

**Johnston, Suzanne**

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**From:** Vijaya L. Jammalamadaka [JammalamadakaV@sbcapcd.org]

**Sent:** Friday, April 24, 2009 11:00 AM

**To:** Johnston, Suzanne

**Subject:** 110 West Sola Street, Santa Barbara

Dear Suzanne,

The MND does not address the air quality impacts from the demolition of the commercial office building. Please ensure that the Applicant is made aware that they are required to complete the "Asbestos Demolition/Renovation Notification" form (which can be downloaded from the APCD website <http://www.sbcapcd.org/biz/asbestos.htm>) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure.

Thank you.

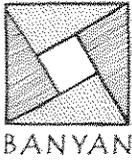
Sincerely,

Vijaya

Vijaya Jammalamadaka  
Air Quality Specialist  
Technology and Environmental Assessment Division  
Santa Barbara County Air Pollution Control District  
260 N. San Antonio Road, Suite A  
Santa Barbara, CA 93110-1315  
(805) 961-8893  
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ATTACHMENT 2

4/24/2009



City of Santa Barbara  
111 West State Street  
Santa Barbara, CA 93101  
Phone: 805.964.4421 Fax: 805.964.4422  
www.santabarbara.gov

City of Santa Barbara  
Planning and Development  
630 Garden Street  
SB, CA 93101

~~5/06/2009~~  
5/05/2009 2:23 P.M.  
*(Signature)*

Attn: Melissa Hetrick, Environmental Analyst/Project Planner  
Suzanne Johnston, Project Planner  
Staff Hearing Officer  
Re: Draft Mitigated Negative Declaration for 110 Sola Street  
MST: 2007-00413  
A.P.N.: 039-062-010

Staff Hearing Officer and City Staff--

I am writing on behalf of the Institute of World Culture, a non-profit educational organization that owns and operates out of the historic landmark Mortimer Cook House, located at 1407 Chapala Street, immediately adjacent to the proposed Mixed-Use Condominium project at 110 Sola Street.

As you may have noticed from the 110 Sola Street Site Plan, the driveway for the Institute occurs at the adjoining lot line between the two properties. This driveway is only 10' wide and provides the only access for parking and for ADA compliant entrance to the Institute building. In addition to the offices that serve the business functions of IWC, the building is also a meeting center where conferences, seminars, lectures, multi-media presentations and both day and evening classes are held. The public events and commercial functions occur both during the week and on weekends. Because of the parking and the ramp in the rear, many workers, presenters and event participants enter and exit the Institute's house and offices via the driveway and parking lot. In other words, there are folks coming and going, day and night, on the Institute grounds using this driveway. The "zero lot line" construction that will be occurring along this common boundary is troubling for several reasons. The Institute believes aspects of the design should be altered for privacy, noise and visual impacts and the details of this requested redesign are outlined in another letter also being presented to the Staff Hearing Officer.

However, the zero lot line construction is also a concern in regards to issues raised in the Draft Mitigated Negative Declaration. Namely:

- a) How will safe and unobstructed vehicle and pedestrian access be maintained along the Institute driveway during the demolition and construction period? How would the 18' high brick wall (that occurs along the entire driveway length) be demolished

- without a safety or debris hazard occurring on the Institute property? Even the if the new zero lot-line retaining wall could be installed without machinery and workers accessing the Institute grounds, how would the walls be plastered and painted without scaffolding being erected on the Institute driveway, thus blocking access?
- b) How would damage to the property or building at 1407 Chapala be addressed? By what means would the builders at 110 Sola prevent the collapse of portions of the driveway during the removal and recompaction of the soils at the property border? If they were not able to prevent such a collapse or other damage, how would the repairs be handled?
  - c) How and at what intervals will the dust and dirt from demolition, grading and construction that will inevitably end up on the Institute driveway and building be removed?

On behalf of the Institute, I thank you for giving these issues your careful consideration.



Kirk B. Gradin, architect  
Principle, Banyan Architects  
Member, Institute of World Culture