification to allow required parking in the required front yard setback in the E-1 Zone (SBMC 28.90).

A Modification to allow the location of one off-street guest parking space to be located within the required front yard area in the E-1 zone (SBMC §28.90.001).

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC 28.15.060.3).

Lot Merger of APN 035-170-023 and 035-170-022.

PROJECT BACKGROUND

October 1998 – January 2001

One of the proposed new residences began the planning process in October 1998. By August 1999 three of the four new residences and a proposal to construct an extension of La Vista Del Oceano Drive and a common driveway was being reviewed by planners and the Architectural Board of Review. This proposal would extend the lower portion of the road to the properties, but not connect to the upper section. During this period the project was reviewed by the Architectural Board of Review (ABR) at five meetings and continued with comments. A January 2001 Development Application Review Team (DART) letter indicated that the Engineering Division would require that the unfinished portion of La Vista Del Oceano Drive be constructed as a through road. The main issues being discussed at this time were drainage, and grading/site design as it related to the ability to make the Neighborhood Preservation Ordinance findings and whether to make LVDO a through road.

March 8, 2001 Planning Commission Hearing for Comments

By March 2001 development of the three residential lots and the road extension project had been reviewed by the ABR, several alternative road and driveway configurations had been explored and the project had been modified and revised based on ABR, planning staff and public comments. Individual house designs were not completed at this time and only the road and driveway configuration was presented to the Planing Commission (PC). The staff report for the PC hearing stated that the main issues were drainage, grading/site design, the fire truck turn around and whether La Vista Del Oceano Drive should be constructed as a through road. At this time the project had "cautiously positive" comments from the ABR. The issue of using a common driveway or individual driveways had not been fully resolved. Because of the quantity of grading involved in developing the driveways and building sites, consistency with the Neighborhood Preservation Ordinance has always been a concern with this project.

At the Planning Commission hearing neighbors from both the lower and upper portion of the road offered comments both in favor of a through road and against making the connection. The issue of drainage from the site and in the general area continued to be

important and unresolved. The Commission commented that the road should be connected, that further effort should be made to reduce the amount of grading and paved area, and that the drainage and safety of the road should be studied further.

March 2001 – July 2002

The project continued in review by the ABR from the PC hearing through August of 2001 and there were several meetings with City staff regarding the road connection during this time period. A July 2002 letter from the City informed the applicants that only a through road would be considered and that development on any of the lots fronting on the undeveloped portion of the road could only be considered in conjunction with a road project.

October 2003 – the present

In March of 2003 the applicants requested Penfield & Smith to study the most recent project plans and to make recommendations based on previous comments by City staff, ABR, Planning Commission and the public. In October of 2003 a revised project that included revised grading and drainage plans for the road, revised site designs for the three original residential lots and an additional residential lot located below the proposed road were submitted. In preparing this proposal additional topographical survey, and soil testing was provided and a Preliminary Drainage Report was prepared. At that time the project was reviewed by the ABR at seven hearings. The road design, common driveway and guest parking layout and site design, grading and drainage were modified between each ABR hearing. The height and length of retaining walls, grading quantities, and paved areas were reduced from the original proposal. At the final two ABR hearings the road plan, general layout of the residential sites and driveways, and the architecture of the proposed residences was continued to the Planning Commission with favorable comments.

May 2004 Submittal

On May 13, 2004 revised plans and additional documents were submitted for a DART review. It was our intent at that time to respond to previous DART comment letters and requests from planning staff. The city responded with a 30-Day DART comment letter dated June 23, 2004. This letter accompanies our response to that letter.

ARCHITECTURAL BOARD OF REVIEW

The road connection and combined projects have been reviewed in, at least, ten ABR meetings since 1998. Neighbor's comments and board members comments have been considered at each step along the way. The road project and individual residential architectural and site designs have been revised through this process. The current

project to be considered by the Planning Commission has evolved to be a better project through the ABR review process. At the February 2 and March 29, 2004 meeting the ABR continued the road project to the Planning Commission with the comment that the road alignment, grading and retaining walls were aesthetically acceptable and appropriate. The board commented favorably on the reduction of the height and length of retaining walls, amount of grading and paved area. The board also commented that the retaining walls along the road should be finished with a faux sandstone veneer and that tree types and locations should be defined in the Landscape Plan to provide appropriate screening of the residences.

The proposed **Geyer residence** and the **Macofsky residence** were continued to the PC with favorable comments that the mass, bulk and scale were acceptable and that these were good example of hillside design. The **Schechter residence** had been continued to the PC at the October 27, 2003 hearing with positive comments, that the driveway should approach from the higher elevation and that the board would support the requested Modification of the front yard setback. The ABR recommended that the **Bucciarelli residence** at 1568 LVDO return for further review while the comprehensive road/residence project went forward in the review process. The Bucciarelli project was reviewed by the ABR on July 19, 2004 and was continued to the Planning Commission with positive comments.

PROJECT DESCRIPTION

The combined project site consists of a south-facing slope of 30-50 percent, located in the E-1 Single Family Residential zone. The Land Use Designation is Residential 3-units per acre, East Mesa area and Hillside Design District. Three of the lots lie on the uphill side of the right-of-way above the termination of lower La Vista Del Oceano. The fourth lot is located below the undeveloped section of the road and would be merged with an adjacent lot. Some grading and development related to the road construction would also take place on APN 035-180-044, 1564 LVDO and APN 035-180-078, 1562 LVDO). The lot sizes and slopes are as shown in Table 1 below.

Table 1 – Lot Statistics

Owner	APN	Address	Lot Size	Ave. Slope	Location
Geyer	035-180-058	1576 LVDO	16,400 sf	35%	Westernmost upper lot
Macofsky	035-180-084	1570 LVDO	12,766 sf	30%	Middle upper lot
Bucciarelli	035-180-085	1568 LVDO	11,620 sf	29.5%	Easternmost upper lot
Schechter	035-170-023	1575 LVDO	7,355 sf	50%	Western lower lot
Geyer	035-170-022	(no address)	6,665 sf	32%	Lot inside turn
Converse	035-180-078	1562 LVDO	19,432 sf	33%	East of turn
D'Hoker/ Enders	035-180-077	1564 LVDO	24,763 sf	31%	East of turn

The proposed project would integrate construction of the connecting section of LVDO and the driveways, retaining walls and site preparation of the four residential lots. The current proposal is to use the material that would need to be excavated from the slopes in order to construct the below grade garages, floor areas and driveways as fill to construct the roadway and portions of the driveways. Grading on three additional lots located outside the LVDO right-of-way would also be required. The undeveloped lot located inside the turn (APN 035-170-022) is owned by the Geyers and retaining walls and grading to facilitate the road construction is proposed on this lot. Existing grades and a portion of the existing common driveway on two residentially developed lots located east of the turn in LVDO (APN 035-180 078 & 077) would be raised in the areas adjacent to the right-of-way. Construction of retaining walls and grading associated with development of the road connection would also be required on these lots.

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Proposal to construct a new three-story residence with a floor area of 3,175 square feet, an attached two-car garage (500 S.F.) and accessory floor area (200 S.F.) on a 16,400 square foot vacant lot located in the Hillside Design District. The project would require 1,515 cubic yards of grading; 1,014 cubic yards would be located outside of the footprint of the structure. The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow the location of one off-street guest parking space to be located within the required interior yard area (SBMC §28.90.001).

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

The required two covered parking spaces would be provided in the basement garage. Because of the width of the portion of LVDO adjacent to the site, no parking will be allowed on that portion of the road. One on-site guest parking space is proposed. A **Modification** is requested for the location of this guest parking space to be allowed within the interior yard setback area. The guest parking space is proposed to be located within the setback to reduce the amount of grading paving and retaining walls needed to construct the driveway on the sloped lot. A **Modification** is also requested to allow retaining walls associated with development of the driveway to be > 3.5-feet in height and a maximum of 6-feet in height to be located within the front yard setback

area. The retaining walls are integral to the site design and the design of the shared driveway. The walls would be finished in faux sandstone and would provide more area for landscaping to be installed. The ABR has conceptually recommended approval of these applications.

No native vegetation, trees or shrubs would be disturbed by the project. A Preliminary Landscape Plan has been provided and reviewed by the ABR. Potential drainage and geological hazards have been studied in reports provided with this submittal.

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Proposal to construct a new three-story residence with a floor area of 2,541 square feet and an attached two car garage (468 s.f.) and accessory floor area (268 s.f.) on a 12,766 square foot vacant lot in the Hillside Design District. The project would require 2,241 cubic yards of grading; 1,651 cubic yards would be located outside of the footprint of the structure. The required two covered parking spaces would be provided in the basement garage. Because of the width of the portion of LVDO adjacent to the site, no parking will be allowed on that portion of the road. One on-site guest parking space is proposed. The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

A **Modification** is requested to allow retaining walls associated with development of the driveway to be > 3.5-feet in height and a maximum of 6-feet in height to be located within the front yard setback area. The retaining walls are integral to the site design and the design of the shared driveway. The walls would be finished in faux sandstone and would provide more area for landscaping to be installed. The ABR has conceptually recommended approval of these applications.

No native vegetation, trees or shrubs would be disturbed by the project. A Preliminary Landscape Plan has been provided and reviewed by the ABR. Potential drainage and geological hazards have been studied in reports provided with this submittal.

Bucciarelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Proposal to construct a new two-story residence with a floor area of 2,630 square feet and an attached two car garage (500 s.f.) and accessory floor area (100 s.f.) on a 11,620 square foot vacant lot in the Hillside Design District. The project would require 988 cubic yards of grading; 613 cubic yards would be located outside of the footprint of the structure. The required two covered parking spaces would be provided in the basement garage. Because of the width of the portion of LVDO adjacent to the site, no parking will be allowed on that portion of the road. One on-site guest parking space is proposed.

An 8-foot wide drainage easement located along the easterly property line of the Bucciarelli lot provides for overland storm water drainage from five parcels located above the Bucciarelli lot (APN 035-180-79, 035-180-80, 035-180-81, 035-180-82, and 035-180-83). A rock lined, or geotextile reinforced and vegetated, swale is proposed within this easement to conduct storm water drainage from the upper lots, in a manner that would protect the proposed residence, to a storm water inlet adjacent to the roadway. Project plans for the existing development on three of these lots, APN's 035-180-79, 80, and 82, indicate that storm water flows on these lots would be directed to rock lined dispersal/dissipater structures located on the lots. This would result in no concentrated flow, of water onto the Bucciarelli property during a rain event. The project plans call for a drainage system that would intercept surface flows at the up-slope side of the retaining walls for the rear patios. This storm water flow would either be redirected by the natural topography behind the retaining wall to the drainage swale or through catch basins and storm drainpipes to the street below. The drainage system for this lot assumes that dispersal/dissipater systems will be required to be installed at the time of development on the remaining two undeveloped lots and that the design of these systems will be such that the storm water flow from these two lots onto the subject property will neither be concentrated, nor will the flow increase from the undeveloped condition.

The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

A **Modification** is requested to allow retaining walls associated with development of the driveway and the roadway to be > 3.5-feet in height and a maximum of 6-feet in height to be located within the front yard setback area. The retaining walls are integral to the site design and the design of the shared driveway and roadway. The walls would be finished in faux sandstone and would provide more area for landscaping to be installed. The ABR has conceptually recommended approval of these applications.

No native vegetation, trees or shrubs would be disturbed by the project. A Preliminary Landscape Plan has been provided and reviewed by the ABR. Potential drainage and geological hazards have been studied in reports provided with this submittal.

Schechter New Residence, 1575 La Vista Del Oceano
APN 035-170-23, MST2002-00301

Proposal to construct a new three-story residence with a floor area of 2,~~107~~ 311 square feet and an attached two car garage (404 s.f.) on a 7,355 square foot vacant lot in the Hillside Design District. The project would require 580 cubic yards of grading; 452 cubic yards would be located outside of the footprint of the structure.

The required two covered parking spaces would be provided in the attached garage. Because of the width of the portion of LVDO adjacent to the site, no parking will be allowed on that portion of the road. Because this lot has limited area, steep slopes and front yard setbacks on two sides the guest parking space is proposed along the south side of the roadway approximately 80-feet east of the driveway entrance. A Modification to allow this location is included in the request.

Prior to final approvals for development on this lot, the lot would be merged with the adjacent lot located directly east of the site, APN 035-170-022 (no assigned address). The owners of these lots have entered into preliminary agreements to that effect. Grading, retaining walls and landscaping associated with development of this site and development of the road connection would be located on APN 035-170-022. A letter from the owner of that lot has been previously submitted. The project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow encroachment of the proposed structure into the required front yard setback in the E-1 Zone (SBMC 28.15.060.1).

A Modification to allow required parking in the required front yard setback in the E-1 Zone (SBMC 28.90).

A Modification to allow the location of one off-street guest parking space to be located within the required front yard area in the E-1 zone (SBMC §28.90.001).

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC 28.15.060.3).

Lot Merger of APN 035-170-023 and 035-170-022.

A **Modification** is requested to allow a portion of the structure to be constructed within the front yard setback area. A circular entry tower element would be located approximately eight-feet from the edge of the right of way, the garage entrance would be located a minimum of 16-feet from the right of way and other habitable floor area would be approximately 8.5-feet from the right-of-way. An additional **Modification** is requested to allow retaining walls associated with development of the site and the driveway to be > 3.5-feet in height and a maximum of 11-feet in height to be located within the front yard setback area. The retaining walls are integral to the site design and the design of the shared driveway. The walls visible from off the site would be finished in faux sandstone and would provide more area for landscaping to be installed. An additional **Modification** is requested to allow the guest parking space to be located adjacent to the right of way and within the front yard setback. A third setback **Modification** is requested to allow less than the required open yard area as this area would also be located within the front yard setback area. This site has front yard setbacks on two sides of the lot. Only approximately 1,000 square feet of the 7,355 square foot lot is not within the front yard setback area. The residence has been placed closer to the LVDO right of way on the higher (northern) side of the lot and meets the required front yard setback on the lower (southern) side of the lot. The lot is a legal lot that is nonconforming as to minimum lot size and granting the requested modifications would result in development consistent with the Neighborhood Preservation Ordinance Findings and the Hillside Design District. The ABR has conceptually recommended approval of these applications.

No native vegetation or shrubs would be disturbed by the project. Several eucalyptus trees would be removed for construction. A Preliminary Landscape Plan is provided for this site that is consistent with the overall Landscape Plan reviewed by the ABR. Potential drainage and geological hazards have been studied in reports provided with this submittal.

MST1999-00714, La Vista Del Oceano Drive Connection

Roadway construction

The road connection would consist of the construction of approximately 575 linear feet of new asphalt concrete (AC) roadway. The upper straight section of the roadway would be 16-feet in width to match the existing road in that area. It would have an additional 18-inch wide concrete curb and gutter on the up-slope edge and a concrete curb on the down slope edge of pavement. The road construction would include a three-foot wide graded shoulder and guardrail in some areas. The road width would transition to be 20-feet wide through the U-turn section. In this section the 18-inch wide concrete curb and gutter would be on the inside of the curve and the concrete curb on the outside. An additional approximately 30-inch wide graded shoulder would be located outside of the curb. The width of the lower section of the road would transition from 20-feet at the curve to approximately 18.5-feet to join the existing roadway. Through this section the 18-inch wide concrete curb and gutter would again be located on the up-slope edge and a concrete curb on the down-slope edge.

A retaining wall approximately 3.5-feet in height would be located at the edge of the right away on the outside of the curve. This wall, directly associated with the development of the road would clearly define the location of the road and protect the properties located on the outside of the curve from potential traffic impacts. An additional retaining wall would be located on the down slope side of the lowest section of the proposed roadway. This wall is needed to avoid excessive grading outside of the right of way in that area.

The roadway project requires approval of the following applications:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3–½' in height in the E-1 Zone (SBMC 28.87.170).

Construction associated with the road connection and located outside of the right of way.

Grading and retaining walls associated with development of the road connection are proposed out side of the LVDO right of way. Grading associated with the road would take place on APN 035-170-022, the lot located inside the turn in the road. The owners of this lot have agreed to allow this work and a letter from the owners has been previously submitted. A portion of the common driveway serving 1562 and 1564 LVDO

will be raised to accommodate the connection to the proposed roadway. An existing retaining wall located south of this driveway would be extended on that property and within the right of way. The owners of this lot have also agreed to allow this work and a letter from them has been previously submitted. Grading would also be required on a potion of 1564 LVDO adjacent to the proposed road. The owners of this lot have attended BAR hearings associated with the project and indicated their agreement with the proposed grading. The project owners and the owners of this lot are negotiating an agreement to allow this development on their lot.

Drainage

Drainage from the house sites, including roof areas and driveways would be conducted to the road right of way and discharged through concrete outlet structures within the right of way. Storm water drainage from properties located north of the project site would also be discharged within the right of way. The Preliminary Drainage Study prepared for the project indicates that the proposed roadway and the roadway directly below the new road section has the capacity to handle a 25-year storm event in the post construction condition. The report states that the existing storm drain system on Cliff Drive does not have sufficient capacity to handle the pre or post project peak storm flows for the 25-year storm event without flooding Cliff Drive. The report further states that the system has an overland escape that retains the storm flow within the public right of way. The post project peak runoff for both the 25-year and 100-year storm events will exceed the pre-construction condition by 0.20 cubic feet per second. The project has been modified to mitigate this increase in peak runoff by incorporating a subterranean detention system, which would detain storm water flow from a portion of the site so that post-construction peak runoff from the site would be no larger than the pre-construction condition.

The project grading and drainage plan include a vegetated swale along the eastern property line of 1568 La Vista Del Oceano Drive that would conduct storm runoff from the lots located north of this lot to lower LVDO Drive.

Proposed Grading Quantities

Total Project Grading Quantities					
	Total Cut C.Y.	Total Fill C.Y.	Total Import C.Y.	Total Export	Total Project Grading Quantity Including Export
Combined Project	4,970	3,080	0	1,890	9,940

Separate Lot Grading Quantities						
Parcel APN	Owner	Grading Outside Footprint		Grading Under Buildings		Total C.Y. Grading
		C.Y. Cut	C.Y. Fill	C.Y. Cut	C.Y. Fill	
035-180-085	Geyer	1,014	47	453	1	1,515
035-180-084	Macofsky	1,446	205	587	4	2,241
035-180-058	Bucciarelli	418	195	375	0	988
035-170-023	Schechter	303	149	128	0	580
035-170-022	Geyer	43	713	NA	NA	756
Right-of-way	City of SB	203	1,649	NA	NA	1,852
035-180-078	Converse	0	58	NA	NA	58
035-180-077	D'Hoker/Enders	0	60	NA	NA	60
Totals		3,427	3,076	1,543	45	8,050

The owners of the separate parcels are planning to have one Contractor perform the grading for the individual lots and the public road improvements to La vista Del Oceano Drive. Excess soil material from the individual lots would be used to raise the grade for the new public road. An estimated 1,890 cubic yards of material will need to be exported from the site.

Construction Phasing Plan

All final approvals for the public improvements and development of the private lots would be in place prior to the start of construction. The following construction phasing is anticipated to complete rough grading and construction of the retaining walls on the residential sites and completion of the road connection. It is anticipated that the remainder of the residential construction would follow the paving of the roadway.

Phase 1 – Site Clearing and Rough Grading of Lots and Road

Duration: 4-6 weeks

Equipment and material loading will be staged on the unpaved portion of La Vista Del Oceano Drive.

Construction equipment to be used during Phase 1 include a 1-2 pickup trucks, a backhoe, a loader, a bulldozer, an excavator, 1-2 dump trucks, a motor grader, and possibly a paddle wheel earthmover. Construction crew size will vary with 3-4 workers for grading work and 5-6 workers for the sewer work. Workers will park along upper portion of La Vista Del Oceano Drive during Phase 1.

Work items for Phase 1 include the following:

- Clear and grub the individual lots and La Vista Del Oceano Drive. The existing paved portion of La Vista Del Oceano Drive below the curve, approximately 100', will not be cleared at this time to maintain access to existing residences at 1562 and 1567 LVDO.
- Construct new portion of private sewer main.
- Abandon existing private sewer mains.
- Rough grading (excavation) of driveways, building pads, and retaining wall foundations on the residential lots.
- Begin placement of fill on upper portion of La Vista Del Oceano Drive, station 2+00 to 5+76.

Phase 2 – Retaining Walls, Building Foundations, Utilities, and Road Improvements

Duration: 8-10 weeks

Equipment and material handling will be staged on the individual lots for on-site work and on La Vista Del Oceano Drive for roadwork.

Construction equipment to be used during Phase 2 includes a 3-4 pickup trucks, 3-4 backhoes, a forklift, a truck mounted drill rig, and concrete trucks for on-site work. Construction equipment to be used during Phase 2 road improvement work include 2-3 pickup trucks, a backhoe, a loader, 1-2 dump trucks, a motor grader, concrete trucks, dump trucks for delivery of road base and asphalt concrete material, and a road paver. Construction crew size will vary with work effort with large crews working for 1-2 days on concrete pours and road paving. Estimates of crew size are 4-6 workers for retaining wall work, 3-4 workers for road grading work, 5-6 workers for the on-site and road concrete work, 5-6 workers for the utility work, and 6-8 workers

for one day to pave the road. Workers will park along upper portion of La Vista Del Oceano Drive and on individual lots during Phase 2.

Work items for Phase 2 include the following:

- Construction of site retaining walls and road retaining wall between station 1+25 and 1+80.
- Backfill of site retaining walls.
- Complete placement of fill and raise utilities to new grade on upper portion of La Vista Del Oceano Drive, station 2+00 to 5+76.
- Trench excavation and placement of off-site and on-site utilities.
- Clear, grub, place roadway fill, and raise utilities to new grade on lower portion La Vista Del Oceano Drive, station 1+00 and 2+00.
- Construct public road improvements (i.e., curb, gutter, storm drains, irrigation)
- Place aggregate base on La Vista Del Ocean Drive and site driveways.
- Pour concrete building foundations.
- Pave La Vista Del Oceano Drive to provide all weather surface for fire access.

Phase 3 – Construction of Residences, Concrete Driveway, and Project Landscaping

Duration: 8-10 months

Equipment and material handling will be staged on the individual lots during Phase 3.

Construction equipment and crew size to be used during Phase 3 will be typical of that used for residential construction. The amount of construction equipment that will be working on the four residences at any one time is difficult to estimate. Typical equipment that will be used during Phase 3 include pickup trucks, backhoes, forklifts, concrete trucks, trenching machines, and possibly cranes for structural steel placement. Construction crew size will vary with work effort and number of trades working at the four sites at any one time. Workers will park on the individual lots during Phase 3.

Work items for Phase 3 include the following:

- Construct residential structures.
- Pour concrete driveways.
- Install on-site irrigation systems.
- Complete on-site fine grading.
- Install project landscaping.
- Project cleanup and closeout.

Access

Construction of the lower portion of La Vista Del Oceano Drive, station 1+00 and 2+00, will affect driveway access for 1562 and 1564 La Vista Del Oceano Drive. The project construction is to be phased to minimize access restrictions for adjacent properties on La Vista Del Oceano Drive. The lower portion of La Vista Del Oceano Drive will be constructed after the upper portion of La Vista Del Oceano Drive, station 2+00 to 5+76, has been graded and ready for paving. This will minimize the time between placing of roadway fill and paving of the roadway surface in front of the affected properties. It is estimated that it will take one week to place the roadway fill from station 1+00 and 2+00. During this time the driveway may be restricted for the majority of the day while roadway fill is being placed. Temporary driveway access would be provided at the end of each working day. Once the roadway fill has been placed, limited driveway access restrictions (one to two hours) may be necessary during placement of roadway base material and final roadway paving.

Truck Trips

In estimating the number of truck trips required to remove excess soil from the project site, a swell factor of 15% was used to calculate the total quantity of project soil export.

The number of construction truck trips required to complete the roadway construction, on-site grading, retaining wall construction, building foundations, driveway construction, and utility work is estimated as follows:

- Export of 2175 cubic yards of fill material.....145 truck trips
  (1890 cubic yards raw quantity plus 15% swell of 285 cubic yards=2175)
- Roadway base and asphalt material .....30 truck trips
- Concrete for curbs, gutters, driveway, building foundations
  and retaining wall grout..... ... ...45 truck trips
- Water, sewer, storm drain, and dry utility construction .. .. 10 truck trips

NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS

The project may be found in compliance with the Neighborhood Preservation Ordinance.

A. *The public health, safety and welfare will be protected.*

Current or updated Foundation Investigation Reports have been prepared by professional soil testing laboratories and signed by a licensed Geotechnical Engineer for each lot. Geological Studies have been prepared by Certified

Engineering Geologists and Registered Geologists for each lot. Grading and structural designs for the roadway and the residences would be reviewed by City Public Works and the Building & Safety Division prior to final approvals. The public health and safety would be protected through this process.

B. *The grading and development will be appropriate to the site, have been designed to avoid visible scaring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.*

The road elevation and configuration and residential site designs have been reviewed by the ABR and found to be consistent with this finding. The project site exhibits steep slopes and has been previously graded. The existing condition of the site does not represent natural topography. The configuration of the shared driveway and the architecture of the proposed residences have been designed to minimize the area of the lots that must be graded and to reduce significant modification of the existing hillside topography. A preliminary Landscape Plan has been reviewed by the ABR and the project should not result in any visible scaring as all areas of the project would be landscaped.

C. *The project will, to the maximum extent feasible, preserve and protect any native or mature trees... Any specimen tree, skyline tree, or oak tree with a diameter of four inches...that must be removed will be replaced on a one-to-one basis, at a minimum.*

Several specimen size eucalyptus trees are located on 1575 LVDO. These are the only trees located on the project site. These trees will be replaced at ratio much greater than one-to-one with new trees incorporated into the Landscape Plan to be further reviewed by the ABR. The project will be consistent with this finding.

D. *The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.*

One aspect of the scenic character of the City is the development located on the steep slopes of the Riviera and the mesa. The curving road, use of sandstone veneered retaining walls, consistent landscape design and residential structures that fit the sloped sites with minimal grading would make this project consistent with this finding.

E. *The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and the neighborhood.*

The ABR has found that the project would be in compliance with this finding. Although the subject lots are smaller than the surrounding properties and have

a steeper average slope than the neighborhood average, the average proposed residential floor areas would be almost 20% less than the average of the area. When considering floor area as a percentage of lot area (FAR), the project would have an average floor area ratio (FAR) that would be 6% less than the neighborhood average. A table showing the lot sizes, slopes, floor area and FAR of the project and the neighborhood is included with this submittal.

F. *The development will preserve significant public scenic views of and from the hillside.*

There are no historic views from the project site as the road had never been completed. Because of the topography of the site, the proposed structural development would not affect scenic views of the Channel from the existing upper portion of the road or the new section of the road. Scenic views from the Shoreline Drive / cliff Drive area looking north at the hillside would only be enhanced by the project. The quality of the design and the extensive landscaping associated with both the road construction and the residential construction could only improve the appearance of this undeveloped area as viewed from the surrounding community.

Photos of the project site, views from the site and an aerial photo of the area are included with this and previous submittals.

Please contact me by phone at 963-9538 ext. 188 or email to reg@penfieldsmith.com with questions about this letter or any aspect of this project.

Very truly yours,

PENFIELD & SMITH

Bob Goda

Bob Goda
Associate Planner

Enclosures Include with the previous P.C. letter:

ABR minutes
FAR table
Site photos and aerial photo
Authorization letters from neighboring lot owners

Floor Area and Floor Area Ratio Calculations for Existing Residential Development Surrounding the LVDO Road Connection Project

Address **Owner** **APN**	**Lot Size** (from County Assessor's Rolls)	**Lot Slope** (Estimate from City's GIS System)	**Floor Area** of Residence from City Records (not including garages)	**Floor Area Ratio (FAR)** (floor area as a percentage of lot area)
652 Ricardo Hanson APN 035-170-025	20,909 s.f.	24%	2,106 s.f.	10%
1610 LVDO Harris APN 035-180-096	22,651 s.f.	36%	3,336 s.f.	15%
1604 LVDO Tebo APN 035-180-079	14,810 s.f.	35%	3,050 s.f.	21%
1616 LVDO Levi APN 035-180-054	12,197 s.f.	24%	3,693 s.f.	30%
1628 LVDO Perkins APN 035-180-082	8,712 s.f.	35%	4,363 s.f.	50%
1640 LVDO Short APN 035-180-079	10,019 s.f.	33%	2,992 s.f.	30%
1564 LVDO D'Hoker APN 035-180-077	25,700 s.f.	31%	2,837 s.f.	11%
1562 LVDO Converse APN 035-180-078	19,602 s.f.	33%	2,460 s.f.	12%
1550 LVDO O' Dowd APN 035-170-012	21,344 s.f.	25%		
1524 LVDO Rojas APN 035-170-019	12,197 s.f.	24%	1,607 s.f.	13%
1555 LVDO Wright APN 035-170-027	6,098 s.f.	NA	3,798 s.f.	57%
1585 LVDO Edwards APN 035-170-028	15,682 s.f.	NA	3,498 s.f.	22%
Average for developed lots surrounding project.	**15,827 s.f.**	**30%**	**3,067 s.f.**	**25%**

Proposed Residential Development Associated with the Road Connection Project				
Address **Owner** **APN**	**Lot Size** (from County Assessor's Rolls)	**Lot Slope** (Estimate from City's GIS System)	**Floor Area** of Residence from City Records (not including garages)	**Floor Area Ratio (FAR)** (floor area as a percentage of lot area)
1575 LVDO Schecter APN 035-170-023	7,355 s.f.	50%	1,980 s.f.	27%
1576 LVDO Geyer APN 035-180-058	11,620 s.f.	32%	2,900 s.f.	25%
1570 LVDO Macofsky APN 035-180-084	12,766 s.f.	30%	2,500 s.f.	20%
1568 LVDO Buccarelli APN 035-180-085	11,620 s.f.	30%	2,500 s.f.	22%
Average for lots associated with road connection project.	**10,840 s.f.**	**35.5%**	**2,470 s.f.**	**23.5%**
			19% less than average of existing residences	6% less than average of existing residences

Helen & John Converse
1562 La Vista Del Oceano Drive
Santa Barbara, CA 93109

April 19, 2004

City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street
Santa Barbara, CA 93101

Subject: La Vista Del Oceano Road Connection
MST 1999-00714

Dear Planning Staff:

The above referenced La Vista Del Oceano Road Connection project will complete the connection of the lower section of the road starting at Cliff Drive to the upper section intersecting with Ricardo Avenue. We are property owners of a developed lot located adjacent to this portion of the road and access to our residence is by means of a driveway from the lower section of La Vista Del Oceano Drive. We understand that grading, retaining walls and the installation of landscaping associated with the construction of the road are proposed to be located on portions of our lot at 1562 La Vista Del Oceano (APN 035-180-078). We further understand that a portion of the common driveway serving our residence and the residence located at 1564 La Vista Del Oceano Drive will be reconstructed at a higher elevation as part of the road construction process.

The current proposed plan for the road, and associated lot development project, completed Conceptual review by the City Architectural Review Board on March 8 and March 29, 2004. We have reviewed these plans and are in conceptual agreement with the grading, retaining wall, driveway alteration, and landscape installations, as proposed in these plans, that would be carried out on our property. We understand that minor changes may be made to these plans during further reviews of the overall Road Improvement Project by the City. The present plan of the La Vista Del Oceano Road Improvement Group is to prepare a final document, covering all of the agreements we have with the Group, after the City makes any final adjustments to the plans, and that we would sign such a document after our final review of all the project details that affect us. Should significant changes be made to the proposed project in the future, or should we be unable to reach agreement with the Group on the final agreement between us, we reserve the right to rescind our conceptual agreement to proceed with the portion of the project to be carried out on our property.

Very truly yours,

John Converse — 2 May 2004
John Converse — Date

Helen Converse — 5-2-04
Helen Converse — Date

David & Winifred J. Geyer
4694 Granada Way
Santa Barbara, CA 93110

April 19, 2004

City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street
Santa Barbara, CA 93101

Subject: La Vista Del Oceano Road Connection
MST 1999-00714

Dear Planning Staff:

The above referenced La Vista Del Oceano Road Connection project will complete the connection of the lower section of the road starting at Cliff Drive to the upper section intersecting with Ricardo Avenue. We are property owners of an undeveloped lot located adjacent to this portion of the road. We understand that grading and the installation of landscaping associated with the construction of the road is proposed to be located on our lot with no assigned address (APN 035-170-022).

The current proposed plan for the project has completed Conceptual review by the City Architectural Review Board on March 8 and March 29, 2004. We have reviewed these plans and are in conceptual agreement with the grading and landscape installation, as proposed in these plans, to be carried out on our property. We understand that minor changes may be made to these plans in further review by the City. . The present plan of the La Vista Del Oceano Road Improvement Group is to prepare a final document, covering all of the agreements we have with the Group, after the City makes any final adjustments to the plans, and that we would sign such a document after our final review of all the project details that affect us. Should significant changes be made to the proposed project in the future, or should we be unable to reach agreement with the Group on the final agreement between us, we reserve the right to rescind our conceptual agreement to proceed with the portion of the project to be carried out on our property.

Very truly yours,

David W. Geyer — 28 April 2004
David Geyer — Date

Winifred J. Geyer — 28 April 04
Winifred J. Geyer — Date

X-Authentication-Warning: carnot.physics.ucla.edu: dhoker owned process doing -bs
Date: Thu, 29 Apr 2004 10:59:55 -0700 (PDT)
From: "D'Hoker Eric" <dhoker@physics.ucla.edu>
X-Sender: dhoker@carnot
To: "David W. Geyer" <d.geyer2@ix.netcom.com>
cc: Jody Enders <jenders@french-ital.ucsb.edu>
Subject: Re: Favor Please
X-MailScanner: Found to be clean
X-ELNK-AV: 0

Dear Dave,

Thanks for the fax and the explanations of the timing
that you incorporated below. Signing a temporary agreement
with the 7 lot owners would be a possibility.

In any event, I cannot decide this on my own. I need
to have a discussion with Jody first on this, and she
will be back only on Sunday. So, it may be better for
you and me to talk on the phone on Sunday evening.

As you know, we have been and are quite happy to work
with you and the other lot owners. But this agreement,
even if only temporary, is important to all of us
and is vital to protect the interests of all of us down the road.
It must be given serious consideration and should not
be rushed.

All best, Eric

On Thu, 29 Apr 2004, David W. Geyer wrote:

> Have faxed the letter to you for your review - please let me know if you
> receive it.
> Sort of a catch-22 on the 'final' agreement with you and Jody.
> Goes like this.
> The 'La Vista Del Oceano Road Improvement Association' group (consisting of
> seven individuals who own the five lots) doesn't/didn't want to go to the
> expense of setting up the Corporation - the legal entity that will actually
> contract for, and build, the road - until 'the group' is reasonably sure we
> would get permission to build the road from ABR and the Planning Commission.
> Setting up that Corporation will take a couple of months (present plans are
> that I would be the 'president' of the corporation and be able to sign for
> the corporation).
> The present plans were also to wait until the road improvement package got
> back out of planning before setting up the corporation - that is a couple
> of months away under the best scenarios.
> From the time the road improvement package gets out of planning, we have a
> couple of months to get the corporation in gear - will be doing detailed
> engineering drawings of the road improvements during that time in
> accordance with what planning and public works say we have to do.
> At the same time we were planning on doing all of the engineering drawings
> for the project, we had planned to do all of the associated legal work -
> easements and the agreements with you and Jody and the Converses and the
> corporation.
> The plan would be that your final "agreement" would be signed by the
> Corporation - me - except for the granting of the easement over the lower

> lot Jane and I own where that is an individual transaction.
> Planning wants to have something from you and Jody before they review our
> package - which we have been working on since we got ABR approval and hope
> to get in to Planning this week or next.
> Didn't find out about the requirement for a letter from you and Jody, and
> the Converses, from the city until this week.
> So we have a circular system with a fault.
> Which is why P&S wrote the letter the way they did - allows us to move
> forward and get our package in to planning - so we can get Planning's
> comments to our package - so we can submit again for final approval and so on.
> The only way I know of to sign anything else would be to have the seven lot
> owners sign the agreement with you as individuals - that would also take
> time and delay our input into planing - which is why P&S suggested the
> letter wording they did - let's us get started and allows us all to be sure
> the final agreements agree with what the city ends up wanting.
> Looking for suggestions here - will call you this evening to discuss the
> best approach.
> Dave
>
> At 08:18 AM 4/29/2004 -0700, you wrote:
>
> >Dear Dave and Jane,
> >
> >I will have to discuss this in detail with Jody when she
> >returns (she is on a business trip until Sunday), but it
> >seems to me that this is the right time for us to
> >formalize the agreement that we made informally with you
> >and the other lot owners in the Fall. The fact that the
> >agreement entered into now would possibly not be final
> >should not pose a serious obstacle : we could always
> >include amendements, that are mutually acceptable, at a
> >later date if needed.
> >
> >Signing a formal agreement now should help to avoid having
> >misunderstandings between us later on, which in turn
> >could delay your project further. Clearly, it is also
> >needed to protect our interests as well as yours at this time.
> >These things should just be done "right" from the start.
> >
> >Actually, I have not yet been able to read your attached
> >document, because I cannot read MSWORD from here. Would
> >you mind faxing it to me, so I can have a look ?
> >Our fax number is (805) 957 1907. Thanks.
> >
> >Hope your foot will recover soon.
> >
> >All best, Eric
> >
> >
> >
> >
> >
> >On Wed, 28 Apr 2004, David W. Geyer wrote:
> >
> > > The Planning Department has asked that, as part of the submission of the
> > > overall project to planning, we/Penfield and Smith include a letter from
> > > you noting that you have conceptual agreement with the project as finally
> > > agreed to by the ARB.

> > > I know that we have not completed the final form of the agreement between
> > > the project and yourself that goes into all of the details we have agreed
> > > to - the lot owners wanted to hold off on finalizing that agreement until
> > > we got back out of planning - no point in finalizing something subject to
> > > change.
> > > What I did do was have Penfield and Smith, who have been working with the
> > > Planning Department, draft a letter for your signature that they thought
> > > would suffice for our initial submittal to Planning.
> > > Normally I would call, make an appointment, and come by and go over the
> > > letter with you in person.
> > > However, I am nursing a foot problem and can not make the walk up the
> > > driveway to your front door.
> > > If you could please review the enclosed and let me know by phone or email
> > > if you want any changes - then we could make arrangements for picking up a
> > > signed copy when the final version is done.
> > > Appreciate your help on this.
> > > Dave and Jane
>
>
>

P C\Secretary\Letters from public distribution labels.do

DISTRIBUTED TO: DATE: 3-14-05
PLANNING COMMISSION (7)
IAN HUBBELL, SR. PLANNER
SCOTT VINCENT, ASST. CITY ATTY.
CASE PLANNER APPLICANT('S) AGENT
PC SECRETARY

1564 La Vista del Oceano
Santa Barbara, CA 93109
March 11, 2005

City of Santa Barbara
Community Development Department
Planning Division
630 Garden St.
Santa Barbara, CA 93101

To the Honorable Members of the Planning Commission:

As you are aware, we previously opposed the plan proposed by David and Jane Geyer, Sid and Pamela Macofsky, and Eugene and Patricia Bucciarelli for the connection of the two parts of La Vista del Oceano Drive insofar as it involved encroachment on to our property and increase of noise and lights. However, we now grant conditional approval of their proposed plan subject to the terms outlined in an agreement that we signed with those parties on 11 March 2005.

Please note that we reserve the right to renew our opposition to the Project in the event that they violate our agreement.

Sincerely,

Eric D'Hoker

Jody Enders

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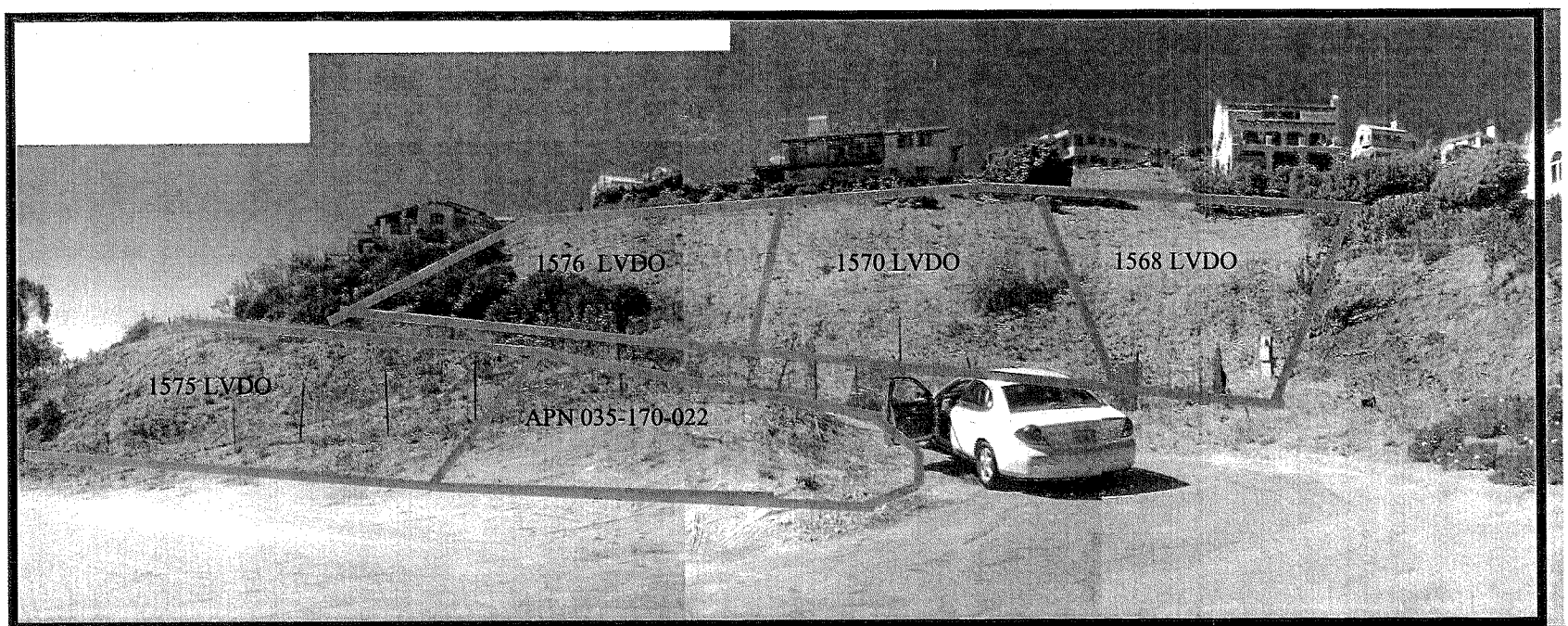
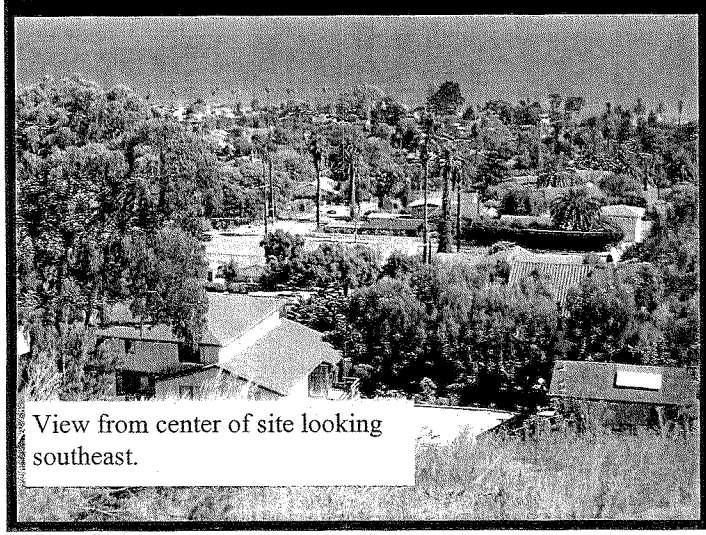
CITY OF SANTA BARBARA
PLANNING DIVISION

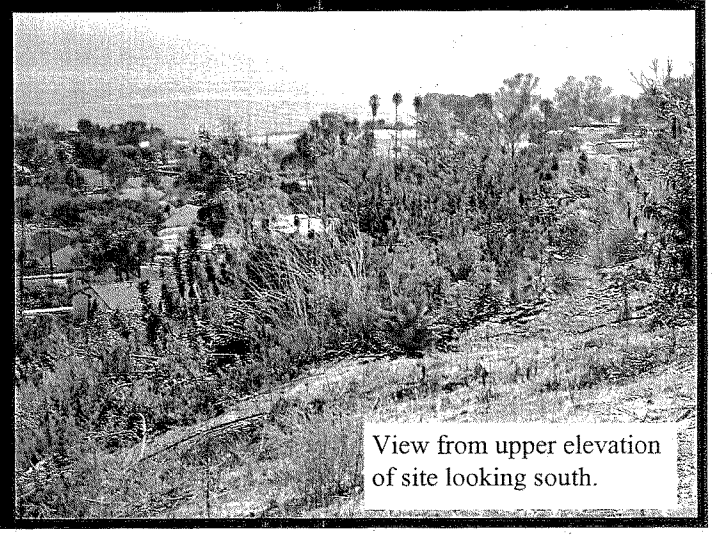




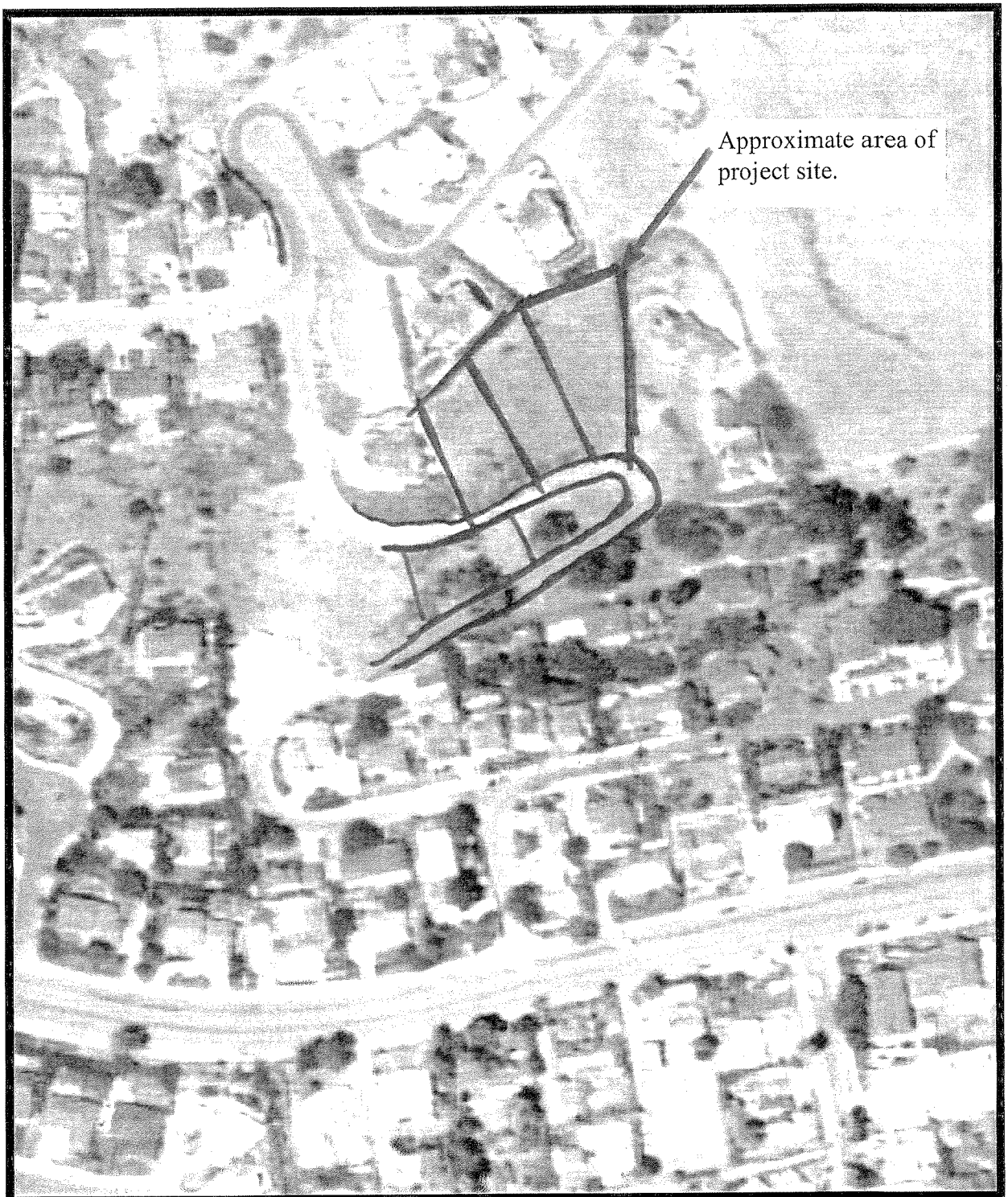
View from center of site looking southeast.

La Vista Del Oceaon
Road Connection
MST 1999-00714

Penfield & Smith
Bob Goda
963-9532



View from upper elevation of site looking south.



La Vista Del Oceano Road Connection
MST 1999-00714

Penfield & Smith
Bob Goda
963-9532

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15,096.02

July 11, 2005

Marisela Salinas
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

RECEIVED
JUL 11 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: **MST1999-00714, La Vista Del Oceano Road Connection**

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Bucialrelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Schecter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

Dear Marisela,

This letter accompanies additional materials being submitted to staff following the circulation of the Draft Mitigated Negative Declaration and the Public Environmental Hearing for the above referenced projects.

Additional Information

Biological Survey:

A letter form Biological Survey by Rachel Tierney, dated June 23, 2005 is enclosed. Rachel conducted a field survey on June 20, 2005. Ms. Tierney considers this a "forensic" survey because vegetation on the lots had been cut and removed for the story pole installation and Planning Commission site visit. The survey was conducted several weeks after the clearing and number of plants could still be identified. Her report states that "With the exception of the northwest corner, the entire site appears to be a weedy field supporting common European

grasses ... and common broadleaf weeds." The northwest corner does support California sagebrush and coyote brush with an understory of purple needlegrass. Her conclusion states that "the site did/does not sustain sensitive species or habitat prior to mowing."

Traffic Impact Study:

A Traffic Analysis prepared by Penfield & Smith, dated July 11, 2005 is enclosed. The Traffic Study considered project impacts on the intersections of La Vista Del Oceano Road (LVDO) at Cliff Drive (SR 225), Dolores Drive at Meigs and Cliff Drive at Meigs Road. To take into consideration the potential for additional traffic generated by the connection of the lower and upper sections of LVDO, the conservative assumption was made that all of the trips generated by the existing and proposed residences on upper LVDO would exclusively use the new connected roadway to reach Cliff Drive. The study concluded that all of the intersections in the project area are currently operating below the City's goal Level of Service (LOS) and would remain below that threshold of significance after the addition of all project-related trips. The study also considered cumulative project impacts and a review of traffic control devise warrants. The study concludes that even under a worst case assumption, affected intersections are projected to operate well below the City's threshold of significance and not warrant additional traffic control devices.

Additional Visual Study:

A supplementary Visual Study was produced at the time that the story poles were in place. Images were taken from seventeen locations surrounding the project site. Views of the site from Cliff Drive and Shoreline Drive were included. These images were made at the locations where the site was most visible. The site is screened from public view by houses and vegetation along most of the areas of potential view. The project site is visible from Shoreline Drive adjacent to the Washington Elementary School play field. However, the proposed houses would be in a distant view surrounded by existing development and not above the ridge line. Although the project structures would be located on a south facing slope that would be visible to the community from certain public locations, the site is surrounded by existing and proposed houses and is below the ridgeline.

This information is provided in the form of a Power Point presentation saved on a CD. The Power Point presentation has been printed and several copies are also provided.

Previously Explored Site Design Options:

Comments in letters from the public and public comments at the Public Environmental Hearing questioned the overall site design of the residences, common driveway to 1568, 1570 and 1576 LVDO and the grades of the portion of LVDO to be built. These issues have been discussed at many ABR meetings and meetings with City staff. Early in the process a subcommittee of the ABR met to compare the significant issues pro and con of several design options. Tom Meaney, architect for two of the proposed residences has provided a letter dated July 6, 2005 in which he summarizes the result of this subcommittee's efforts. The subcommittee considered separate driveways for each residence that would take direct access from LVDO. This option resulted in the need for high retaining walls and poor sight lines at the driveway entrances. A second option considered a common driveway starting at the western edge of the project. This option also resulted in higher retaining walls to allow a minimum radius turn into the driveway when approaching from the east. The third option considered is the current proposal. This option resulted in the best access to the lots with the least use of retaining walls and more area for landscape. Mr. Meaney's brief letter is enclosed.

Road Safety:

The portion of LVDO to be constructed will match the width of the existing road at each connection point. The existing road at the northern connection is 16-feet wide and the proposed roadway would be 16-feet wide from that point to the start of the turn. The existing road is approximately 18-feet wide at the southern connection. The proposed roadway would continue that width to the start of the turn. The roadway is proposed to be 20-feet wide through the turn. The maximum slope of the road through the turn is 16% at the inside of the turn. The road is located within the existing street right of way. The minimum width, turn radius and slope of the road will encourage traffic to approach the area with caution. The use of "speed control bumps or humps" to slow traffic approaching the turn was rejected by Public works as a traffic claming device. They would not allow speed bumps or humps on a sloped roadway. The road design has been reviewed by ABR, Public Works, Transportation and Community Development staff and the current project has been found to be the most feasible and safe design.

Site Drainage:

Comments in letters from the public and public comments at the Public Environmental Hearing questioned the potential for the project to create erosion and storm water drainage problems in the area. The previously submitted Preliminary Drainage Report prepared by Penfield & Smith dated December 13, 2004 states that the post-construction peak runoff from the site will be no larger than the pre-construction peak runoff. The report also states that LVDO has adequate surface flow capacity within the roadway to handle the 25-year storm peak flow for both pre and

post project conditions. Because the post-construction peak storm runoff would exceed the pre-construction condition an underground detention basin is being proposed as part of the project. Storm water runoff from a portion of the project site would be collected and discharged in to the underground detention system and slowly released to the street.

Guest Parking:

A guest parking space is proposed for each new residence. The guest parking space for 1575 LVDO is proposed to be located adjacent to the south side of the new roadway, within the front yard setback area and approximately 70-feet east of the driveway entrance to that site. The topography of this lot makes it difficult to provide a guest parking space. Although this guest parking space is included in the current proposal, the applicant's would prefer that the project was approved without the inclusion of this parking space. Adequate public on-street parking is located on Ricardo Ave. approximately 350-feet north of the driveway.

Abandoned Oil Well:

Section 6.a-c. Hazardous Materials of the Draft Initial Study discusses the possible location of an abandoned oil well on the project site. The California Department of Conservation, Division of Oil and Gas & Geothermal Resources has provided conflicting information about the possible location of the well. Because the location of the well is uncertain, the applicants would like any condition regarding the proper abandonment of the well to state that proper abandonment would only be required if the well was found during the construction process.

Conclusion

It is the sincere hope of the applicants that with the submittal of this additional information staff will be able to complete the environmental document, Planning Commission staff report and schedule the project for a Planning Commission hearing in the near future. Should any clarification or additional information be required, you may contact me by phone at 963-9532 ext. 188 or email to reg@penfieldsmith.com.

Very truly yours,

PENFIELD & SMITH

Bob Goda

Bob Goda
Associate Planner

Enclosures:

Biological Survey by Rachel Tierney, dated June 23, 2005
Traffic Analysis prepared by Penfield & Smith, dated July 11, 2005
Letter from Tom Meaney, dated July 6, 2005
Visual Study Power Point Presentation in CD and printed

Penfield Smith
ENGINEERS • SURVEYORS • PLANNERS

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101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15,096.02

July 14, 2005

Marisela Salinas
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

RECEIVED
JUL 15 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: **MST1999-00714, La Vista Del Oceano Road Connection**

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Bucialrelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Schecter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

Dear Marisela,

This letter accompanies additional materials being submitted to staff following the circulation of the Draft Mitigated Negative Declaration and the Public Environmental Hearing for the above referenced projects.

Additional Information

Road Design and Fire Department Approval:

In my letter dated July 11, 2005 I stated that "The road design has been reviewed by ABR, Public Works, Transportation and Community Development staff and the current project has been found to be the most feasible and safe design." I wish to add to that list of agencies involved in this process the Fire Department. Because of the topography of the site within the existing right of way the Fire Department has allowed the width of the proposed road to be less than the standard minimum width. As previously stated the road width would match the existing

road at each end of the connection and be increased to 20-feet within the curve. The width and slope of the road and the width and slope of the driveways have been accepted by the Fire Department. The Fire Department has been a supporter of completing the road connection so as to provide a more direct access to the upper lots.

Road Design and Storm Water Drainage:

Public testimony at the Public Environmental Hearing and issues raised in comment letters questioned the ability of the existing and proposed roadway to contain storm water flows within the roadway through the project site. Some neighbors located south of the project site on LVDO have historically had problems with storm water escaping the right of way and flowing onto their lots. The previously submitted Preliminary Drainage Report prepared by Penfield & Smith dated December 13, 2004 states that the post-construction peak runoff from the site will be no larger than the pre-construction peak runoff. This analysis prepared by Penfield & Smith and reviewed by the City Public Works Department clearly indicates that this project would not increase runoff from the site. The report also states that LVDO roadway has adequate surface flow capacity within the project site to handle the 25-year storm peak flow for both pre and post project conditions. The new portion of the road would be constructed with an adequate cross slope to direct runoff to the up slope side of the road and into a new gutter. There is currently no gutter along the lower portion of the existing road. Although the proposal does not include rebuilding the road across the entire lower frontage of 1575 LVDO, a new gutter will be constructed adjacent to the existing road in that area. The construction of the road and the entire drainage system proposed would not increase storm water flows that could affect the lower LVDO properties and the post construction condition will reduce erosion on the site.

Open Yard Areas:

Development proposed for each of the residential lots has been designed to provide an open yard area of 1,250 square feet that would meet the Ordinance definition for Open Yard Area (Section 28.04.430.5). No grading is proposed within these designated areas. These areas have been designated on the plans as open yard and they would provide an open landscaped area of the lot where no structure could be located.

At the Public Comment Hearing there was discussion about the suitability of these areas for outdoor recreation because of the steepness of the slopes. The slopes within the areas of the lots designated as open yard vary from 20% to 60%. The table below indicates other areas on each project lot that, although they would not meet the ordinance definition, would also be available for outdoor activities.

Address	Owner's Name	Area of Patios Sq. Ft.	Relatively Flat Paved Area Sq. Ft.	Decks & Patios Within House Floor Areas Sq. Ft.	Totals Sq/ Ft.
1576 LVDO	Geyer	588	600	310	1,498
1570 LVDO	Macofsky	724	600	0	1,324
1568 LVDO	Bucciarelli	540	875	850	2,265
1575 LVDO	Schechter	408	440	155	1,003
	Average	565	628	329	1,522

We are providing this information to demonstrate that these projects do provide adequate outdoor areas that would be suitable for recreational activities.

Additional Alternative for Guest Parking at 1575 LVDO:

A guest parking space is proposed for each new residence. The guest parking space for 1575 LVDO is proposed to be located adjacent to the south side of the new roadway, within the front yard setback area and approximately 70-feet east of the driveway entrance to that site. The topography of this lot makes it difficult to provide a guest parking space. Although this guest parking space is included in the current proposal, the applicant's would prefer that the project was approved without the inclusion of this parking space. Adequate public on-street parking is located on Ricardo Ave. approximately 350-feet north of the driveway.

The guest parking space for 1575 LVDO is indicated in a location approximately 70-feet east of the driveway entrance. This location is partly on APN 034-170-023, the Schechter lot and partly on APN 035-170-022, the lot inside of the curve, owned by the Geyers. These lots would be merged subsequent to Planning Commission approvals. If the Planning Commission were to decide to include the guest parking space in this general location, we would suggest that it be relocated to the west approximately 25-feet so that it would be located completely on the Schechter lot. This Alternate is indicated on the enclosed exhibit, Schechter Guest Parking

Exhibit Alternate A. This alternative would not increase the height or length of retaining walls needed to construct and would locate the parking space closer to the residence that it will serve.

Another alternate location for this guest parking space is provided in a second enclosed exhibit, Schechter Guest Parking Exhibit Alternate B. With this alternative the driveway apron would be made wider and guest parking would be provided between the garage and the street west of the access to the garage. Exiting from this space would require backing into the street, similar to exiting from the garage spaces.

An additional alternative would be to allow the guest parking spaces to be located between the garage doors and the street in a tandem parking configuration. All of these alternatives would require approval of a Modification to allow parking within the front yard setback area.

Conclusion

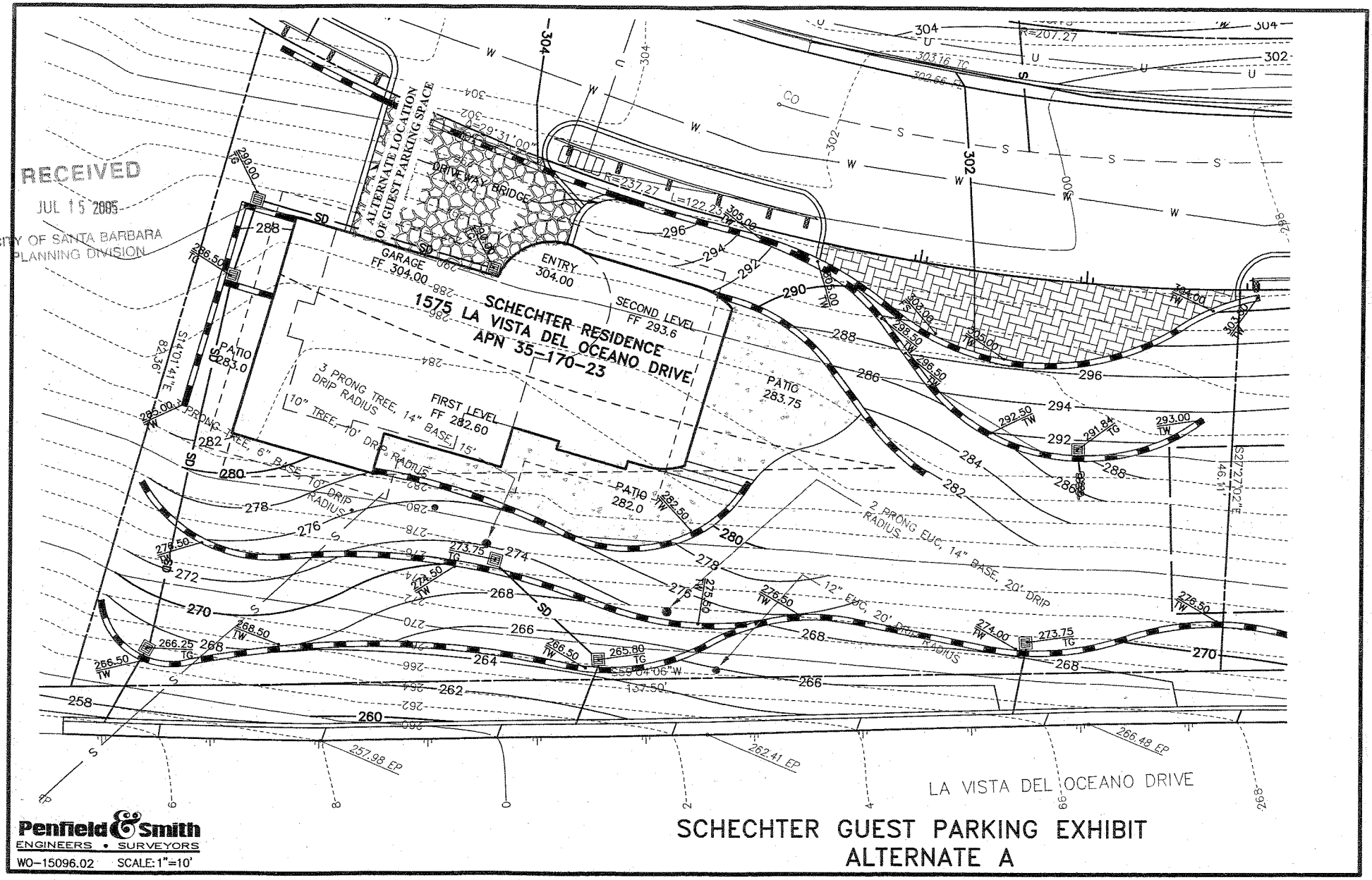
It is the sincere hope of the applicants that with the submittal of this additional information staff will be able to complete the environmental document, Planning Commission staff report and schedule the project for a Planning Commission hearing in the near future. Should any clarification or additional information be required, you may contact me by phone at 963-9532 ext. 188 or email to reg@penfieldsmith.com.

Very truly yours,

PENFIELD & SMITH

Bob Goda
Associate Planner

Enclosures: Schechter Guest Parking Exhibit Alternate A
Schechter Guest Parking Exhibit Alternate B



Penfield & Smith
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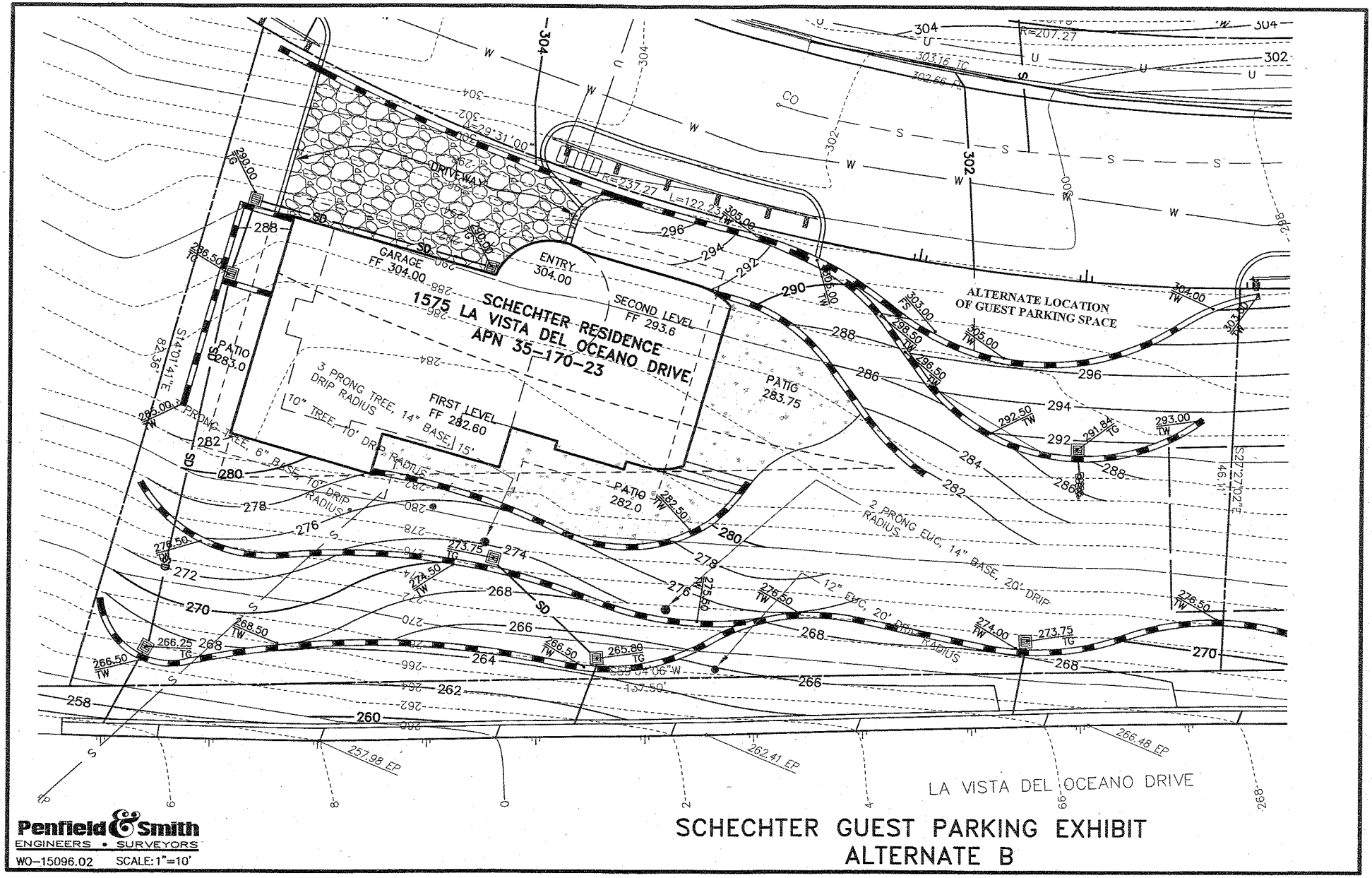
WO-15096.02 SCALE: 1"=10'

SCHECHTER GUEST PARKING EXHIBIT
ALTERNATE A



Penfield & Smith
ENGINEERS • SURVEYORS

WO-15096.02 SCALE: 1"=10'

SCHECHTER GUEST PARKING EXHIBIT
ALTERNATE B

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15,096.02

August 3, 2005

Marisela Salinas
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, California 93101

RECEIVED
AUG 04 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: **MST1999-00714, La Vista Del Oceano Road Connection**

Geyer New Residence, 1576 La Vista Del Oceano Drive
APN 035-180-058, MST1999-01043

Macofsky New Residence, 1570 La Vista Del Oceano Drive
APN 035-180-084, MST98-00706

Bucialrelli New Residence, 1568 La Vista Del Oceano Drive
APN 035-180-085, MST99-00513

Schecter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

Dear Marisela,

This letter accompanies additional information, including a revision to one of the proposed residences, and other materials being submitted to staff following the circulation of the Draft Mitigated Negative Declaration and the Public Environmental Hearing for the above referenced projects.

Revision to Schechter New Residence, 1575 La Vista Del Oceano Drive
APN 035-170-023, MST2003-00652

A revision to this proposed residential project was made in May 2005 and reviewed by the Architectural Board of Review at the meeting of June 6, 2003. The purpose of the revision was to add an elevator that would provide an alternative access from the upper level entry to the main level and lower level of the residence. The additional floor area is only visible on north elevation of the upper level. An approximately 5-foot X 5-foot square element has been added between the circular entry and eastern side of the garage doors. A similar square element has been added to the western side of the garage doors. On the main level and lower level the added floor area is

along the north side of the structure and would be below grade. Other minor revisions to the floor plan were made at this time. All of the changes are in below grade areas and would not affect the exterior of the building. The additional floor area would, therefore, not affect the size bulk and scale or the neighborhood compatibility of the proposed structure. The ABR comments were that the changes are acceptable and minimize the paving (of the driveway area) and add more dimension to the architecture (on the garage door elevation).

The following table summarizes the revisions to this residence.

Revisions to Proposed Residence at 1575La Vista Del Oceano			
	Habitable Floor Area	Garage Floor Area	Total Floor Area
Previous Floor Area	2,311 sq, ft.	404 sq. ft.	2,715 sq. ft.
Increase in Floor Area	81 sq. ft.	32 sq. ft.	113 sq. ft. total increase
Revised Floor Area	2,392 sq. ft.	436 sq. ft.	2,828 sq. ft.

Additional Visual Study Information:

A supplementary Visual Study was produced at the time that the story poles were in place. Images were taken from seventeen locations surrounding the project site. Views of the site from Cliff Drive and Shoreline Drive were included. These images were made at the locations where the site was most visible. The site is screened from public view by houses and vegetation along most of the areas of potential visibility. This information was provided with the letter dated July 14, 2005 in the form of a Power Point presentation saved on a CD. The Power Point presentation was printed and several copies were also provided. Included in that exhibit was a map titled "Project Location Showing Picture Locations".

Information has been added to the "Project Location Showing Picture Locations" map and copies of that revised map are included with this letter. A red line has been added along Shoreline and Cliff Drive to indicate areas where the project would be visible. The criterion for the site being visible was that one house was visible from a particular viewpoint. The project site is not visible from the extensive areas along these streets where there is no red line. With the exception of Cliff Drive directly below the project site, it is clear from this exhibit that the project would only be visible from limited public viewing areas along these public streets.

Traffic Impact Study:

A Traffic Analysis Report dated July 11, 2005 was prepared by Penfield & Smith and submitted to the City on that date. The Traffic Study considered project impacts from the proposed development on the intersections of La Vista Del Oceano Road (LVDO) at Cliff Drive (SR 225), Dolores Drive at Meigs and Cliff Drive at Meigs Road. To take into consideration the potential for additional traffic generated by the connection of the lower and upper sections of LVDO, the conservative assumption was made that all of the trips generated by the existing and proposed residences on upper LVDO would exclusively use the new connected roadway to reach Cliff Drive.

Following review of that report by City staff, the scope of the analysis was revised and a revised Traffic Analysis, dated August 1, 2005 is submitted with this letter. The revised report includes analysis of traffic generated by the proposed four new residences and includes further analysis of potential traffic that would be generated by the connection of the upper and lower sections of La Vista Del Oceano Drive. A study was done to estimate the traffic that could originate from other streets connecting to the upper section of LVDO and, subsequent to the connection, use LVDO to access Cliff Drive. The traffic analysis in the revised report includes both the trips originating from the project additional trips resulting from the connection. The analysis concludes that the total future increase in traffic on Lower LVDO is projected to be 51 Average Daily Trips (ADT), 3 AM peak hour and 5PM peak hour trips.

Conclusion

It is the sincere hope of the applicants that with the submittal of this additional information staff will be able to complete the environmental document, Planning Commission staff report and schedule the project for a Planning Commission hearing in the near future. Should any clarification or additional information be required, you may contact me by phone at 963-9532 ext. 188 or email to reg@penfieldsmith.com.

Very truly yours,
PENFIELD & SMITH

Bob Goda
Associate Planner

Enclosures: Additional Visual Study Information
Traffic Analysis, dated August 1, 2005