



June 08, 2019

Santa Barbara City Community Development Director
630 Garden St.
Santa Barbara, CA 93101-2203

RE: 1631 Revision after final SFDB approval.

Dear Community Development Director,

We are requesting approval for a revision after final. The scope of the revision is:

- A 5" topping slab was added to the existing foundation during construction.
- The floor to floor height has been changed from 11'-0" to 10'-6" to account for the topping slab and maintain the previously approved building height.
- The walls that were previously approved as to remain, have been removed to accommodate the added topping slab.

EXPLANATION:

This project was approved under the description of retaining most of the perimeter walls and existing roof/floor framing. However, during the course of construction, it became necessary to reinforce the existing foundation which required the removal of the existing permitted walls and roof framing.

During construction, the existing concrete slab was cut for new plumbing, waist lines and new footings. Shortly thereafter, severe rains caused over-saturation of the soil within the slab trenching. Additionally, the perimeter underpinning of the footings revealed that there was no steel connecting the existing slab edge to the existing footings. The structural engineer proposed that we pour a new topping slab over the existing slab. The new topping slab would resolve these issues as well as provide a good moisture barrier. Please see the attached letter from the structural engineer explaining the structural changes that he directed.

The contractor was aware of the desire to retain the existing framing, and he proceeded with caution. A permit revision was granted by the City, including SFDB, and the contractor removed and stockpiled the existing lumber for use later. This revision to the permit also included minor window adjustments as well as a new trellis at the south. This permit revision showed the demolition of the existing walls on the plans, but the noticing of project did not describe the removal of the existing walls. The removal of the walls do not trigger any issues or inconsistencies with zoning issues, however, it is staff's position that the removal of these walls could have had an effect on the discretionary approval of this Commission and the SFDB. The revised project does not represent any measurable change from the project that was approved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Ochsner', written over a light blue horizontal line.

Tom Ochsner, AIA