I. PROJECT DESCRIPTION

The project proposes a 1,200-square-foot two-story Accessory Dwelling Unit (ADU) and a 406-square-foot two-car garage in a new detached building. The project includes demolition of the existing detached two-car garage and its driveway on the south side of the lot, demolition of two small detached accessory buildings, alterations to the existing driveway on the north side of the lot to provide an uncovered parking space for the ADU, and a new driveway to the proposed garage on the north side of the lot. The existing 1,080-square-foot one-story primary dwelling is proposed to remain unaltered. The project is located in the Non-Appealable jurisdiction of the Coastal Zone.

II. REQUIRED APPLICATION

The discretionary application required for this project is:

A Coastal Development Permit (CDP2018-00018) to allow the proposed development in the Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.45.009).

On April 18, 2017 the California Coastal Commission published a memorandum clarifying how local jurisdictions should apply the new accessory dwelling unit regulations in the Coastal Zone. The memorandum clarifies that although attached accessory dwelling unit applications can be exempt from Coastal Development Permits, detached units do not qualify for an exemption. However, detached units which involve no potential for any adverse effect on coastal resources and are consistent with the Chapter 3 policies of the Coastal Act, do qualify for a Coastal Development Permit “waiver.” In the City of Santa Barbara, this “waiver” is known as a “Coastal Development Permit without hearing.” Therefore, the Staff Hearing Officer is the designated decision-maker on the Coastal Development Permit (SBMC 28.44.110.C), but shall not require a public hearing in accordance with Government Code 65852.2.

Because the proposed unit is detached from the main residence, a public hearing is not required for the Coastal Development Permit.

APPLICATION DEEMED COMPLETE: January 9, 2020
DATE ACTION REQUIRED: March 12, 2020
III. **RECOMMENDATION**

If approved as proposed, the project would conform to the City’s Zoning and Building Ordinances and policies of the Coastal Land Use Plan (LUP). In addition, the size and massing of the project are consistent with the surrounding neighborhood. The project will provide and maintain adequate clearance from an existing abandoned oil well on the site, as described below. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

![1440 Pacific Avenue Vicinity Map](image-url)
IV. **BACKGROUND: OIL WELL ON SITE**

The property contains an oil well that was abandoned in 1940 in accordance with the requirements of the Division of Oil and Gas at that time. Pursuant to Public Resources Code §3106, oil wells are under the authority of the California Department of Conservation Geologic Energy Management Division (CalGEM). The well is indicated on the site plan near the proposed ADU/garage building. The well was unearthed and inspected for leakage and found to not be leaking, and, after it is surveyed, it must be re-buried. Because new development is proposed in the vicinity of the well, CalGEM staff have been working with the applicant and City staff and provided advisory comments related to the proposed project.

New development, such as the proposed ADU/garage building, can be permitted on the site, but must not impede access to the well by oil well servicing and rigging equipment in case future corrective action is required. To evaluate how much space is required for access, the applicant obtained letters from two oil rig companies. The evaluations were based on site visits, and considered site configuration, the type and size of rig required, auxiliary equipment, and staging during work. One company (Allenco) found that a clearance of seven feet, seven inches between the proposed ADU/garage building and oil well would be acceptable. The second company (Miocene) recommended a minimum ten-foot radius clearance, and a 20-foot by 50-foot clear area for the rig footprint. The Building & Safety Division will require the larger minimum ten-foot clearance and 20- by 50-foot clear area consistent with the Miocene letter.

City staff have drafted conditions of approval stating that the property owner shall accept liability related to the oil well, and shall provide and maintain future access to the oil well on the site (Exhibit A – Draft Conditions of Approval).

V. **SITE INFORMATION AND PROJECT STATISTICS**

A. **SITE INFORMATION**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Jose Luis Esparza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Michael &amp; Julia Finucan</td>
</tr>
</tbody>
</table>

**Site Information**

<table>
<thead>
<tr>
<th>Parcel Number: 045-183-001</th>
<th>Lot Area: 9,618 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Use: Single-Unit Residential</td>
<td>Topography: 6% slope</td>
</tr>
</tbody>
</table>

**Adjacent Land Uses**

<table>
<thead>
<tr>
<th>North - Residential</th>
<th>East - Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>South - Residential</td>
<td>West - Residential</td>
</tr>
</tbody>
</table>
B. PROJECT STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing (net square feet)</th>
<th>Proposed (net square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Dwelling</td>
<td>1,080</td>
<td>No Change</td>
</tr>
<tr>
<td>Garage</td>
<td>571</td>
<td>406</td>
</tr>
<tr>
<td>ADU</td>
<td>N/A</td>
<td>1,200</td>
</tr>
<tr>
<td>Other Accessory Area</td>
<td>298</td>
<td>0</td>
</tr>
</tbody>
</table>

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks ADU -Front</td>
<td>20 feet</td>
<td>N/A</td>
<td>20 feet</td>
</tr>
<tr>
<td>-Interior</td>
<td>6 feet</td>
<td>N/A</td>
<td>6 feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>30 feet</td>
<td>N/A</td>
<td>22.1 feet</td>
</tr>
<tr>
<td>Parking: Primary Residence</td>
<td>2 covered spaces</td>
<td>2 covered spaces</td>
<td>2 covered spaces</td>
</tr>
<tr>
<td>Parking: ADU</td>
<td>Not required¹</td>
<td>N/A</td>
<td>1 uncovered space</td>
</tr>
<tr>
<td>Open Yard</td>
<td>1,250 square feet</td>
<td>&gt;1,250 square feet</td>
<td>&gt;1,250 square feet</td>
</tr>
</tbody>
</table>

The proposed development complies with all applicable zoning standards, as identified in the table above.

B. COASTAL LAND USE PLAN CONSISTENCY

1. COASTAL DEVELOPMENT PERMIT

Per the California Coastal Commission memorandum dated April 18, 2017, the detached Accessory Dwelling Unit requires a Coastal Development Permit and therefore, must be found consistent with the City’s Coastal Land Use Plan (LUP), which implements the California Coastal Act.

2. COASTAL ACT CONSISTENCY

Applicable Policies

a. Coastal Act Section 30253 (Minimization of adverse impacts): New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of

¹ State law does not require parking for an ADU if it is located within 1/2-mile of public transit or if it is contained in an existing accessory structure. The subject property is located within 1/2-mile of public transit.
protective devices that would substantially alter natural landforms along bluffs and cliffs.

The project site is relatively flat, and not located along any bluffs or cliffs, and does not require construction of any protective device that would impact existing landforms. Additionally, the site is not located in an area of high flood or fire hazard. Therefore, it is not anticipated that the project would contribute to geologic instability or destruction of the site. The proposed project will follow the conclusions and recommendations in the Geotechnical Engineering Investigation Report for Proposed Accessory Dwelling Unit prepared for the project. This report was not required by staff at this time, and will be submitted with the application for a building permit.

b. Coastal Act Section 30250 (Location; existing developed area): New residential, commercial, or industrial development, except provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources...

The project site is located in an existing urbanized area and is provided with municipal water and sewer services. Additionally, the proposed development is minor in nature and would not result in significant adverse impacts to coastal resources.

3. COASTAL LAND USE PLAN CONSISTENCY

The project site is in the Mesa Component Area of the LUP, which is located between Arroyo Burro Beach and the westerly boundary of Santa Barbara City College. The LUP states that the primary land use of this area is single-family residential and there is very limited additional development potential. The major coastal issues identified for the Mesa Component Area include public scenic views, beach and coastal bluff erosion and wave impacts.

The project is located over 700 feet from the coastline with two intervening public streets, and is not subject to beach or coastal bluff erosion or wave impacts.

Policy 4.3-7 Compatible Development. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.

The proposed new two-story ADU/garage building is exempt from design review because the property is not within a design district, and the second-story component of the project consists solely of ADU floor area. The project is not within a public scenic view or a popular visitor destination point. The building height is slightly over 22 feet, and the structure’s total size is 1,606 square feet. Surrounding development includes a mix of one- and two-story buildings. Therefore, the proposed development would be visually compatible with the character of the surrounding areas and consistent with Policy 4.3-7.
VII. ENVIRONMENTAL REVIEW

The 2011 Program Environmental Impact Report (EIR) for the General Plan evaluated citywide environmental effects from forecasted General Plan build-out to year 2030. The proposed project is consistent with the density designation of the General Plan, and is within the growth assumptions and scope of analysis of the Program EIR. No project-specific significant environmental impacts would result from the project, and potential minor effects would be addressed with project design and compliance with applicable ordinance provisions, regulations, and standard conditions of approval. The oil well and proposed development shall comply with Public Resources Code §3208.1, §3224, §3236, §3236.5, §3359, and all other applicable regulations and building codes. The existing abandoned oil well was unearthed, inspected, found to not be leaking, its location will be surveyed for future reference, and will be reburied without requiring remedial action. As described in letters prepared for the project by two independent oil rigging companies, the proposed development provides adequate space on the site for access and a staging area, and will not impede future access to the well for oil rigging equipment if necessary.

Pursuant to the California Environmental Quality Act (CEQA) §21083.3 and CEQA Guidelines §15183 (Projects Consistent with a Community Plan or Zoning), no further environmental document is required for projects consistent with the General Plan for which a Program EIR was certified, when development policies and standards address environmental effects and no project-specific impacts would result. City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. The staff analysis and CEQA certificate of determination on file determined that the project qualifies for a 15183 CEQA exemption.

VIII. FINDINGS

The Staff Hearing Officer finds the following:

A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES §15183)

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including public views and potential geologic hazards. The proposed development is located within an existing urbanized area equipped with municipal water and sewer services that are able to accommodate said development, as discussed in Section VI.B.2 of the staff report.

2. The project is consistent with all applicable policies of the City’s Coastal Land Use Plan, all implementing guidelines, and all applicable provisions of the Code because the new ADU is compatible with the existing neighborhood, will not impact views from public view corridors, and is not located on a coastal bluff, as discussed in Section VI.B.3 of the staff report.
Exhibits:
A. Draft Conditions of Approval
B. Project Plans
C. Applicant's letter, dated March 7, 2019
I. 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. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.

2. Record any required documents (see Recorded Conditions Agreement section).

3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with Condition D “Construction Implementation Requirements.”

4. The existing abandoned oil well on the property shall be located and surveyed. Provide the survey locations in Latitude and Longitude, NAD 83 decimal format to the California Geologic Energy Management Division and accurately indicate the well’s location on the project plans. The placement of the new development on the site must comply with all requirements related to the oil well. The development shall comply with Condition B.2 to provide adequate clearance for oil rig equipment to access the oil well.

5. Permits.

   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

   b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

   c. Obtain any permits or approvals required from the California Geologic Energy Management Division (CalGEM).

Details on implementation of these steps are provided throughout the conditions of approval.

B. Recorded Conditions Agreement. The Owner shall execute a written instrument, which shall be prepared by Planning staff, 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. Approved Development. The development of the Real Property approved by the Staff Hearing Officer on February 26, 2020 is limited to the construction of a detached approximately 1,606-square-foot two-story building containing an Accessory Dwelling Unit and two-car garage with new driveway, altered existing
driveway, new uncovered parking space as shown on the site plan signed by the Staff Hearing Officer on February 26, 2019 and on file at the City of Santa Barbara.

2. **Access to Oil Well.** Access to the oil well shall be provided and maintained. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A minimum ten-foot radius clearance shall be maintained between the oil well and the Accessory Dwelling Unit/garage building, and a minimum 20 foot by 50 foot clear area accessed from Pacific Avenue to provide access for oil rig equipment if future re-abandonment or other well work is required, as described in the letter dated December 3, 2019 from Miocene Incorporated Engineering and Operating Services regarding Recommended Stand Back from Abandoned Well AS Mayes No.1, API 083-03674, Mesa Oil Field, Lot #50A APN 045-183-001, Fair Acres on the Mesa, Santa Barbara, California.

3. **Owner Liability for Abandoned Oil Well.** The development of the new Accessory Dwelling Unit and garage building, and associated improvements is in proximity to an abandoned oil well on the property. The requirements of Public Resources Code Section 3208.1 may apply if access to the well is impeded or the well integrity is disturbed due to development. Owner will indemnify and hold the City harmless against any claim or causes of action that may arise now or in the future, relating to the construction and location of the approved development adjacent to the oil well.

4. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**
   a. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

2. **Community Development Department.**
   a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B “Recorded Conditions Agreement” to the Community Development Department prior to issuance of any building permit.
b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. The Owner shall submit permeable paver cross-section and specification demonstrating that the new development will comply with the City’s Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td>Date</td>
</tr>
<tr>
<td>Architect</td>
<td>Date</td>
</tr>
<tr>
<td>Engineer</td>
<td>Date</td>
</tr>
</tbody>
</table>

D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **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) and telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet.

2. **Construction Storage/Staging.** Construction vehicle/equipment/materials storage and staging shall be done on-site. No parking or storage shall be permitted within
the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

3. **Unanticipated Oil Wells.** If during development activities any wells are encountered that were not part of this project’s review, CalGEM shall be notified immediately, and an amended site plan with well casing diagrams for CalGEM review shall be filed.

4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

E. **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 public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. 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 public improvement plans or building plans, shall be completed.
F. General Conditions.

1. Compliance with Requirements. All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. California Geologic Energy Management Division Recommendations. The project shall adhere to the recommendations of the California Geologic Energy Management Division (CalGEM):
   a. The project is subject to Public Resources Code §3208.1. CalGEM has the authority to order or permit re-abandonment of the well.
   b. A CalGEM representative shall observe the well to document the condition and location of the top of the exposed well and inspect for liquid and/or gas leakage. The project is subject to Public Resources Code §3224.
   c. Information regarding the oil well and any other pertinent information obtained during the development shall be communicated to the County Recorder for inclusion in the title information for the subject real property.
   d. Any soil containing hydrocarbons shall be disposed of in accordance with local, state, and federal laws. Appropriate authorities shall be notified if soil containing significant amounts of hydrocarbons is discovered during development.
   e. The well shall be tested for liquid and gas leakage prior to commencement of construction.
   f. Access on the property to the oil well for oil rig equipment shall not be impeded by the approved project or other new development.
   g. CalGEM has jurisdictional authority over the oil well pursuant to Public Resources Code §3106. No well work may be performed on the well without prior written approval from CalGEM.

3. Approval Limitations.
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit.
4. **Litigation Indemnification Agreement.** In the event the Staff Hearing Officer approval of the Project is appealed to the Planning Commission, and subsequently 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 being notified of a lawsuit regarding 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.

II. **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.

2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.
Exhibit B: Project Plans is available electronically for view online at: SantaBarbaraCA.gov/SHO
March 7, 2019

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

RE: DART Application for ADU at 1440 Pacific Avenue

To whom it may concern:

I am seeking a Conditional Use Permit and need Planning Commission approval for an Accessory Dwelling Unit at 1440 Pacific Avenue. The description of proposed project is as follows:

1) Uses of existing and proposed structure: My son, his wife and child will occupy the accessory dwelling unit.

2) Square footages of existing and proposed structures:
   - Existing:
     - Main: 1186 gross sq ft
     - Garage: 600 sq ft
     - Office/toolhouse: 240 sq ft
     - Metal shed: 84 sq ft
   - Proposed: 2-car garage 480 sq ft net / 517 sq ft gross. Accessory Dwelling Unit, 1,271 sq ft gross / 1200 net sq ft

3) Number of proposed residential units/lots:
The Accessory Dwelling Unit will be 2 bedroom unit.

4) Residential Density (Dwelling Units per Acre): 18.8 units per acre

5) Average Unit Size: 1,140 sq ft net.

6) Demolition or removal of any structures: Demolish existing garage, 600 sq ft. Demolish existing Office/toolhouse, 240 sq ft. Demolish existing metal shed, 84 sq ft

7) Site square footage and acreage. 9618 sq feet

8) Removal of any existing trees or significant vegetation: No

9) Relevant drainage information. Site slope at 6%

10) Parking and landscaping statistics. Landscaping is 6160 sq feet. 2 covered spaces in the garage and 1 open parking space (395 sq feet of permeably paving).

11) Proposed grading to occur with cut and fill given in cubic yards of soil and whether balanced onsite or import/export is involved. If import/export is involved, identify source or disposal site. No need to export anything. For footings need to excavate 5 cubic yards. This will be spread around the site.
12) Identify adjacent surrounding land uses and land use designations and zone districts to the north, south, east, and west: All are residential.

13) Provide answers to the following questions:

   i. Does the proposed project include added exterior lighting? If yes, please describe locations, type, height, etc.
   1 exterior light at balcony (6′8″) – down facing exterior lights to meet dark sky requirements
   1 exterior light at entrance (6′8″) – down facing exterior lights to meet dark sky requirements
   Existing exterior light at garage door will be changed to match new fixtures

   ii. Would the proposed project involve the creation of smoke or odors? No

   iii. Would the proposed project involve the creation of new noise sources? No

   v. Have geotechnical studies (e.g., soils reports, earthquake fault location studies, geology reports, etc.) been prepared for the project site? If yes, please explain how the recommendations have been addressed by the project. YES

   A soils report has been obtained and included in plans and reproduced onto the permits. Compaction will be done according to recommendations.

   vi. Have resource or constraint studies (e.g., biological assessment reports, archaeological reports, historic structures reports, etc.) been prepared for the project site? Not applicable

   vii. Are there any existing or proposed designated recreational trails or easements (e.g. utility, parking for adjacent properties, etc.) traversing the project site? No

   viii. Is the property located adjacent or near a creek or other water course? No

   ix. Who provides sewer services? Is it on septic? City of Santa Barbara

   x. Who provides water service to the site? City of Santa Barbara

14) Describe demolition and construction activity in detail, including the following:

   i. Identify the estimated duration of demolition. Preparation of existing to take 1 week

   ii. Identify the estimated duration of grading. 3 days

   iii. Identify the estimated duration of construction activity. 3 months

   iv. Identify the number of workers and number and type of equipment necessary for each phase of demolition, grading, and construction.

   • Preparation – 2 workers
   • Grading – 3 workers
   • Construction – 4 workers

   v. Identify staging area(s) for equipment and construction materials. Area between garage and house
15) Describe project compliance with the Inclusionary Housing Ordinance (if applicable). Subdivisions (including Condominium projects) that involve two (2) or more residential units/lots are subject to the Inclusionary Housing Ordinance (SBMC Chapter 30.160 or Chapter 28.43 (Coastal Zone)). **Not applicable**

16) Any additional pertinent information (e.g. number of bedrooms, number of restaurant seats) and any other information previously requested by City Staff.
   
   - 2 bedroom
   - Soils report

17) Storm Water Management.

   i. Identify the amount of new and replaced impervious surfaces. **Cover over 391 sq feet of new living area. Will make 395 sq feet of new permeable paving.**

   ii. Indicate how site drainage is being transmitted through the subject property to the public right-of-way or to a natural watercourse. **ADU to be provided with rain barrels.**

Sincerely,

Jose Luis Esparza, for
Michael Finucan