



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 12, 2006
AGENDA DATE: July 19, 2006
PROJECT ADDRESS: 1210, 1212, and 1216 State Street (MST2005-00323)
 Granada Tower Condominiums
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Allison De Busk, Associate Planner *AD*

I. PROJECT DESCRIPTION

The proposed project consists of the subdivision of the Granada Tower into two (2) two-bedroom residential condominium units and 34,875 square feet of commercial condominium space that may be divided into as many as 82 commercial condominium units. This is a net decrease of 6,531 square feet of commercial space. The project also includes a structural retrofit of the building, replacing the existing exterior fire escape with an enclosed staircase, a new roof and roof structure, new window dormers in the roof, creating an outdoor living area on the roof, uncovering original windows on the south elevation of the building and infilling existing windows on the north elevation. This building is on the City's Potential Historic Resources list.

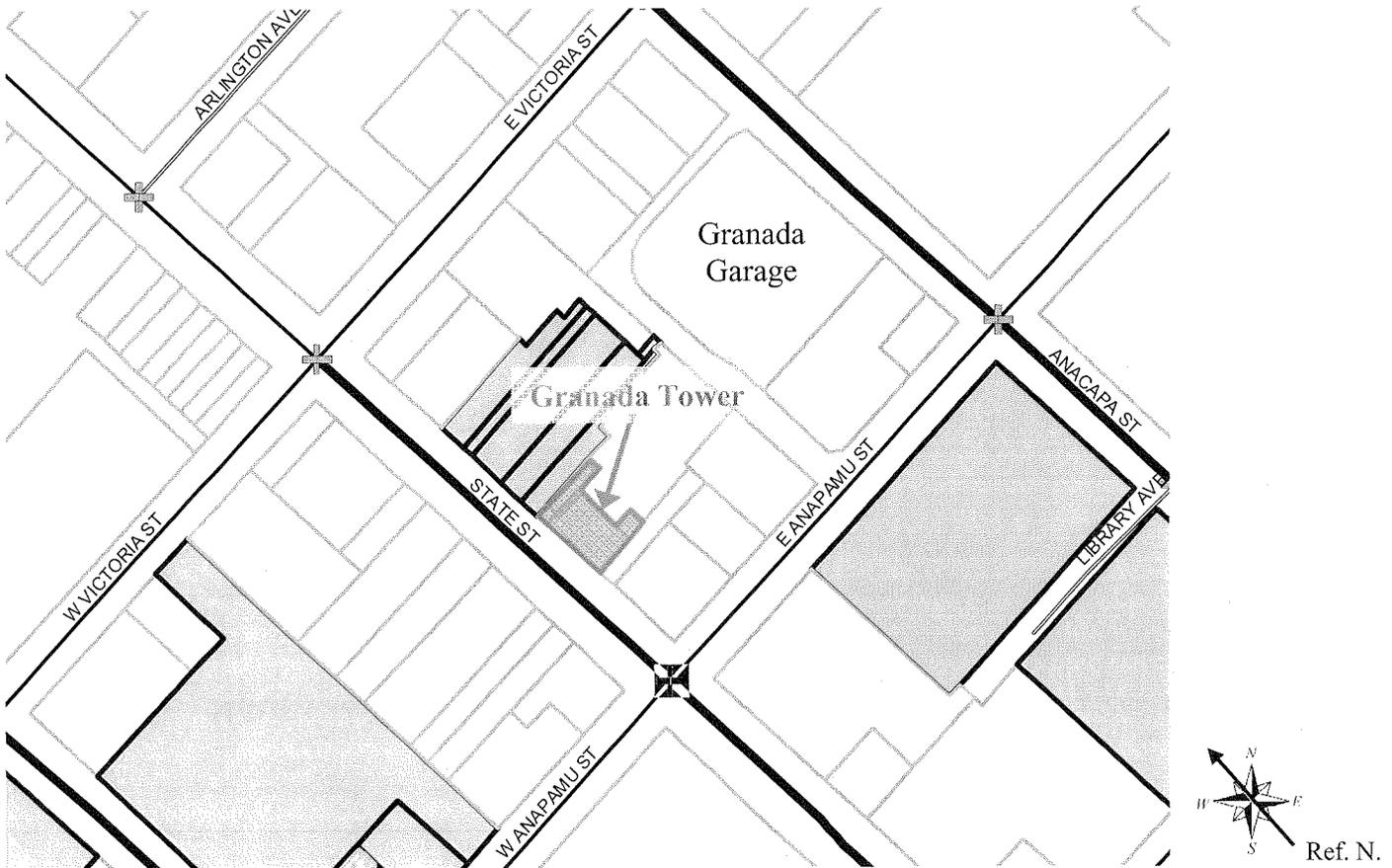
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modification of the residential parking requirement for each of the two residential units (SBMC§28.90) to provide no parking;
2. A Modification to allow a change of use (commercial to residential) in a building that is nonconforming to height (SBMC §28.87.030 D);
3. A Modification to allow the private outdoor living space for Residential Unit 1 (7th floor) to be provided within the existing building (SBMC §28.21.081.A); and
4. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and 34,875 square feet of commercial condominium space that may be divided into as many as 82 commercial condominium units (SBMC 27.07 and 27.13).

III. RECOMMENDATION

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



APPLICATION DEEMED COMPLETE: June 21, 2006
DATE ACTION REQUIRED PER MAP ACT: September 9, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | |
|---|--|
| Applicant: Brian Cearnal, Architect | Property Owner: Granada Tower, LLC |
| Parcel Number: 039-183-050, 051 & 052 | Lot Area: 4,955 sq. ft. |
| General Plan: General Commercial/CBD | Zoning: C-2 |
| Existing Use: commercial | Topography: flat |
| Adjacent Land Uses: North – commercial South - commercial | Below – Granada Theater East – Granada Theater and Granada Garage West – State Street and commercial |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-------------|----------------|----------------|
| Commercial | 41,406 sq. ft. | 34,875 sq. ft. |
| Residential | N/A | 6,531 sq. ft. |

V. ZONING ORDINANCE CONSISTENCY

| Standard | Requirement/ Allowance | Existing | Proposed |
|--|--|------------------------|---|
| Setbacks | | | |
| -Front | none | none | none |
| -Interior | none | none | none |
| -Rear | none | none | none |
| Building Height | 4 stories and 60 feet | 9 stories and 115 feet | 9 stories and 115 feet* |
| Parking | 2 uncovered spaces (required for residential units) | None | None* |
| Lot Area Required for Each Unit (Variable Density) | 2 Bd Unit = 2,320 sq. ft. | N/A | 2x2,230 = 4,460 sq. ft. |
| 10% Open Space | 495.5 sq. ft. | N/A | 533 s.f. |
| Private Outdoor Living Space | 2 Bedroom Unit = 84 sq. ft. | N/A | 7 th Floor Unit = 0 sq. ft.* 8 th Floor Unit = 144 sq. ft. |
| Lot Coverage | | | |
| -Building | N/A | 3,487 sq. ft. 70.4% | 3,487 sq. ft. 70.4% |
| -Paving/Driveway | N/A | 1,468 sq. ft. 29.6% | 1,468 sq. ft. 29.6% |
| -Landscaping | N/A | 0 sq. ft. 0% | 0 sq. ft. 0% |

* Requires a modification.

The proposed project would meet the requirements of the C-2 Zone, with the exception of parking, height and private outdoor living space.

A. PARKING MODIFICATIONS

The applicant is requesting a parking modification for each of the two residential units. One parking stall is required for each residential unit, for a total of two required parking stalls. At this time, the applicant is not proposing to provide any residential parking on site. The applicant is working with adjacent property owners to obtain space for the residential parking; however, no agreements have been finalized. Because the site is completely built-out, there is no area in which parking could be provided on site. Staff believes that, given the location of the units in the downtown core, the parking modification is appropriate.

B. BUILDING HEIGHT

The Granada Tower is nonconforming to height in that it exceeds the City's 60-foot height limitation in the C-2 zone. Alterations to nonconforming structures, not involving a change of use, are permitted pursuant to SBMC, §28.87.030. Because this project includes a change from commercial to residential use on the 7th, 8th and 9th floors of the building, a modification is required. Given that the building's height is not increasing, and the floor area is not increasing, staff can support the height modification. Additionally, the change in use from commercial to residential will provide financial means by which the 100% FEMA life-safety standards can be attained, which is a benefit to the community at large.

C. OUTDOOR LIVING SPACE

Residential condominiums in the C-2 zone must provide private outdoor living space (POLS) consistent with the City's multi-family zoning requirements (SBMC, §28.21.081). In this case, the applicant is proposing residential uses within an existing commercial structure. The applicant is requesting a modification to provide the required POLS for Unit 1 within the existing building. The applicant is proposing to retrofit the existing windows along the southeastern side of Unit 1 with windows that swing into the unit, providing an open feeling to this "patio" room. The Granada Tower is on the City's Potential Historic Structures List and occupies the entire developable area of the site. There is no area available for private outdoor living space. It is possible that alterations could be made to the building in order to provide some type of outdoor living area for this unit; however, they would likely impact the building's historic appearance and therefore are not supported by staff. Given the constrained site, the benefits of providing residential units in this historic building, and the alternative private space provided, staff is supportive of the private outdoor living space modification.

The POLS for Unit 2 is proposed to be provided on the roof. Access would be gained through a roof hatch from the 9th floor. There is a well in the roof that would contain the area and it would be buffered from potential noise impacts from nearby mechanical equipment by a 5-foot tall sound wall that does not extend above the existing mansard. Staff is supportive of this rooftop living space subject to conditions of approval limiting what can be placed on the roof deck.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the HLC on three separate occasions (meeting minutes are attached as Exhibit E). On December 14, 2005, the HLC continued the project to the Planning Commission with comments on the top of the stair tower, the fenestration on the east elevation of the stair tower, and the roof materials. The HLC reviewed an Addendum to the Historic Structures Report and revised plans on May 17, 2006. The HLC continued the Addendum and the project, and expressed concern with the proposed cupola on the roof. On June 14, 2006, the HLC reviewed and accepted a revised Structures Report and continued the project to the Staff Hearing Officer based on the changes to the rooftop design, including removal of the proposed cupola.

B. COMPLIANCE WITH THE GENERAL PLAN

The subject parcel is located in the Downtown neighborhood. This neighborhood is bounded by Sola Street, Santa Barbara Street, Ortega Street and De la Vina Street. This is the central Core of the City and is more intensely used than other parts of the City. Its primary function is commercial use. Plans for redevelopment envision high-density residential development on the periphery of the Downtown district. This building is an existing structure and is one of the tallest buildings in the City. Re-use of a portion of the building for residential uses is in keeping with the vision for this area and General Plan policies, as well as the historic use of the downtown (refer to Exhibit F for complete text of applicable policies).

C. COMPLIANCE WITH THE MUNICIPAL CODE

This project includes two new residential condominiums and a maximum of 82 commercial condominium units. This project is under the purview of the Staff Hearing Officer (SHO), and not the Planning Commission, because pursuant to SBMC, §27.03.010 B the SHO is the designated Advisory Agency for commercial condominium conversions (with no limit on the number of units proposed) and the number of new residential condominiums is less than four.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) for the rehabilitation of the existing structure, 15303 (Conversion of Small Structures) for the conversion of office space to two residential units, and 15315 (Minor Land Divisions) for the one-lot subdivision for condominium purposes. A Noise Study was utilized in making this determination (refer to Exhibit G).

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE PARKING MODIFICATION (SBMC §28.90)

A modification of the parking requirements, where the modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space in the immediate area.

Modification of the required parking for the two residential units associated with this project will not cause an increase in the demand for parking in the area because the site is located in the urban core in close proximity to services and shopping with opportunities for privately leased parking spaces if so desired by the residential occupants of the building.

B. BUILDING HEIGHT MODIFICATION (SBMC §28.92.110, A, 4)

A modification of building height limitations for existing buildings or structures that exceed the current building height limit, to allow the exterior of the portion of the building or structure that exceeds the building height limit to be improved or upgraded, provided that the improvements increase neither the height nor the floor area of any portion of the building or structure that exceeds the building height limit, except as otherwise allowed in the Code.

The proposed improvements will not increase the height of the building or the total floor area of the building and the change in use is necessary to finance the required seismic upgrade of the structure. Preserving this structure is important to the City as the structure is on the City's Potential historic Structure list and is eligible for the California Register of Historic Places.

C. THE PRIVATE OUTDOOR LIVING SPACE MODIFICATION (SBMC §28.21.081, A)

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot, prevent unreasonable hardship, promote uniformity of improvement, or to construct housing that is affordable to middle-income households.

The requested modification is consistent with the purposes and intent of the Zoning Ordinance in that the residential units are located in close proximity to several, public open space areas that can serve as the requisite outdoor living space, and an alternative area is provided within the unit through modified window design. Additionally, these residential units are located within an existing historic structure, and private outdoor space cannot be provided without altering the exterior appearance of the building. This is a constrained site that will benefit from providing residential units in this historic building, and the alternative private space provided is consistent with the Zoning Ordinance.

D. THE TENTATIVE MAP (SBMC §27.07.100)

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

E. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.

The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and private outdoor living space.

2. The proposed development is consistent with the General Plan of the City of Santa Barbara.

The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood. Residential development within the existing structure makes the building's seismic upgrade financially feasible, thus improving safety for all occupants of the building as well as the general public, as well as preserving a historic resource.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Reduced Tentative Map
- C. Applicant's letter, dated June 26, 2006
- D. Information from applicant regarding availability of private parking spaces
- E. HLC Minutes
- F. Applicable General Plan Policies
- G. Noise Study

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1210, 1212, AND 1216 STATE STREET
TENTATIVE SUBDIVISION MAP, PARKING MODIFICATIONS, HEIGHT MODIFICATION
AND PRIVATE OUTDOOR LIVING SPACE MODIFICATION
JULY 19, 2006

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on July 19, 2006 is limited to two dwelling units, 34,875 square feet of commercial condominium space that may be divided into as many as 82 commercial condominium units, and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 4. **Building Height Restriction.** The height of the building shall not be increased above the existing height of 112 feet, eight inches as shown on the plans. No mechanical equipment, parapets or other features shall extend above the existing building.
 5. **Rooftop Deck Restriction.** The rooftop deck provided as private outdoor living space shall not contain any furniture or objects that exceed the height of the surrounding parapet. Any objects that have the potential to be lifted by normal wind gusts shall be fastened/tied down to avoid injury.
 6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

- a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Trash and Recycling.** Adequate and equal space shall be provided and maintained for trash and recycling purposes, and a minimum of 50% of the waste generated by the new residential units shall be recycled.
 - c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 8. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
- B. **Public Works Submittal Prior to Final Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map for the project:
1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
 4. **Off-Site Public Street Improvement Plans.** The Owner shall submit C-1 public improvement or building plans for construction of improvements along the property frontage on State Street and Anapamu Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: re-pave alley with asphalt concrete following construction, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, slot/trench drain, drop inlet, (provide off-site storm water BMP plan, etc. to Building and Safety Division), and provide adequate positive drainage from site. Existing private sewer laterals

serving the property shall be inspected by a licensed plumber and repaired if deemed necessary by the plumber before new dwellings are occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

5. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Final Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit. Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
 2. **Noise Mitigation Measures.** A Noise Control Analysis for Granada Tower Refurbishment Project Residential Uses dated March 8, 2006 and an addendum letter addressing Roof Deck Mechanical Equipment Noise dated June 2, 2006 were prepared by Channel Island Acoustics for the subject project. The Noise Control Analysis and addendum letter preparer shall verify that all mitigation measures specified in the Analysis that are required to reduce interior and exterior living area noise levels to acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines have been incorporated into the construction plans to be submitted to the Building and Safety Division for Building Permits.
 3. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
 4. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.

5. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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

1. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

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

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

3. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
4. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
5. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
6. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
7. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
8. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
9. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter

shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
 3. **Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
 4. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Historic Landmarks Commission (HLC).
- G. **Litigation Indemnification Agreement.** In the event the Staff Hearing Officer approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the

California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

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

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

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

UTILITIES

WATER - CITY OF SANTA BARBARA
 SEWER - CITY OF SANTA BARBARA
 TELEVISION - COX CABLE
 ELECTRIC - DODOR COMPANY
 TELEPHONE - VERIZON
 GAS - SA. CALIFORNIA GAS CO.

PROJECT SITE DATA

TOTAL AREA OF PROJECT: 21,210 SQ. FT.
 TOTAL AREA OF LOT: 21,210 SQ. FT.
 ASSessor'S PARCEL NUMBER: 011-010-010
 GENERAL PLAN DESIGNATION: OFFICE / PERFORMANCE ARTS THEATER
 ZONE: X-1 (WRITE IN IN A FLOOR PLAN)
 CONSTRUCTION TYPE: POURED CONCRETE (TYPE 3)
 FOUNDATION: (SEE ARCHITECTURAL DRAWINGS)
 TRAILER OCCUPANCY: 0 (OTHER)

LOT DATA (NOTE: LOT AREAS CALCULATED AT FIRST FLOOR LEVEL)

| LOT | LOT SIZE | EXTENSIVE MEASURE SQ. FT. POTENTIAL |
|-----|----------------|-------------------------------------|
| 1 | 21,210 SQ. FT. | 3,000 SQ. FT. |
| 2 | 14,000 SQ. FT. | 3,000 SQ. FT. |
| 3 | 14,000 SQ. FT. | 0 SQ. FT. |

LOT LINES

LOT LINES SHOWN HEREIN ARE AT THE FIRST FLOOR LEVEL. SEE SHEETS 1 OF 2 FOR THE SURVEY AND THE INFORMATION PERTAINING TO THE SURVEY. THE SURVEY AND THE INFORMATION PERTAINING TO THE SURVEY IS THE BASIS FOR THIS TENTATIVE MAP.

BASES OF BEARINGS

THE BEARINGS AND DISTANCES ARE AS SHOWN ON THE SURVEY. THE SURVEY IS THE BASIS FOR THIS TENTATIVE MAP. THE SURVEY IS THE BASIS FOR THIS TENTATIVE MAP.

BENCHMARK

1. BENCH MARK NO. 101 OF SANTA BARBARA BENCHMARKS STAMPED "S.B. CITY MAP" IS LOCATED AT THE CORNER OF ANAPAMU STREET AND PASO DE LAS GRANADAS STREET.
 ELEVATION = 86.54 FEET

EXISTING EASEMENTS

- 1. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 2. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 3. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 4. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
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- 6. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 7. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 8. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 9. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.
- 10. A TEN FOOT WIDE EASEMENT FOR ALLEY PURPOSES AS SHOWN BY JOSEPHINE M. IN PARCEL 1, PAGE 242 OF RECORD.

SHEET INDEX

- SHEET 1: TENTATIVE MAP SHEET
- SHEET 2: PROPOSED EASEMENTS
- SHEET 3: PROPOSED EASEMENTS
- SHEET 4: PROPOSED EASEMENTS

TENTATIVE PARCEL MAP
 8 DIMENSIONAL SUBDIVISION OF THE EXISTING GRANADA BUILDING
 TO CREATE A PARCEL FOR THE GRANADA THEATER
 AND A PARCEL FOR THE GRANADA THEATER

BEING A SUBDIVISION OF A PORTION OF BLOCK 107
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA
 P.M. 01-001.01 AUGUST 2002

APPLICATION REQUEST

A TENTATIVE PARCEL MAP TO SUBDIVIDE PARCELS 1, 2 AND 3 OF THE EXISTING GRANADA BUILDING INTO TWO (2) RESULTING LOTS, IN ACCORDANCE WITH SECTION 25207 OF THE CITY OF SANTA BARBARA MUNICIPAL CODE.

OWNER'S CERTIFICATE

I, ROBERT L. ROSS, TRUSTEES AGENT, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

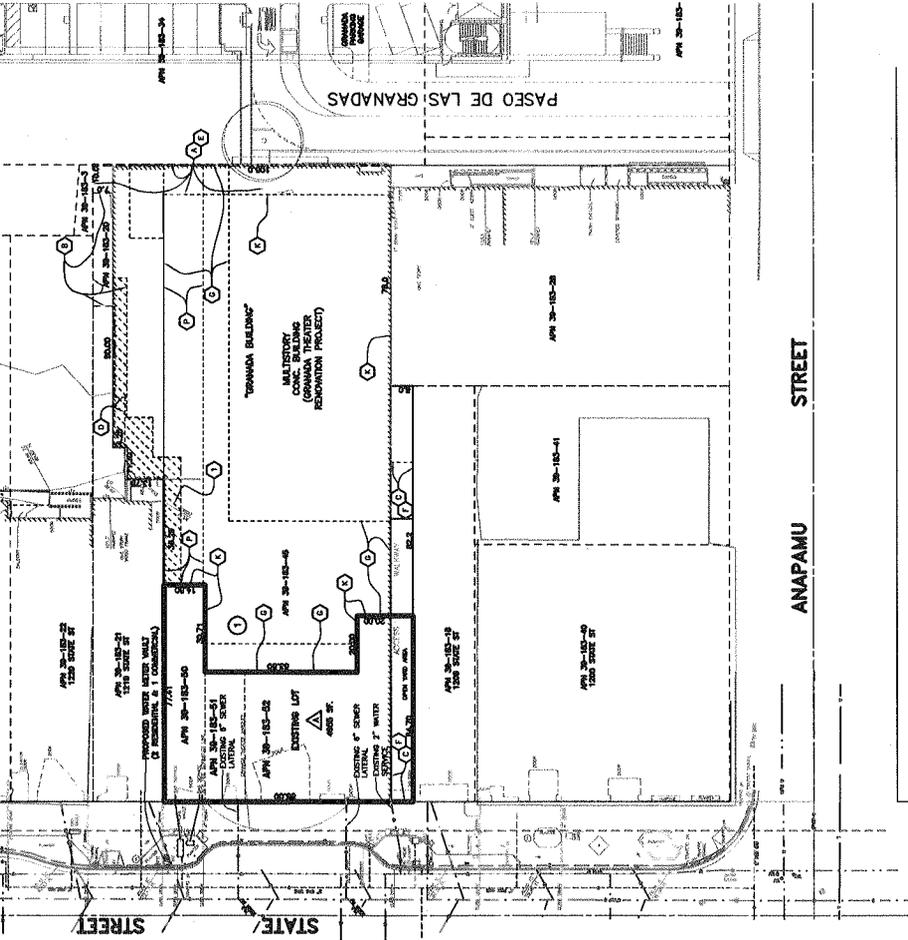
BY: ROBERT L. ROSS, TRUSTEES AGENT

LEGEND

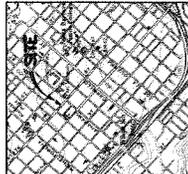
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PROPOSED EASEMENTS

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SCALE: 1" = 20'



NEIGHBORHOOD MAP
 NOT TO SCALE

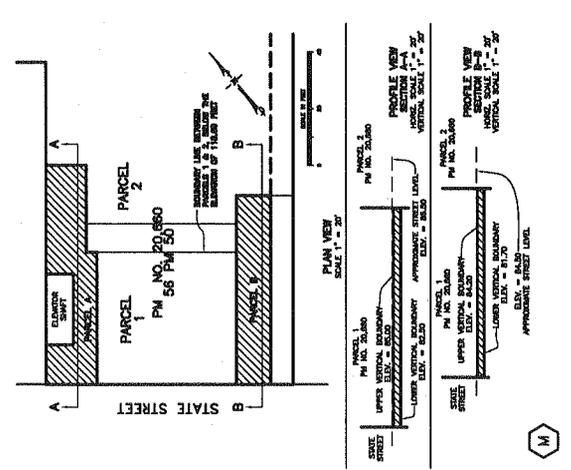
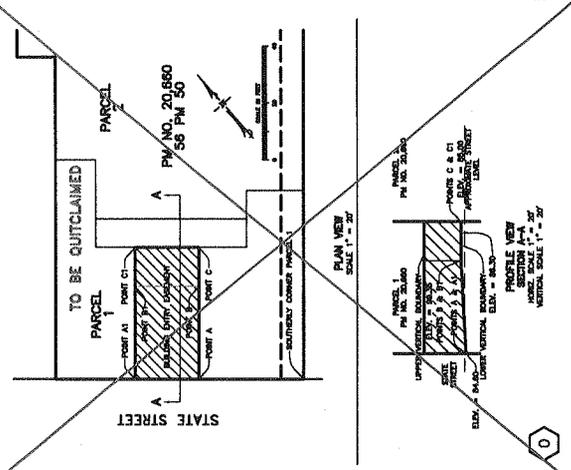
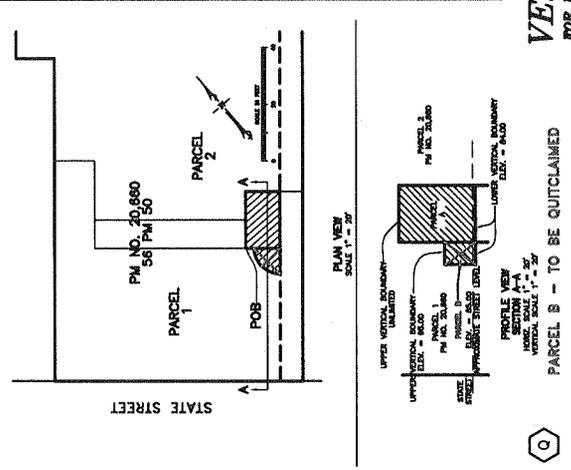
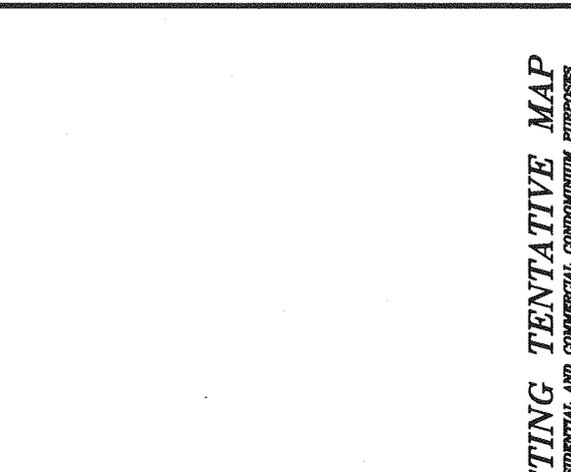
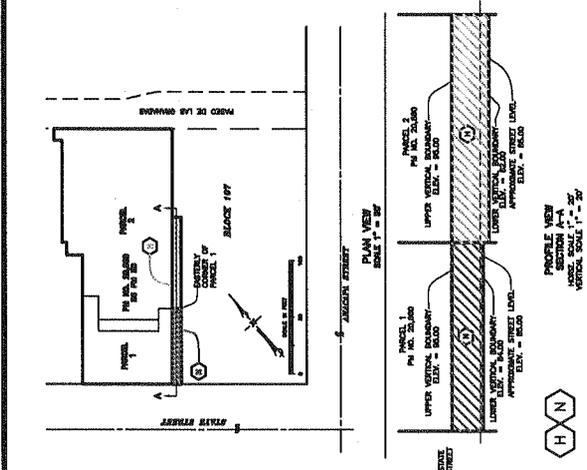
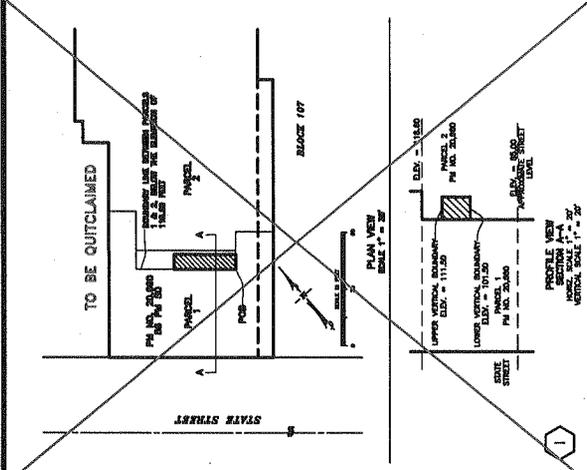
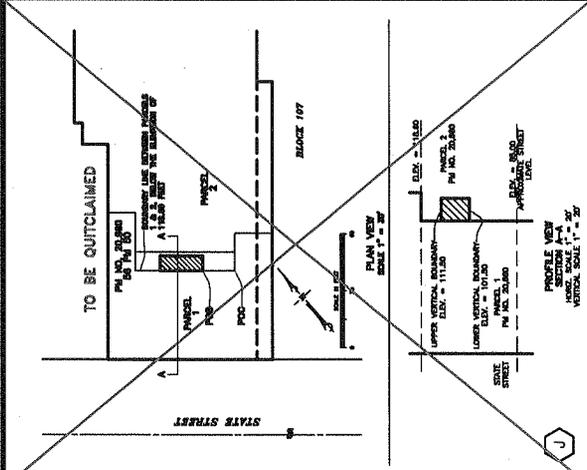
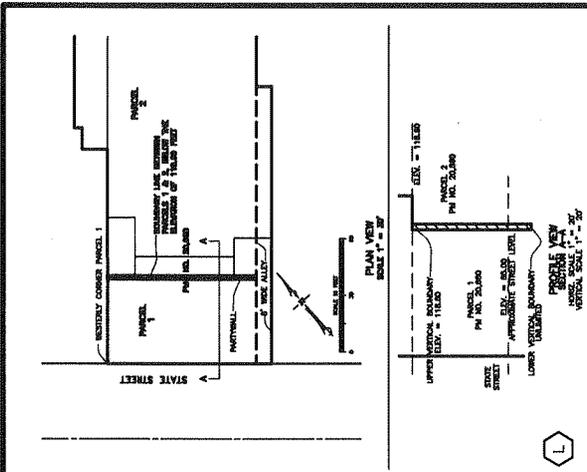
PREPARED UNDER THE DIRECTION OF
 TONYA TORRES - PLS 7452

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JUN 7 2006

CITY OF SANTA BARBARA
 PLANNING DIVISION





VESTING TENTATIVE MAP
FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES

BOOK 1, ONE-LIST SUBDIVISION
IN THE CITY OF SANTA BARBARA,
COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

P.A. 05-07-01 JULY 2005

SHEET 2 OF 4

SHEET INDEX

- SET 1 TYPING AND SIEG
- SET 2 CONDOMINIUM LAYOUT - SOUTH THROUGH FIRST FLOOR
- SET 3 CONDOMINIUM LAYOUT - SOUTH THROUGH SEVEN FLOOR
- SET 4



VESTING TENTATIVE MAP

FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES

BENIG A ONE-LOT SUBDIVISION
 IN THE CITY AND COUNTY OF SANTA BARBARA,
 STATE OF CALIFORNIA

P.N. 09-027-01 JULY 2009

SHEET 3 OF 4

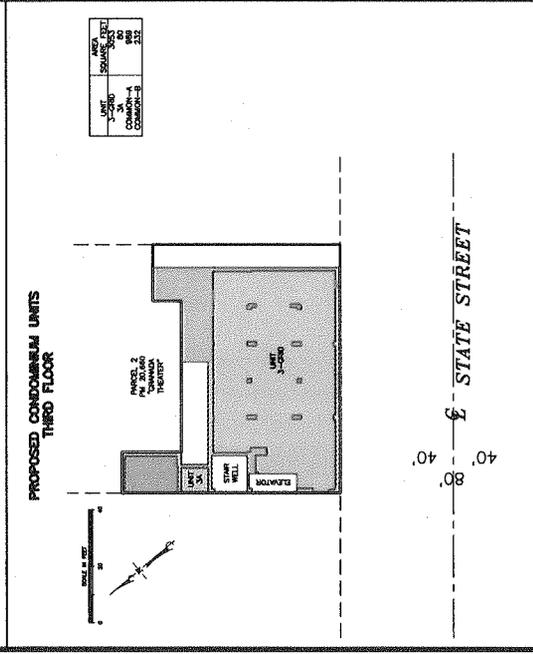
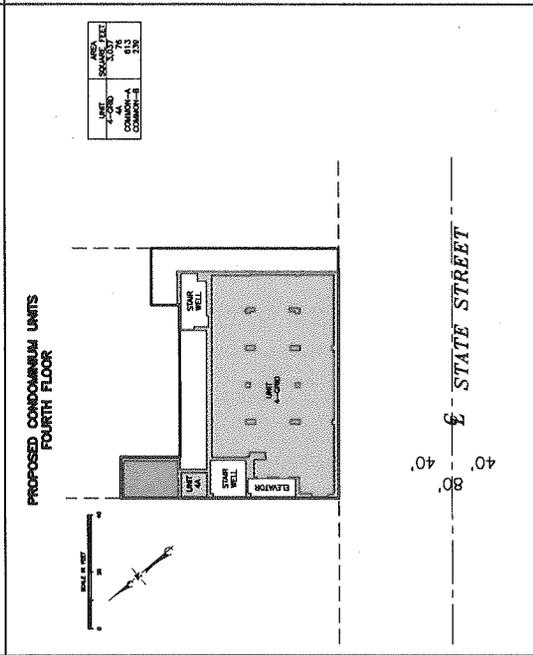
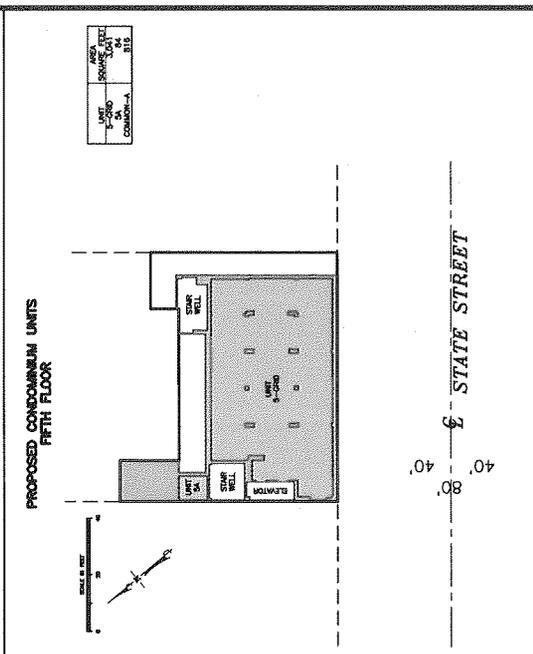
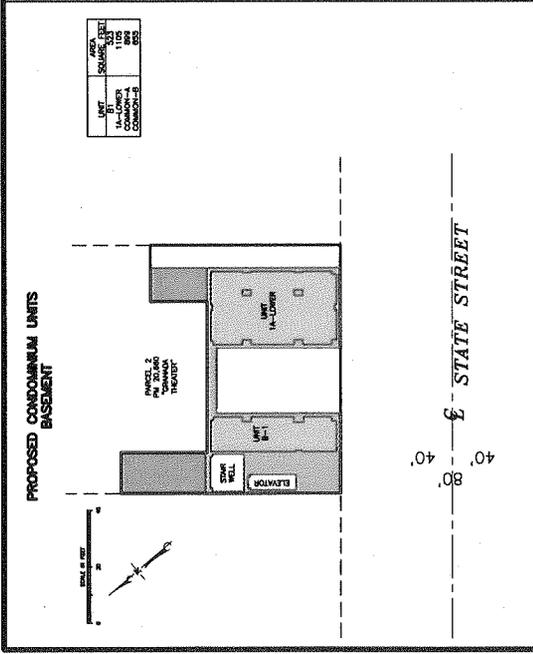
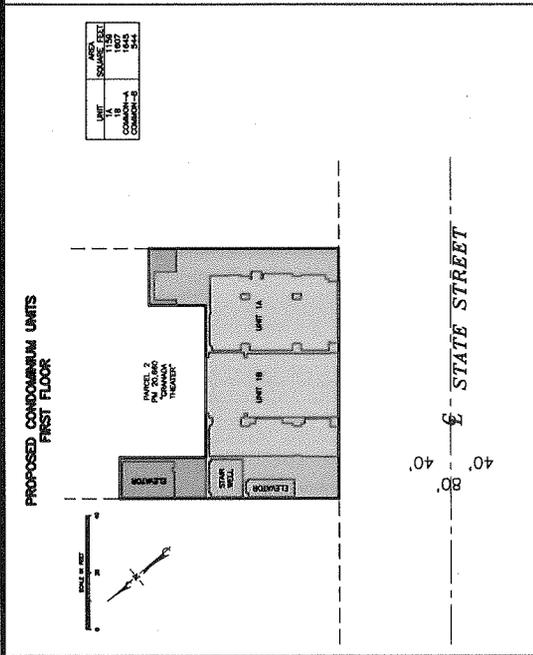
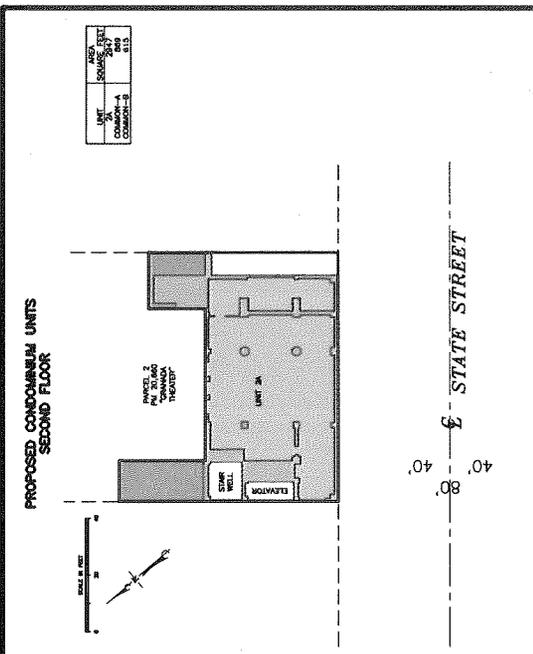


- LEGEND:**
- CONDOMINIUM UNIT
 - COMMON AREA - A (FUTURE THEATER ELEVATOR AREA)
 - COMMON AREA - B (FUTURE LOBBY ELEVATOR AREA)
 - COMMON AREA - C (FLOOR LOBBY (FLOORS 3-6))
 - COMMON AREA - D (STAIR THROUGH NORTH FLOOR & ROOF)

- SHEET INDEX**
- SHEET 1
 - SHEET 2
 - SHEET 3
 - SHEET 4

CONRAD-SUPPLY, INC.

10-00-10-07A





CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

RECEIVED

JUN 27 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

June 26, 2006

Staff Hearing Officer
City of Santa Barbara
Planning Department
630 Garden Street
Santa Barbara, CA 93102-1990

**RE: Proposed Granada Tower Rehabilitation
(1210, 1212 & 1216 State St., MST#2005-00323).**

Dear Staff Hearing Officer:

We are pleased to submit for your review and approval the re-development of the Granada Tower located at 1210, 1212, and 1216 State Street, currently zoned C-2, is 4,955 s.f., and is owned by Granada Tower, LLC. The Granada Tower is of separate ownership from the Granada Theater, owned by the Santa Barbara Center for the Performing Arts. The proposed project involves creating new residential condominium units on the 7th and 8th floors, and commercial condominium units on the remaining floors. The new residential condominiums result from the conversion of existing commercial spaces into two new 2-Bedroom residential units.

The following City applications and approvals are requested for the proposed development:

- 1) Tentative Subdivision Map for residential and commercial condominium purposes.
- 2) 2 Modifications to waive the residential parking requirement on site.
- 3) 1 Modification for the required outdoor living space on the 7th floor.
- 4) 1 Modification for the non-conforming height requirement.

We are making this request as a result of the City Building Department's requirement to seismically upgrade the Granada Tower. As you may know, during the process of converting the Granada Theater into the new Santa Barbara Center for the Performing Arts, it was discovered that the Tower could be structurally inadequate in a severe seismic event. Consequently, the Granada Tower's owner and managing member of the "Granada Tower LLC", Mr. Robin Rossi, was asked by the City Community Development Department to seismically upgrade the Tower building to 100% FEMA 356 Life Safety Standards. As you can imagine, doing any seismic reinforcing to the Granada Tower will be very expensive and disruptive to the tenants. The conversion of the Tower into a mixed-use building of residential and commercial condominium units is the economic vehicle by which this mandated seismic upgrade may be facilitated to rehabilitate this historic and architecturally significant structure.

Our plans illustrate the residential "change of use" to R-1 on the 7th, 8th and a portion of the 9th floor, with commercial use (B-occupancy) remaining on the 3rd through 6th floors. The basement, 1st and 2nd floors will remain the current mixed-use occupancy designations of retail and Theater (B & A1), [Sheets A2.10, A2.11 and A2.12].



Staff Hearing Officer
Granada Tower (MST#2005-00323)
June 26, 2006 (Page 2)

The conversion of the Tower's 7th and 8th floors from commercial to residential condominium use requires that we provide parking for the two new residential units. Two modifications are requested to waive the parking requirement for each new residential condominium unit since they cannot be provided on-site. The project is located in a 100% zone of benefit for parking. The owner is currently in negotiations with the adjacent neighbors to the North to provide the two future parking spaces. However, at the time of this application no legal agreement has been completed, therefore, we are requesting these two modifications. Private parking spaces are available for lease in the vicinity for the 2 new proposed residences.

A third modification is requested for the required outdoor living space on the 7th floor residential unit, since an area of 87.5 sf is provided, but not technically outside. There is no feasible way to add an outdoor area to this floor of the building without major alteration to the historic appearance of this architecturally significant building. Two existing aluminum sliding windows on the South elevation will be modified to allow in-swing by way of side hinges and held open with sill hardware. This will allow the open balcony-like design that is contiguous to and accessible from the 7th floor residential condominium. When the windows are shut the existing appearance will remain as it is currently, and when they are opened it will be an open window, with a wrought iron guardrail attachment at +42" h., since the existing sill height is only 39" high. The proposed required 8th floor residential outdoor living space of 346 s.f. is located on the Tower rooftop, and accessed by a stairway from the 9th floor residential loft space condominium unit [Sheet A2.12].

A fourth modification is requested for the non-conforming height requirement because of the change of use from commercial to residential use per (SBMC Sect.28.87.030.D.). Staff supports this modification with reference to SBMC Sect.28.92.110,A5, and this project is specifically upgrading the existing structure and will not increase the height.

The Tower 9th floor will continue to house communications equipment, and antennas will be located in enclosed antenna bays within the new mansard roof structure, as shown on sheets A3.20/A3.21. In the "change of use" of the 9th floor, the southern end will become a 2nd floor loft space of the 8th floor residential condominium unit. The 9th floor will also have additional private residential and commercial storage areas. A recessed mechanical well will be built into the new steel roof structure (-6'7") to house mechanical and communications equipment so nothing is visible above the existing mansard roof height. The new rooftop steel structure will match the existing mansard roof shape, but the existing damaged asbestos shingles will be replaced with radio frequency material for cellular communications transmission. The new mansard roof material will be shingles to resemble existing size, shape and original color of the existing shingles. A temporary communications antenna framing structure will be mounted on to the North flat roof area of the Tower to allow the existing communications systems to continue functioning during reconstruction of the rooftop, and will be removed once the hidden antenna bays are ready for antenna installation.



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

Staff Hearing Officer
Granada Tower (MST#2005-00323)
June 26, 2006 (Page 3)

New Fire and Life Safety upgrades are also being incorporated in the new retrofit and development. A second means of egress will be provided with the addition of a second Stair Tower on the South corner of the Tower. The stair will provide structural stability to the Tower and allow egress from every floor to the existing exit alleyway along the South property line. New fire alarms, exit illumination, sprinklers, stair pressurization systems, and generator back-up of those systems, will also be provided in the rehabilitation of the Tower.

New windows on the South elevation in the existing rough openings will be re-opened as they were historically to allow greater views from the third through 8th floors. Three new rooftop dormer windows and a recessed skylight will allow the required light and ventilation into the 9th floor residential loft space. The two existing triangular dormers on the East elevation (rear elevation) will be reconstructed back onto the new steel roof structure as originally designed to maintain the historical original appearance.

We have developed our architectural plans to address all of the concerns that were raised by Planning, Fire, Engineering, Transportation, and Building & Safety staff during the PRT/DART process comment letters. Our response to the PRT comments letter is attached in Exhibit A. And, our response to the DART comments letter is attached in Exhibit B, C, D & E. We are looking forward to meeting with you soon to review this project and to preserve and enhance this wonderful historic Santa Barbara landmark building.

Respectfully,

Diana Kelly, Project Manager
Cearnal Andrulaitis, LLP

encl.: Exhibit A - PRT Comments Letter Responses
Exhibit B - DART Comments Letter Responses
Exhibit C - DART Comments Letter Responses
Exhibit D - DART Comments Letter Responses
Exhibit E - DART Comments Letter Responses

cc.: Granada Tower, LLC
Santa Barbara Center for the Performing Arts, Inc.



Staff Hearing Officer
Granada Tower (MST#2005-00323)
June 26, 2006 (Page 4)

EXHIBIT A
PRT COMMENTS LETTER RESPONSES

II. APPLICATIONS REQUIRED

Based on the information submitted, the required applications would be:

A. Planning Division

1. Concept review by Historic Landmarks Commission for development in El Pueblo Viejo Landmark District (SBMC§22.22).
 - See attached HLC Comments from June 8, and December 14, 2005.
2. A Tentative Subdivision Map for a one-lot subdivision for residential condominium units (SBMC§27.07 and 27.13);
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
3. Modifications for the private outdoor living space requirement for the units proposed on the third floor.
 - Modification no longer required for the 3rd floor, which will remain as (E) offices. A modification is requested for waiver if the required outdoor living space for the (1) 2-bedroom residential unit on the 7th floor, as required in SBMC Sect. 27.13.060. The addition of this requirement would greatly alter the historic appearance of this architecturally significant building.
4. Development Agreement as defined by State law and City Council Resolution No. 89-120.
 - The Vesting Tentative Map shows the plan to create separate condominium units on each floor for residential and commercial units.
5. Preliminary and Final approval by Historic Landmarks Commission for development in El Pueblo Viejo Landmark District (SBMC§22.22).
 - Final design approval to be obtained with HLC in May or June 2006.

B. Engineering Division

Prior to Planning Commission:

1. Tentative Subdivision Map - Shall be submitted for review per Subdivision Map Act and SBMC Title 27.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.

Following Planning Commission:

City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits:

2. Final Map, prepared by a licensed surveyor. • Final Map to be completed by licensed surveyor.



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3. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.

- Agreement to be obtained.

Required prior to issuance of permits:

4. Prior to the recordation of the Final Map, contact the County Assessor's Office, 568-2493, to obtain prepayment of taxes letter/ statement, and submit directly to your assigned Engineering staff person.

- Prepayment of taxes letter to be completed.

C. Building & Safety Division

1. Application for a Code Alternate per section 104.2.8 of the 2001 California Building Code may be required. Please provide a complete code analysis of the entire building and provide for complete code compliance. If compliance cannot be achieved, please identify non-compliant areas/issue and propose rational solutions with objective, technically supported recommendations.

- See Code Compliance on A0.0.

II. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains the following:

A. Planning Division

1. A Development Agreement would provide a framework that would allow the project to include the theater lot area in addition to the tower lot area to determine the allowed residential density for the project. A Development Agreement process would benefit both the community and the developer because the result would be the preservation of the Granada Tower, a valued historic resource, the allowed residential density would finance the necessary structural/seismic code requirements, provide an appropriate percentage of affordable units, and the project would be an example of an adaptive re-use of a historic structure.

- The Condominium Map from L&P Consultants, dated April 2006, shows the plan to subdivide the commercial and residential spaces into separate condominium lots. Development Agreement will be obtained.

2. Staff has the following concerns related to the proposed affordable elements of the project:
 - a) the project doesn't provide adequate affordability to reflect the benefit; 7 units more than the base density would allow, that the applicant would receive under the Development Agreement.
 - b) The Inclusionary Housing Ordinance would be a project requirement if 10 units as proposed (staff cannot agree with the basis provided in the applicant letter to not meet IHO).
 - 3) As proposed, the project would have difficulty meeting the design standards required under the IHO.



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- The proposal submitted shows the Basement, 1st, and 2nd floors remaining as mixed-use occupancy of B and A1 uses. Floors 3 through 6 will remain as offices ("B" occupancy), but become individual commercial condominiums. The 7th, 8th and a portion of the 9th floor will be converted to two 2-bedroom residential condominiums and change use from "B" to an "R-1" occupancy. This revision avoids necessitating the Inclusionary Housing Ordinance as stated in SBMC Section 28.43.030.
3. In order to support a Development Agreement, staff proposes the following project revisions: a) The applicant would devote the entire 3rd floor to affordable units. b) The number of units on the 3rd floor should be reduced to 4, this would provide adequate unit sizes and avoid the Inclusionary Ordinance (2 studios and two, 1-bedroom units instead of the 4 studios and one 1-bedroom unit currently proposed). All 4 affordable units should be targeted to moderate rather than middle income, to reflect the benefit the developer would receive under the development agreement.
 - The proposal submitted shows the Basement, 1st, and 2nd floors remaining as mixed-use occupancy of B and A1 uses. Floors 3 through 6 will remain as offices ("B" occupancy), but become individual commercial condominiums. The 7th, 8th and a portion of the 9th floor will be converted to two 2-bedroom residential condominiums and change use from "B" to an "R-1" occupancy. This revision avoids necessitating the Inclusionary Housing Ordinance as stated in SBMC Section 28.43.030.
 4. Please clarify the use and ownership of the restrooms that occur on each of the tower floors.
 - The existing restrooms that occur on each Tower floor near the existing Stair Tower #1 will be converted to Office/Storage spaces, converted to "B" occupancy, and sold as individual condominium spaces. The existing handicap accessible restrooms on floors 3 through 6 will remain as the commercial HC Restroom requirement for the office floors and become powder rooms for the two new residential units on the 7th and 8th floors.
 5. Please clarify definition and use of the "home offices" proposed on floors 4-8. If the intent is to use the space as a home office, please provide an internal connection to the residential unit. If the intent is to lease the office to an outside party, then it should be labeled as "office." Please remove the shower/bath tub from each office; this amenity is not allowed with this type of use.
 - The northwest corner offices on the 7th and 8th floors are intended to be home offices utilized by the owners of the residential condominium units on those floors, since the elevator lobbies of those floors will be dedicated privately to the residential units. The existing access to the elevator lobby and exit stair tower #1 will remain as it is currently. There is no direct connection from the office to the residential unit.
 6. In the DART submittal, please demonstrate how the Physical Standards for Condominium Development per SBMC §28.13.060 are met.
 - The SBMC Section 27.13.060 requirements:



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- 1.) Sec. 27.13.060.1 – Off-Street Parking req.: 2 modifications for the waiver of the parking requirement for the 2 residential units are requested. The owner is currently negotiating future development located at the parking area north of the Granada Theater and will be accessible to the Tower through the basement of the Theater/Tower [Sheet A2.10].
 - 2.) Sec. 27.13.060.2 – Private Storage Space: Both residential units will have at least 300 cubic feet of enclosed, weatherproofed and lockable private storage space provided in the 9th floor attic space [Sheet A2.12].
 - 3.) Sec. 27.13.060.3 – Utility Metering: a.) Separate meters for gas, electricity within each unit will be provided; b.) Water shut-off valves will be provided for each unit plumbing fixture; c.) Separate meters will be provided directly and not through another unit; d.) Each unit will have its own electrical panel with direct access; e.) Solar panels in the proposed mechanical well on the roof may be added in the future.
 - 4.) Sec. 27.13.060.4 - Laundry Facilities: A laundry room with one washer and dryer will be provided in both residential units [Sheet A2.12].
 - 5.) Sec. 27.13.060.5 – Public Improvement Districts: Waive the right to protest the formation of public improvement districts as deemed appropriate by the Advisory Agency.
 - 6.) Sec. 27.13.060.6 - Density: Current Land-Use Zone is C-2. The lot area equals 4,955 sf and allows for two 2-bedroom residential units [Sheet A2.12].
 - 7.) Sec. 27.13.060.7 – Unit Size: The residential living areas will be approximately 2,780 sf [Sheet A2.12].
 - 8.) Sec. 27.13.060.8 – Outdoor Living Space: 1 modification is requested for waiver of the required outdoor living space for the 7th floor residential unit, since an area of 87.5 sf of a balcony-like area is provided, but not technically outside. The windows to that area will be removable. The 8th floor residential required outdoor living space is on the rooftop, 390 sf, and accessed by a spiral stair through the 9th floor loft space from the 8th floor residential unit [Sheet A2.12].
 - 9.) Sec. 27.13.060.9 – Storage of recreational vehicles: To be provided in the future parking area to be negotiated with the neighbors.
7. The DART submittal will need to address the proposed site for parking. One parking space per residential unit is required because the project is mixed use and located in the Central Business District, SBMC §28.90.100.H.1.b. Have you considered a shared car ownership approach?
 - Off-Street Parking req.: Parking for the 2 residential units is currently being negotiated with the neighbors for a future development located at the parking area North of the Granada Theater and will be accessible to the Tower through the basement of the Theater/Tower, as shown on Sheet A2.10. A letter of Intent was provided to the City Comm. Development.
 8. The project will be required to include a Home Owner's Association in order to address maintenance of common areas as well as shared easements with the theater utilities – water fire lines, egress stairs, etc.
 - A new Owner's Association will be established between the Tower residential and commercial condominium owners.



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9. A historic resources report is required to evaluate the proposed exterior alterations on the south side of the building, including, the opening to create the outdoor patio area on floors 4-8, fire escape to enclosed exterior stair, and any other proposed alterations.
 - An historic resources report has been provided by Alexandra Cole or Preservation Planning Associates and submitted directly to HLC for review. The proposed outdoor patio area has been removed on the 4th, 5th, 6th and 8th floors at the request of the owner and historian, in order to keep with the historic appearance of this architecturally significant building.
10. Provide building sections in order to determine if exterior patios provide private outdoor living space per SBMC §28.21.060.
 - Sections are provided on sheets A3.20 & A3.21. However, the proposed outdoor patio area have been deleted on the 4th, 5th, 6th and 8th floors at the request of the owner and historian, in order to maintain the historic appearance of this architecturally significant building. However, we are requesting a modification for the outdoor living requirement on the 7th floor.
11. A noise analysis may be required if the project includes required outdoor areas as the site is located in the 60-65 dBA noise contour.
 - A noise study has been submitted by Channel Islands Acoustics, dated March 8, 2006.
12. No traffic impacts are expected as a result of the proposed project; in fact a reduction in traffic is anticipated to occur as a result of the proposed land use change.

B. Engineering Division

1. Tentative Map as listed in Applications Required.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
2. Submit a separate Traffic Control Plan and a separate Staging Plan for review and approval by the City Engineer and the Supervising Transportation Engineer. Please note that closure of City streets for staging areas is not permitted. State Street will need to open to pedestrians at all times.
 - The Traffic Control Plan Staging Plan will be provided by the contractor for the structural retrofit once approvals are obtained.

C. Fire Department

Please add notes to plans stating "Fire Sprinkler Alterations Under Separate Permit" and "Mixed-Use Fire Alarm Under Separate Permit". **Noted on Tabulations on Sheet AO.O.**

D. Transportation Division

1. The parking requirement and parking demand for residential units is one parking space per unit, regardless of the bedroom count. Providing excess parking is inconsistent with the goals and objectives of the City of Santa Barbara Circulation Element of the General Plan.



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- **Off-Street Parking req.:** Parking for the 2 residential units is currently being negotiated with the neighbors located at the parking area north of the Granada Theater and will be accessible to the Tower through the basement of the Theater/Tower as shown on Sheet A2.10.
2. You have expressed an interest in providing parking in an off-site location. The City does not have a maximum distance for off-site parking for residential units. We use a distance of 1,250 feet that is applied to commercial uses and the Zone of Benefit from our Downtown public parking lots. The off-site parking location itself requires a modification that will be evaluated with the development application before the Planning Commission.
 - **Off-Street Parking req.:** Parking for the 2 residential units is currently being negotiated with the neighbors located at the parking area north of the Granada Theater and will be accessible to the Tower through the basement of the Theater/Tower as shown on Sheet A2.10. A letter of intent was submitted to the City Comm. Development.
 3. A loading and delivery location plan will be needed to serve the residents given the off-site parking proposal. Describe how these daily functions will operate at the site. **Drop off site already provided on State Street in front of the Granada Tower.**

E. Building & Safety Division

1. Please provide a structural model and analysis for the proposed changes such as the new exterior stairway, the new window openings and the new patio areas. Please coordinate with the architect for the Theater and provide for a coordinated and comprehensive response.
 - A structural model of the new proposed addition of the Stair Tower #2 and window openings has been provided by the project structural engineer, ABS Engineers, in the submittal to the City for the Granada Theater shell package.

EXHIBIT B

DEVELOPMENT APPLICATION REVIEW TEAM RESPONSES LETTER

The following is a list of responses to the DART comments letter of February 13, 2006 in **bold**:

III. REQUIRED ADDITIONAL INFORMATION

Staff has identified the following information as necessary in order to adequately review the proposed development project. Subsequent applications will not be accepted without this information.

A. Planning Division

1. When the project is resubmitted, one of the two options (i.e. mixed-use or commercial) must be chosen and the plans, correspondence, etc. should all reflect the chosen option. Staff and the Planning Commission must have a definitive proposal to analyze. "Options" are not an option.
 - **The resubmitted plans and correspondence propose only the mixed-use development, with residential condominiums only on the 7th, 8th and a portion of the 9th floor. Floors 3 through**



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- 6 will remain the existing commercial occupancy and become condominiums. Basement, 1st and 2nd floors to remain mixed-use retail and theater occupancy.
2. For the residential proposal, staff cannot complete review without a definitive parking solution. The required parking is 5 stalls. As currently proposed, the project would require a 100% parking modification. Staff has serious concerns with the supportability of this request.
 - The revised re-submittal now shows only two 2-bedroom residential units. The two required parking spaces are to be provided in the future. A Letter of Intent will be provided to show the owners' current pursuit of this formal parking easement with the neighbors of the adjacent properties. Access to the parking area from within the Tower will be provided through a passageway in the basement of the Tower and Theater along the North property line [A2.10].
 3. Staff has some concern with the requested modifications to provide no private outdoor living space. Please provide additional information to justify your request. Include alternative solutions that were explored and reasons why they were determined not to be feasible.
 - Private outdoor living space of 87.5 sf is now shown on the 7th floor at the South side of the building. Two windows on the South side will be modified to allow the open balcony-like design that is contiguous to and accessible from the 7th floor residential condominium. A modification is requested since it is not technically outside. There is no area on this urban historic property to allow for a common open yard area. There is also no feasible way to add an outdoor area to this floor of the building without major alteration to the historic appearance of this architecturally significant building. The 8th floor outdoor living space will be provided on the rooftop, setback within a recessed (-42") portion of the roof and 3'-0" wide parapet. This rooftop deck will be accessed by way of stairs through the 9th floor loft space residential condominium and is 395 sf. The roof will be reconstructed with a steel frame structure and will match the appearance of the existing mansard rooftop shape.
 4. Please be aware that the offices that are part of the residential units will count as bedrooms for density purposes. However, the project remains consistent with the maximum residential density of 12 units per acre.
 - The offices adjacent the residential units on the 7th and 8th floors are separate from the units.
 5. An acoustical analysis (Noise Study) is required if the project proceeds as a residential proposal. The project is within an area in which the noise levels exceed 60 dBA L_{dn} (average A-weighted sound level over a 24-hour day). The noise levels mapped for the site range from 60-65 dBA. The noise level threshold for Multiple-Family Residential use is 45 dBA L_{dn} for interior noise levels and 60 dBA L_{dn} for exterior noise levels.
 - Acoustical Noise Study analysis is provided/submitted by Channel Islands Acoustics.
 6. The Drainage Analysis must indicate who prepared it.
 - The Drainage Analysis is provided by Penfield & Smith. A new copy of the report is submitted with corrected cover sheet.
 7. Site statistics on the Tentative Map and the architectural plans must be consistent (i.e. lot size).
 - The lot size is 4,955 sf and corrected on Sheet A0.0 and the Vesting Tentative Map.
 8. The APNs listed must be consistent, and accurate, among the Tentative Map, Site Plan and applicant letter.



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- The Granada Tower APNs are #039-018-050, -051, -052 and the Granada Theater APNs are 039-018-045, -020. These are shown in the Tabulations section on Sheet A0.0 and on the Vesting Tentative Map.
- 9. The owners of each parcel must be listed on the architectural plans.
 - The Tower and Theater owners are listed under the Tabulations section on Sheet A0.0.
- 10. Both parcels must be included in the Tabulations (Sheet A0.0).
 - The lot merge/re-subdivision with the Granada Theater is no longer considered in our proposal to the City. Tabulations for the Tower are shown in section on Sheet A0.0.
- 11. Statistics on the residential units must be included on the plans. This includes square footages, bedrooms, etc.
 - Residential statistics are listed under the Tabulations section on Sheet A0.0.
- 12. Include the City's Project Statistics form on the plans.
 - The City's Project Statistic forms are shown on Sheet A0.1.

B. Engineering Division

1. Tentative Map Sheet 1:
 - a. Change date to reflect month the project will likely be going to Planning Commission.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
 - b. Clearly show on plans all existing and proposed drainage facilities.
 - See attached Vesting Tentative Map from L&P Consultants. The existing drainage plan from the Granada Tower and Theater rooftops to the street drainage facilities are to remain. See Drainage analysis report from Penfield & Smith, dated September 4, 2002.
 - c. Clearly show on plan all existing and proposed water meters. Please contact Rocky Peebles, Water Distribution Superintendent, at (805) 564-5445 regarding the possibility of constructing a water meter vault.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
 - d. Show proposed sewer system to accommodate new residential units and include elevations at connection to main.
 - See attached Vesting Tentative Map from L&P Consultants. The existing sewer lines will be modified to accept the new residential plumbing requirements. We are proposing the removal of 5 commercial restrooms, with a total of 16 toilets/urinals and 6 sinks removed.
 - e. Indicate number of residential condominiums proposed and number of condominiums proposed. Include square feet.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
 - f. Indicate on Tentative Map how parking will be accommodated.



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- 2 residential parking spaces for 2 residential condominiums to be provided in the future at the adjacent parking area to the north of the Granada Building. The owner provided a Letter of Intent to show his pursuit of this formal agreement with the neighbors.
- g. List all modifications requested on map.
 - 4 modifications requested: 2 parking spaces outside of the property. 1 modified outdoor living space requirement on the 7th floor residential condominium. 1 waiver of the requirement for additional 10% open space.
- h. Under Existing Easement, note B, change June to July 7, 1913.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
- i. Under Existing Easement, note D, change June 3rd to June 30, 1930.
 - See attached Vesting Tentative Map from L&P Consultants, dated April 2006.
- j. Under Existing Easements, note G: Please provide copy of Instrument No. 2003-16622 and Instrument No. 2003-33268.
 - Copy provided in DART re-submittal.
- k. Under Existing Easements, note H: Please provide copy of Instrument No. 2003-16618.
 - Copy provided in DART re-submittal.
- l. Under Existing Easements, note I: Please provide copy of Instrument No. 2003-16620.
 - Copy provided in DART re-submittal.
- m. Under Existing Easements, note J: Please provide copy of Instrument No. 2003-16620.
 - Copy provided in DART re-submittal.
- n. Under Existing Easements, note K: Please provide copy of Instrument No. 2003-33269.
 - Copy provided in DART re-submittal.
- o. Under Existing Easements, note L: Please provide copy of Instrument No. 2003-16617.
 - Copy provided in DART re-submittal.
- p. Under Existing Easements, note M: Please provide copy of Instrument No. 2003-16622.
 - Copy provided in DART re-submittal.
- q. Under Existing Easements, note N: Please provide copy of Instrument No. 2003-16618.
 - Copy provided in DART re-submittal.
- r. Under Existing Easements, note O: Please provide copy of Instrument No. 2003-16618.
 - Copy provided in DART re-submittal.
- s. Under Existing Easements, note P: Please provide copy of Instrument No. 2003-16621.
 - Copy provided in DART re-submittal.



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- t. Under Existing Easements, Note Q: Please provide copy of Instrument No. 2003-16618.
- Copy provided in DART re-submittal.

C. Fire Department

It is our understanding that a code modification request is being proposed for the secondary water supply requirement. This modification request will be reviewed by both building and fire departments once submitted. • Code Alternate Construction Documents submitted to City.

D. Transportation

Staff cannot complete review until resolution of the off-site parking.

- See copy of owners' Letter of Intent for future parking.

E. Building & Safety Division

Revise Code Analysis. See below. • See revised Code Analysis on sheet A0.0.

IV. ADVISORY COMMENTS

A. Planning Division

1. While we like the idea of providing residential units in the Granada Tower, we have concerns with the supportability of the requested modifications.
 - The modifications requested are:
 - a) 2 parking spaces for 2 residential units off-site at an adjacent parcel, since they can not be provided on-site;
 - b) A modified outdoor living space in the existing historic high-rise in a balcony-like manner that does not compromise the historical exterior appearance of the building;
 - c) A modification to waive the additional 10% open space requirement for the inability to provide that area on the existing urban property.
 - c) One "code alternate", not modification, for the secondary water supply requirement is requested to instead provide an emergency power generator as an equivalent upgrade to the Tower to back up 2 new stair pressurization systems at the Tower Stairways. The requirement to provide the redundant water storage system would add undue hardship by compromising the building structure whether placed on top of the roof or underneath the foundation of the highrise.

These modifications are reasonable requests to consider, in order to structurally reinforce and upgrade the historical structure to 100% F.E.M.A. 356 Life Safety standards and provide a mixed-use building in the downtown area. The owner will also provide a secondary means of egress in the form of a new enclosed stair tower, retrofit the sprinkler, smoke controls and fire alarm systems, which were recently upgraded three years ago. A new non-combustible steel roof structure will replace the existing deteriorating wood frame roof structure. The new improvements will continue to allow a vital communications system



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to remain in the center of the City in a non-obtrusive manner. The upgrades and enhancements to the structure will preserve the architecturally significant historical building.

2. Projects that require a third or subsequent DART submittal are required to pay one-fourth (1/4) of the highest application fee for the project. In this case, the fee would be \$3,172.00.
 - This is the second DART submittal.
3. Staff is still awaiting resolution of the marquee proposal. As a reminder, an Environmental Impact Report addressing historic resources would be required for review of any proposal wherein the marquee becomes habitable space (i.e. terrace).
 - There is no proposal to utilize the new marquee as a habitable space in our Tower submittal. The marquee is part of the separate Granada Theater submittals.

B. Building & Safety Division

1. The City of Santa Barbara does not have an ordinance similar to the City of Los Angeles Adaptive Reuse Ordinance (LA-ARO) that is referred to by the Schirmer Engineering code analysis. Further, it is the opinion of the Building & Safety staff that the conditions that spawned the LA-ARO do not exist in this case - namely high vacancy rates and urban blight.
 - We have consulted with life/safety engineers to research other jurisdictions' adaptive re-use of existing high-rise structures. Because the Granada Tower is the only high-rise building in Santa Barbara, there is no local precedent or guidelines to apply to a change in use of a high-rise. Schirmer Engineering provided a thorough review and evaluation of the Granada Tower existing and proposed life/safety conditions. They have specific expertise with adaptive reuse of high-rises in Los Angeles and Southern California. Their recommendations are informative and provide a basis on which the City of Santa Barbara can borrow from to assess the necessity of the specific code requirement of having to add a secondary water supply storage system. Please review their report attached in this submittal for a full evaluation of life/safety components that will be provided. The State Historical Building Code (SHBC), Section 8-302 (CBC Ch. 34, Div. II) is applicable for the regulation of the Tower. SHBC states that a change in occupancy "shall not mandate conformance with new construction requirements as set forth in prevailing regular code, provided the new use or occupancy does not create a fire hazard or other condition detrimental to the safety of occupants or of firefighting personnel." Residential, as well as office uses, are considered "light hazard" in accordance with NFPA 13, therefore, the overall fire hazard has not increased, while the occupant load of the 7th and 8th floors will decrease, as only a single dwelling unit with 2 bedrooms will occupy each residential floor.

The Fire Department inspectors, Joe Poire and Nikki Studt, support the code alternate of providing an emergency power generator instead of the secondary water supply requirement, and consider this to be an equivalent alternative. The many proposed improvements of the 100% structural upgrade, upgraded sprinkler, alarm, smoke control systems, the additional enclosed secondary means of egress, are all significant improvements to the structure and are most beneficial for the building. Not only will the second stair tower assist in structurally strengthening both the Tower and the Theater, it will allow egress from the 9th floor to the ground level on the South side that was previously only an exposed fire escape.



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2. The Schirmer Engineering code analysis refers the application of the California Historical Building Code which would clearly apply to this building in a ministerial-type of permit request. However, the project as submitted requests many discretionary entitlements and it is the opinion of the Building & Safety staff that it is appropriate to recommend, as a condition of approval, complete compliance with all current codes. If the Historic Landmarks Committee (HLC) finds that a major historical feature may be compromised, then Building & Safety would review any code alternates proposed by the applicant that meet the intent of the code.
 - Many discretionary entitlements have not been requested in our proposal to enhance and retrofit this historic structure, which so clearly fits the description of an architecturally significant landmark in Santa Barbara and California. The all-encompassing structural improvements, life/safety upgrades to the path of travel, sprinkler/alarm/smoke control systems, and added residential units are all highly beneficial to the building and to Santa Barbara. The one waiver we are requesting is to not add more weight to the 82 year old building, or to undermine its foundation, by adding the secondary water supply, that can be waived with the use of the SHBC. All other improvements will comply with the current building and life/safety codes.

V. ADDITIONAL APPLICATIONS REQUIRED

A. Planning Division

Parking modification for each unit, if required.

- 2 parking space modifications requested. Owner negotiating with neighbors for future parking.

B. Engineering Division

City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Final Map prior to issuance of Public Works or Building Permits:

2. Final Map, prepared by a licensed surveyor.
 - **Final Map will be provided by L&P Consultants.**
3. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.
4. COUNTY NOTICE: Prior to the recordation of the Final Map, contact the *County Tax Collector's Office*, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the *County Assessor's office*. Obtain prepayment of taxes letter/statement or memo from the *County Tax Collector* after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. **THE MAP WILL NOT BE RECORDED WITHOUT THIS WRITTEN VERIFICATION. Will do if necessary.**



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VII. PRELIMINARY CONDITIONS OF APPROVAL:

At this time, some preliminary conditions of approval have been identified as necessary by some of the land development divisions/departments. In many cases, other conditions of approval will be developed after the application is deemed complete. In general, the following requirements shall be satisfied after Planning Commission approval, but before any Building or Public Works permits are issued.

A. Engineering Division

1. **Recorded Agreement(s) Prior to Permits.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property, shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney, and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:
 - a. **Subdivision Agreement.** "Agreement Relating to Subdivision Map Conditions Imposed on Real Property". **Will be recorded.**
 - b. **Final Map.** "Final Map" shall be recorded prior to or concurrently with an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property". The Final Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance. **Will be recorded.**
 - c. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property. **Will be uninterrupted.**
 - d. **Trash Accessibility.** Trash and Recycling Containers shall contain equal volume, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled offsite by the landscaping maintenance company. If no containers are used for multi-unit residential developments, include an item in the CC&R stating that the green waste will be hauled offsite. **Will be provided.**
2. **Prior to Map Recordation.** Prior to the recordation of Final Map or issuance of any Public Works permit or Building permit for the project on the Real Property:
 - a. **Water Rights Assignment.** "Agreement Assigning Water Extraction Rights". Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights does not include a right of surface entry on or from the Real Property. **Noted.**
3. **Public Works Submittal prior to Permits.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Final Map and prior to the issuance of a Building permit or Public Works permit.



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- a. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Engineer. **Will provide.**
 - b. **Construction Best Management Practices.** Construction Best Management Practices Required. Construction activities shall address water quality through the use of best management practices as approved by the City Building Official. **Will provide.**
4. **Prior to C of O.** Prior to issuance of a Temporary Certificate of Occupancy, or Certificate of Occupancy, the Owner of the Real Property shall complete the following:
- a. **Repair Damaged Public Improvements.** Repair any damaged public improvements along subject property frontage (curbs, gutters, sidewalks, etc.), subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist. **Will comply if responsible for the damage.**
 - b. **Backflow Device.** Provide an approved backflow device placed on the private property side of consumer's service pursuant to Municipal Code Section 14.20.120. **Will provide.**

B. Building & Safety Division

Complete compliance with all current building codes is required for the mixed-use project. **Will do.**

EXHIBIT C

DEVELOPMENT APPLICATION REVIEW TEAM RESPONSES LETTER

The following is a list of responses to the DART comments letter of April 11, 2006 in **bold**:

A. Planning Division

1. The Noise Study did not adequately address potential impacts of construction noise. Please provide additional information on construction methods proposed, timing, and the relationship between this project and the Performing Arts construction.
 - **The Noise Study by Channel Island Acoustics, Bruce Walker, has been revised to address construction noise impacts. I am also including the Granada Theater Noise study by Veneklausen Associates as reference, since we have the same contractor and construction schedule to complete all work before the Theater opens for occupancy. The noise mitigation measures during construction will be the same.**
2. **10% open space mod** – The project requires a modification of the required open space (SBMC, §28.21.080, F), given the inclusion of residential units. Staff can support this modification based on the unique site constraints and the urban location. Please update the applicant letter, Tentative Map and development plans to include this modification request.



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- The 4th Modification for the 10% Additional Open Space requirement per SBMC Section 28.21.080.F, is now listed in the Planning Commission letter and noted on the Tentative Map list of modifications requested. Also note on the first floor architectural sheet A1.1.
- 3. The windows in the "outdoor living space" on the 7th floor are described as "removable". Please provide additional information on these windows and how they function. Update the plans and Letter Addendum to the Historic Structures Report as applicable. In the Letter Addendum, include an analysis of the potential impact with the windows closed and open. Provide verification that no safety railings will be required.
 - The private outdoor living space of 87.5 sf is shown on the 7th floor South side of the building. Two existing aluminum sliding windows on the South elevation will be modified to allow in-swing by way of a side hinge and be propped open with sill hardware that tamps downward. This will allow the open balcony-like design that is contiguous to and accessible from the 7th floor residential condominium. When the windows are shut the existing appearance will remain as it is currently, and when they are opened it will be an opening in the existing window opening, with a wrought iron +42" h. guardrail attachment, since the existing sill height is only 39" high.

B. Engineering Division

Tentative Map Sheet 1:

1. Clearly show on plan all existing and proposed water meters. Please contact Rocky Peebles, Water Distribution Superintendent, at 805-564-5445 regarding the possibility of constructing a water meter vault. Each condo unit is required to have a separate water meter.
 - See attached Vesting Tentative Map from L&P Consultants.
2. Show proposed sewer system to accommodate new residential units and include elevations at connection to main.
 - See attached Vesting Tentative Map from L&P Consultants. The 2 existing sewer connections will continue to be utilized; elevation heights at main connections are noted.
3. Be sure to indicate number of residential condominiums proposed and square footage of commercial condominium space.
 - See attached Vesting Tentative Map from L&P Consultants, with new totals on Sheet 1.



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EXHIBIT D

DEVELOPMENT APPLICATION REVIEW TEAM RESPONSES LETTER

The following is a list of responses to the DART comments letter of May 18, 2006 in **bold**:

III. REQUIRED ADDITIONAL INFORMATION

Staff has identified the following information as necessary in order to adequately review the proposed development project. Subsequent applications will not be accepted without this information.

A. Planning Division

1. After further review of the project, it appears as though there is adequate open yard area, and a modification will not be required. This area is located along the southern side of the building. Please update the applicant letter and plans (including the Map) accordingly.
 - **The 10% Open space requirement is shown noted on the site plan (A1.1) and 1st floor plan (A2.10). The applicant letter to the Planning Commission has been revised to show this change. The Tentative Map on sheet 1 shows the revised modifications.**
2. However, it was also determined that the change in use from commercial to residential requires a modification because the building is nonconforming to height (SBMC, §28.87.030 D). Staff is supportive of this modification request (SBMC, §28.92.110, A, 5 "A modification of building height limitations for existing buildings or structures that exceed the current building height limit, to allow the exterior of the portion of the building or structure that exceeds the building height limit to be improved or upgraded, provided that the improvements increase neither the height nor the floor area of any portion of the building or structure that exceeds the building height limit, except as otherwise allowed in the Code."). Please update your applicant letter and plans to request this modification.
 - **The Modification for the nonconforming height requirement because of the change of use from commercial to residential per SBMC Section 28.87.030.D, is now revised in the Planning Commission letter and noted on the Tentative Map list of modifications requested on Sheet 1. Also noted on sheet A2.12 near the 7th & 8th residential units.**
3. Please label and refer to the 7th floor residential condominium as Unit 1 and the 8th/9th floor residential condominium as Unit 2.
 - **The residential units will be labeled RES1 and RES2 on the architectural sheet A2.12 and the Tentative Map sheet 4, since the Unit 1 & 2 is used for the 1st floor commercial condominium units; that should clearly denote residential units from the commercial units.**



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4. The mechanical equipment proposed to be located on the roof has the potential to create noise impacts to users of the private outdoor living space also located on the roof. Please provide an acoustical analysis that addresses this issue.
 - A further Noise Study Analysis has been added to address the outdoor living area sound requirements of 60 db. The mechanical well floor level has been lowered to a height of 6'7" from the existing mansard roof height, so this will help sound proofing to the roof deck level considerably. A sound wall will divide the mechanical area from the outdoor living area, as proposed in Bruce Walker's diagram. Further installation modifications will be implemented on the HVAC condensers in field to further lower the sound levels to enhance all the living spaces to a greater extent.

B. Engineering Division

On the Vesting Tentative Map sheet 1 of 4, please make the following corrections and/or obtain additional information:

1. Under APPLICATION REQUEST, reword the first part of the note to read "Vesting Tentative Map for a one (1) lot subdivision totaling 4,995 square feet into one (1) lot for two (2) residential condominium units and _____ square feet of commercial condominium space..." [or put actual number of commercial condominium units here if that is the proposal]. If the intent is to sell or lease long term the commercial condominium spaces shown on sheets 3 & 4, then list the actual number of commercial condominium units. See Advisory Comments for additional information.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
2. Under OWNER'S CERTIFICATE please revise the first line to read "We hereby apply for approval of a one-lot subdivision for condominium purposes for the Real Property shown..." etc.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
3. Under VESTING TENTATIVE MAP in lower right hand corner of sheet, revise the note to read "For Residential and Commercial Condominium Purposes", and the next line "Being a one-lot subdivision, in the City of Santa Barbara, County of Santa Barbara, State of California".
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
4. Change month of map to July 2006.
 - See attached revised Vesting Tentative Map sheet 1 through 4 from L&P Consultants.



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5. A proposed Easement For Ingress, Egress and Emergency Exiting Purposes is listed on this sheet. Please provide written confirmation from the owners of the Granada Theatre that the proposed easement has been prepared and signed by all interested parties and include timing for recordation. In addition, add a note referencing the recorded instrument number. This information is required prior to this application being deemed complete.
 - See attached written confirmation from Granada Theater owners granting this easement. Legal documentation is currently being prepared to define this agreement.
6. The existing base map is out of date. Please delete all references to what was existing before the Granada Garage was constructed and show the layout as it exists today.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.

Additional comments regarding the base map:

1. Coordinate this base map with the Granada Garage plans and reflect what is shown on the plans for the Granada Theatre.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
2. Planters are not permitted in the alley.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
3. Sidewalk from Anapamu Street needs to be shown in alley.
 - See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.
4. Provide a separate sheet showing the proposed staging area for construction. This plan must be approved by Public Works staff prior to Planning Commission review with a Condition of Approval that the area used for staging shall be repaved following construction to restore parking area to its original condition.
 - See attached Temporary Construction Staging Area sheet from Tryon Company, construction managers for the Granada Theater reconstruction. The Tower and Theater contractor, Melchiori Construction, and the temporary staging area will be the same for efficiency of limited construction space and time.
5. If the intent of the Tower owners' is to share the staging area with the Granada Theatre group, please provide written confirmation from the owners of the Theatre that they are amenable and in support of sharing their staging area, in addition to the staging plan.
 - See attached written confirmation from the Theater owners and contractor showing the agreement between the Granada Tower and Theater to use the same staging area since the contractor, Melchiori Construction is the same contractor on both projects.



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Trash and Recycling

6. Trash and recycling for the Tower is provided by the Granada Garage compactors. Please work with Public Works to obtain a memo or Memorandum of Understanding regarding trash.
 - See attached email from Victor Garza, City Parking/TMP Superintendent, allowing use of the Granada Parking Garage trash and recycling facilities for the Tower owners. The City attorney is currently preparing legal documentation to define this facility access and usage.

C. Building & Safety Division

1. Show how light and ventilation is being provided for the 9th floor residential occupancy. The use of windows in the cupola is not sufficient due to the presence of the stairway and its location beyond the floor above.
 - See revised floor plan and roof plan on A2.12, and sections A3.20 & A3.21, showing the roof hatch opening and skylights. The required area of natural light is 79.7 sf for a 797 sf floor area at the 9th floor loft. The skylight area over the stairway to the roof deck allows 60 sf area of light. The three dormers located on the South-facing mansard roof will allow 24 sf of light and natural ventilation. Total light area provided = 84 sf. Mechanical ventilation will be provided for the loft space per CBC section 1203.3.
2. Clarify if the offices shown on the 7th and 8th floors are included as part of the residential condominiums.
 - See floor plan A2.12, for private residential offices #702 and 802, which are part of the residential condominiums of the 7th and 8th floors. Private access will be maintained for the two residential floors. These offices must be separated from the residential living area per the SB Ordinance to maintain the required density for the allowed 2-Bedroom units per floor for this property.
3. Floors 3 through 6 show a bathroom being removed from each floor and only a single bathroom remaining. Provide separate sex, accessible restrooms for each commercial condominium or show the location of the "common" bathrooms that have the correct number of fixtures for all of the floors served.
 - See floor plan A2.10 and A2.11, for the existing handicap restrooms of each floor. I have re-designated them to be alternating women's and men's restrooms per commercial floor. The existing elevators will allow the accessible access to each floor.
4. Roofs in type II-FR buildings shall be completely non-combustible. Per emails with the manufacturer, this product is not approved in locations requiring non-combustible construction. You will need to apply for a Code Modification to use this product. Further information and submittal requirements for Code Modification applications can be obtained from our website at www.santabarbaraca.gov.



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- A Code Alternate will be applied for to work with the Building Department to review the product we are proposing for the new cellular communications antenna bay structure within the new roof assembly of the Tower. I will gather product/project approvals from other jurisdictions in California that have allowed the "Strongwell Extren" fiberglass product in lieu of non-combustible, fire rated material. See attached Los Angeles Dept. of Building and Safety "Request for Alternate Material or Method of Construction", as provided by "Strongwell" of one example of an approved project. Additional product test reports for this material attached.

IV. ADVISORY COMMENTS

A. Planning Division

1. It is understood that the discrepancy between the square footages listed on the tentative map and those listed on the architectural drawings is due to the inclusion of wall area.
2. Staff has concerns that locating private outdoor living space on the roof creates aesthetic and noise issues and is not a good solution as currently designed. Staff recommends eliminating this rooftop area and providing the open space in the same manner as for the 7th floor unit. Please note that this will require a Modification for private outdoor living space.
 - See floor plan A2.12 and A2.13, for the revised rooftop required outdoor living area. This is an important design feature for this penthouse residential unit, as well as achieving the required outdoor area per SB Ordinances. I have however, provided an alternative plan similar to the 7th floor layout, should the Planning Commission deny the request for this Tower rooftop area, and an additional modification will be applied for at this time and refunded should it not be necessary to utilize. The Tentative Map has been provided as well to offer both the proposed rooftop area and an alternate plan for the 8th floor, so we can move forward in a timely manner for approvals of this important retrofit project.

B. Engineering Division

Please note that if the owner's preference is an exact number of commercial condominium units, then if there are any changes to square footage or the number of commercial condominium spaces in the future, another subdivision map will be required.

- See the revised Vesting Tentative Map sheets 1 through 4 from L&P Consulting.



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C. Fire Department

1. Please change reference to fire alarm to state "Mixed-use fire alarm upgrade to be done in conjunction with theatre upgrade." **See revised sheet A0.0, Tabulations for correction of the "Mixed-use fire alarm upgrades to be done in conjunction with the theater upgrade."**

D. Building & Safety Division

These comments, while representing code issues observed during the DART review, are not a complete plan review for all building code issues. The following items, among others, will require resolution during building permit processing.

1. While several code modifications have been applied for, and may be agreed to "in concept", none have been approved in detail at this time and are still being considered. **Understood.**
2. Clarify if the structural model that was submitted for review included either storage or residential use on the 9th floor. **Yes, and is being modified by structural engineer.**
3. It appears that a dead-end corridor is being created on the new 9th floor's west corridor. **See revised sheet A2.12, 9th floor plan for correction of dead end exit hallway.**
4. Provide documentation showing the previous approval of the B occupancy on the 9th floor. Previous "B" occupancy at the 9th floor was a mistake, this attic was never a commercial space but rather a storage attic of S-2 occupancy, with a few cell phone antennas mounted to the floor. It will remain an S-2 occupancy, but a portion will convert to R-1 occupancy for the Residential loft space area for the 8th floor residential condominium unit (RES2).
5. The "Halls" as shown on floors 3-6 are required to be 1 hr rated corridors as they connect directly into the elevator lobby. **See sheets A2.10, A2.11, A2.12 and A2.13, showing the new addition of "SmokeGuard" elevator enclosures at each existing elevator door opening. This creates a 2-hour rated corridor at the elevator shaft doorway and allows the adjacent hallway to egress out to one of the two exit passageways to a clear exit path to the 1st floor exits onto State Street. The elevator lobby is part of the hall and does not need to be rated because of the installation of this product at each opening of the elevator shaft. Product literature, details and testing information will be provided for review, since it is a UBC approved product for this exact application. I will also get a list of other SB locations where this product has been approved and installed.**

V. ADDITIONAL APPLICATIONS REQUIRED

A. Planning Division

1. Modification for height will replace the open space modification previously identified and applied for.



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2. HLC review of the revised plans and letter addendum is required prior to Planning Commission review. HLC review is tentatively scheduled for June 14, 2006. **I'll submit these same architectural plans and new project description to Susan Gantz next week. Alex Cole will update her letter addendum next week and get it to the City Historian for review prior to June 14th HLC meeting.**

B. Engineering Division

Prior to Deeming Application Complete:

1. Right of Way Use Plan (including Traffic Control) must be submitted for review and conceptually approved prior to Planning Commission review. **I'll get information from Melchiori Construction for their Right of Way Plan that the Tower project will share with the Theater reconstruction and staging area for the same duration of construction.**

Following Planning Commission:

2. City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits: **L&P Consulting to provide both items a. and b.**
 - a. After the 10-day appeal period following Planning Commission approval, submit a Parcel Map, prepared by a licensed surveyor to the Public Works counter, with the current fee for the map review. A handout is available upon request.
 - b. An Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
3. COUNTY NOTICE: Prior to the recordation of the Final Map, contact the County Tax Collector's Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APNs from the County Assessor's office. Obtain prepayment of taxes letter, statement or memo from the County Tax Collector after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. **THE MAP WILL NOT BE RECORDED WITHOUT THIS WRITTEN VERIFICATION. Documentation to be provided.**

Required prior to issuance of permits:

4. Water Service Application and applicable fees. Applicant shall apply for new water service connections and provide hydraulic calculations for all services greater than 5/8-inch. **Documentation to be provided by owner.**
5. In addition to the subdivision agreement, Private CC&R's are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, driveway maintenance and long term plan for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Gumtow, Solid Waste Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design at Proof of recordation of this document is required prior to obtaining Certificate of Occupancy.
6. PW Permits are separate from all other City required permits & obtained at PW counter.



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EXHIBIT E

DEVELOPMENT APPLICATION REVIEW TEAM RESPONSES LETTER

The following is a list of responses to the DART comments letter of June 21, 2006 in **bold**:

III. REQUIRED ADDITIONAL INFORMATION

Staff has identified the following information as necessary in order to adequately review the proposed development project. Subsequent applications will not be accepted without this information.

A. Planning Division

1. It has been determined that the project meets the criteria for review by the Staff Hearing Officer, rather than the Planning Commission. This does not affect the project processing in any way; however, it does impact the tentative hearing date that we had discussed. The project is tentatively scheduled for Staff Hearing Officer (SHO) review on July 19, 2006.
 - **We are looking forward to meeting the afternoon of July 19th, 2006.**
2. The applicant letter should be addressed to the Staff Hearing Officer, as she is the decision-maker for the project.
 - **The applicant letter has been revised to address the Staff Hearing Officer.**
3. We recommend submitting two or three examples of what a private buyer would/could do today in order to lease one or two parking spaces. In other words, provide us with some proof that there is currently a private market for parking spaces.
 - **Attached please find some current listings of available parking spaces near the Granada Tower for lease.**

B. Engineering Division

Prior to SHO, Submit revised sheets 1 of 4 and 1B of 4:

1. Please differentiate between all existing water meters and proposed new residential meters.
 - **See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.**
2. Identify each of the two sewer laterals proposed to be re-used as "existing lateral", identify sizes of laterals, and add construction note.
 - **See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.**
3. Identify alley way which is required to be overlaid.
 - **"Paseo De Las Granadas" identified on Vesting Tentative Map sht. 1 from L&P Consultants.**



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Prior to Permits:

4. Add construction note to overlay entire alley at the completion of residential construction.
 - **Construction Note to overlay alley will be added to PW permit set, noted on sheet A1.1.**
5. Identify a 1" or 2" water service line with manifold for 2 new residential 5/8" water meters.
 - **See attached revised Vesting Tentative Map sheet 1 from L&P Consultants.**
6. Identify the location of a City standard backflow device which is required for the proposed commercial unit and residential units on the 7th, 8th, and 9th floors. Show on private property as near to the main as possible, and add a construction note to Contact Cross-connection Specialist at 564-5575 or 886-6217 to schedule an inspection.
 - **Prior to permit this will be determined.**

C. Building & Safety Division

1. Updated approvals on the use of Extren will be required prior to permit issuance. The City of LA approval is dated 1997.
 - **Prior to permit issuance we will get more Extren product approvals for review.**
2. Please note that the use of the 7th, 8th, and "9th" (attic) floors as residential space and an occupied roof deck was not part of the computer structural model that was submitted at time of the Theater project. This will need to be part of the submittal for the permit for the tower.
 - **The structural engineer is revising the structural work for the project and will submit with our submittal to the City.**
3. An occupant load of 128 for the four office floor buildings requires a fixture count of 4 water closets, 2 urinals and 2 lavs for the men and 5 water closets, 2 lavs for the women. Your plan only shows providing a total of 2 water closets, no urinals and 2 lavs for each sex.
 - **The occupant load for the 4 commercial floors is 12,299 sf divided by 200 sf (per the 2001 CBC Appendix Chapter 29, Table A-29-A), which equals 61.49 total occupants, divided by 2 for each gender, equaling 31 occupants. The Table requires 2 toilet fixtures for each gender and 1 lavatory sink for each gender. The proposed commercial layout shows new accessible restrooms for male and female alternating by floors with 2 toilets and 2 sinks for each gender.**



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IV. ADDITIONAL APPLICATIONS REQUIRED

A. Engineering Division

Following Staff Hearing Officer approval:

1. City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits:

After the 10-day appeal period following Planning Commission approval, submit a Parcel Map, prepared by a licensed surveyor to the Public Works counter, with the current fee for the map review. A handout is available upon request. **Parcel Map will be submitted concurrently with Building Permit submittals; provided by L&P Consultants.**

An Agreement Relating to Subdivision Map Conditions Imposed on Real Property. **An Agreement Relating to Subdivision Map Conditions Imposed on Real Property will be recorded for Building and Public Works Permits, provided by L&P Consultants.**

2. COUNTY NOTICE: Prior to the recordation of the Parcel Map, contact the County Tax Collector's Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the County Assessor's office. Obtain prepayment of taxes letter/ statement or memo from the County Tax Collector after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. **THE MAP WILL NOT BE RECORDED WITHOUT THIS WRITTEN VERIFICATION. County Tax Collector's Office to be contacted, and prepayment taxes letter obtained and copied to PW Engineer.**

Required prior to issuance of permits:

3. Water Service Application and applicable fees. Applicant shall apply for new water service connections and provide hydraulic calculations for all services greater than 5/8-inch. **Documentation to be provided.**
4. In addition to the subdivision agreement, Private CC&R's are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, driveway maintenance and long term plan for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Gumtow, Solid Waste Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design at Proof of recordation of this document is required prior to obtaining Certificate of Occupancy. **Documentation to be provided.**
5. PW Permits are separate from all other City required permits & obtained at PW counter. **Public Works documentation to be provided at time of Building Department submittal.**

Subject: Parking info
X-ASG-Debug-ID: 1151429960-31611-197-0
X-Barracuda-URL: <http://baracuda.dock.net:8000/cgi-bin/mark.cgi>
Date: Tue, 27 Jun 2006 10:39:20 -0700
Thread-Topic: Parking info
Thread-Index: AcaaEJ6/+VR+zqUrTzGvoqjIlvjtQ==
From: "Brian P. McCririe" <brian@leiderhayes.com>
To: <dk@cearnal.com>
X-ASG-Quarantine: BODY (DIPL|OMA)
X-Barracuda-Quarantine-Per-User: PER_USER
X-Barracuda-Spam-Score: 1.17
X-Barracuda-Spam-Status: Yes, SCORE=1.17 using per-user scores of TAG_LEVEL=1.0 QUARANTINE_LEVEL=2.0
KILL_LEVEL=6.5 tests=HTML_ATTR_UNIQUE
X-Barracuda-Spam-Report: Code version 3.02, rules version 3.0.15681
Rule breakdown below pts rule name description

1.17 HTML_ATTR_UNIQUE BODY: HTML appears to have random attributes in tags
X-Barracuda-Spam-Flag: YES
X-RCPT-TO: <dk@cearnal.com>
X-IMail-ThreadID: 7803023000001880

Diana:

This is all of the info that I have on downtown parking that we had put together for another client last year:

1. City owned lots (963-1581)
 - a. Lot on the corner of Carrillo & Castillo - \$25 per month
 - b. Lot 10 on the corner of Anacapa & Ortega - \$100 per month
 - c. Lot on Cota & Santa Barbara Street (commuter lot) - \$30 per month
 - d. Lot 6 u behind the Granada - No permits being issued at this time
 - e. Lot 4 & 5 (Chapala & Anapamu / Chapala & Victoria) - No permit parking
2. Lot at Presidio, Santa Barbara Street & De La Guerra (Sima 965-1616) - \$106 per month
3. Arlington Theater Lot (962-4507) - \$110 per month
4. Anapamu Lot behind SB Psychiatric Center (969-7275 Signature Parking) - \$110 per month
5. MFC&V lot on the corner of Chapala & Figueroa (965.0071) - \$90 per month
6. El Paseo Parking (962.1952) - \$110 per month
7. News Press Lots, Anacapa & De La Guerra (Santa Barbara Valet 962.4507) - \$110
8. Other City programs:
 - a. City sells coupon books for \$20 which has 20 one hour passes for clients.
 - b. Carpool - Must have 2 or more people carpooling five days per week. Applications are available and fee is \$20 per quarter. City will provide you with a tag that allows you to park-on the street in all 75 minute parking zones during the day.
 - c. Bus passes - The City provides free bus passes (MTD) for up to 10 rides per week. Applicants must go in and pick up in person and show proof of employment.
 - d. Commuter lot - Cost is \$25 per month. Shuttles run from 7:15 - 9:00 a.m. and 4:00 - 6:20 p.m. Drops off at State & Figueroa.

RECEIVED

JUN 27 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Hope this helps.

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santa barbara craigslist > parking & storage > Downtown SB Storage 1 car garage 230 SF

last modified: Thu, 25 May 10:03 PDT

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\$220 - Downtown SB Storage 1 car garage 230 SF

Reply to: hous-164571593@craigslist.org

Date: 2006-05-25, 9:56AM PDT

Downtown SB Storage 1 car garage (11'x21'), good location, easy access

\$220/month, deposit \$220. Flexible terms.

NO MECHANICS WORK OR REPAIR WORK ON SITE. NOT GOOD FOR ACTIVE EVERY DAY USE, SPACE PART OF A QUIET 4PLEX UNIT LOT.

Mission at Castillo [google map](#) [yahoo map](#)

this is in or around Mission/Castillo

no -- it's NOT ok to contact this poster with services or other commercial interests

164571593

santa barbara craigslist > parking & storage > Garage Space

last modified: Tue, 20 Jun 09:53 PDT

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\$140 - Garage Space

Reply to: hous-173509147@craigslist.org

Date: 2006-06-20, 9:53AM PDT

For rent a secure, large 1 car garage located in downtown Santa Barbara near Sola and Alta Vista. This is a rental for storage of a car/boat or similar, not for living/workshop space. Please email me for details.

this is in or around Downtown SB

no -- it's NOT ok to contact this poster with services or other commercial interests

173509147

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\$165 - one car garage for rent

Reply to: see below

Date: 2006-06-17, 8:15PM PDT

One car garage for rent

bigger than 140 square feet
downtown location (Castillo/ Mitchotorena)
\$165.00/month
Min 6 months lease required
Available immediatedly
Call Marie 966 2360

castillo street at Mitchotorena St. [google map](#) [yahoo map](#)

this is in or around close to down town

no -- it's NOT ok to contact this poster with services or other commercial interests

172651169

No contact info? if the poster didn't include a phone number, email, or other contact info, craigslist can notify them via email. [Send Note!](#)

santa barbara craigslist > parking & storage > Downtown Storage Unit w/ Rollup Door

last modified: Fri, 23 Jun 15:25 PDT

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\$165 - Downtown Storage Unit w/ Rollup Door

Reply to: hous-174719401@craigslist.org

Date: 2006-06-23, 3:25 PM PDT

Two blocks to State Steet. Aprox. 8'X15'. Off street, so very private. Cement floor. Good roof. Call John at 451-4551.

this is in or around Downtown Santa Barbara

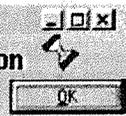
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174719401

X Congratulations

You have won our hourly prize. Click the "OK" button to claim your prize before time runs out.

Participation Required

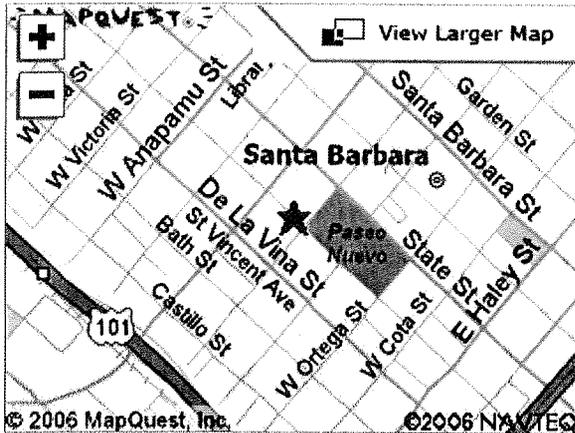


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PRELIMINARY REVIEW**6. 116 CHAPALA ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010
 Application Number: MST2005-00180
 Owner: Jerome and Gabrielle Boucher
 Applicant: Harrison Design Associates
 Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

(REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 074-05.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(4:20)

Bernard Austin, Architect; and Jerry and Gabrielle Boucher, Owners, present.

Public comment opened at 4:28 p.m. and seeing no one wished to speak, it was closed.

Motion: Final approval with the condition that the chimney cap, gutters, and porch column details are to return to the Consent Calendar.

Action: Hausz/Pujo, 6/2/1. La Voie and Suding absent. Spann stepped down.

HISTORIC STRUCTURES REPORT**7. 1210 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower, LLC
 Architect: Brian Cearnal

(This is on the City's Potential Historic Resources list. Proposal to replace the existing exterior fire escape stairs, construct a rooftop mechanical equipment screen, add rooftop windows, and uncover, rehabilitate, and add wrought iron balcony details to 12 original windows (two windows each on six floors) on the south elevation of the Granada theatre. This project will also constitute of a change of use from 19,000 square feet of office space to 10 residential condominium units.)

(Review of Historic Structures/Sites Report Addendum prepared by Alexandra C. Cole, Preservation Planning Associates.)

(4:32)

Alexandra Cole, Architectural Historian; Brian Cearnal, Architect, and Diana Kelly, Architect.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, requested the word "restoration" be taken off the marquee since the project is a rehabilitation. Mr. Jacobus added that he is appreciative of the photo simulations and Staff agrees with the conclusions and recommendations of the report.

Public comment opened at 4:36 p.m. and seeing no one wished to speak, it was closed.

Motion: The Commission accepted the report as submitted.

Action: Hausz/Naylor, 5/1/1. Spann abstained. Rager stepped down.

HISTORIC STRUCTURES REPORT

2. 1210 STATE ST

C-2 Zone

(2:16) Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower LLC
Architect: Brian Cearnal

(This is a revised project description: Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well and roof cupola for roof access, adding rooftop dormer and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor deck on the south elevation of the Granada Building. This is on the City's Potential Historic Resources list.)

(Review of Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Brian Cearnal, Architect
Alexandra Cole, Historian
Robin Rossi, Ownership

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has reviewed the report and suggested that the following statements should be clarified, in both the report and by the applicant, indicating that the proposal includes three antenna towers: 1) On top of page 5, under Specific Project Effect 10, where it says to "bolt a temporary triangular antenna mount to the elevator roof". 2) Near the bottom of page 8, under Alteration 10, in the second paragraph, where it speaks of "the addition of three temporary antennas to the elevator/stair tower". Staff recommends that, as part of the required mitigation measure, a realistic time limit be set allowing the temporary installation of these towers because they will be highly visible while they are up.

Mr. Jacobus stated that the building has numerous addresses ranging from 1210 through 1216 State Street. Staff plans to determine a system to better identify the different projects. The Tower project may be designated as 1210 State Street and the Theater may be 1216 State Street.

Motion: Continued indefinitely pending the mock-up and evaluation of the mitigation measure with the temporary installation of the antennas not to exceed eighteen (18) months.

Action: La Voie/Boucher, 8/0/0. Rager stepped down.

CONCEPT REVIEW - CONTINUED

3. 1210 STATE ST

C-2 Zone

(2:30) Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower LLC
Architect: Brian Cearnal

(This is a revised project description: Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well and roof cupola for roof access, adding rooftop dormer and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor deck on the south elevation of the Granada Building. This is on the City's Potential Historic Resources list.)

(Third Concept Review.)

Present: Brian Cearnal, Architect
Robin Rossi, Ownership
Diana Kelly, Project Manager
Alexandra Cole, Historian

Public comment opened at 2:39.

Mr. Kellam De Forest expressed concern with the fire escape compromising the historic structure and that adding to the height of the building, especially the cupola, will detract from the ambiance of the City.

Public comment closed at 2:41.

Motion: Continued four weeks with the following comments: 1) Adding a cupola to the roof of this building is problematic. 2) The majority of the Commissioners cannot support the additional height. 3) One Commissioner would entertain the cupola and open space pending presentation of the design.

Action: Boucher/La Voie, 7/1/0. Hsu opposed. Rager stepped down.

Harwood White, Planning Commissioner, highlighted the obvious importance of this structure as it stands in its place on State Street and in the city. Mr. White stated that the Planning Commission agreed that the fourth floor, if there is to be one, should not be obviously visible. He expressed appreciation for the nature of the use, the undergrounding of the parking, and the architecture. It was emphasized that it is the big units in the plan that become contributors to the amenities and take a large amount of volume.

Stella Larson, Planning Commission member, stated that there was a consensus by the Planning Commission about the request for a reduction or removal of a fourth-floor element, view preservation, and the restudy of the south elevation.

Public comment closed at 5:19.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) One Commissioner was opposed to a fourth floor. 2) The remaining Commissioners are generally supportive of a modulated and reduced fourth floor so long as it provides the modulation and relief from a "long, straight line" that a three-story solution would present. 3) There was a specific comment that Unit 23 is large and problematic; to restudy it might help the modulation of the fourth floor. 4) The Commission finds the project to be attractive, especially with the fourth floor reduction as presented. 5) Some Commissioners continue to support the Planning Commission's request to reduce the size, bulk, and scale; specifically through studying the modulation of the fourth floor and by the restudy and reduction of the plate heights. 6) One Commission felt that the northwest side of the building should have some/similar reduction. 7) There is a consensus that the plate height should continue to be restudied and reduced where possible. 8) Perhaps there is a design opportunity to extrapolate components of the front portion of the building to mitigate the bigger masses; specifically the proportion, scale, and materials. 9) It should be clarified that the building is historically referred to as the Alhambra Building. 10) Consider reintroducing hips on the south elevation as a modulating feature. 11) The Commission will expect to see mechanical equipment shown on the roof plan at the next review.

Action: Hausz/Naylor, 6/0/0. Suding stepped down.

HISTORIC STRUCTURES REPORT

11. 1210 STATE ST

C-2 Zone

(5:47) Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower LLC
 Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs access, adding rooftop dormers and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor patio on the south elevation of the Granada Tower. This is on the City's Potential Historic Resources list.)

(Continued review of Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This Addendum addresses rooftop improvements.)

Present: Brian Cearnal, Architect
 Rob Rossi, Owner
 Alexandra Cole, Historian
 Diana Kelly, Project Manager

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the project has been revised so that there are no projections above the roof on the building.

Motion: The Commission accepts the report.
 Action: Naylor/Murray, 4/0/0. Rager stepped down.

CONCEPT REVIEW - CONTINUED

12. 1210 STATE ST C-2 Zone
 (5:49) Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower LLC
 Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs access, adding rooftop dormers and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor patio on the south elevation of the Granada Tower. This is on the City's Potential Historic Resources list.)

(Fourth Concept Review.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

Present: Brian Cearnal, Architect
 Rob Rossi, Owner
 Diana Kelly, Project Manager
 Alexandra Cole, Architectural Historian

Motion: Continued indefinitely to the Staff Hearing Officer.
 Action: Hsu/Boucher, 6/0/0. Rager stepped down.

General Plan

Land Use Element

Excerpt from the General Plan on The Civic Center - “An additional way the City can strengthen its commercial, cultural, and governmental core is to encourage residential uses to be located downtown above the stores, shops, and offices in the CBD. Such a mix of commercial, governmental office, and residential activity would enhance and enliven Santa Barbara’s downtown, and would provide an interesting environment in which some people would like to live.”

Policy 4.1 – Residential development shall be considered the highest priority of development in the future.

Implementation Strategy 4.1.1: Study the potential for possible residential reuse of existing nonresidential uses.

Policy 4.2 – Options for providing additional housing opportunities shall be explored where appropriate in nonresidential zones.

Implementation Strategy 4.2.1: Create a Mixed-Use Zoning package.

Implementation Strategy 4.2.2: Study the feasibility of a new, high-density residential zone in the Downtown.

CHANNEL ISLANDS ACOUSTICS
676 WEST HIGHLAND DRIVE
CAMARILLO, CALIFORNIA 93010
(805) 484-8000 FAX (805) 482-5075
E-MAIL NOISEYBW@AOL.COM

June 2, 2006

Ms. Dianna Kelly
Cearnal Andrulaitis Architects
521-1/2 State Street
Santa Barbara, CA 93101

Subject: Granada Tower Roof Deck Mechanical Equipment Noise

Dear Ms. Kelly,

Per your request, we have examined the latest concept for mounting air-cooled condensers in the roof-top mechanical well at Granada Tower, as shown in Figure 1. The combined noise from the currently proposed dual Carrier type 09DK034 condensers is a few dB lower than the noise from the previously proposed type 09DK074 condenser, and it is considerably less tall at 4'4" vs. 7'0".

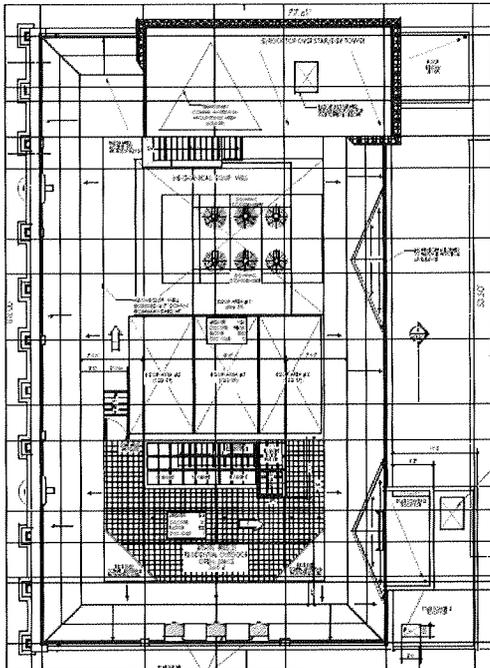


Figure 1. Roof Plan Showing Proposed Condenser and Outdoor Deck Locations and Suggested 5 ft Barrier Position

Based on your comments, apparently it is not possible to erect noise barriers that protrude above the existing mansard height of the structure. This makes it difficult to block sight-lines from the condenser fans and coils to the outdoor living space deck at the southerly end of the roof. However, lowering the mechanical well an additional 25 inches relative to the deck and installing a barrier, approximately 5 ft tall and located the north end of the deck as shown in the red line of Figure 1 would provide approximately 57 dB noise level at the deck with both condensers operating and block noise from equipment in the communications equipment areas. In addition, sound absorbing treatment should be provided on the short walls to the north and east of the condensers.

Ms. Diana Kelly
re: Granada Tower Rooftop Equipment Noise

2

Terminating the barrier on the east and west ends as shown on the figure would prevent visibility.

With the treatment outlined above, the condensers would be audible on the roof deck area, but would comply with the 60 dB city outdoor living space noise standard. Further, the upward directivity of the condense discharge and the blockage of noise from the coils and fan inlet would significantly reduce high frequency noise that would otherwise cause speech communication interference and elevated annoyance.

Respectfully,



Bruce Walker, Ph.D., INCE Bd. Cert.

Allison D.

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676 WEST HIGHLAND DRIVE
CAMARILLO, CALIFORNIA 93010
(805) 484-8000 FAX (805) 482-5075
E-MAIL NOISEYBW@AOL.COM

NOISE CONTROL ANALYSIS

FOR

GRANADA TOWER REFURBISHMENT PROJECT RESIDENTIAL USES

1210, 1212, 1216 STATE STREET

SANTA BARBARA, CA

March 8, 2006 – DRAFT REPORT

Prepared by



Bruce Walker, Ph.D., INCE Bd. Cert

Prepared for

Cearnal Andrulaitis, L.L.P.
521-1/2 State Street
Santa Barbara, CA 93101

RECEIVED

MAR 14 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

INTRODUCTION

As a part of the Granada Tower Refurbishment, it is proposed to devote the 7th, 8th and part of the 9th floors to residential use. In order to comply with City noise criteria L_{dn} 60 dB in outdoor living spaces and 45 dB in interior living spaces of the residential portions of the project, and to provide acoustic separation between uses in accordance with California noise insulation standards, the project architect has requested that an acoustical analysis be undertaken. This report includes the following:

- Results of on-site measurements of noise from State Street and other ambient sources
- Results of FHWA Traffic Noise Model calculations of noise levels at outdoor living spaces on the project
- Assessment of requirements for noise reduction treatments in indoor and outdoor living areas
- Assessment of requirements for airborne and impact noise suppression between residential units and between residential and commercial uses
- Review of potential impact of project construction noise on surrounding noise sensitive uses

PROJECT CRITERIA

The City of Santa Barbara requires new residential developments to provide outdoor living spaces with noise exposure below L_{dn} 60 dB¹ and indoor living spaces with noise exposure below L_{dn} 45 dB.

The State of California Title 25 Noise Insulation Standards require new multi-family residences to provide the following:

- Noise levels in habitable rooms below CNEL² 45 dB with doors and windows closed. If windows must be closed to meet the criterion, alternative ventilation may be necessary.
- Walls and Floor/Ceilings separating residential units must be rated at STC 50 and IIC 50³ (floors).

¹ Note – L_{dn} (Day-Night Average Noise Level) is a 24 hour average noise level in which noises occurring between 10 p.m. and 7 a.m. are weighted by +10 dB. Sound levels are expressed in decibels (dB). Per international standard, sound levels are measured using the A-weighting frequency filter unless otherwise specified. The A-weighting filter approximates the response of human hearing at moderate levels by suppressing low and very high frequency sounds and slightly accentuating sounds in the 2 – 4 kHz range.

² CNEL (Community Noise Equivalent Level) is similar to L_{dn} with the addition of a +5 dB weighting for sounds occurring between 7 and 10 p.m.

³ STC and IIC are single number ratings of partitions' capability to suppress airborne and impact noises. The 50 ratings are for laboratory tests. For tests conducted in the field, 45 ratings are accepted.

PROJECT SETTING AND DESCRIPTION

The project is located on the east side of State Street, set back approximately 16 ft from the easterly edge of the street. The aerial photo in Figure 1 shows the location of the site, with Victoria Street to the north and Anapamu Street to the south, existing structures to the immediate north and south, existing commercial uses across State Street to the west and parking structure (not shown in photo) beyond the Granada Theater to the east. It should be noted that Granada Tower is considerably taller than the surrounding structures, and that the 7th floor and above are essentially in open space above the general built environment.

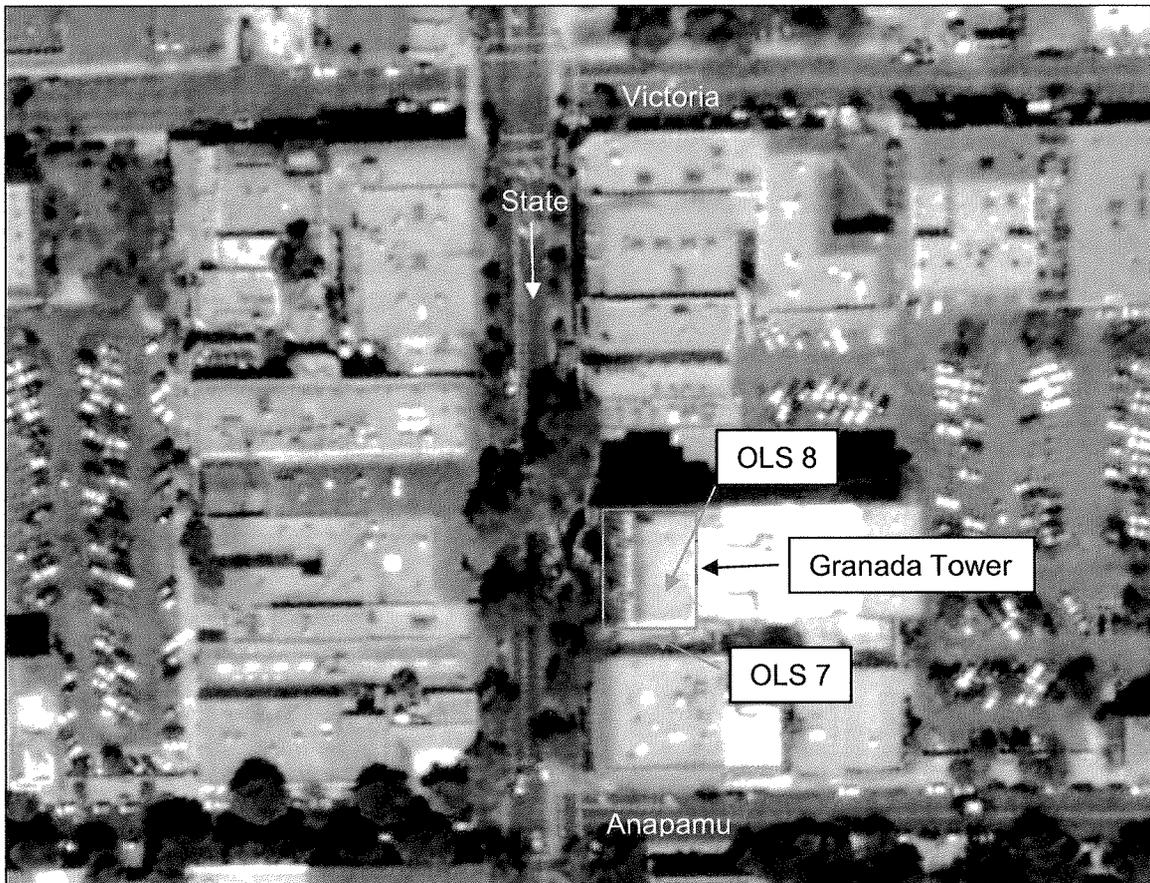


Figure 1. Aerial Photo of Project Area Showing Granada Tower, Locations of Outdoor Living Spaces and Existing Buildings that Provide Partial Shielding from Roadway Noise

Figure 2 is the First Floor (Lobby) Plan of the building, showing setback from State Street and entry to elevators and staircase. Note that there is a stoplight at the corner of State and Anapamu Streets so that traffic flow is intermittent. Also note that there are bus stops on both sides of State Street.

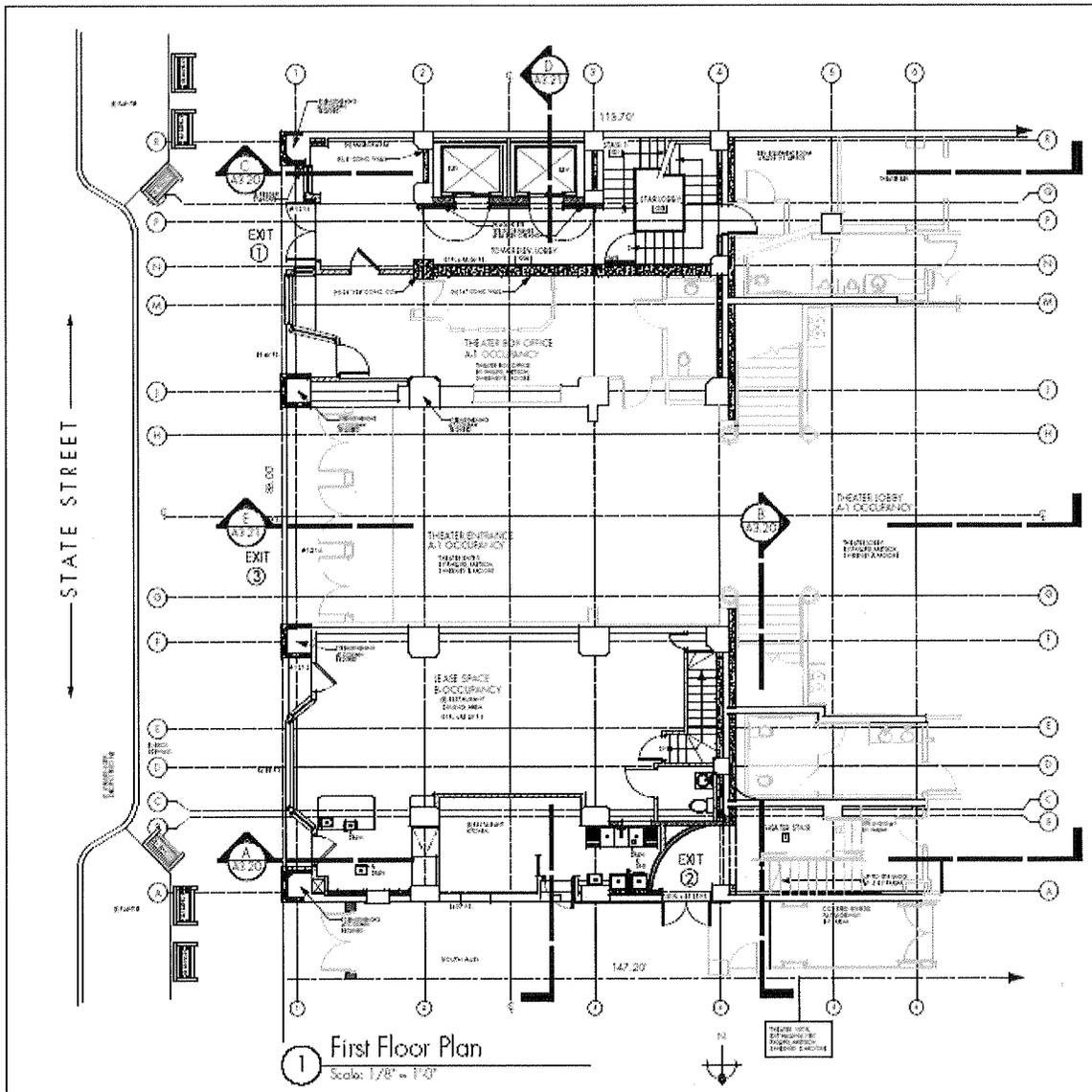


Figure 2. First Floor Plan of Building, Showing Relative Location of State Street Passenger Drop-Off Pocket

Figure 3 shows the first floor of proposed residential use, Floor 7. The Master Bedroom and Living Room are located on the State Street side of the building, with floor elevation approximately 74 ft above State Street as shown on Figure 7. The outdoor living space is an open alcove on the Anapamu side of the building as indicated.

Similarly, Figure 4 shows the second proposed residential floor, Floor 8, approximately 85 feet above State Street. The plan is similar to that on Floor 7, except it continues up to include a Loft at the Anapamu side of Floor 9 approximately 96 ft above State Street and a roof-top outdoor living space 118 ft above State Street, as shown in Figure 5 and Figure 6.

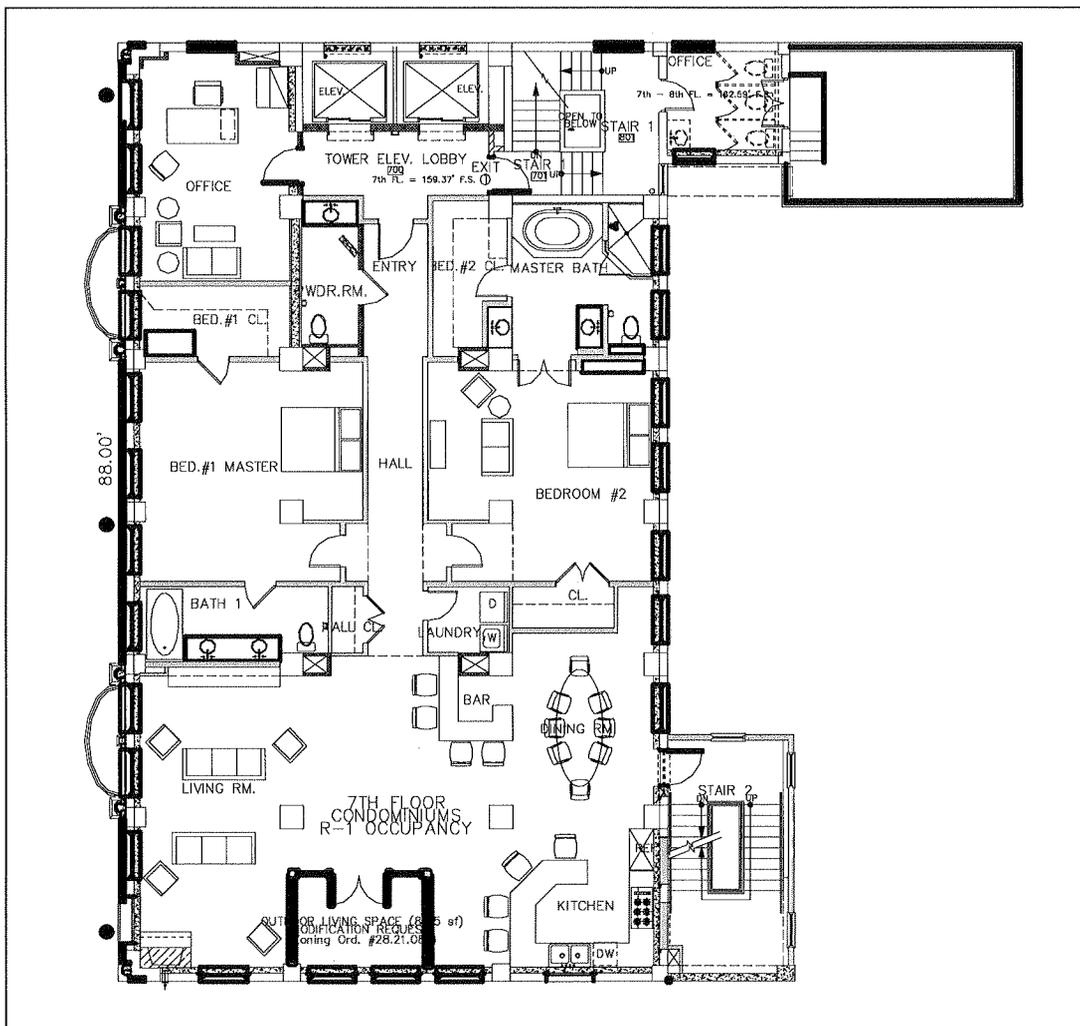


Figure 3. Seventh Floor Plan Showing Proposed Residential Facility and Outdoor Living Space Alcove

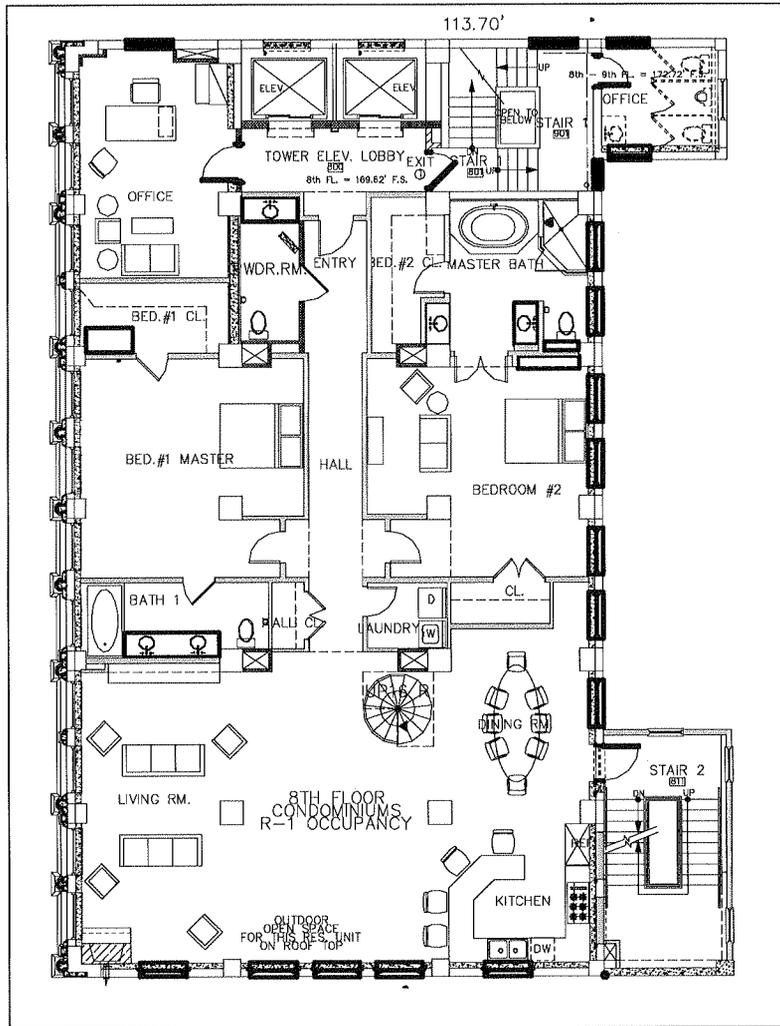


Figure 4. Eighth Floor Plan Showing Proposed Residential Facility and Stair to Outdoor Living Space Above

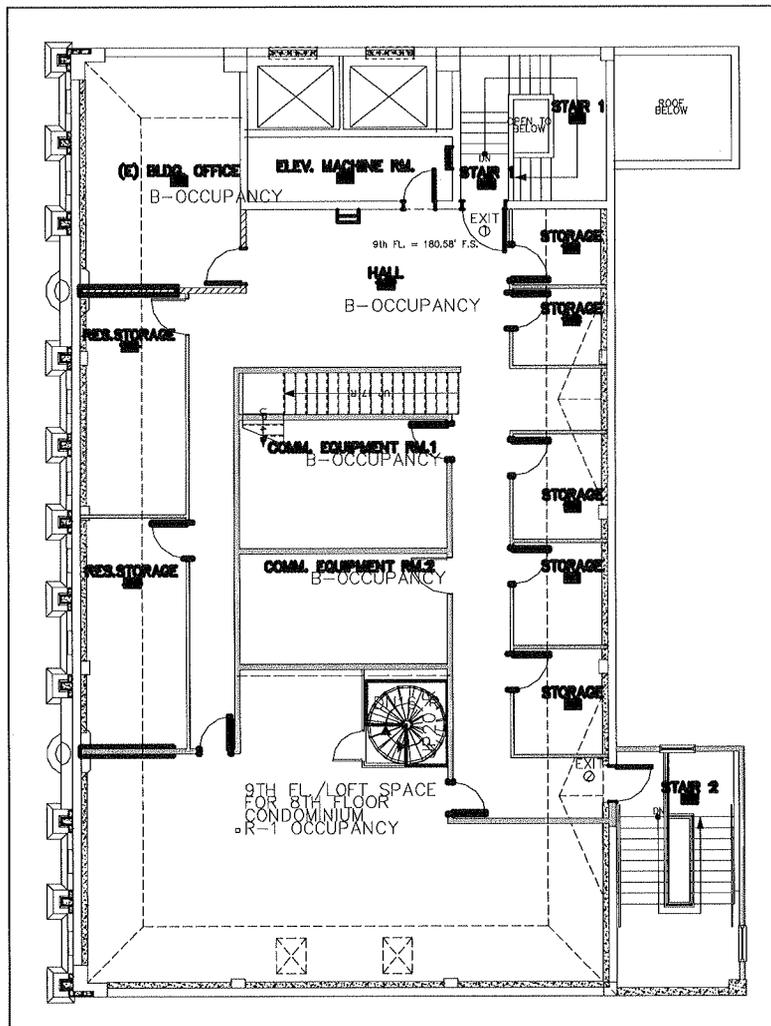


Figure 5. Ninth Floor Loft Proposed for Eighth Floor Residence

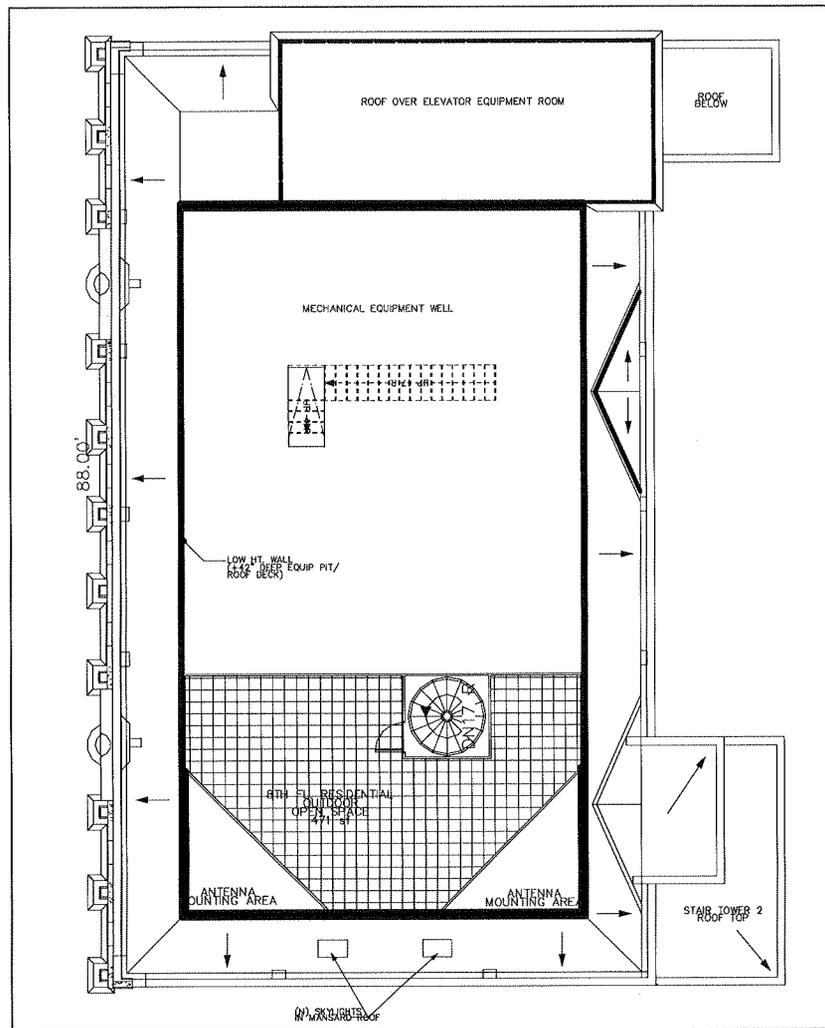


Figure 6. Roof Plan Showing Outdoor Living Space for Floor 8

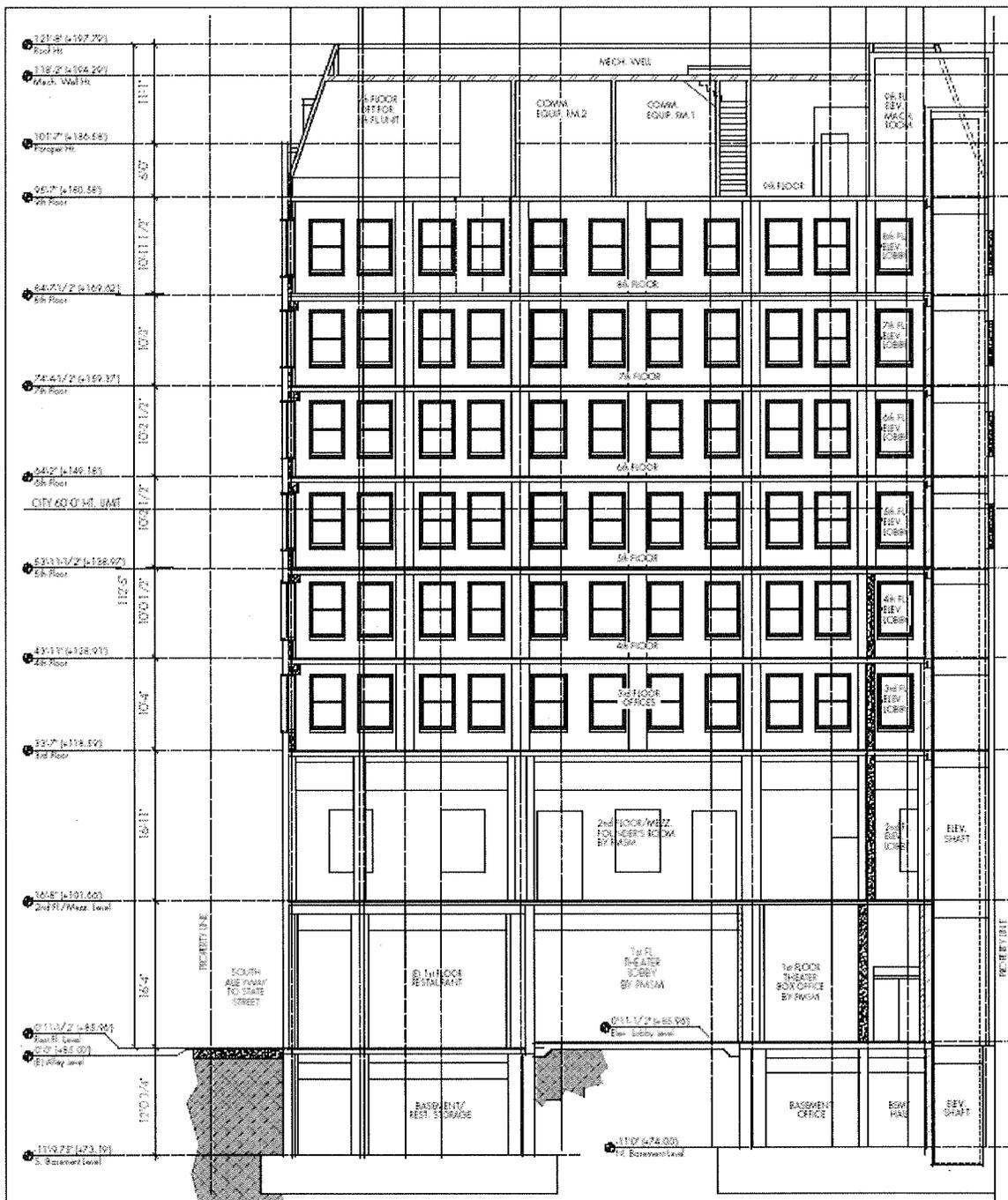


Figure 7. Building Section/South Elevation Showing Floor Heights

PROJECT NOISE EXPOSURE

The primary source of noise affecting the project is State Street traffic, with City data indicating approximately 13,600 ADT, or approximately 1600 peak hourly, including buses and occasional delivery trucks. Secondary noise is from traffic on Anapamu Street to the south. Background noise is from distant traffic on Highway 101, other city roadways and occasional aircraft and railroad trains.

Noise levels were assessed by computer modeling using FHWA TNM 2.5. In addition, a brief series of direct measurements was undertaken in a commercial office on the southwest corner of the eighth floor for model verification and to obtain spectral data as may be necessary for mitigation recommendations. TNM 2.5 was used both because it is based on accepted vehicle noise emissions and propagation models and because it contains built-in methods for assessment of the effects of noise barriers.

Two measurements were taken simultaneously in the eighth floor office. The first measurement position was approximately 8-inches inside a fully open window on the south (Anapamu Street) side, approximately representative of the proposed outdoor living spaces (roof-top measurements were not undertaken due to excessive wind). The second was in a utility (duplicating) room on the west (State Street) side, approximately three feet from two windows, each of which was open about 3-inches at the bottom. The measurements were taken between 4:19 and 4:49 pm on March 1, 2006 and represent relatively high traffic conditions. However, due to office activity, they are also partially contaminated by occasional copy-machine noise and conversation.

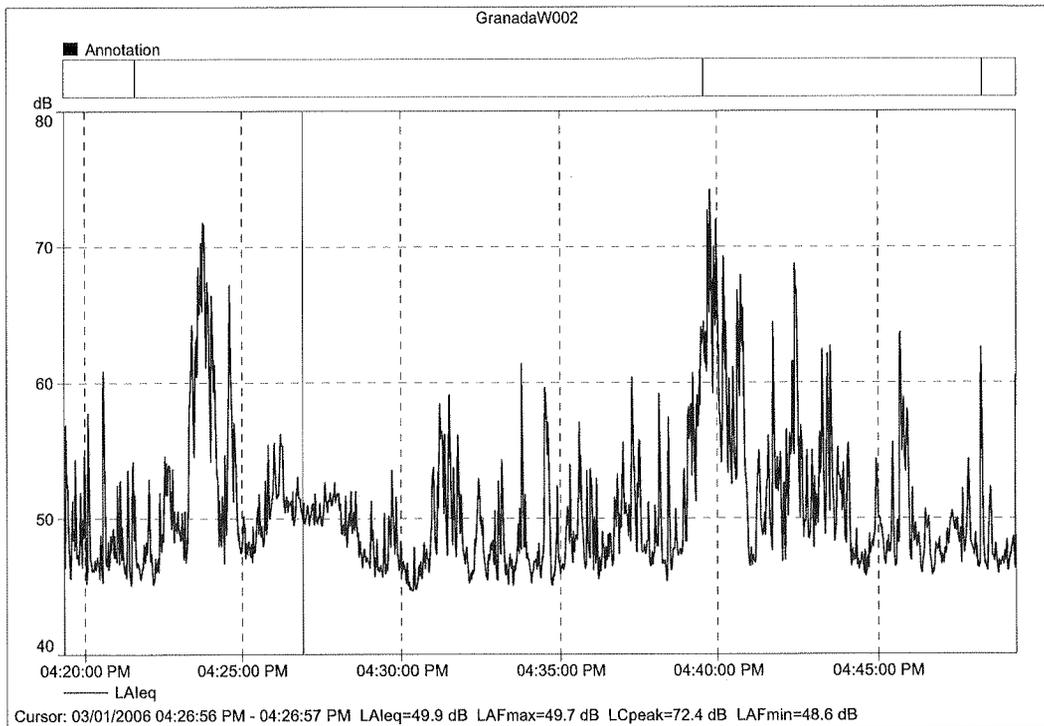


Figure 8. Noise Measurement Results from Southwest Corner Office Eighth Floor Facing State Street. 4:24 and 4:39 Noises are Internal

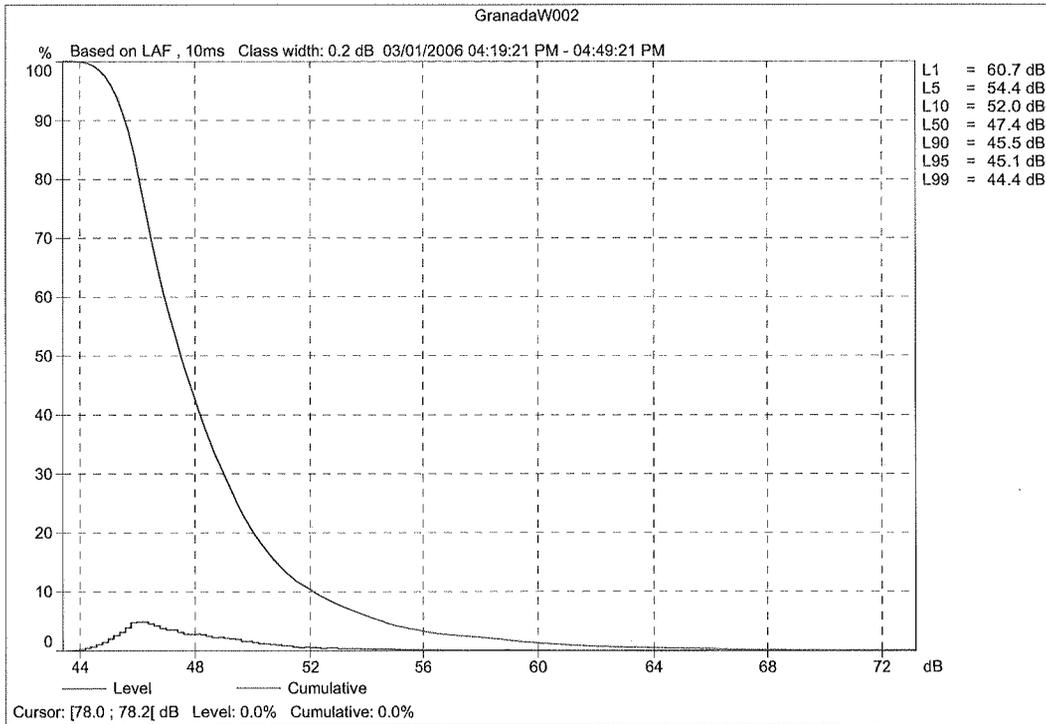


Figure 9. Statistical Distribution of Noise in Figure 8

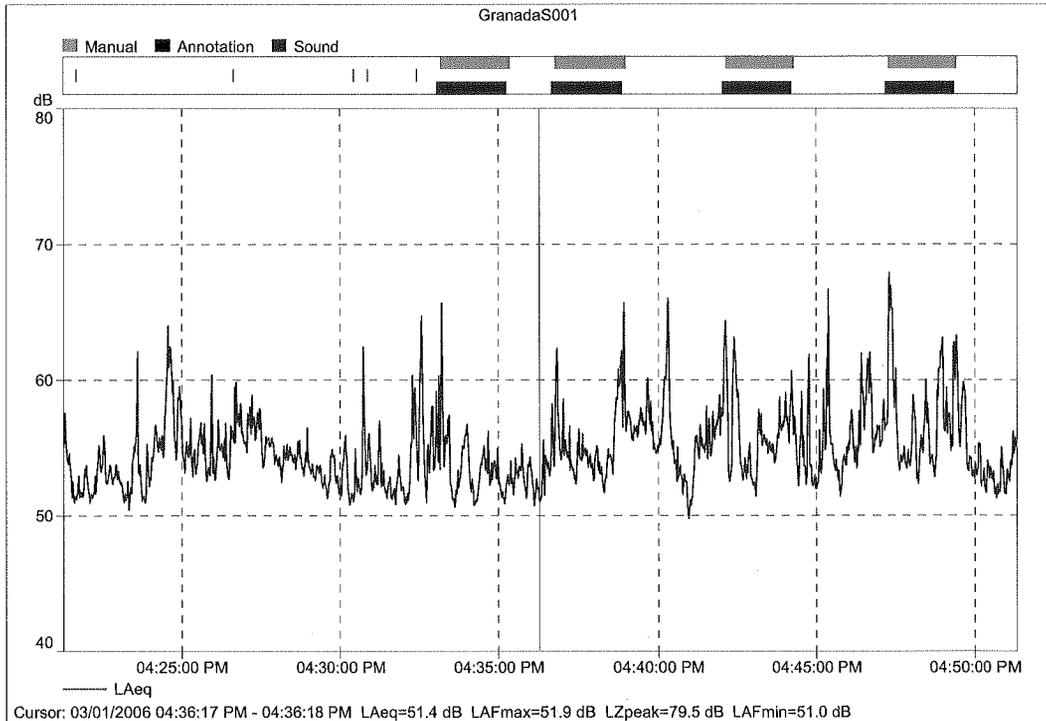


Figure 10. Noise Measurement Results from Southwest Corner Office Eighth Floor Facing Anapamu Street. 4:24 and 4:39 Noises are Internal

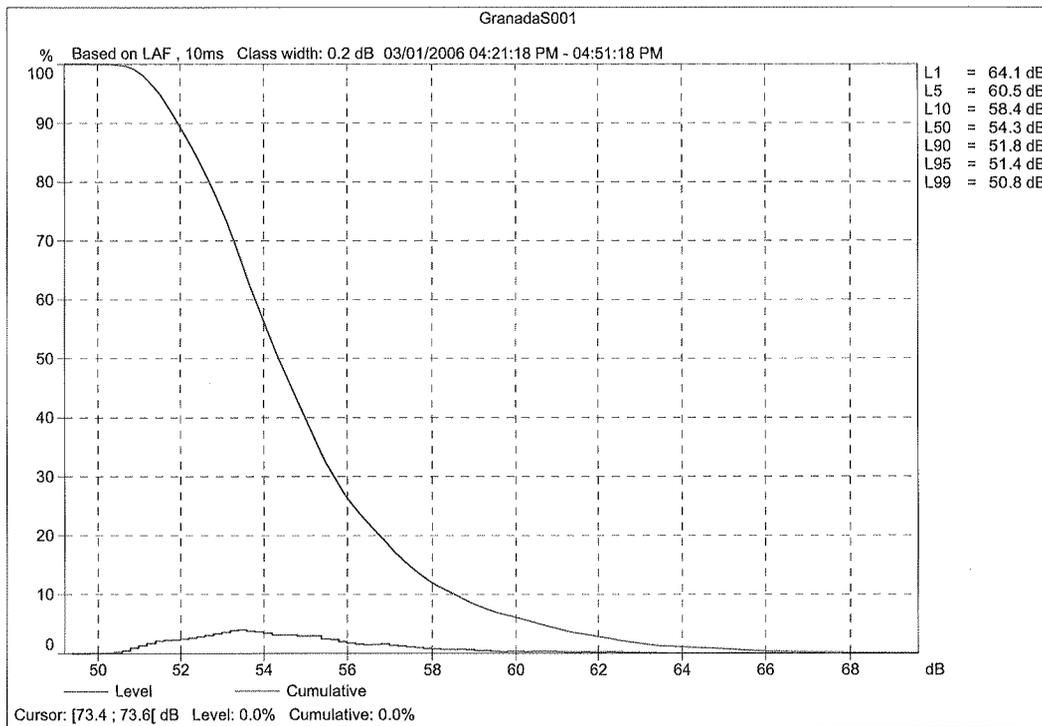


Figure 11. Statistical Distribution of Noise in Figure 10

Table 1. Summary of Measurement Results

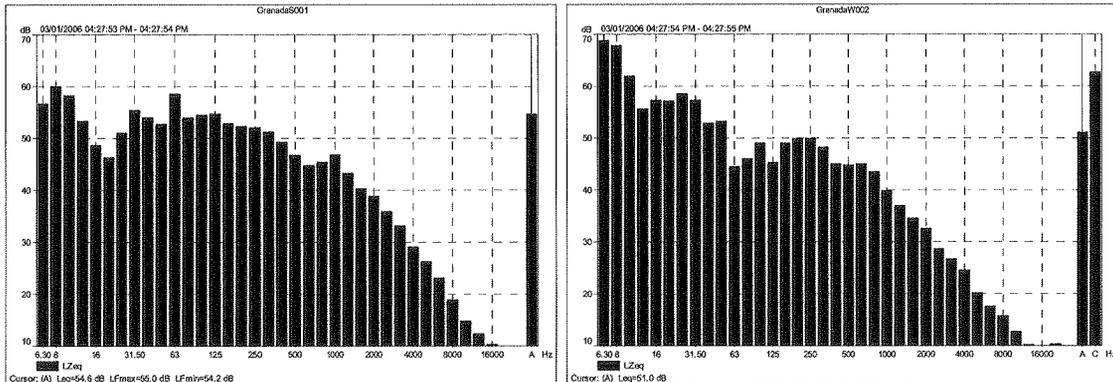
| | Start time | End time | Overload [%] | Lmax [dB] | Lmin [dB] | LAeq [dB] |
|----------------|---------------|-------------|-----------------|--------------|--------------|--------------|
| State Street | | | --- | 73.1 | 43.4 | 50.6 |
| Anapamu Street | | | --- | 69.6 | 49.3 | 56.0 |
| Time | 04:19:21 PM | 04:49:21 PM | | | | |
| Date | 03/01/2006 | 03/01/2006 | | | | |

The overall result, combined with normal temporal distribution of traffic, suggests noise levels $L_{dn}/CNEL$ approximately 56-57 dB at the south side outdoor living space position. Note that the City criterion for outdoor recreation areas is CNEl 60 dB, so these results indicate that because of the extended distance (City noise contours are based on 5 ft elevation) noise levels in outdoor living spaces will be within the City guidelines. This is further explored with TNM 2.5 as discussed below.

The indoor noise level with windows open a few inches averaged approximately 51 dB, which is 6 dB above the City $L_{dn}/CNEL$ 45 dB criterion for indoor living spaces. This indicates that windows facing state street would have to be closed to satisfy the criterion. This will be discussed in greater detail below.

Representative frequency spectra for early morning, rush hour and late-evening time periods are shown in Figure 12. When corrected for hearing sensitivity vs. frequency, the dominant noise is a broad band from 500 to 2000 Hz, and sound in this range is relatively well attenuated by stucco, insulation and drywall building construction. The principal issue will be assuring that windows are heavy enough, with robust enough frames and seals to match the rest of the construction. Further, since some windows

with direct exposure to State Street will have to be closed to meet the 45 dB criterion, adequate ventilation systems will be required. [Note that project plans call for HVAC systems on floors 3 through 9.]



**Figure 12. Frequency Spectra of Measured Noise
(Left – South “Outdoors”, Right – West Indoors with Windows Partly Open)**

TRAFFIC NOISE MODEL AND OUTDOOR NOISE EXPOSURE

Figure 13 shows a plan view of the model evaluated by FHWY TNM 2.5. The red lines are representation of building faces that act as noise barriers. The small squares are reception points that represent either building face noise exposure points, outdoor living spaces of the individual units or on-site measurement position. Figure 14 shows a perspective view of the TNM model, demonstrating relative elevations of receiver positions and effective barriers formed by existing buildings and parts of the proposed building.

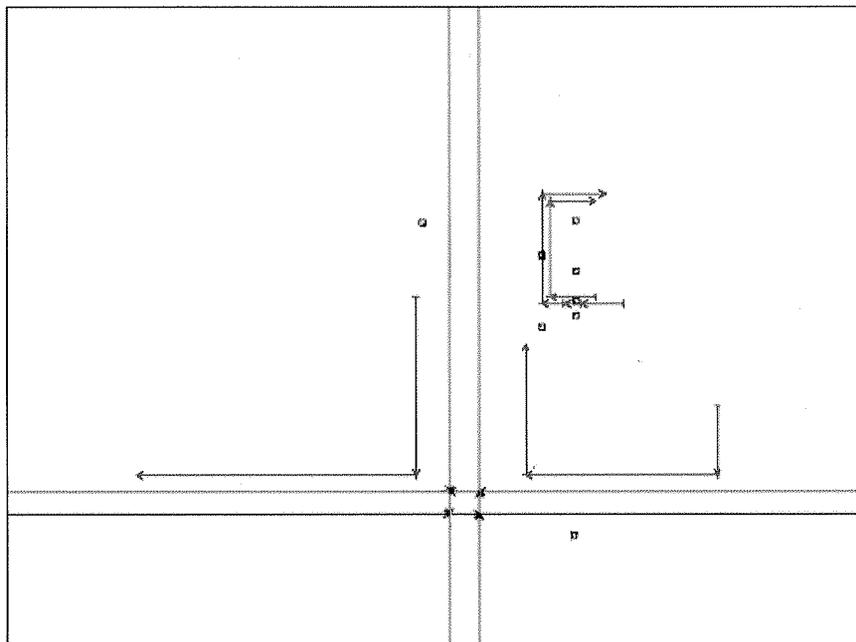


Figure 13. Plan View of TNM 2.5 Model

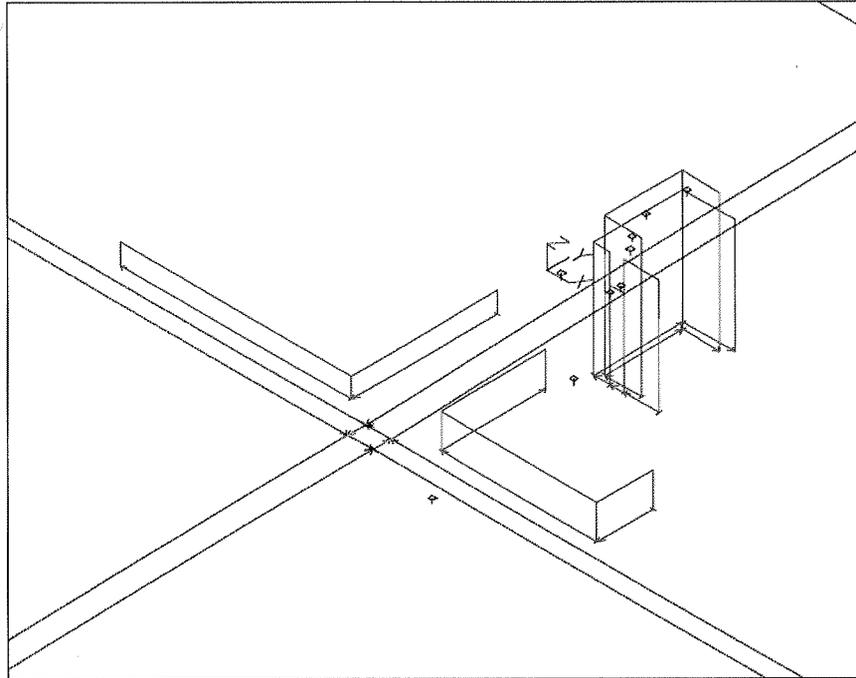


Figure 14. Perspective View of TNM 2.5 Model Showing State, Anapamu and Simplified Representation of Buildings.

Traffic flows for the model were obtained from the Santa Barbara Public Works Department, scaled to 13,600 ADT on State Street between Anapamu and Victoria, and rescaled to a 10% peak hour to represent L_{dn} based on standard 24-hour traffic flow distribution (TNM 2.5 computes noise levels on an hourly basis).

Table 2. Hourly Traffic Flows used in TNM 2.5

| Road | Segment | Peak Hour Flow per Direction |
|-----------|---------------|------------------------------|
| State | N of Victoria | 845 |
| | N of Anapamu | 680 |
| | S of Anapamu | 667 |
| Arlington | E of State | 165 |
| Victoria | W of State | 419 |
| | E of State | 394 |
| Anapamu | W of State | 375 |
| | E of State | 426 |
| Anacapa | N of Victoria | 680 |
| | N of Anapamu | 864 |
| | S of Anapamu | 782 |

Results of the computations are shown in Table 3 below. Note in Table 3 that the required outdoor living spaces on the roof deck is well below 60 dB as the result of shielding by the effective building parapet. The computed noise level at the outdoor living space at the south end of the 7th floor unit is computed to be 1.6 dB above the noise criterion. However, this prediction substantially exceeds the 56 dB level measured

on-site, indicating that TNM produces conservative results in this environment. This result is consistent with other projects on which TNM 2.5 has been used to compute noise levels at measurement sites. Typically, TNM predictions are 2 to 4 dB higher than measurements. Further, the 7th floor outdoor space is created as an alcove with a partial fascia matching the historical configuration of the building, providing more shielding than the TNM model is able to properly calculate, but reasonably well simulated with the on-site measurements just inside an open window.

Table 3. Summary of TNM 2.5 Calculations

| Location | East of State C.L. | North of Anapamu C.L. | Elevation AMSL | Computed Sound Level dB |
|---------------------|--------------------|-----------------------|----------------|-------------------------|
| Outside Floor 7 OLS | 80 | 136 | 159 | 63.9 |
| Floor 7 OLS | 80 | 146 | 159 | 61.6* |
| Floor 7 Bldg. Face | 56 | 178 | 159 | 66.4 |
| Floor 8 Bldg. Face | 56 | 180 | 168 | 66.4 |
| Roof Deck OLS | 80 | 168 | 203 | 52.4 |

* - Compare to measured level 56 dB at similar location on building

Based on the on-site measurements, the noise levels at required outdoor living spaces for the two residential units will comply with the City noise criterion of L_{dn} 60 dB. To assure that the final configuration is properly represented by the measurements, a sound absorbing ceiling should be provided in the 7th floor alcove outdoor living space.

INDOOR NOISE CONTROL

As shown in both the TNM 2.5 computations and the on-site noise measurements, noise levels at the outside faces of the project will be in the 64-67 dB range and require 19-22 dB noise-attenuating exterior shell construction to maintain noise below L_{dn} /CNEL 45 dB indoors. As demonstrated by the on-site measurements, noise levels in a west-facing room with windows only slightly open are just above 50 dB.

Outdoor-to-indoor traffic noise level reduction of 22 dB is readily provided by standard construction with well sealed windows. The existing windows in the Granada Tower may require retrofit of perimeter gasketing or re-glazing in some cases. Detailed requirements would be determined by inspection during the refurbishment process.

Ventilation

Both residential units will require windows to be kept closed at least part of the time to exclude noise and satisfy the State and City noise standards. A ventilation system will be required for these units. Air flow and other requirements for these systems should be determined by the Mechanical Engineer. Fresh air intakes and other exterior vents for the project should not be located on the west side of building so as to be shielded from exposure to noise from State Street.

Unit ventilation systems should be selected based on capability to heat or cool units without producing more than 40 dB of room noise. Further, the building mechanical systems to be located within the roof well should be designed in such a manner that noise on the roof-deck outdoor living space does not exceed 53 dB (corresponding to CNEL 60 dB if operated continuously).

Plumbing

A frequently experienced problem in multi-unit residences is transmission of water flow noise by structural excitation. This issue can be avoided by:

1. Use separate plumbing risers and drain lines for the two residential units.
2. Run plumbing risers in designated chases. Avoid running plumbing in party walls.
3. Use compliant pipe mounts or wrap pipes with compliant material at all points of attachment with the structure.
4. Use cast iron drain piping.
5. Do not allow drain pipes to come into contact with drywall ceilings or wall surfaces.

Inter-Unit Acoustic Separation

Walls. Although units are on separate floors of the building, there are locations on both floors where walls separate residential units from office lease space. Separation walls should not only comply with State STC 50 requirements, but also be commensurate with the quality level of the project in general. With wood frame construction, the recommended wall construction would be:

1. Double row of 2x4 studs 16" o.c. on separate plates spaced 1" apart.
2. 1/2" or 5/8" type X gypsum board screwed to outside face of studs on both sides of the wall.
3. 1/2" or 5/8" type X gypsum board screwed to first layer of gypsum board on both sides of the wall.
4. 3-1/2" thick fiberglass or mineral fiber insulation blanket in both stud cavities.

Owens-Corning's acoustical laboratory (OCF W-27-69) demonstrated an STC 63 rating for this assembly. In addition to high sound transmission loss, it also provides a degree of vibration isolation so that impact sounds from one unit would be suppressed in adjacent units.

To maintain acoustical integrity, penetrations for electrical boxes, etc. should be offset two stud spaces on opposite sides of walls and should be caulked from the read with Lowry pads or equivalent.

Floor/Ceiling. As described by the Architect, the existing inter-floor construction is 6-inch reinforced concrete. This floor is to remain intact as part of the building refurbishment project.

Riverbank Acoustical Laboratories has demonstrated that a 6-inch thick concrete floor achieves a test rating of STC 55, therefore satisfying the State STC 50 requirement.

However, because of high stiffness and low internal damping, a monolithic concrete slab with hard floor covering only achieves an IIC rating of 34, well below the state IIC 50 requirement. The IIC 50 requirement and good subjective performance can be achieved regardless of floor covering by the following:

- Incorporating Enkasonic or similar compliant material between the slab and the finished floor.

- Adding a separate gypsum board ceiling below, mounted using minimum 4-inch deep furring and resilient channels or other vibration decoupling mounting. The floor/ceiling cavity should be filled with 3-1/2 inch thick fiberglass or mineral fiber insulation.

Penetrations in floors above separate units for drain lines, etc., should be enclosed and filled with insulation to prevent transmission of plumbing noises through the ceiling into the unit below.

Construction Noise

With the exception of the attached Center for Performing Arts (currently under renovation), the project location is isolated from noise sensitive uses. However, during demolition and reconfiguration of the building, noise and vibration will be generated that affects spaces within the building itself. Determining the degree of this impact would require more detailed information regarding the extent of work and the planned building occupancy during refurbishment.

Although details of the connection between the Tower and Granada Theater are not known, it is probable that noise and vibration from demolition and construction activities in the Tower would be transmitted structurally into the Theater. It would therefore be necessary to prohibit scheduling of noise and vibration producing work in the Tower at times when the Theater is in use, unless it can be demonstrated that such activities are inaudible in the Theater.

SUMMARY

The proposed mixed commercial-residential project is located on the east side of State Street between Anapamu and Victoria Streets. Due primarily to traffic on State Street, exterior noise levels at the west side and north and south ends of the project are measured and computed to be approximately 64-67 dB. Shielding by adjacent existing structures and the project building itself provides outdoor living spaces at noise levels below the City standard 60 dB.

Indoor noise levels can be brought into compliance with City and State 45 dB standards by use of well-sealed windows. Windows would be refurbished as part of the project and will be directed toward keeping most truck or bus noise below 40 dB for a more tranquil indoor environment.

Inter-unit acoustic separation will exceed State STC 50 and IIC 50 requirements through use of double-stud wall construction and vibration-isolating compliant flooring over the existing concrete slab construction.

Noise from plumbing will be controlled by judicious pipe routing, compliant pipe mounting and use of iron drain pipes. Mechanical systems as required for ventilation of units with closed windows will be designed for quiet operation and will have air intakes located on the shielded sides of the building.

Noise and vibration from construction could be audible in attached commercial uses and existing Tower occupancies. Coordination of work with Granada Theater uses may be necessary to avoid conflicts.