# City of Santa Barbara
## California

**PLANNING COMMISSION**
**STAFF REPORT**

**REPORT DATE:** March 29, 2012

**AGENDA DATE:** April 5, 2012

**PROJECT ADDRESS:** 1837½ El Camino de la Luz (MST2002-00214/CDP2002-00008)

**TO:** Planning Commission

**FROM:** Planning Division, (805) 564-5470
Danny Kato, Senior Planner DK
Kathleen Kennedy, Associate Planner KAK

## I. SUBJECT

**A.** Environmental hearing to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Revised Draft Environmental Impact Report (EIR).

**B.** Concept review hearing to receive comments on the applicant's current design.

**No action on the environmental document or the proposed project will be taken at this hearing.**

## II. PROJECT DESCRIPTION

The proposed project evaluated in the Revised Draft EIR involves construction of a 1,499 square foot (net), two-story single family residence with an attached 443 square foot garage.

The current design involves construction of a 1,505 square foot (net), two-story single family residence with an attached 429 square foot garage on a 23,885 square foot vacant bluff-top lot. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. Access to the site would be provided by private easements extending south from the terminus of El Camino de la Luz.

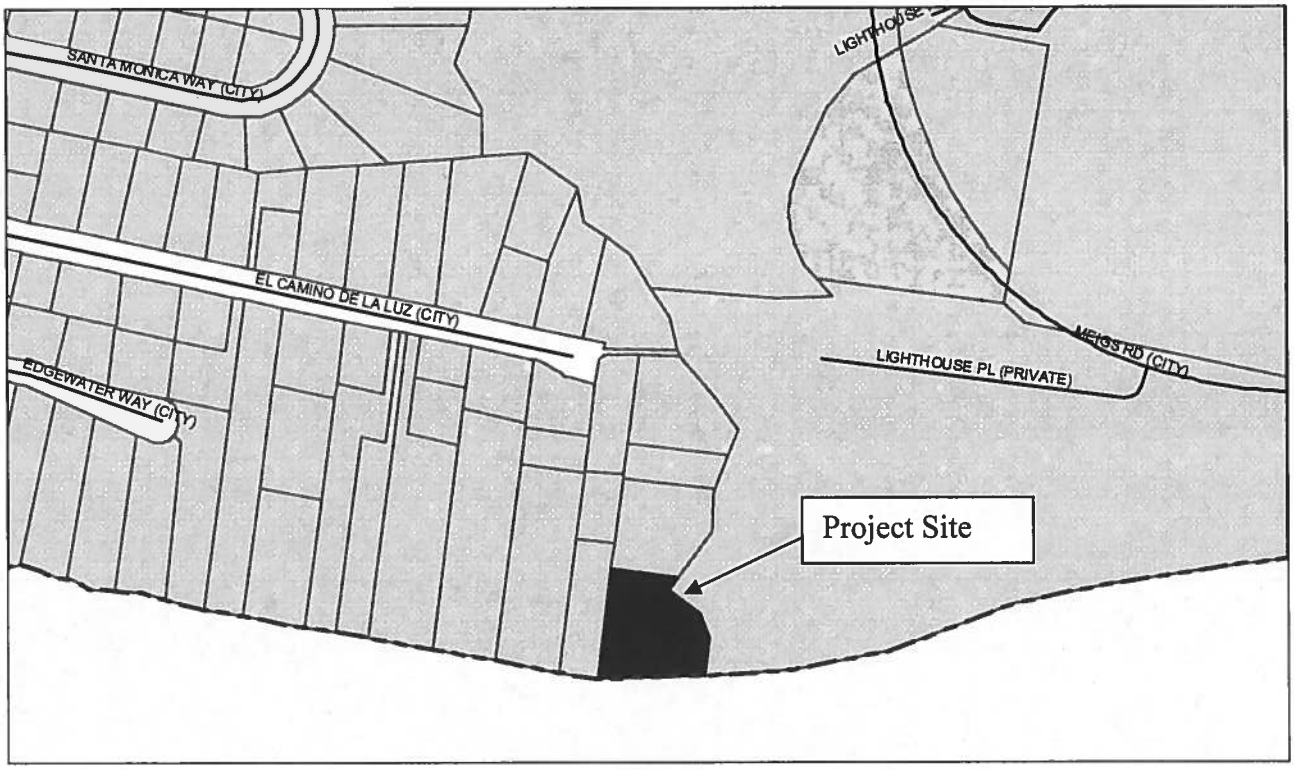
## III. REQUIRED APPLICATION

The discretionary application required for this project is a Coastal Development Permit to allow the construction of a new residence in the appealable jurisdiction of the Coastal Zone (SBMC §28.44.060).

## IV. RECOMMENDATION

**A.** Receive a staff presentation summarizing the Revised Draft EIR analysis and outlining the public review process, and hold a public hearing to receive public, agency, and Planning Commission comments on the Revised Draft EIR.

**B.** Receive a staff presentation outlining the applicant's current design, hold a public hearing, and make comments on the proposed design.




Vicinity Map

## V. SITE INFORMATION

| | | | |
|---|---|---|---|
| **Applicant:** | Brent Daniels, L & P Consultants, Inc. | | |
| **Property Owner:** | Dr. Herb Barthels | | |
| **Site Information** | | | |
| **Parcel Number**: | 045-100-065 | **Lot Area**: | 23,885 SF |
| **General Plan**: | Residential, 5 units/acre | **Zoning**: | E-3/SD-3 |
| **Existing Use**: | Vacant | **Topography**: | Average slope is 49.75%. Varies from flat to steep slopes |
| **Adjacent Land Uses** | | | |
| **North** - Residential | | **East** – Lighthouse Creek | |
| **South** – Pacific Ocean | | **West** - Residential | |

## VI. ENVIRONMENTAL REVIEW

### A. Background

The proposed project application was submitted in 2002. It was deemed complete in 2004, and an Initial Study was prepared by staff to analyze the potential environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). A Draft Mitigated Negative

Declaration (MND) was prepared, and two environmental hearings on the Draft MND were held by the Planning Commission in 2005. At that time, it was determined that the preparation of an Environmental Impact Report (EIR) was required to fully evaluate the significance of the project impacts on public views of the ocean from La Mesa Park and surrounding areas. The Planning Commission also requested that the geological information in the Draft MND be incorporated in the EIR for comment purposes. A revised Initial Study (August 31, 2005) was prepared to reflect the need for an EIR, and subsequently the Planning Commission held an environmental scoping hearing for the EIR on September 22, 2005. Based on comments received, another revised Initial Study (October 16, 2006) was prepared that included an updated Biological Assessment Report. A Draft EIR was prepared and an environmental hearing on the Draft EIR was held on January 11, 2007. Subsequently, a proposed Final EIR was prepared.

After the proposed Final EIR was released in May 2007, project opponents submitted additional comments and a report prepared by a registered geologist and geotechnical engineer (Reinard Knur of Geotechnologies, Inc.) that raised questions about the analysis included in the Proposed Final EIR. Although not required to respond to these late comments, staff chose to supplement the EIR with an additional response by Dr. William Anikouchine, the geologist that had been hired by the City to perform the peer analysis of the 17 prior geologic analyses performed on the subject property.

Additionally, Dr. Anikouchine was prepared to complete geologic investigations to determine if a previously reported bedding plan fracture was located on the proposed building site rather than defer it as was required by proposed mitigation measure GEO-3a below.

> *GEO-3a. Building Pad Inspection.* Prior to the issuance of a grading permit, ground cover vegetation in the area of the proposed building pad shall be removed to facilitate the observation of the suspected asphaltum bed/bedding plane fracture. If vegetation removal does not allow adequate evaluation of the feature, a trench to bedrock shall be constructed across the proposed building site to facilitate additional evaluation of the feature. Based on the results of the visual inspection, additional slope stability analysis may also be required. Should the additional analysis determine that the proposed project has the potential to result in a significant slope stability impact, project design recommendations to reduce potential impacts to a less than significant level shall be prepared by a structural engineer and be submitted to the City for review and approval. Approved measures to reduce potential slope stability impacts shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit.

However, access to the site was denied by Mr. Rafael Franco, a fee owner of a portion of the access easement, unless a different geologist was hired by the City to carry out the analysis. Mr. Franco asserted that Dr. Anikouchine is not qualified to carry out the testing and analysis. Based on review of Dr. Anikoucine's qualifications by Building & Safety staff, City staff concluded that Dr. Anikouchine is qualified, and declined to hire another geologist. However, no additional testing was completed at that time.

On May 22, 2008, the Planning Commission considered the certification of the proposed Final EIR and approval of a project that had been redesigned to reduce the impacts to public views. The report by Reinard Knur and the response from Dr. Anikouchine was an attachment to the 2008 staff report. At the hearing the Planning Commission decided to continue the project in order for the additional geological investigations pursuant to mitigation measure GEO-3a, mentioned above, to be completed.

The question as to whether the subject property has legal access has been a topic of discussion for some time. The subject property was originally formed in its current configuration as part of a lot split conditionally approved by City Council on May 29, 1958, which included the adjacent parcel to the north (1837 El Camino de la Luz). At the time of the lot split approval, the City required recordation of a written instrument to validate the subdivision within one year of approval. Because an instrument was not recorded, the lot split was invalidated. However, in 1963, a grant deed conveyed the subject parcel to a separate property owner. The City determined that the conveyance of the land was in violation of the Subdivision Map Act. In 1999, the City issued a Conditional Certificate of Compliance for the subject parcel, as required by the Subdivision Map Act, to allow the property to be legally sold, leased, or financed. The condition on the Conditional Certificate of Compliance reads as follows:

> *Provide evidence, satisfactory to the City Engineer that the owner of the parcel described herein substantially possesses the required amount of legal access that formed the basis of the originally approved lot split.*

Any City permits or other grants of approval are subject to this condition of approval. As such, this requirement was included as a proposed Transportation mitigation measure in the project Initial Study.

In September of 2009, the Superior Court of the State of California determined that the subject parcel does have access easements that vary in width from 7.5 feet to 15 feet.

## B. Revised Draft EIR (February 2012)

In response to the request by the Planning Commission, the additional geological investigations required by proposed mitigation measure GEO-3a were completed in 2009 and an additional slope stability analysis was completed in 2011. A Revised Draft EIR was prepared to analyze the new geological information. Both reports are provided in the Revised Draft EIR and a summary is included in section E below.

This Revised Draft EIR also includes other minor revisions to the previously prepared Draft and Proposed Final EIRs, including the addition of a project-related climate change impact analysis (revised Section 7.2), and updates to the analysis of cumulative aesthetic and geologic impacts (Sections 5.1.4 and 5.2.4, respectively). In addition, the Revised Draft EIR has been amended to omit the requirements of the previously proposed mitigation measure (former measure GEO-3a) because the requirements of that mitigation measure have been completed.

Table 2.3-1 of the Revised Draft EIR provides a summary of proposed mitigation measures identified by the EIR and the revised Initial Study (2006). Some mitigation measures have been revised slightly to reflect recent changes made to standard conditions of approval and/or mitigation measures since the preparation of the revised Initial Study.

## C. Summary of Impacts

The Revised Draft EIR concludes that there are no significant, unavoidable impacts, and that all significant but mitigable impacts can be reduced to a less than significant level with the implementation of the required mitigation measures.

*Significant, Unavoidable Impacts (Class I)*

The Revised Draft EIR does not identify any significant, unavoidable impacts.

*Significant, But Mitigable Impacts (Class II)*

Aesthetics: The Revised Draft EIR identifies potentially significant adverse aesthetic impacts from the original proposed project because it could substantially block existing public scenic views of the ocean from La Mesa Park. The Revised Draft EIR concludes that this impact can be reduced to a less than significant level with a substantial redesign of the residence per proposed mitigation measures AES- 1 through 3.

Geologic Hazards: The Revised Draft EIR identifies potentially significant adverse geologic impacts (slope stability, subsidence, and expansive soils) associated with the original proposed project. The Revised Draft EIR concluded that these impacts can be reduced to a less than significant level with the implementation of proposed mitigation measures GEO-1a and GEO-2a.

Biological Resources; Hazards (Fire Safety), Transportation (Legal Access); and Water Resources (Water Quality): These issue areas are evaluated in the Initial Study and proposed mitigation measures have been identified where appropriate to reduce potentially significant impacts to less than significant levels.

*Less Than Significant Impacts (Class III)*

Air Quality; Cultural Resources; Noise; Public Services; Transportation (Construction Traffic); and Water Resources (Drainage and Water Quality): These issue areas are evaluated in the Initial Study and recommended mitigation measures have been identified where appropriate to further reduce less than significant impacts. No mitigation measures were identified for the remaining issue areas (Population and Housing; Recreation).

## D. Aesthetics

The original proposed project evaluated in the Revised Draft EIR was determined to have the potential to obstruct existing important scenic views. However, with the implementation of the following three mitigation measures the aesthetic impacts of the project would be reduced to a less than significant level:

**AES-1a. Revised Project Design.** Revised project design plans shall be provided to the Single Family Design Board for review and approval. Any structure developed on the project site shall be located within the building envelope depicted on EIR Figure 5.1-10. The envelope generally extends:

- South of the six-foot setback line along the project site's northern property line depicted on the project plans.
- West of the 86-foot contour depicted on the project plans.
- North of the 25-foot top of bluff setback line depicted on the project plans.
- East of the proposed 26-foot building setback from the project site's western property line, as depicted on the project plans.

The revised project plans shall implement the following design measures:

1a.1. The maximum height of the structure's east elevation shall not exceed 25 feet, as measured from existing grade (Figure 5.1-10).

1a.2. The maximum height of the structure's west elevation shall not exceed 15 feet measured from existing grade (Figure 5.1-10).

1.a.3. The maximum building elevations for the structure's east and west elevations shall form a plane above the existing grade of the project site. The height of any structure located on the project site must be located within the building envelope and may not extend above the plane (Figure 5.1-10).

1.a.4. The proposed residence design shall be revised to substantially reduce or eliminate the use of understory walls.

**AES-2a. Color Approval.** Proposed paint and material colors to be used on the residence shall be approved by the Single Family Design Board. Building colors shall consist of neutral or earth-tone colors. Subsequent color changes proposed for the residence shall be approved by the Single Family Design Board.

**AES-3a. Landscape Plan Review.** Proposed landscape planting materials shall be approved by the Single Family Design Board. Proposed landscaping trees and shrubs shall consist of drought-tolerant species that when mature, will not attain a height that exceeds the height of the residence.

## E. Geology

The geological analysis in the Revised Draft EIR (Section 5.2) is based on the summaries, analysis and conclusions provided in the following three reports prepared by Dr. William Anikouchine:

*Peer Review of Geologic Analysis for a Project at 1837½ El Camino de la Luz, 2005.* This report provided a review and summary of 17 reports and other correspondence regarding previous geological investigations conducted for the proposed project and project site. The report also provided an analysis of existing slope stability conditions at the project site. The report concluded that the slope in the immediate area of the project site is stable.

*Geological Inspection Trench at 1837½ El Camino de la Luz, 2009.* This report was prepared to determine if a previously reported bedding plane fracture that had the potential to result in significant slope stability impacts actually existed on the project site. The report concluded that the previously reported bedding plane fracture does not exist on the project site.

*Geological Investigation of Slope Stability at 1837½ El Camino de la Luz, 2011.* This report was prepared to evaluate the potential for the proposed project to be adversely affected by slope stability impacts. The report concluded that the project site would be stable after the development of the proposed project, and that, although unlikely to occur, potentially significant slope stability impacts that could result from excessive increases in groundwater levels beneath the project can be reduced to a less than significant level with the implementation of the proposed mitigation measure (GEO-1a) to provide an adequate storm water drainage system on the project site.

## F. Alternatives Analysis

The Alternatives section of the Revised Draft EIR (Section 8.0) focuses on alternatives capable of eliminating or reducing significant adverse environmental effects related to aesthetics while feasibly attaining most of the objectives of the project.

To provide decision-makers with flexibility to consider and possibly approve a design alternative to the original proposed project, the EIR has evaluated alternative designs at a level of detail that is similar to

the analysis of the original proposed project. The alternative designs are intended to be conceptual studies of potential site development options, and are not meant to impose specific design requirements, architectural styles, or building colors. Rather, the alternative designs are intended to evaluate a range of potential building locations, configurations and massing options that have the potential to reduce aesthetic impacts that would result from the development of a residence on the project site. CEQA does not require the applicant to choose one of the alternatives evaluated in the Revised Draft EIR.

The following three alternatives to the original proposed project are evaluated in the Revised Draft EIR:

- **No Project.** This alternative assumes that the project site would remain in its present condition and the proposed residence would not be developed.

  This alternative would not achieve the objective of the project to construct a single family residence on the lot.

- **Alternative Design Concept No. 1.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project with a similar amount of building area as the proposed project. This alternative has three stories. Design concepts used to minimize aesthetic impacts include lowering the finished floor elevation of the structure's bottom level by excavating the building footprint area, and reducing the size of the structure's upper level by only providing floor area over the western half of the building footprint.

  This alternative would result in a slight decrease in the obstruction of important public scenic views when compared to the original proposed project, but would still substantially obstruct important public scenic views. Therefore, the following mitigation measure AES-1a, as well as mitigation measures AES-2a and AES-3a (shown above), would be required to reduce the aesthetic impacts of this alternative to a less than significant level. The effect of mitigation measure AES-1a would be that the third story would be eliminated.

  **AES-1a. Revised Project Design.** Revised project design plans shall be provided to the Single Family Design Board for review and approval. The revised project plans shall implement the following design measures:

  1a.1. Based on the building footprint area depicted for this alternative project design, the maximum height of the structure's east elevation shall not exceed 25 feet, as measured from existing grade.

  1a.2. Based on the building footprint area depicted for this alternative project design, the maximum height of the structure's west elevation shall not exceed 15 feet measured from existing grade.

- **Alternative Design Concept No. 2.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project design that is smaller than the proposed project. This alternative has two stories. Design concepts used to minimize aesthetic impacts include lowering the finished floor elevation of the structure's bottom level by excavating the building footprint area, and reducing the size of the structure.

This alternative would result in a considerable decrease in the obstruction of important public scenic views when compared to the original proposed project, but would still substantially obstruct important public scenic views. Therefore, the following mitigation measure AES-1a, as well as mitigation measures AES-2a and AES-3a (shown above), would be required to reduce the aesthetic impacts of this alternative to a less than significant level. Compliance with mitigation measure AES-1a would result in only minor design changes.

**AES-1a. Revised Project Design.** Revised project design plans shall be provided to the Single Family Design Board for review and approval. The revised project plans shall implement the following design measures:

1a.1. The maximum height of the structure's east elevation shall not exceed 25 feet measured from existing grade.

This alternative was determined to be the environmentally superior alternative because it would have the least effect on existing ocean views as seen from important view locations in the project area.

Because the original proposed project did not result in significant, unavoidable (Class I) aesthetic impacts, CEQA does not require that the environmentally superior alternative identified in the Revised Draft EIR be pursued by the applicant.

The applicant decided to pursue a new design that incorporates some of the features discussed in the alternatives section that would reduce aesthetic impacts, such as a first floor that is below grade and maximum heights for the east and west elevation. The current design was not analyzed as an alternative in the Revised EIR because the main purpose of revising the EIR was to analyze the new geological information. Also, Staff believes that the aesthetic impacts of the project are mitigated with the current design. See the Design Review/Aesthetics discussion below for more information.

## G. Public Review Process

The public review period began on Thursday, March 1, 2012. Comments on the Revised Draft EIR must be received by Monday, April 16, 2012 at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to KKennedy@SantaBarbaraCa.gov.

Following the end of the public comment period on the Revised Draft EIR, staff will consider all written and public hearing comments, and will prepare a Final EIR, including written responses to comments, and any clarifications or revisions to the document or analysis, as needed. The proposed project will also be reviewed by the Single Family Design Board. At a subsequent Planning Commission hearing, the Commission will consider certification of the Final EIR and approval of the project.

## H. Conclusion

Staff believes that the Revised Draft EIR adequately analyzes the proposed project. Staff would like the Planning Commission to provide additional comments regarding the adequacy and completeness of the environmental document.

## VII. CONCEPT REVIEW HEARING

Following the preparation of the 2007 Draft EIR, the applicant revised the original proposed project to reduce the aesthetic impacts that were identified in the Draft EIR. This revised design, described as the "current design" in this report, is analyzed below.

### A. Zoning Ordinance Consistency

| Standard | Requirement/ Allowance | Existing | Current Design |
|---|---|---|---|
| **Setbacks** | | | |
| **-Front** | 20 feet | n/a | n/a |
| **-Interior** | 6 feet | n/a | 6 feet |
| **Building Height** | 30 feet | n/a | 25 feet |
| **Parking** | 2 spaces | - | 2 covered spaces |
| **Open Yard** | 1,250 sf | - | 1,250 sf |
| **Lot Coverage** | | | |
| **-Building** | n/a | - | 1,409 sf 6% |
| **-Driveway** | n/a | - | 793 sf 3% |
| **-Open Space** | n/a | 23,885 sf 100% | 21,683 sf 91% |
| | | | 23,885 sf 100% |

The current design meets the requirements of the E-3 (Single-Family Residence) Zone of the Zoning Ordinance.

Previously it was thought that a street frontage modification would be required because the parcel does not have the required 60 feet of frontage on a public street. However, it has now been determined that the project does not need a street frontage modification because the Conditional Certificate of Compliance for the property does not require the owner to obtain a street frontage modification and as such, the lot is considered existing non-conforming as to street frontage.

### B. General Plan and Local Coastal Plan Consistency

The subject project site is located within the West Mesa neighborhood described in the General Plan. The dominant land use in this neighborhood is single-family residential with a density classification of five dwelling units per acre.

The subject project site is also located in Component 2 of the City's Coastal Plan. Major Coastal issues identified in the Coastal Plan that are applicable to the subject project site include: hazards of seacliff retreat and flooding; protection of archaeological resources; and maintenance of existing coastal views and open space.

A policy consistency analysis of applicable General Plan, Local Coastal Plan, and California Coastal Act policies was performed. Those policies address protection of certain visual resources, restrictions on bluff top and hillside development, protection of biological resources, promotion of neighborhood compatibility, and provision of a seacliff retreat setback. The conclusion of the analysis is that the current project creates no changes in the residential land use allowed for the site and is potentially consistent with all applicable policies.

## C. Design Review/Aesthetic Analysis

The original proposed project received three concept reviews by the Architectural Board of Review (ABR). The reviews focused primarily on massing and minimizing impacts to public views. At the most recent ABR review on May 21, 2007, the applicant presented the current design. The ABR minutes from this hearing are as follows:

> 1) Overall, the applicant has accomplished the changes requested in the Environmental Impact Report, and returned with a better project including: reduced height, better integrated with the hillside, better materials, green roof, photovoltaic panels, limited grading, minimizing impact to view from the park, and landscaping.
>
> 2) The reduced grading is beneficial to the bluff.
>
> 3) Limit night glow on the ocean side with glazing, reflectivity, and tinting
>
> 4) Study less reflective stone work, and use of vernacular materials that blend into the landscape. One Board member suggested using a darker wood siding in lieu of the light stone.
>
> 5) Limit the amount of glazing on the north elevation.
>
> 6) Correct the sections. The Board reserves the right to withdraw the stated opinions if the sections indicate adverse findings.
>
> 7) There is concern with the amount of grading down the slope.

The applicant also presented the current design (with the section corrected) at the May 22, 2008 Planning Commission hearing. However, the majority of the comments from that hearing were focused on the EIR and concerns about the design were primarily in relation to geologic issues.

Below is a table that compares the square footage of the current design to previously analyzed designs.

| | Original Proposed Project | Alternative Design Concept No. 1 | Alternative Design Concept No. 2 | Current Design |
|---|---|---|---|---|
| 1st Floor Livable Area | 893 sf | 1,087 sf | - | 718 sf |
| 2nd Floor Livable Area | 606 sf | 692 sf | 1,204 sf | 787 sf |
| 3rd Floor Livable Area | - | 458 sf | - | - |
| Total Livable Floor Area | 1,499 sf | 2,237 sf | 1,204 sf | 1,505 sf |
| Garage Area | 443 sf | 400 sf | 400 sf | 429 sf |
| Total Floor Area | 1,942 sf | 2,637 sf | 1,604 sf | 1,934 sf |

No changes have been made to the current design since the 2008 hearing. The current design is approximately the same square footage as the original proposed project and consists of two stories. However, unlike the original proposed project, the lower floor is mostly below grade. The current proposal has a maximum height of 25' at the eastern elevation and 15' at the western elevation and the structure is substantially located within the building envelope shown on EIR Figure 5.1-10. The areas that are located outside this building envelope include portions of the upper story (mainly deck and roof) due to its rotation over the lower story, and the lower story patio. The rotation of the upper story

results in the elimination of any structure in the southeast corner of the building envelope, thereby reducing the visual impact. Although this current design was not analyzed in the Revised Draft EIR, it substantially conforms to the proposed aesthetic mitigation measures, and by rotating the upper floor, reduces the visual impact more than if the design had a strict adherence to the parameters of the building envelope. Therefore, Staff believes that the potential aesthetic impacts of the current design are less than significant.

**D. Conclusion**

As stated previously, the purpose of the alternatives analysis in the Revised Draft EIR is to evaluate a range of potential building locations, configurations and massing options that have the potential to reduce the aesthetic impacts of the project. CEQA does not require the applicant to choose one of the alternatives evaluated in the Revised Draft EIR. Staff believes that the impacts to important public scenic views are reduced to a less than significant level with the current design.

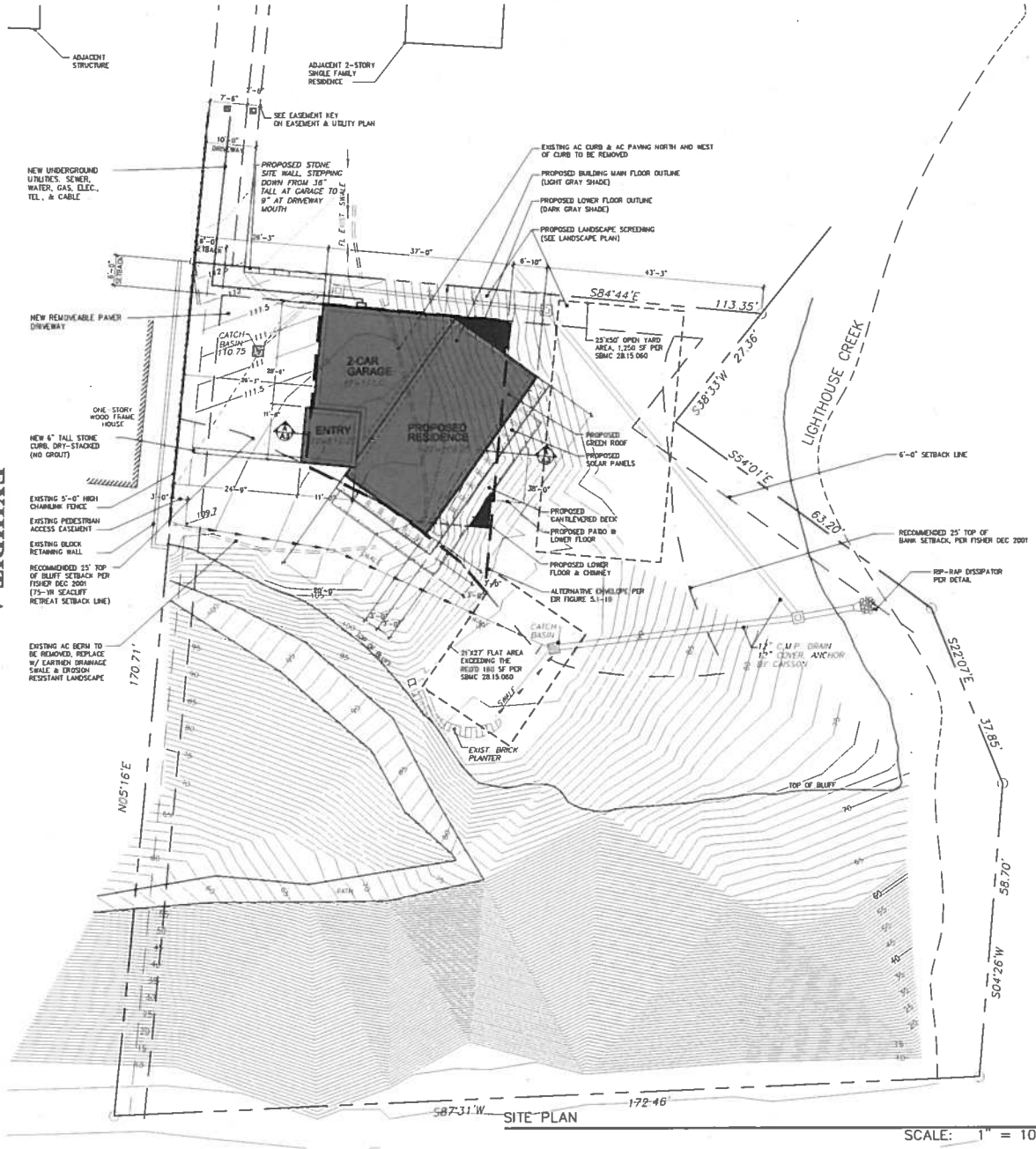
Staff would like feedback from the Planning Commission concerning this issue as well as comments on the overall current design.

Exhibit A: Site Plan

The Revised Draft EIR (previously distributed to the Planning Commission) is available at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at:

http://www.santabarbaraca.gov/Resident/Environmental_Documents/1837_El_Camino_de_la_Luz/

EXHIBIT A




## SITE DATA

OWNER: HERB BARTHELS
1651 CLIFF DRIVE
SANTA BARBARA, CA 93109
805.963.3210

LAND USE ZONE: E-3, SPECIAL DISTRICT 3-COASTAL OVERLAY ZONE

A.P.N: 045-100-065

AVERAGE SITE SLOPE
ENTIRE PROPERTY: 49.7%
BUILDABLE AREA: 22%

PARKING: 0 EXISTING, 2 GARAGE SPACES PROPOSED

SCOPE OF WORK:
(N) 2-STORY 1,505 SF SINGLE FAMILY RESIDENCE
W/ 429 SF 2-CAR GARAGE, (N) PAVER DRIVEWAY.

SITE COVERAGE:

| | | |
|---|---|---|
| BUILDING: | 1,409 SF | 6% |
| DRIVEWAY: | 783 SF | 3% |
| OPEN SPACE: | 21,683 SF | 91% |

LOT AREA (PER SURVEY): 23,885 SF

BUILDING DATA:

| | NET | GROSS |
|---|---|---|
| MAIN FLOOR: | 787 SF | 837 SF |
| LOWER FLOOR: | 718 SF | 777 SF |
| TOTAL LIVING AREA: | 1,505 SF | 1,614 SF |
| GARAGE AREA: | 429 SF | 475 SF |

GRADING: 298 CU.YD. CUT (UNDER BUILDING)
21 CU.YD. FILL (UNDER DRIVEWAY)

USE: SINGLE FAMILY RESIDENCE

| SHEET # | DESCRIPTION |
|---|---|
| A.1 | SITE PLAN |
| A.2 | FLOOR PLANS |
| A.3 | ELEVATIONS |
| A.4 | E.I.R. PHOTO COMPARISON |
| A.5 | EASEMENT & UTILITY PLAN |
| A.6 | LANDSCAPE PLAN |

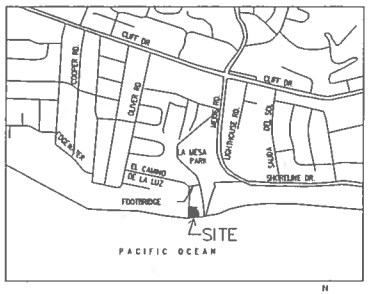
## NOTES:

ALL ROOFS, PAVED AREAS AND YARDS, SHALL BE COLLECTED, FILTERED THEN DISSIPATED INTO LIGHTHOUSE CREEK. ANY DISCHARGE INTO LIGHTHOUSE CREEK SHALL BE DESIGNED SO AS NOT TO CAUSE EROSION. SEE RIP-RAP DISSIPATOR DETAIL.

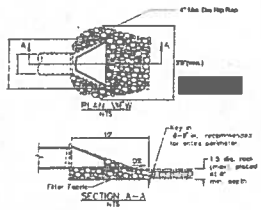
ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM INNER POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

SEE FIRE DEPARTMENT LETTER (JULY 9, 2004) FOR FIRE PROTECTION REQUIREMENTS.

SOME REMOVAL OF NON-NATIVE LARGE BRUSH ANTICIPATED. ANY REMOVAL OF SIGNIFICANT PLANTINGS TO BE REPLACED BY RE-VEGETATION OF AREA WITH NATIVE PLANTINGS AT SOUTHEAST SIDE OF PROPOSED STRUCTURE.




VICINITY MAP
SCALE: NTS




RIP-RAP DISSIPATOR DETAIL
SCALE: NTS

**City of Santa Barbara**
Fire Department

July 19, 2004

1. & P Commissioners
Attention: Brent Daniels
3 West Carrillo Street, Suite 205
Santa Barbara, CA 93101

Subject: Fire Department Requirements for 1837 ½ El Camino De La Luz

Dear Mr. Daniels,

Per our past conversations regarding construction of a new single family residence at 1837 ½ El Camino De La Luz the following shall be provided prior to Fire Department approval:

1. The new structure shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. The automatic fire sprinkler system shall be submitted under a separate permit. Note that on any plans submitted to the City from this date forward.
2. A monitored fire alarm system shall be designed and installed throughout the new structure as approved by the Fire Department. The fire alarm system shall be submitted under a separate permit. Note that on any plans submitted to the City from this date forward.
3. The new structure shall be built in accordance with the City's High Fire Construction requirements. From this on any plans submitted to the City from this date forward.
4. A written agreement shall be drafted and properly recorded ensuring continual maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system both by the current owners and in the event the property is sold, the responsibility shall be transferred to the new owners.

The above requirements shall be incorporated into your 30-Day Development Application Review Team (DART) re-submittal to the City and a copy of this letter imprinted on all submitted plans from this day forward.

Sincerely,

Warner K. McGrew, Fire Chief
By:
John Ristau, Fire Inspector/Investigator

FIRE DEPT LETTER

DATE:

REVISIONS:
NO: DATE:
6/19/07 Planning Comm.
10/01/07 Planning Comm.
4/5/2012 Planning Comm.


Peikert Group Architects, LLP.
104 E. Figueroa St. Suite 1. Santa Barbara, CA 93101
Ph. 805.963.8283 Fx. 805.963.8184
www.peikertgroup.com


DESCRIPTION: SITE PLAN, PROJECT DATA
PROJECT: Residence APN: 045-100-065
CLIENT: 1837 1/2 El Camino De La Luz
Santa Barbara, California

LICENSED ARCHITECT
ROBERT M. PEIKERT
No. C15008
REN 7/13
STATE OF CALIFORNIA

SHEET
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