



**City of Santa Barbara**  
**Planning Division**

**Memorandum**

**DATE:** August 20, 2009  
**TO:** Planning Commission  
**FROM:** Kathleen Kennedy, Associate Planner *KK*  
**SUBJECT:** 226 & 232 Eucalyptus Hill Drive (MST2004-00349)

**Introduction**

On June 18, 2009, the Planning Commission considered an appeal of the project, which had been denied by the Staff Hearing Officer. After much discussion by the Planning Commission, the project was continued in order to allow the applicant to return with a revised project that includes less overall development on the site (see Exhibit A – PC Minutes).

The applicant submitted a revised project that includes a reduction in the size of three of the four proposed residences (see Exhibit B – Applicant's Letter & Exhibit E – Revised Project Plans).

- Upper lot: Second residence reduced by 367 sq. ft. (from 1,517 to 1,150 sq. ft.)
- Lower lot: Main residence reduced by 227 sq. ft. (from 3,927 to 3,700 sq. ft.)
- Lower lot: Second residence reduced by 536 sq. ft. (from 1,786 to 1,250 sq. ft.)
  - Total reduction of 1,130 sq. ft.

The sizes of the garages have not been reduced; however, using the methodology allowed by the Zoning Ordinance, the net floor areas have been recalculated.

- Upper lot: recalculation results in 480 sq. ft. reduction in total garage floor area
- Lower lot: recalculation results in 573 sq. ft. reduction in total garage floor area
  - Total recalculation reduction of 1,053 sq. ft.

**Discretionary Applications**

The discretionary applications required for this project are:

1. Adoption of the Mitigated Negative Declaration;
2. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
3. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
4. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

## **Findings**

The Planning Commission finds the following:

### **A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION**

- The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review process.
- The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant unmitigated effect on the environment.
- The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
- The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project. The Planning Commission hereby adopts the Final Mitigated Negative Declaration for the project.
- The Planning Commission hereby adopts a mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects.
- The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

### **B. STREET FRONTAGE MODIFICATIONS (SBMC§28.15.080)**

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lots. The existing lots do not currently meet the 100 foot street frontage requirement. There are adjacent parcels in the neighborhood that have less than 100 feet of street frontage or no street frontage at all.

### **C. LOT LINE ADJUSTMENT (SBMC§27.40)**

The proposed lot line adjustment is appropriate for the area and is consistent with the City's General Plan and Building and Zoning Ordinances. The lot line adjustment would adjust the lot line between the two parcels which are currently 2.82 acres (Parcel A) and 2.75 acres (Parcel B) in size by realigning the dividing lot line from a north-south direction to an east-west direction, resulting in two parcels of 2.47 acres (Parcel 1) and 3.10 acres (Parcel 2). The proposed parcels exceed the minimum lot area requirement which is 50,000 square feet when slope density requirements are applied in recognition of steep topography. The intent of the lot line adjustment is to create an integrated set of properties that would complement each other in both the flow and functionality of landscape and architectural design.

D. PERFORMANCE STANDARD PERMITS (SBMC§28.93.030.E)

The lot areas of the two parcels have the minimum lot area per unit required in the A-2 zone and the additional dwelling units comply with all other applicable ordinance requirements.

E. DEPARTMENT OF FISH AND GAME FEE

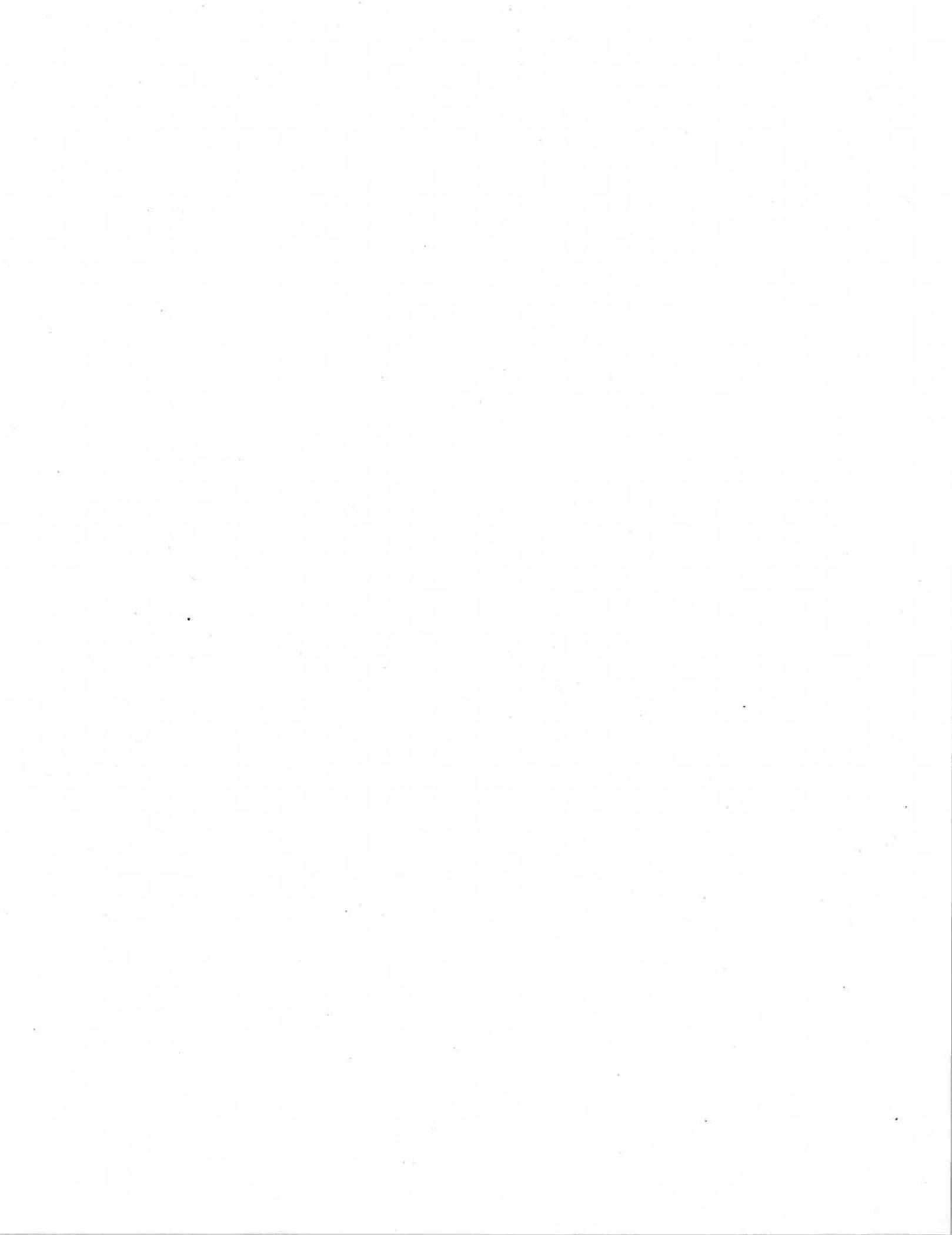
An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed project to result in adverse effects, either individually or cumulatively, on wildlife resources or the habitat on which the wildlife depends. For this purpose, "wildlife" is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability" (Section 711.2 Fish and Game Code). This project has the potential to affect wildlife resources or the habitat on which wildlife depend, and is subject to the Department of Fish and Game fee.

**Recommendation**

Staff supported the previous proposal and, with the reduction in square footage, continues to be in support; therefore, Staff recommends that the Planning Commission grant the appeal, adopt the Mitigated Negative Declaration (with revised MMRP) and approve the project (without the proposed third driveway entrance), making the findings outlined in this report, and subject to the revised conditions of approval in Exhibit C.

Exhibits:

- A. Planning Commission Minutes, June 18, 2009
- B. Applicant's Letter, July 24, 2009
- C. Revised Conditions of Approval
- D. Planning Commission Staff Report, June 18, 2009 (w/o conditions of approval)
- E. Revised Project Plans (sheets T.01 & A0.02)



**IV. STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:47 P.M.**

**APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, APN 015-050-017 & 015-050-018, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)**

This is an appeal of the denial of the project by the Staff Hearing Officer. The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed, and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

The Planning Commission will consider adoption of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Bettie Weiss, City Planner, gave the Staff Hearing Officer presentation.

Brent Daniels, L & P Consultants, gave the applicant presentation and introduced his team: Cristi Fry, Civil Engineer, Triad/Holmes Associates; Lane Goodkind, Landscape Architect; Allan McCloud, Architect, Shubin and Donaldson Architects, Inc.; and Kathleen Weinheimer, Attorney.

Chair Larson opened the public hearing at 2:24 P.M.

The following people spoke in support of the appeal:

1. Clay Tedeschi
2. Teha Eliassen
3. Steve Bollinger

The following people spoke in opposition to the appeal:

1. John Manning, neighbor, is opposed to the project and expressed concerns regarding the lot line adjustment, increased development potential, amount of cut and fill, and removal of eucalyptus trees
2. June Sochel, neighbor, expressed concerns regarding grading of the hillside, soil instability and drainage.
3. Tony Vassallo, neighbor, expressed concerns similar to those submitted as written comments.
4. Caroline Vassallo, neighbor, expressed concerns similar to those submitted as written comments.
5. Ernie Salomon, neighbor, expressed concerns regarding flooding, slides, and land movement and suggested that the water from the proposed project be piped into the north-side creek which runs parallel and runs west of Woodland Drive.

With no one else wishing to speak, the public hearing was closed at 2:46 P.M.

Staff responded to the Planning Commission question about the adoption of the Mitigated Negative Declaration (MND) stating that it was not necessary to adopt the MND if the project was not being approved. Ms. Weiss stated that she did not have any issues with the MND, and although she was concerned about the drainage, it does not rise to a level of significance.

Mark Wilde, Supervising Engineer, Public Works, explained that the standard condition has been included so that there will be no increase in flows to Woodland Drive up to a 25 year storm. The proposed condition goes beyond the standard in proposing a potential installation of an 18" storm drain that meets up with the existing 36" storm drain. If this project is approved, Engineering staff can work with Building and Safety Staff to obtain a design that will satisfy the requirements and concerns of the public, without having any damage to their properties, up to a 25 year storm.

Mr. Vincent explained the differences between a lot line adjustment and subdivision and why a lot line adjustment is appropriate for the project. He also answered the question concerning the City's policy about the number of lots using a private drive, stating that a waiver would be needed for more than four lots; however, in this case, a waiver would not apply since the number of lots would remain the same.

Ms. Fry stated that Woodland Drive could handle 60 cubic feet per second (cfs) and that the project is only proposing 7.9 cfs. She added that the actual location of the 4' wide and 1' high concrete swale has not been determined but that it will be in the area identified on the map by a yellow line, and would not require much landscape screening from down below.

Mr. Daniels stated that, per the City's ordinance, each of the four homes could have 500 square feet of accessory structures.

The Commissioners made the following comments:

1. Commissioner Jacobs had a concern with the proposed density and the size of the additional residences.
2. Commissioners Jostes and Lodge had concerns regarding drainage, density, the number of garages, and cannot support the street frontage modification.
3. Commissioner White could not support the project and wondered if the applicant would still want a lot line adjustment with two houses on the property instead of four.
4. Commissioner Bartlett summarized his recollection of the project's history at the ABR and stated that the applicant has gone far and above what is technically required and can support the project and requested modifications.
5. Commission Thompson stated that the City has got to get a better handle on private streets seeking public street frontage waivers. He stated that fire safety has been improved with the removal of hazardous vegetation and that he agrees with the Staff recommendation and supports the project as proposed.
6. Commissioner Larson agrees with Commissioners Bartlett and Thompson, but remains concerned with the density.

Staff acknowledged the Planning Commission's discretion to approve the performance standard permit. Ms. Weiss added that there is adequate ingress and egress and lot area for this project.

Mr. Daniels stated that the lot line adjustment would not increase the allowable density onsite.

**MOTION: Bartlett/Thompson**

Uphold the appeal to adopt the Mitigated Negative Declaration (MND), recommend approval of the street frontage modification, lot line adjustment, performance standard permits, and include revised condition of approval as proposed by the applicant in D.6., including requirement for 500 linear feet of storm drain.

This motion failed by the following vote:

Ayes: 3 Noes: 4 (Jostes, White, Jacobs, Lodge) Abstain: 0 Absent: 0

The motion failed.

Commissioner White remained concerned with the density and needed to see less development on the site.

Ms. Weinheimer stated that a continuance, rather than a denial, would be preferred and cautioned that if the parcels are merged, four houses could still be allowed to be built there.

**MOTION: Jostes/White**

Continued to July 23, 2009

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Larson called for a recess at 3:29 P.M. and reconvened the meeting at 3:48 P.M.

V. **DISCUSSION ITEM:**

**ACTUAL TIME: 3:48 P.M.**

**PLAN SANTA BARBARA WORK SESSION (DISCUSSION ITEM)**

This work session will focus primarily on the Land Use and Growth Management Element which updates the existing Land Use (General Plan) Element. Prefatory to that discussion, staff will present an overview of the proposed General Plan framework document to review the format for the proposed General Plan and provide context for the Land Use and Growth Management Element. The discussion of the proposed Land Use and Growth Management Element will focus on the disposition of policies in the existing Land Use Element; which policies are recommended to be retained as is, retained but revised, moved to another more appropriate element, or deleted. Additionally, a brief update will be given on revisions to the Land Use Map. Any public comment on these items as well as the EIR process to date will be welcome.

This is a Planning Commission discussion item, including a staff presentation, public comment, and Commission discussion. No Commission action will be taken on *Plan Santa Barbara*.

Case Planner: John Ledbetter, Principal Planner  
Email: JLedbetter@SantaBarbaraCA.gov

John Ledbetter, Principal Planner, gave the Staff presentation, joined by Beatriz Gularte, Project Planner, and Bettie Weiss, City Planner.

**KATHLEEN M. WEINHEIMER**

**ATTORNEY AT LAW**

**420 ALAMEDA PADRE SERRA**

**SANTA BARBARA, CALIFORNIA 93103**

**TELEPHONE (805) 965-2777**

**FAX (805) 965-6388**

**EMAIL: kathleenweinheimer@cox.net**

July 24, 2009

Chairwoman Stella Larson and Members  
of the Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, California 93101

Re: Howard Appeal

Dear Chairwoman Larson and Members of the Commission:

At the last hearing on this project, the majority of the Commission expressed concerns about the amount of development proposed on the more than five and one half acre site, raising issues related to size, bulk and scale, parking and density of development. Since then, the appellant has made a number of revisions to the proposal to address these issues, as well as to reflect changes in the Zoning Ordinance which have been adopted since this project began. These include:

1. The main house on the lower lot has been redesigned to reduce the size, bulk and scale of the proposed dwelling by 227 square feet, for a total square footage of 3,700 square feet. Pursuant to SBMC Section 28.15.083, the calculation of the garage size has also been reduced by 373 square feet, as the garage is built into the hillside and therefore does not qualify as square footage. This house is located in an area of the property where most of the slope is well under 10 percent.
2. The second home on the lower lot has also been revised to reduce the size, bulk, and scale consistent with the Hillside Design Guidelines. In addition to a 200 square foot reduction in calculation of the size of the garage (per Section 28.15.083), the overall size of the dwelling has been reduced by more than 1/3 to 1,250 square feet (from 1,786 square feet).
3. The size of detached two car garage and storage room on the upper lot has been recalculated in accordance with Section 28.15.083, which resulted in a reduction of 320 square feet, due to the fact that the garage is largely built into the hillside and is not visible from surrounding properties.

**EXHIBIT B**

4. The second home on the upper lot has also been reduced in size, both through application of the new ordinance provisions and reductions in overall square footage. Section 28.15.083 resulted in a 160 square foot reduction in the understory garage of this unit, while the home itself was reduced by 367 square feet, for a total square footage of 1,150 square feet (a 41 % reduction from the prior submittal).

With these changes, there is a combined reduction of 2,183 square feet in the project. Building coverage on the upper lot is 8%, on the lower lot 5%. More than 70% of the upper lot and 88% percent of the lower lot will be landscaped or open space. In addition, while the main, or replacement house, on the upper lot remains as previously presented, it is important to note that most of this structure is in an area of the property which is well under 10 percent slope. With these kinds of reductions, there is simply no basis for a conclusion that this more than 5.5 acre site is overbuilt.

At the last hearing, time constraints prevented me from providing several additional supporting factors for the Commission's consideration in adopting the required findings for approval. These include the following:

A. Lot Line Adjustment Findings: The staff report states that the Lot Line Adjustment is appropriate for the area and is consistent with the City's General Plan and Building and Zoning Ordinances, in that the readjusted lots at 2.47 acres and 3.10 acres would far exceed the minimum size required under the Zoning Ordinance (50,000 square feet per lot, adjusted for slope density). The staff report also notes that the readjusted lots would complement each other in both the flow and functionality of landscape and architectural design. I would also suggest that a review of the surrounding neighborhood shows that, while there are other linear parcels along this private roadway, most of the properties in the vicinity are configured in a manner similar to what we are proposing. The east-west alignment allows for better use of the site, increased distance between structures, and requires fewer modifications of setbacks and the like. Rather than forming an exception to the surrounding neighborhood, this proposal brings the development in line with many of the properties in the vicinity.

B. Street Frontage Modification Finding: As Commission Thompson said during the last hearing, this modification is a technical requirement only, as all the parcels on Eucalyptus Hill Drive front on a private road, a nonconformity which will continue regardless of the action on this application. No matter how the lots are configured, public street frontage could never be obtained. More importantly, however, is the fact that the lot line adjustment request will allow for a preferred use of the properties, by avoiding the clustering of development adjacent to the street. Both before and after the lot line adjustment, one of the two lots will include 100 feet of frontage, albeit on a private street.

In addition to staff's point about the appropriateness of the improvement, I would also suggest that this modification is supportable because it is necessary to promote uniformity of development, again not necessarily with the homes on Eucalyptus Hill Drive, but with the larger Eucalyptus Hill neighborhood.

C. Performance Standard Permits: The staff report states that the lot areas of the two parcels have the minimum lot area required in the A-2 zone and the additional dwelling units comply with all other applicable ordinance requirements. In addition, however, it is important to mention that not only do the two lots meet the minimum size requirements under the A-2 zone, they both provide the minimum required for the requested second unit. Parcel 1 will include 2.47 acres, which is equivalent to 107,593 square feet, or 7,593 square feet more than required at a ratio of 50,000 square feet per unit. Parcel 2 is even larger at 3.10 acres or 135,036 square feet, with more than 35,000 square feet above that required for two units. On average, this equates to 1.4 acres per unit. Both of the Performance Standard Permit requirements, that the minimum site area per dwelling unit must be met and the location of such additional dwellings must comply with all other applicable ordinance provisions, have been met in this case. No other discretionary evaluation is included or appropriate. As such, there is no basis for a conclusion that the site would be overdeveloped, particularly given the reduced sizes of the proposed homes.

Finally, I would like to clarify some of the misstatements made by members of the public at the last hearing. While some of the comments evidenced simple misunderstandings of the governing law (for example, questions about "second units" or "granny units" which implied that the limited restrictions of the conditional use permit process must be met rather than an understanding that these were full-sized second dwellings which meet the Performance Standard Permit criteria), others were simply factually incorrect. These include:

- The continued claims that drainage on Woodland Drive will be adversely impacted by the project. Not only will the project contain the average storm flows onsite, the required installations will improve the existing situation on Woodland Drive, one which has existed for many years and is not the obligation of this owner to repair.
- Assertions that "lives and property will be endangered" through the construction of three additional houses on more than five and one half acres. There is absolutely no justification for that kind of unfounded statement in a public setting, and that claim cannot go unchallenged.

Chairwoman Stella Larson and Members  
of the Planning Commission

July 24, 2009

Page four

- Concern that there was too much parking on the site. There are, in fact 11 parking spaces on the property, all in garages. Eight of these garage spaces are proposed to be built into the hillside, reducing their apparent size, bulk and scale in accordance with the Hillside Design Guidelines. The "turnaround" area near the garage on the upper lot is included based on a requirement of the Fire Department, not as additional open parking.

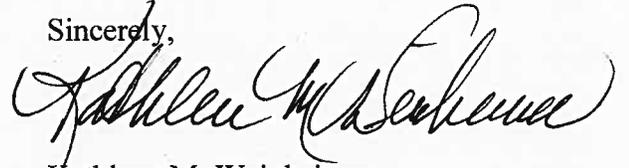
The ability to express an opinion about a project is fundamental in our society and should be respected. However, respect for the other party's position is equally important. For a complaint to have any merit, it must be based on facts. Unfortunately, some of the letters and statements made by those opposed to this project were based on nothing more than exaggeration, misstatements, and bald-faced lies. For example, one owner claimed that the project involved the construction of "five huge structures." The reality is that one home was originally proposed at less than 1,600 square feet and has now been reduced to 1,150 square feet, while another began at less than 1,800 square feet and is now 1,250 square feet. Three of these four (not five) allegedly "huge" structures are similar in size or smaller than most of the existing homes in the surrounding neighborhoods, and at a ratio of 1.4 acres per residence, are located on lots larger than those on Woodland Drive or Norman Lane. Another neighbor objected to the entire hearing, arguing that since the SHO had made her decision, we should be precluded from an appeal. Not only did the concept of due process apparently escape this neighbor, he also alleged that we were somehow responsible for the change in staff planners and the delay in getting to the Planning Commission. A simple review of the record or a conversation with staff would have corrected this misimpression. We believe we have addressed each of the *legitimate* concerns raised at the last hearing, as reflected by the revisions described above, and ask that you disregard these false and baseless claims by the neighbors.

In closing, I would simply reiterate that the primary discretionary component of this application is for a lot line adjustment, not for an increase in density or intensity of use beyond what could already be built on the site, but merely for approval of a more compatible configuration of the property. By reducing the project by 2,183 square feet (essentially the size of a single family residence), we believe we have been responsive to the Commission's concerns and have presented a revised project which is in keeping with the neighborhood, respectful of the surroundings, and beneficial to the community through the installation of the offsite improvements. With that, we would request that you approve the changes we have proposed, uphold our appeal, and adopt the

Chairwoman Stella Larson and Members  
of the Planning Commission  
July 24, 2009  
Page five

Mitigated Negative Declaration, findings, and conditions as outlined by staff at the last hearing. Thank you very much.

Sincerely,



Kathleen M. Weinheimer

**RECEIVED**  
JUL 27 2009

CITY OF SANTA BARBARA  
PLANNING DIVISION



**REVISED**  
**PLANNING COMMISSION CONDITIONS OF APPROVAL**

226 & 232 EUCALYPTUS HILL DRIVE  
LOT LINE ADJUSTMENT, STREET FRONTAGE MODIFICATIONS, PERFORMANCE STANDARD PERMITS  
AUGUST 20, 2009

- I. In consideration of the project approval granted by the Planning Commission 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. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The current fee required is \$1,993 for projects with Mitigated Negative Declarations. Without the appropriate fee, the Notice of Determination (which the City is required to file within five days of project approval) cannot be filed and the project approval is not operative, vested or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.
- B. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
1. **Landscape Plan.** The final landscape plan shall adhere to the Fire Department Landscape Guidelines for properties that are in the high fire hazard area. The plan shall be reviewed and approved by the Single Family Design Board and the Fire Department. (H-2)
  2. **Oak Tree Replacement.** A replacement of the four oaks proposed for removal shall include the planting, management, and long-term maintenance of 70 1-gallon young saplings per the recommendations of the Oak Tree Protection Plan. (B-2)
  3. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure and watering of vegetation on the steep slope shall be kept to the minimum necessary for plant survival.
  4. **Permeable Paving.** Permeable/porous paving materials shall be utilized where possible to reduce the impermeability of hardscape surfaces. (W-3)
- C. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on August 20, 2009 is limited to a Lot Line Adjustment, Street Frontage Modifications, Performance Standard Permits and the improvements shown on the plans, including landscaping and hardscape work

associated with the proposed residences and associated garages signed by the Chair of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **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.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB) and the Fire Department. Such plan shall not be modified unless prior written approval is obtained from the SFDB and Fire Department. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
5. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
6. **Existing Tree Preservation.** The existing tree(s) shown on the approved Tree Preservation and Removal Plan to be retained shall be preserved and protected.
7. **Habitat Protection.** The two eucalyptus trees identified as a great horned owl roost and an acorn granary, shall be retained and protected per the recommendations of the Biological Assessment dated October 26, 2006, and as noted on the Tree Preservation Plan. (B-3)
8. **High Fire Vegetation Management.** Residences located in the High Fire Hazard area are required to maintain vegetation to create an effective fuel break by thinning dense vegetation (mosaic style) and removing dry brush, flammable vegetation and combustible growth from areas within 100 feet of all buildings or structures. The owner(s) shall perform the following maintenance annually for the life of the project:
  - a. Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground.

- b. Thin brush from streets and driveways both horizontally and vertically along the property. Flammable vegetation must be cleared on each side of the street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to the public or private driveway and any public or private streets that border the property.
  - c. Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings.
  - d. Trim tree limbs back a minimum distance of 10 feet from any chimney opening.
  - e. Remove all dead trees from the property.
  - f. Maintain the roof of all structures free of leaves, needles or other vegetative debris.
  - g. Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure. (H-1)
9. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. 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.
10. **Required Private Covenants.** Owners shall execute and record in the official records of Santa Barbara County appropriate and necessary covenants of easement to provide for access, utilities, and drainage for the adjusted parcels. The covenants of easement shall provide express method for the appropriate and regular maintenance of the common improvements, which methodology shall also provide

for an appropriate cost-sharing of such regular maintenance should the parcels be sold into separate ownership.

11. **Participation in the Eucalyptus Hill Vegetation Management Unit.** Participate in the Eucalyptus Hill Vegetation Management Unit to reduce fire hazards in the area. If a community project is underway, the Owner shall participate in cooperative vegetation management, public education, or other community solutions to reduce hazard and risk.
- D. **Public Works Requirements Prior to Building/Grading 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. **Lot Line Adjustment Required.** The Owner shall submit an executed Agreement Related to the Lot Line Adjustment, Quitclaim Deed and Acceptance Thereof/Declarations of Lot Line Adjustment to the Public Works Department, including the legal description of the subject properties prior to, and following the lot line adjustment. A licensed surveyor shall prepare the legal description and said Agreement/Declaration shall be recorded in the Office of the County Recorder.
  2. **Easement(s).** Covenants of Easement described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:
    - a. A variable width Covenant of Easement for Ingress, Egress, Drainage, Public and Private Utilities and Other Incidental Purposes, as shown on Lot Line Adjustment Map, and recorded by separate instrument.
    - b. A ten-foot wide Covenant of Easement for sewer and drainage for the benefit of Adjusted Lot 1, as shown on the Lot Line Adjustment Map, and recorded by separate instrument.
    - c. A ten-foot wide Covenant of Easement for sewer and drainage purposes for the benefit of Adjusted Lot 1 and Adjusted Lot 2 through the adjacent property known as 860 Woodland Drive, and recorded by separate instrument.
  3. **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 in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
  4. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
  5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm

event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state. (W-1)

6. **Alston Road and Woodland Drive Public Improvement Plans.** The Owner shall submit C-1 public improvement plans for construction of improvements along Alston Road and Woodland Drive. The C-1 plans shall be submitted separately from plans submitted for a Building Permit.

As determined by the Public Works Department, the Alston Road improvements shall include new and/or remove and replace to City Standards, the following: approximately sixty feet (60') of thirty-six inch (36") RCP storm drain; one (1) drop inlet; storm drain stenciling; connection to existing thirty-six inch (36") storm drain crossing Alston Road; approximately sixty feet (60') curb and gutter, asphalt concrete, and crack seal to the centerline of the street along entire new storm drain frontage and a minimum of twenty feet (20') beyond the limit of all trenching.

As determined by the Public Works Department, at the time of permit issuance, the Woodland Drive improvements shall include new and/or remove and replace to City Standards, the following: any modifications to the on-site retention/detention stormwater system necessary to reduce point discharge to the Public right-of-way to meet the City Construction Standard Details for Drain Outlets (In the event that on-site modifications are unable to achieve the City Standard for flow rate at Drain Outlets, as measured at the time of construction of the modifications, the Owner will install approximately five hundred feet (500') of eighteen inch (18") RCP storm drain); approximately twenty (20') feet curb and gutter, asphalt concrete, and crack seal adjacent to the area of improvement, the width of the 800 block of Woodland Drive.

For both Alston Road and Woodland Drive: public drainage improvements shall include supporting drainage calculations and/or hydrology report for installation of drainage pipe, erosion protection (provide off-site storm water BMP plan) etc.; preserve and/or reset survey monuments and contractor stamps; and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

7. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed Agreement to Construct and Install Improvements, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.

8. **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.
  9. **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. The C-1 public improvement plans may be bonded for prior to concurrent Building permit issuance.
  10. **Landscape Plan Approval Required.** The landscape plan shall be reviewed and approved by the Transportation Planning Division to ensure compliance with sight visibility requirements.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, subject to approval of the contract and the representative by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:
    - a. The frequency and/or schedule of the monitoring of the mitigation measures.
    - b. A method for monitoring the mitigation measures.
    - c. A list of reporting procedures, including the responsible party, and frequency.
    - d. A list of other monitors to be hired, if applicable, and their qualifications.
    - e. Submittal of biweekly reports during demolition, excavation, grading and footing installation and biweekly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department/case planner.
- The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.
2. **Nesting Native Birds.** Construction activities including tree and vegetation removal shall occur outside the breeding bird season (February 1 – August 15). If project activities cannot be feasibly avoided during the bird nesting season the

owner shall conduct a minimum of four weekly bird surveys, using a qualified biologist with experience in conducting breeding bird surveys, approved by the City Environmental Analyst, to detect protected nesting native birds in the vegetation and trees to be removed and within 300 feet of the construction work area. The surveys shall begin 30 days prior to the disturbance of suitable nesting habitat and conducted on a weekly basis with the last survey conducted no more than three days before construction is initiated. If an active nest is located, construction within 500 feet of a raptor nest and 300 feet of any other nesting bird, vegetation clearing and tree removal shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. This shall be confirmed by the qualified biologist. Nesting areas to be avoided during construction shall be marked and protected with flagging and stakes or construction fencing at least 300 feet or 500 feet (if applicable) from the nest.

3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
4. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
5. **Arborist's Monitoring.** Submit to the Planning Division a contract with a qualified arborist for monitoring of all work within the dripline of all oak trees during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
6. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall be held within twenty days of the commencement of construction and shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Landscape

Architect, the Biologist, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor.

7. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- F. **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 Single Family Design Board, outlined in Section B above.
  2. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project.
  3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition C.9 above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program. (W-2)
5. **Grading and Foundation Recommendations.** Site preparation, grading and project construction related to soil conditions shall be in accordance with the recommendations contained in the Engineering Geology and Geotechnical Engineering Report, prepared by Earth Systems Southern California, and dated July 14, 2006. Compliance shall be demonstrated on plans submitted for grading and/or building permits. (G-1)
6. **Mechanical Parking System.** The upper platform of the mechanical parking system shall be equipped with a barrier or a guide designed to ensure that vehicles parked on the upper deck will not interfere with the access to the garage parking spaces. The lift system shall include a pressure sensitive electric safety edge. The location of the Key-operated control switch for security and safety shall be reviewed and approved by staff prior to issuance of a Building Permit for this residence.
7. **Conditions on Plans/Signatures.** The final Planning Commission 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.

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

1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Arborist, Landscape Architect, Biologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and each Subcontractor.
2. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
3. **Construction-Related Truck Trips.** Construction-related truck trips 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.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways. (T-1)
4. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager. (T-1)
5. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager. (T-1)
6. **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 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*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 that is answered by a person, not a machine. (N-1)

7. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-2)
8. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager. (T-2)

9. **Construction Dust Control – Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. (AQ-1)
10. **Construction Dust Control - Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.  

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-2)
11. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-3)
12. **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads. (AQ-4)
13. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is complete, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
  - a. Seeding and watering until grass cover is grown.
  - b. Spreading soil binders.
  - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind.
  - d. Other methods approved in advance by the Air Pollution Control District. (AQ-5)
14. **Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment:
  - a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
  - b. The engine size of construction equipment shall be the minimum practical size.

- c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
  - d. Construction equipment shall be maintained in tune per the manufacturer specifications.
  - e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - f. Diesel powered equipment shall be replaced by electric equipment whenever feasible. (AQ-6)
15. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
16. **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) and Project Environmental Coordinator's (PEC's) name, contractor(s) and PEC'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.
17. **Oak Tree Protection.** Tree protection measures for oaks, as recommended in the Oak Tree Protection Plan dated September 21, 2006, shall be followed for the duration of all grading and construction activities associated with the project. (B-1)
18. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.
19. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
20. **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.

- H. **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, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. 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 service undergrounding and installation of street trees.
  3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
  4. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission 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 APPROVAL TIME LIMITS:**

The Planning Commission's action approving the Lot Line Adjustment, Street Frontage Modifications and Performance Standards Permits shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.





# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** June 11, 2009  
**AGENDA DATE:** June 18, 2009  
**PROJECT ADDRESS:** 226 & 232 Eucalyptus Hill Drive (MST2004-00349)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner *DK*  
Kathleen Kennedy, Associate Planner *KK*

### I. PROJECT DESCRIPTION

**This is an appeal of the denial of the project by the Staff Hearing Officer.** The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, with both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed, and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway, which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

### **III. RECOMMENDATION**

While staff agrees with the Staff Hearing Officer that the concerns raised are valid and should be included in the discussion by the Planning Commission, staff continues to support the project and believes that the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and that the size and massing of the project is consistent with the surrounding neighborhood.

As stated in the attached Staff Hearing Officer Staff Report, even though staff recommends approval of the project, staff is not in support of three driveway curb cuts along the property frontage.

Therefore, Staff recommends that the Planning Commission grant the appeal and approve the project (without the proposed third driveway entrance) making the findings outlined in Section V of this report, and subject to the revised conditions of approval in Exhibit A.

### **IV. DISCUSSION**

#### **A. PROPOSED PROJECT**

A comprehensive analysis of the proposed project, including consistency with the Zoning Ordinance and General Plan, and environmental review is provided in the attached Staff Hearing Officer Staff Report and Mitigated Negative Declaration (see Exhibits C and H).

*Please note: Both the Staff Report and the Mitigated Negative Declaration reference the Architectural Board of Review. Since the denial by the SHO, the Single Family Design Board was created and this board will now review the project. In addition, there are also references to a Planning Commission approval of Neighborhood Preservation Ordinance findings, which is no longer required.*

#### **B. STAFF HEARING OFFICER ACTION**

On August 29, 2007, the Staff Hearing Officer held a public hearing and continued the item to September 12, 2007 in order for the applicant to address the concerns expressed by neighbors, which focused primarily on drainage issues in the neighborhood. The Staff Hearing Officer expressed additional concerns regarding the amount of development proposed, a lot line adjustment vs. a subdivision, grading, accessory structure requirements, and tree removal and preservation efforts.

At the September 12, 2007 hearing, the Staff Hearing Officer was not satisfied regarding the unresolved issues of the project; therefore, the proposed project was denied. The Staff Hearing Officer stated that "the findings could not be made, since unresolved issues of previous public concerns had not been adequately addressed, and that the Conservation Element and the General Plan were not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways" (see Exhibit E - Staff Hearing Officer Minutes and Resolution).

### C. APPEAL

Upon denial of the project, the applicant filed an appeal. Subsequently, two additional letters from the applicant were submitted (see Exhibit B- Appellant's Letters). The applicant has appealed the denial of the project stating that the list of problems cited by the Staff Hearing Officer "goes well beyond the limited review applicable in the case of lot line adjustments" and that "The only issue before the decision maker in reviewing the lot line adjustment is whether the resulting lots will conform to the General Plan and the Zoning Ordinance". In addition, the appellants disagreed with the Staff Hearing Officer's contention that the development on the site is too dense.

### D. ISSUES

The main areas of concern expressed by the Staff Hearing Officer and the neighbors are discussed below.

**Drainage:** The main concern expressed by the neighbors was drainage, and the potential for the project to make the drainage situation in the neighborhood worse, since there are longstanding drainage problems on Woodland Drive, located down slope from the project site. At the request of staff, the applicant submitted the following reports (and made the appropriate changes to the Drainage and Grading Plan):

1. Revised Preliminary Stormwater Study, dated September 2008, and Addendum, dated February 23, 2009, prepared by Triad/Holmes Associates (see Exhibit F). The original report was revised to demonstrate that the project drainage has been designed such that the stormwater runoff from the first inch of rain from any storm event would be retained and treated onsite in accordance with the City's adopted Storm Water Management Plan (SWMP). The volume of the proposed retention/detention basin will allow for detention of the 100-year storm runoff with a release rate equal to the 25-year pre-development runoff rate. The retention portion of the basin would provide the infiltration needed to comply with the City's water quality treatment requirements. The report concludes that the proposed preliminary design of the drainage facilities for the project exceeds the City's requirements regarding volume reduction (almost double) and water quality treatment. Recommendations from the report have been incorporated by reference into the conditions of approval for the proposed project.

The revised study (September 2008) provided evidence that the proposed storm drain and concrete swale (with a concrete manhole/drop inlet and overflow guard walls) located within the easement at 860 Woodland Drive are adequate to convey the drainage from the onsite detention/retention basin to Woodland Drive; however, the neighbors were not convinced. Therefore, the applicant has proposed that the approximately 90-degree turn at the southeast corner be redesigned with two turns to further reduce the thrust and change in hydraulic energy in this area.

A reduction in the size of the storm drain from 24 inches to 8, 12 & 15-inch storm drains has been made to address neighbors concerns regarding the perceived effect of oversized storm drains conveying increased amounts of stormwater.

There is an existing undersized curb inlet located on Alston Road. In order to intercept the runoff that is directed to Woodland Drive, the applicant proposes to install an inlet structure and pipe the drainage to the existing 36-inch culvert located on Alston Road.

2. Infiltration at Proposed Retention/Detention Basin Report, prepared by Earth Systems, dated February 13, 2009 (see Exhibit G). This report states that retention/detention basin proposed for the southern portion of the site has been designed to collect approximately 18 inches of water with 6.5 inches to be retained to allow for infiltration into the soils below. The report concludes that the required infiltration rate (approximately 0.1 inches/hour) can be achieved at the site.
3. Slope Stability at Proposed Retention/Detention Basin Report, prepared by Earth Systems, dated January 16, 2009 (see Exhibit G). The report consists of a slope stability analysis of the soils/bedrock below the proposed retention/detention basin. The report concludes that all factors of safety found for the slopes met all acceptable minimum factors of safety values and that failures along the slope are not anticipated.

**Development Patterns/Grading/Accessory Structures:** The Staff Hearing Officer was concerned about the amount of development being proposed (four residences with attached garages, and an additional detached garage), and the amount of ground disturbance and grading associated with the new structures and driveway (3,090 c. y. cut and 2,830 c. y. fill).

Because each newly configured lot would have the required lot area to allow one additional residence, and would meet all setback and slope density provisions, staff believes that the proposed development is appropriate for the site. Staff also believes that project has minimized the amount of grading as much as possible, and the proposed grading would not substantially change the existing topography of the site. In addition, the four single-family residences are not anticipated to obstruct any important public scenic views.

Although the Staff Hearing Officer was concerned that the proposal would be better suited to a four-lot subdivision rather than a lot line adjustment, the project meets the definition of a lot line adjustment under Government Code section 66412(d) and is therefore exempt from the provisions of the Subdivision Map Act.

**Trees:** The Staff Hearing Officer was concerned about the number of trees being removed in order to accommodate the project. The proposed project would remove approximately 55 existing trees (mainly non-native eucalyptus and acacia trees), including four coast live oak trees. Three additional coast live oak trees may be impacted by construction activities and necessitate removal. Of particular concern were the oak trees adjacent to the turn around area, the detached garage and the additional residence on Parcel 1.

Staff believes that the planting of 70 young oak saplings is adequate mitigation for the removal of the oak trees. In addition, the implementation of the landscape plan, the retention of the eucalyptus trees at the south end of the property, and the planting of grassland and other landscapes is likely to provide foraging habitat, which would result in a long term increase of habitat for sensitive species that are likely to occur onsite, as well as other species.

**General Plan/Conservation Element:** The Staff Hearing Officer has concerns that the proposed project would not be consistent with Conservation Element policies regarding development on hillsides, drainage, grading and protection of trees.

As stated above, staff believes that the proposed project is consistent with the General Plan because the project would not substantially modify the natural topography of the site, would improve the drainage condition, has minimized the grading as much as possible, and would provide adequate mitigation for the loss of oak trees and enhance the onsite habitat for wildlife.

#### **E. ENVIRONMENTAL REVIEW**

The Staff Hearing Officer did not adopt the Mitigated Negative Declaration; therefore, the Planning Commission must consider the Mitigated Negative Declaration prior to approving the project.

A Draft Mitigated Negative Declaration (MND) was prepared and released for public review. During the public review period from April 6, 2007 to May 7, 2007, public comment on the Draft MND was taken. Staff received six letters of concern regarding the project during the public comment period. Environmental concerns related to biological resources, cultural resources, traffic, grading, drainage, and flooding impacts were raised. These issues are outlined in the Staff response to public comments incorporated into the Final Mitigated Negative Declaration (see Exhibit H - Final Mitigated Negative Declaration). In addition, the applicant submitted a letter from their civil engineering consultant, Triad/Holmes Associates, which responded to the neighbor's comments regarding drainage. This letter (as stated in the cover memo from Staff) should be reviewed in conjunction with Staff's response to comments (see Exhibit D - Memo from Staff).

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. The additional drainage related studies submitted by the applicant, as discussed in Section IV D. above, provides additional information but does not result in any changes to the project that would change the level of significance in any issue areas; therefore, no changes were made to the environmental document.

The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. Although a mitigation monitoring and reporting program (MMRP) is included in the Final Mitigated Negative Declaration, a revised MMRP has been prepared to reflect updated language from the revised conditions of approval (see Exhibit A - Revised Conditions of Approval, Revised MMRP).

**V. FINDINGS**

The Planning Commission finds the following:

**A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION**

- The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review process.
- The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant unmitigated effect on the environment.
- The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
- The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project. The Planning Commission hereby adopts the Final Mitigated Negative Declaration for the project.
- The Planning Commission hereby adopts a mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects.
- The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

**B. STREET FRONTAGE MODIFICATIONS (SBMC§28.15.080)**

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lots. The existing lots do not currently meet the 100 foot street frontage requirement. There are adjacent parcels in the neighborhood that have less than 100 feet of street frontage or no street frontage at all.

**C. LOT LINE ADJUSTMENT (SBMC§27.40)**

The proposed lot line adjustment is appropriate for the area and is consistent with the City's General Plan and Building and Zoning Ordinances. The lot line adjustment would adjust the lot line between the two parcels which are currently 2.82 acres (Parcel A) and 2.75 acres (Parcel B) in size by realigning the dividing lot line from a north-south direction to an east-west direction, resulting in two parcels of 2.47 acres (Parcel 1) and 3.10 acres (Parcel 2). The proposed parcels exceed the minimum lot area requirement which is 50,000 square feet when slope density requirements are applied in recognition of steep topography. The intent of the lot line adjustment is to create an

integrated set of properties that would complement each other in both the flow and functionality of landscape and architectural design.

**D. PERFORMANCE STANDARD PERMITS (SBMC§28.93.030.E)**

The lot areas of the two parcels have the minimum lot area per unit required in the A-2 zone and the additional dwelling units comply with all other applicable ordinance requirements.

**E. DEPARTMENT OF FISH AND GAME FEE FINDING**

An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed project to result in adverse effects, either individually or cumulatively, on wildlife resources or the habitat on which the wildlife depends. For this purpose, "wildlife" is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability" (Section 711.2 Fish and Game Code). This project has the potential to affect wildlife resources or the habitat on which wildlife depend, and is subject to the Department of Fish and Game fee.

Exhibits:

- ~~A. Revised Conditions of Approval, Revised MMP~~
- B. Appellant's Letters, dated 9/19/07, 10/6/08 & 3/04/09
- C. Staff Hearing Officer Staff Report, 8/29/07 (without Exhibits A, B & D)
- D. Memo from Staff to the Staff Hearing Officer, dated 8/27/07
- E. Staff Hearing Officer Minutes for 8/29/07 & 9/12/07 and SHO Resolution No. 077-07
- F. Addendum Letter, dated February 23, 2009 & Revised Preliminary Stormwater Study, dated September 2008, prepared by Triad/Holmes Associates
- G. Infiltration at Proposed Retention/Detention Basin Report, dated February 13, 2009 & Slope Stability at Proposed Retention/Detention Basin Report, dated January 16, 2009, prepared by Earth Systems
- H. Final Mitigated Negative Declaration (under separate cover). Also available on the City website at:  
[http://www.santabarbaraca.gov/Resident/Environmental\\_Documents/226\\_and\\_232\\_Eucalyptus\\_Hill](http://www.santabarbaraca.gov/Resident/Environmental_Documents/226_and_232_Eucalyptus_Hill).





3 West Carrillo Street, Suite 205 Santa Barbara, CA 93101  
ph: 805.962.4611 fax: 805.962.4161

September 19, 2007

[L&P P.N. 03-027.01]

City of Santa Barbara  
Planning Division  
C/o Irma Unzueta, Project Planner  
630 Garden Street  
Santa Barbara, CA 93102

SUBJECT: APPEAL OF STAFF HEARING OFFICER DECISION OF  
SEPTEMBER 12, 2007;  
226 - 232 EUCALYPTUS HILLS DRIVE  
MST2004-00349

Dear Ms. Unzueta:

Please accept this letter as a formal appeal of the entire subject decision. We believe this decision was made in large part due to the timeframes associated with the State Permit Streamlining Act, which left no additional time to work out unresolved issues. We appeal this decision in order to continue working with the City and neighborhood, in order to meet the goals of the owner and the ultimate disposition of the property.

The appeal fee of \$180 is attached for your processing. We look forward to the remainder of this process, and thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 962-4611 x204.

Sincerely,

A handwritten signature in cursive script that reads 'Brent Daniels'.

Brent Daniels  
L&P Consultants  
Agent for Cyndee Howard, Property Owner

G:\2003\03-027.01 Eucalyptus Hill\Word\Euc Hill Appeal Ltr.doc

RECEIVED  
SEP 20 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION



KATHLEEN M. WEINHEIMER

ATTORNEY AT LAW

420 ALAMEDA PADRE SERRA

SANTA BARBARA, CALIFORNIA 93103

TELEPHONE (805) 965-2777

FAX (805) 965-6388

EMAIL: kathleenweinheimer@cox.net

RECEIVED  
OCT 06 2008

CITY OF SANTA BARBARA  
PLANNING DIVISION

October 6, 2008

Chairman George C. Myers and Members  
of the Planning Commission  
City of Santa Barbara  
Community Development Department  
630 Garden Street  
Santa Barbara, California 93101

Re: 226 and 232 Eucalyptus Hill Drive

Dear Chairman Myers and Members of the Planning Commission:

I represent Cynthia Howard, owner of the property at 226 and 232 Eucalyptus Hill Drive, APNs 015-050-017 and 015-050-018, in connection with her application for a lot line adjustment, and a modification and performance standard permit for each lot. This matter was heard by the Staff Hearing Officer in September of 2007, who determined that the findings required for approval could not be made. A timely appeal to your Commission was filed on September 20, 2007.

The proposed project involves the reorientation of the lot line between the two parcels, so that the line will run in an east-west direction instead of the current north-south configuration. When the lot line adjustment is completed, the upper parcel will consist of 2.47 acres, with an average slope of 21.3% (hereafter, Parcel 1), and the lower parcel (Parcel 2) will contain 3.10 acres with an average slope of 22.5%. All structures currently existing on the two parcels (a single family residence, greenhouse foundation, and hardscape) would be removed and replaced with two residences on each parcel. Access to both parcels would be from Eucalyptus Hill Drive, a private road, with access to Parcel 2 via an easement across Parcel 1. Modifications for street frontage are required, as are performance standard permits for the second residences on each parcel.

KATHLEEN M. WEINHEIMER

ATTORNEY AT LAW

420 ALAMEDA PADRE SERRA

SANTA BARBARA, CALIFORNIA 93103

TELEPHONE (805) 965-2777

FAX (805) 965-6388

EMAIL: kathleenweinheimer@cox.net

RECEIVED  
MAR 14 2009

CITY OF SANTA BARBARA  
PLANNING DEPARTMENT

March 4, 2009

Chairwoman Stella Larson and Members  
of the Planning Commission  
City of Santa Barbara  
Community Development Department  
630 Garden Street  
Santa Barbara, California 93103

Re: 226 and 232 Eucalyptus Hill Drive

Dear Chairwoman Larson and Members of the Planning Commission:

In October of 2008, I wrote to the Commission concerning my client Cynthia Howard's appeal of a September, 2007 decision of the Staff Hearing Officer (copy attached). At that time, we anticipated a hearing before the Commission in November or December of 2008. My letter outlined my client's position with regard to the project, the reasons why the Staff Hearing Officer's decision was in error, and requested that the Commission overturn the denial and approve the requested lot line adjustment, modifications, and performance standard permits. Since that time, however, we have been presented with a series of additional requests from staff which has delaying the hearing for a number of months. These include:

- a slope stability study,
- additional drainage analysis and refinement of the grading plans,
- additional information on the Preliminary Drainage and Grading Plan, to reflect the recommendations in the drainage analysis,
- proof that the proposed drainage plan meets the City's SWMP guidelines.

While all of this information is undoubtedly useful to some extent, it is well beyond the scope of the City's authority to require such information prior to reviewing an application for a lot line adjustment, and certainly exceeds the scope of review for an appeal. The original application was found complete some years ago when it was heard by the Staff Hearing Officer. Under the Permit Streamlining Act (Government Code Section 65920 *et. seq.*), decisionmakers are precluded from requiring additional documentation once an application is deemed complete. Since the application was, by law, complete when the

Chairman George C. Myers and Members  
of the Planning Commission

October 6, 2008

Page two

### **The SHO Hearing**

In 2007, the Staff Hearing Officer held two hearings to consider this application, both of which were attended by a number of neighboring property owners. At both the hearings, there was considerable confusion about the application, with most of those speaking in opposition expressing concerns ranging from access via the adjacent streets below the project (Woodland Drive and Norman Lane) to fears that the project would exacerbate existing drainage problems in the area. Notably, virtually all those in opposition to the project were owners of property on the two streets below the site, as the neighbors on Eucalyptus Hill Drive support the project.

At the initial SHO hearing in August of 2007, the hearing officer's concerns focused on the drainage issue. Ms. Weiss asked the applicant to explain the drainage improvements proposed for the project and expressed particular concern about the existing conditions on the streets below the site and the potential for the project to worsen those conditions. At the subsequent hearing in September, Ms. Weiss expressed her objection to the design of the project, stating that she felt it was overbuilt, and that second units were inconsistent with the Hillside Design Standards. In denying the project, Ms. Weiss stated that, in addition to the neighborhood concerns, it was her opinion that "the Conservation Element and the General Plan were not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways." In short, she was of the opinion that this application was better suited to a four lot subdivision and should be heard by the Planning Commission.

### **The Appeal**

Both the Municipal Code and state law are clear on the issue of lot line adjustments. Section 66412 of the Government Code states in part that:

"A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements."

Chairman George C. Myers and Members  
of the Planning Commission

October 6, 2008

Page three

While the hearing officer's denial stated that the Conservation Element and General Plan were "not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways" no specifics of these inadequacies were cited. Not only are specifics of these alleged inadequacies lacking, the "laundry list" of problems cited by the hearing officer goes well beyond the limited review applicable in the case of lot line adjustments.

The only issue before the decision maker in reviewing the lot line adjustment is whether the resulting lots will conform to the General Plan and the Zoning Ordinance. In this case, the proposed site plan meets the lot area and density requirements of the Zoning Ordinance and General Plan, and although not determinative, the proposed lot coverage is in keeping with the FARs of nearby developments. Similarly, although not within the scope of review for the lot line adjustment application, the new configuration does not include new access points, as access already exists to both lots from Eucalyptus Hill Drive. The proposal also does not increase the impact on adjacent roadways, as two lots already exist and, with approval of a performance standard permit, both existing lots could contain two dwellings. Finally, the proposed sizes and designs of the homes are in keeping with the Hillside Design Standards. Denial of this lot split application will not limit the development potential of the site, but rather only constrain that development to the existing configuration.

The Staff Hearing Officer's initial concerns about drainage have apparently also been satisfied, as no mention of drainage considerations was contained in her final action. Similarly, there was no discussion of the requested modifications for public street frontage. It is our belief that the finding for approval of this modification can be supported, as the modification is necessary to secure an appropriate improvement on Parcel 2, access to which is already nonconforming.

Specific objections to the requested performance standard permits were also lacking, beyond a statement that the development was "too dense" and overbuilt. With almost 1.4 acres per unit, it is difficult to see how this conclusion can be supported, as the project clearly meets the requirements of Municipal Code Section 28.93.030E. Similarly, with two of the four proposed units measuring less than 2000 square feet each, a charge of overbuilding is equally hard to sustain.

Chairman George C. Myers and Members  
of the Planning Commission

October 6, 2008

Page four

### **The Past Year**

Since the hearings in 2007, the applicant has spent considerable time and effort in refining the proposal, including substantial work on the drainage issue which was of such concern to the neighbors. The revised proposal was presented at a neighborhood meeting in August of this year, which was attended by 18 members of the neighborhood. Ms. Howard's agent, Brent Daniels, described the drainage improvements, including the retention basins, increased pipe capacity, and improvements planned for the intersection of Woodland Drive and Alston Road. He also responded to several of the ongoing misconceptions about the development, including the rumor that access to the lower lot was through Woodland Drive and that each of the four houses would be sold separately. As has been made clear from the outset, access to the site will remain at the current Eucalyptus Hill Drive entrance, the entire site is intended as a family compound, and runoff to the properties below the site will be reduced once the proposed drainage improvements have been installed. It is our hope that this meeting helped alleviate some of the neighbors' concerns, and eliminate many of the unfounded rumors.

### **Our Request**

As stated above, we believe the requirements of the relevant law have been met, and that the action of the Staff Hearing Officer in denying the application exceeded the scope of review. Therefore, we respectfully request that, in keeping with the provisions of the Zoning Ordinance and state law, the Commission overturn the decision of the Staff Hearing Officer, make the required findings, and approve the requested application for a lot line adjustment, modifications for street frontage, and performance standard permits to allow the application to proceed to design review. Thank you very much.

Sincerely,



Kathleen M. Weinheimer

Chairwoman Stella Larson and Members  
of the Planning Commission

March 4, 2009

Page two

original hearing was held, it cannot "become" incomplete simply by virtue of the fact that the property owner filed an appeal. Moreover, state law clearly limits the extent of the inquiry that can be made in connection with a lot line adjustment application, as the impacts of such an application are by definition limited: the same number of houses could be built without the lot line adjustment as can be constructed after approval of the requested application. During at least one consultation between staff and the applicant's agent, there was discussion of the existing problems created by storm water down Woodland Road to Alston Road. Not only is this inquiry well beyond the perimeters of Section 66412 of the Government Code (defining the local agency's review of lot line adjustments), it exceeds what would be acceptable were this an application for a subdivision. There is simply no nexus between the reconfiguration of the property lines between my client's two lots and the longstanding drainage problems on Woodland Drive. Ms. Howard is neither responsible for, nor can she be required to pay to correct those existing problems.

With those objections, we have prepared and submit herewith the following:

Two (2) copies of the Slope Stability at Proposed Retention/Detention Basin Report, prepared by Earth Systems, dated January 16, 2009;

Two (2) copies of the Infiltration at Proposed Retention/Detention Basin Report, prepared by Earth Systems, dated February 13, 2009;

Two (2) copies of an Addendum Letter, prepared by Triad/Holmes Associates, Civil Engineers, dated February 23, 2009;

Ten (10) copies of the Architectural Plan Set for the Four Proposed Houses (resubmitted under separate cover), and

Ten (10) copies of the revised Lot Line Adjustment, Preliminary Grading and Drainage Plan, dated February 2009.

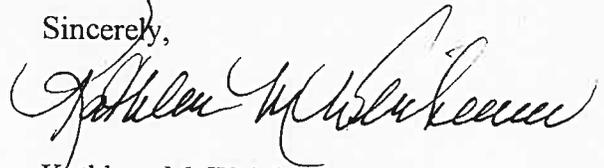
Chairwoman Stella Larson and Members  
of the Planning Commission

March 4, 2009

Page three

As outlined in my letter of October 6, 2008, we respectfully request that the Commission review the attached material, find the project acceptable as proposed, and take the steps necessary to allow this project to proceed. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen M. Weinheimer', written in a cursive style.

Kathleen M. Weinheimer

Enclosures





# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 23, 2007  
**AGENDA DATE:** August 29, 2007  
**PROJECT ADDRESS:** 226 & 232 Eucalyptus Hill Drive (MST2004-00349)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Irma Unzueta, Project Planner

### I. PROJECT DESCRIPTION

The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement through the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill. (Exhibits B and C)

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC § 27.40 and Government Code §66412);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC § 28.15.080 and 28.92.110); and



**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Brent Daniels, L&P Consultants	Property Owner: Cynthia Howard
Parcel Numbers: 015-050-017 & -018	Lot Area: 5.57 acres
General Plan: Residential, Two Units/Acre	Zoning: A-2, One-Family Residential
Existing Use: Single-Family Residential	Topography: 19% & 20% (Existing) 21.3% & 22.5 % (Proposed)
Adjacent Land Uses:	
North – Single-Family Residential South - Single-Family Residential	East - Single-Family Residential West - Single-Family Residential

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	30'	30'	Parcel 1 = 30' Parcel 2 = N/A
-Interior	10'	30' to 160'	Parcel 1 >10' Parcel 2 >10'
-Rear	10'	>450'	Parcel 1 >10' Parcel 2 >10'
Building Height	30'	<30'	30' or less
Parking	2 spaces/SFR	3 spaces	Parcel 1 = 6 spaces Parcel 2 = 5 spaces
Lot Area Required for Each SFR (Slope Density)	0% up to and including 20% slope = 1.5 times min. lot area or 37,500 sq. ft. Over 20% up to and including 30% slope = 2.0 times min. lot area or 50,000 sq. ft. Over 30% slope = 3.0 times min. lot area or 75,000 sq. ft. *for add'l dwelling units the requirement is doubled	<b>Parcel A (19% slope)</b> = 122,839 sq. ft. lot area <b>Parcel B (20% slope)</b> = 119,790 sq. ft. lot area	<b>Parcel 1 (21.3% slope)</b> = 107,593 sq. ft. lot area <b>Parcel 2 (22.5% slope)</b> = 135,036 sq. ft. lot area

The proposed project would meet the requirements of the A-2 Zone, with the exception of two Street Frontage Modifications requested to allow less than the required 100 feet of frontage on a public street. A lot line adjustment to realign the existing lot line between the two parcels from a north-south direction to an east-west direction is proposed. This new lot line configuration would result in two parcels with less than the required street frontage. However, neither parcel has public street frontage as presently configured since Eucalyptus Hill Drive is a private street.

## VI. ISSUES

### A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached to the Initial Study, included as part of Exhibit D). The ABR had the following cumulative comments: 1) As to the General Overall Site Design: The Board can support the densities of the development, the size of the buildings, and the number of garage parking spaces and uncovered parking spaces; given the reconfiguration of the lots and that they are not visible by the general public. 2) The lower lot (226 Eucalyptus Hill) is not viewed by the general public and mostly concealed within the natural woodshed of the lower terrain. 3) The Board is comfortable with the walled scheme of the front elevation on the upper house; given the natural material palette with sandstone walls, and copper roofs that mostly slope toward the downhill view of the site. 4) The Board appreciates the reduction in the hardscape of the revised site planning effort, the minimized driveway areas, and the less paving visible from Eucalyptus Hill Drive. 5) The parking for the guest house at 226 Eucalyptus Hill Drive is a clever solution utilizing the sunken lift garage which helps to minimize the circulation and paving area presented on a prior scheme. 6) The architecture of the upper house (232 Eucalyptus Hill) is low in profile and barely visible beyond the wall presenting from Eucalyptus Hill Drive. 7) The use of the hip roof is acceptable to the other elements of the design. 8) The copper roof material is acceptable as presented. 9) As to the Guest House for 232 Eucalyptus Hill Drive: The Board finds it is tucked well into hillside, and the natural sandstone materiality helps it blend into the setting. 10) The Board is comfortable with the adjacent detached garage with the landscaped roof as it tucks into the hillside. 11) As to the Lower House of 226 Eucalyptus Hill Drive: The Board is comfortable with the siting around the central courtyard. 12) Some Board members are concerned with the proposed glazed roof tile, which should be a green tone coloration to blend with the landscape. 13) The Board looks forward to a more detailed landscape plan that expands the plant palette, walking paths, the proposed water features, locates all underground utilities to mitigate and preserve any oak trees, shows all proposed retaining walls including their height and materiality, and addresses the new entry driveway through the oak grove to clearly depict the oak trees to remain and those to be removed and/or replaced.

### B. COMPLIANCE WITH THE GENERAL PLAN

The project site is zoned A-2, Two Family Residential and is designated by the General Plan as Residential, Two Units/Acre. The subject property is located in the Eucalyptus Hill

Neighborhood, which is bordered by the City limits on the north and east, Sycamore Canyon on the west and the bottom of the hill and Highway 101 on the south. The majority of the neighborhood is developed with single-family homes and is characterized by the General Plan as an area of low density development. The project as proposed complies with the General Plan density of two units per acre and also meets the minimum lot area requirements identified by the Zoning Ordinance. Based on this, the project could be found potentially consistent with both the General Plan and Zoning Ordinance.

City Conservation Element policies provide that significant environmental resources of the City be preserved and protected. The Conservation Element requires implementation of resource protection measures for archaeological, cultural and historic resources; protection and enhancement of visual, biological and open space resources; protection of specimen and street trees; maintenance of air and water quality; and minimizing potential drainage, erosion and flooding hazards. The project may be found generally consistent with applicable policies of the Conservation Element through adherence to the identified project design and mitigation measures as detailed in the Proposed Final Mitigated Negative Declaration (MND). This would ensure potential conflicts with Conservation Element policies are avoided or minimized and are in conformance with applicable policies.

With respect to hillside development, there are policies under the Conservation Element that directly apply to the project site, which are discussed below:

- Visual Resources Policy 2.0 – “Development on hillsides shall not significantly modify the natural topography and vegetation.”
- Visual Resources Policy 3.0 – “New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.”
- Visual Resources Policy 4.0 – “Trees enhance the general appearance of the landscape and should be preserved and protected.”
- Biological Resources Policy 5.0 – “The habitats of rare and endangered species shall be preserved.”

The project has been designed to minimize the grading as much as possible; however, it is generally not feasible to entirely eliminate grading on hillsides with slopes greater than 20 to 30 percent. Site grading would include excavation and replacement of artificial fill. The amount of earthwork required for grading for both parcels is estimated at is 3,090 CY of cut and 2,830 CY of fill. The currently proposed grading would result in some alteration of the existing landform but would not substantially change the existing topography of the site. In general, the slopes on the property range from nearly flat to over 30%, and the two main house sites would be located in areas of between 0-20% slopes. The two guest houses would be located in areas of mostly 20-30% slopes, with a small portion of the lower guest house and a portion of the driveway located in areas that exceed 30% slopes.

Artificial fill areas occur throughout much of the upper and middle portions of the project site, with the deepest areas located within and around the 30 percent slopes. According to the project's Engineering Geologist, placement of artificial fill material through the years has contributed to the now existing slope contouring of the site, especially within the steep portions of the property. As recommended in the Geology Report, road grading necessary to provide the fire turnaround and switch back will result in the re-compaction of the existing materials within steeper areas, thereby properly taking care of the existing unconsolidated and uncertified fill materials.

Future construction of four single family residences on the two reconfigured lots is not anticipated to obstruct important public scenic views to the ocean or lower elevations of the City nor would it obstruct upper foothill or mountain views from the beach or lower elevations of the City. The project site is surrounded by existing residential development as well as significant vegetation, some of which is proposed for removal, but replacement is also proposed to maintain screening. Further, the houses have been designed to be tucked into the hillside to maintain a low profile. The project site is only minimally visible from Eucalyptus Hill Road, which is approximately 400 feet west of the project site.

The Conservation Element directs that mature trees be incorporated into the project rather than be removed. Fifty five trees, primarily Eucalyptus and Acacia trees are proposed for removal as part of the project. The site also contains several mature coast live oak trees and seedlings. Although the project has attempted to avoid the removal of oak trees, four coast live oak trees are proposed for removal as part of the project. In addition, three other oak trees have a high potential for damage during construction. To mitigate the removal or impact on the seven trees, 70 young oak saplings will be planted in the northern portion of the property adjacent to the existing oaks and also in the southern portion of the property where several eucalyptus trees will be removed.

According to the Biological Assessment, sensitive species are likely to occur on the project site and may be adversely impacted by short-term construction noise, removal of trees, and increased human presence during construction. However, implementation of the landscape plan, retention of the eucalyptus trees at the south of the of property, and planting grassland and other landscapes is likely to provide foraging habitat, while planting and maintaining 70 one-gallon oak trees, will result in a long term increase of habitat for these and other species.

### **C. LOT FRONTAGE MODIFICATION**

Santa Barbara Municipal Code, Section 28.15.080 (Lot Frontage Requirements) requires that newly created parcels in the A-2 Zone have no less than 100 feet of frontage on a public street. Neither of the existing parcels fronts on a public street. Eucalyptus Hill Drive is a private road. In the proposed project, neither of the newly created lots would have any frontage on a public street. Therefore, a Modification of this requirement for each lot is necessary. While staff has some concerns about changing the lot configuration, the applicant states that the reconfiguration of the two lots is dictated by the desire to create an integrated set of properties that would complement each other in both the flow and functionality of landscape and architectural design. Additionally, it is believed that the proposed lot line adjustment results in

a superior lot configuration compared to the existing "long and thin" lots. Findings for the Lot Frontage Modifications are included in Section VII below.

#### **D. PERFORMANCE STANDARD PERMITS (PSP)**

Santa Barbara Municipal Code Section 28.93.110 allows the construction of an additional one-family dwelling and related accessory buildings in the A-2 zone, provided that the lot has the required lot area necessary for two parcels and adequate provisions for ingress and egress. The proposed lots are reasonably sized and shaped and, as required for Additional Dwelling Unit PSP, double the minimum lot area has been required. The lots comply with setbacks and slope density provisions.

Even though staff recommends approval of the project, the driveway designs are not supported. During the DART process it was explained to the applicant that Transportation Planning staff reviews the location, spacing, width, alignment, number and design of driveways. The practice is to permit one access point per property unless a development or circulation plan is provided that indicates that more than one access is required to handle traffic volumes or to accommodate specific site constraints. Staff indicated that an exception to this policy could be made by supporting the provision of a second driveway to serve Parcel 2 since this parcel would have been permitted to have a separate access under the existing lot configuration. However, staff does not support the proposed third driveway entrance. The center driveway curb cut does not provide access to the garage parking spaces and is therefore not supportable.

#### **E. ENVIRONMENTAL REVIEW**

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA) and related Guidelines. An Initial Study and Mitigated Negative Declaration (MND) were prepared to evaluate the project's potential impacts on the physical environment. The analysis identified potentially significant but mitigable environmental effects in the following issue areas: biological resources, geophysical conditions, hazards, and water environment. Also evaluated in the document as less than significant impacts are aesthetics, cultural resources, noise, population and housing, public services, recreation and transportation/circulation. The analysis concludes that no significant environmental impacts would result from the project as mitigated. Below is a brief summary of the Final Mitigated Negative Declaration evaluation (Exhibit D).

##### **Aesthetics**

The project site is located in an area with no significant visual resources and is not located along an existing or proposed scenic highway. The City carefully scrutinizes project sites proposed on parcels with an average slope of 30% or greater, where visual impacts are a general concern. The project site is located within the City's Hillside Design District and has slopes that exceed 20%, with a small portion of the two properties that exceed 30%. The project site is only minimally visible from the closest public street, Eucalyptus Hill Road, which is approximately 400 feet west of the project site. The proposed houses have been designed to be low profile and tucked into the hillside. The Architectural Board of Review (ABR) has reviewed the project and has made generally positive comments.

A total of 55 trees are proposed for removal. From an aesthetic point of view, although these trees do not provide for screening of the site from major public viewpoints, they do provide visual relief from surrounding development. A large amount of trees and vegetation are proposed to remain, and 70 coast live oak saplings are proposed for replacement. The visual change resulting from the proposed project would be nominal from public view vantage points. The proposal would not obstruct any public vantage points and would incorporate development compatible with the surrounding neighborhood. Aesthetic impacts would be less than significant.

### **Air Quality**

This project will not result in long-term air quality impacts. The primary concerns related to air quality impacts are pollutant emissions from vehicle exhaust or other stationary sources, particulates and nuisance dust associated with grading and construction. Long-term emissions are much less than the Santa Barbara County Air Pollution Control District threshold of significance for air quality impacts; therefore, long term project air quality impacts are less than significant. The MND has incorporated mitigation measures to minimize construction dust emissions, which would be less than significant.

### **Biological Resources**

Portions of the project site are designated as southern oak woodland habitat. Vegetation on the project site is characterized predominantly by non-native eucalyptus and acacia trees, with coast live oaks located primarily on the northern portions of the existing parcels. The proposed project would remove approximately 55 existing trees, including four coast live oak trees and 3 may be impacted by construction activities and necessitate removal. A great horned owl was observed roosting in a eucalyptus tree and a dead eucalyptus tree was observed to be an acorn granary used by acorn woodpeckers. Both trees will be retained on-site and protection of the two trees has been incorporated into the tree protection plan. Seventy young oak saplings will be planted in two areas of the northern portion of the property adjacent to the existing oaks and also in the southern portion of the property where several eucalyptus trees will be removed as mitigation.

According to the Biological Assessment, sensitive species that are likely to occur on the project site include the monarch butterfly, Cooper's hawk, and big free-tailed bat. A total of 18 wildlife species were observed on the site or adjacent to the site, including a mule deer, monarch butterfly, Cooper's hawk, red-tailed hawk, great horned owl, and turkey vulture. A total of six monarch butterflies were observed patrolling, and no clusters were found. The Cooper's hawk is listed by the Department of Fish and Game as a Species of Special Concern, and the other three bird species are common species; however, all four are protected by the Federal Migratory Bird Treaty Act of 1918. Implementation of the landscape plan, retention of the eucalyptus trees at the south of the of property, and planting grassland and other landscapes is expected to provide foraging habitat, while planting and maintaining 70 one-gallon oak trees, will result in a long term increase of habitat for these and other species.

### **Cultural Resources**

The project site is not located in any cultural resource sensitivity areas according to the City's MEA, and no archaeological studies were requested. Impacts to cultural resources are not expected occur as a result of the proposed project. Additionally, the existing residence located at 232 Eucalyptus Hill Drive is less than 50 years old and is not considered historically significant. No impacts to historical resources would occur as a result of the proposed demolition of the existing residence. The project would have no impact related to historic, ethnic or religious resources.

### **Geophysical Conditions**

Project impacts related to ground shaking, liquefaction, seiche, tsunami, landslides, subsidence and excessive grading are considered less than significant. Potential impacts due to expansive soils would be minimized to less than significant levels with incorporation of grading and foundation recommendations included in the Engineering Geology and Geotechnical Engineering Report, prepared by Earth Systems Southern California.

### **Hazards**

The project site is not on any lists for known contaminated soils, groundwater, or hazardous materials use, and there would be no impacts from the project related to these hazards. The site is located within a High Fire Hazard Area and would be required to comply with standard mitigation measures such as brush clearance, vegetation management and landscaping to reduce this potential impact to a less than significant level.

### **Noise**

The proposed project is not anticipated to have significant long-term noise impacts. Demolition of the existing house and construction of the four residences and associated driveways are anticipated to result in use of heavy equipment. Noise during construction is generally intermittent and sporadic and, after completion of initial grading and site clearing activities, tends to be quieter. Construction noise is limited by City ordinance to the hours between 7:00 a.m. and 8:00 p.m. daily for noise generating activities that would increase noise levels at the nearest residential property line by 5 decibels. Noise generated during project construction activities would result in a less than significant short-term adverse impact to sensitive receptors in the area. These impacts would be further reduced by limiting construction hours and utilizing equipment mufflers.

### **Population and Housing**

The project would not involve substantial employment growth that would increase population and housing demand. Growth-inducing impacts would not be significant.

### **Public Services**

Public services in the project vicinity are in place. Impacts to fire and police protection, schools, roads and utilities would be less than significant.

**Recreation**

The project may result in a very small increase in the demand for recreational facilities, but is considered an incremental increase in the number of potential users for existing facilities. There are various recreational facilities in the project area including the Eastside Neighborhood Park, Hale Park and Sunflower Park. Project impacts related to recreational demand would be less than significant.

**Transportation/Circulation**

The project is expected to generate approximately 3 additional a.m. peak hour trip, 3 p.m. peak hour trip and 30 average daily trips. When these trips are added to the existing street network, they would result in a less than significant traffic impact.

Short term construction traffic would not result in a significant impact to the traffic network because of the temporary nature of the trips generated and the size of the project. Standard mitigations include restrictions on the hours permitted for construction trips and approval of routes for construction traffic.

Project impacts relative to access and circulation are not significant.

**Water Environment**

Drainage from the site sheet flows to the southern boundary of the parcels, into neighboring properties, and eventually into the public right-of-way. The site is within the Andree Clark Bird Refuge watershed. The two parcels are currently developed with approximately 11,500 square feet of impervious area, including buildings, hardscape, and driveway. The project would result in an increase of approximately 37,500 square feet of impervious surface. The project includes two stormwater retention areas designed to retain the increase in runoff for a 25-year storm event as a result of the proposed project. A 24" storm drain is also proposed, starting at the bottom of the foundation for the upper parcel's retention area, and would be directed through a proposed easement over the private property at 860 Woodland Drive.

The proposed drainage design would prevent an increase of stormwater runoff by retaining increased flows on-site. By implementing adequate drainage facilities to reduce potential runoff to pre-development levels would result in less than significant impacts.

Proposed grading for the project would consist of 3,090 cubic yards of cut and 2,830 cubic yards of fill. Standard erosion and dust control measures have been included in the project conditions to minimize potential short term adverse impacts to water and air quality.

A Draft Mitigated Negative Declaration (MND) was prepared and released for public review. During the public review period from April 6, 2007 to May 7, 2007, public comment on the Draft MND was taken. No Environmental Hearing was held by the Planning Commission because one was not requested by the public. Staff received six letters of concern regarding the project during the public comment period. Environmental concerns related to biological resources, cultural resources, traffic, grading, drainage, and flooding impacts were raised.

These issues are outlined in the Staff response to public comments incorporated into the Final Mitigated Negative Declaration (Exhibit D).

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, and prior to approving the project, the Staff Hearing Officer must consider the Mitigated Negative Declaration. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision maker is required to make the mitigation measures conditions of project approval and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation [PRC Sec.21081.6]. The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included in the Final Mitigated Negative Declaration.

## **VII. FINDINGS**

The Staff Hearing Officer finds the following:

### **A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION**

- The Staff Hearing Officer has considered the proposed final mitigated negative declaration together with comments received during the public review process.
- The Staff Hearing Officer finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant unmitigated effect on the environment.
- The Staff Hearing Officer finds that the final mitigated negative declaration reflects the Staff Hearing Officer's independent judgment and analysis.
- The Staff Hearing Officer finds that the final mitigated negative declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project. The Planning Commission hereby adopts the Final Mitigated Negative Declaration for the project.
- The Staff Hearing Officer hereby adopts a mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects.
- The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

### **B. LOT FRONTAGE MODIFICATIONS (SBMC §28.15.080 AND §28.92.110.B)**

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lots. The existing lots do not currently meet the 100 foot street frontage requirement. There are adjacent

parcels in the neighborhood that have less than 100 feet of street frontage or no street frontage at all.

**C. LOT LINE ADJUSTMENT (GOV. CODE §66412 AND SBMC §27.04.030)**

The proposed lot line adjustment is appropriate for the area and is consistent with the City's General Plan and Building and Zoning Ordinances. The lot line adjustment would adjust the lot line between the two parcels which are currently 2.82 acres (Parcel A) and 2.75 acres (Parcel B) in size by realigning the dividing lot line from a north-south direction to an east-west direction, resulting in two parcels of 2.47 acres (Parcel 1) and 3.10 acres (Parcel 2). The proposed parcels exceed the minimum lot area requirement which is 50,000 square feet when slope density requirements are applied in recognition of steep topography. The intent of the lot line adjustment is to create an integrated set of properties that would complement each other in both the flow and functionality of landscape and architectural design.

**D. PERFORMANCE STANDARD PERMITS (SBMC §28.93.020.A & 28.93.030.E)**

The lot areas of the two parcels have the minimum lot area per unit required in the A-2 zone and the additional dwelling units comply with all other applicable ordinance requirements.

**E. DEPARTMENT OF FISH AND GAME FEE FINDING**

An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed project to result in adverse effects, either individually or cumulatively, on wildlife resources or the habitat on which the wildlife depends. For this purpose, "wildlife" is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability" (Section 711.2 Fish and Game Code). This project has the potential to affect wildlife resources or the habitat on which wildlife depend, and is subject to the Department of Fish and Game fee.

Exhibits:

- ~~A. Conditions of Approval~~
- ~~B. Site Plans~~
- C. Applicant's letter, dated August 17, 2007
- ~~D. Final Mitigated Negative Declaration~~



3 West Carrillo Street, Suite 205 Santa Barbara, CA 93101  
ph: 805.962.4611 fax: 805.962.4161

[L&P P.N.: 03-027.01]

August 17 , 2007

City of Santa Barbara  
Planning Division  
Attn: Bettie Weiss, Staff Hearing Officer  
630 Garden Street  
Santa Barbara, CA 93101

Subject: DART Application Submittal  
APN 015-050-017, & 018; Howard Property  
226 & 232 Eucalyptus Hill Drive, Santa Barbara  
MST 2004-00349

Dear Ms. Weiss:

Enclosed herewith please find the following items pertaining to application for a proposed Lot Line Adjustment and Performance Standards Permits for Additional Dwelling Units of the subject properties:

- One (1) completed Master Application Form (previously submitted);
- One (1) completed Owner/Agent Authorization Form (previously submitted);
- Four (4) copies of a revised Proposed Lot Line Adjustment, Architectural and Landscape Plans;
- Two (2) copies of a Preliminary Title Report, prepared by Chicago Title Company, dated September 27, 2005 (previously submitted);
- Two (2) copies of a Preliminary Stormwater Study, prepared by Triad/Holmes Associates, dated October 5, 2005 (previously submitted);
- Two (2) copies of a Preliminary Stormwater Study, prepared by Triad/Holmes Associates, dated July 2006;
- Two (2) copies of a Engineering Geology and Geotechnical Engineering Report, prepared by Earth Systems, dated July 14, 2006;
- Two (2) copies of a Biological Survey, prepared by Condor Environmental, dated November 8, 2005 (previously submitted);
- One (1) copy of a Draft Declaration of CC&Rs regarding Proposed Easements;
- One (1) set of revised Residential Project Statistics;

City of Santa Barbara, Planning Division  
DART – 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 2 of 11

- One (1) copy of Assessor Page 015-05;
- One (1) copy of ABR Minutes, dated September 20, 2004 (previously submitted) and May 8, 2006;
- Check payable to City of Santa Barbara for application fee of \$11,635 (LLA = \$3030, CUP = \$2600 each x 2 = \$5200, Environmental Review = \$600, 1st Mod = \$1065, Each Add'n Mod = \$540 x 3 = \$1620, Mailing = \$120) (Previously Submitted)

#### **I. Purpose of Request**

The purpose of the application request is to seek a Lot Line Adjustment of two existing parcels of 2.82 acres and 2.75 acres, which would result in parcels of 2.47 acres and 3.10 acres respectively. Additionally, it is proposed that each of the adjusted parcels will construct one (1) main residence each, and one (1) Additional Dwelling Unit each, as allowed by the Zoning Ordinance with a Performance Standard Permit.

#### **II. Project Setting**

The project site consists of two (2) legal properties of 2.82 acres (226 Eucalyptus Hill Drive) and 2.75 acres (232 Eucalyptus Hill Drive) located in the General Plan Neighborhood of Eucalyptus Hills in Santa Barbara, on the private road portion of Eucalyptus Hill Drive. The property landform consists mostly of a gently rolling slope of 12 to 20 percent which heads to the south toward existing developed neighborhoods of Woodland Drive and Norman Lane. The property is improved with an existing single family residence located somewhat in the upper middle of the property, and a two-car garage. Numerous eucalyptus trees and oak trees are scattered over the property. Surrounding land uses include residential lots on all sides. No rare, threatened or endangered species are known to inhabit the site.

#### **Title Interests Affecting Project Site**

The existing Eucalyptus Hill Drive properties are affected by a number of title interests including easements for road access and utilities such as Southern California Edison, General Telephone Company, and to the City of Santa Barbara which has a sanitary sewer line which bisects the properties. (See Preliminary Title Report for details.)

#### **Project Site Land Use And Zoning**

The current General Plan designation on the property is Residential 2 units per acre. Zoning on the property is an A-2, Single Family Residence zone.

#### **Surrounding Land Use And Zoning**

Surrounding land uses include single family homes and some larger estate developments, all within the A-2 zone district. To the south lots sizes are mostly half-acres with some

quarter-acres sites. One, two and three-plus acre sites surround the subject properties to the north, east and west.

### **Project Site Access**

The property is currently accessed from Eucalyptus Hill Drive on the western side by an existing unimproved road which extends to the southern portion of the properties. This road would be improved to facilitate access to the proposed lower parcel, via an easement through the upper parcel. An improved driveway is located on the east side of the frontage and provides garage access for the existing house. This driveway would be further improved to provide for a circular driveway to the proposed new home.

### **III. Project Description**

The project is a proposal to adjust the existing lot line between the two subject parcels which will result in two parcels of 2.47 acres (upper parcel, 226 Eucalyptus Hill Drive), and 3.10 acres (lower parcel, 232 Eucalyptus Hill Drive). The applicant is also seeking to demolish the existing home and garage and construct a new house, garage and additional dwelling unit on each of the adjusted parcels (please see architectural drawing for details). Applications associated with these proposals include the following:

1. Lot Line Adjustment Between Two Existing Parcels Of Approximately 2.82 And 2.75 Acres, Resulting In Two Parcels Of Approximately 2.47 And 3.10 Acres, Pursuant To Subdivision Map Act Section 66412(D);

For The Reconfigured Upper Lot, 226 - 228 Eucalyptus Hills Drive:

2. A Performance Standard Permit To Allow An Additional Dwelling Unit At 228 Eucalyptus Hill Drive (SBMC §28.93.030.E);
3. Modification To Allow A Lot To Have Less Than 100 Feet Of Frontage On A Public Street At 226 Eucalyptus Hill Drive, An Existing Private Road (SBMC §28.92.026.A.2);
4. Neighborhood Preservation Ordinance Findings Must Be Made By The Planning Commission For The Property Located In The Hillside Design District And The Development Would Exceed 6,500 Square Feet And Grading In Excess Of 500 Cubic Yards Outside The Main Building Footprint (SBMC §22.68.070).

For The Reconfigured Lower Lot, 232 - 234 Eucalyptus Hills Drive:

5. A Performance Standard Permit To Allow An Additional Dwelling Unit At 234 Eucalyptus Hill Drive (SBMC §28.93.030.E);
6. Modification To Allow A Lot To Have Less Than 100 Feet Of Frontage On A Public Street At 232 Eucalyptus Hill Drive, An Existing Private Road (SBMC §28.92.026.A.2);

City of Santa Barbara, Planning Division  
DART - 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 4 of 11

7. Neighborhood Preservation Ordinance Findings Must Be Made By The Planning Commission For The Property Located In The Hillside Design District And The Development Would Exceed 6,500 Square Feet And Grading In Excess Of 500 Cubic Yards Outside The Main Building Footprint (SBMC §22.68.070).

The property has a General Plan designation of Residential, Two Units per Acre, and is within the A-2 zone district. The project site is accessed from Eucalyptus Hill Road, a public City street to Eucalyptus Hill Drive, a private road, and the adjusted parcel to the south is proposed to be accessed by a combination of shared and individual driveway. The property is served by utilities and infrastructure for water, sewer, electrical, gas, telephone and CATV.

Currently, the slope of 226 Eucalyptus Hill Drive is 20 percent, and 232 Eucalyptus Hill Drive is 19 percent. The reconfiguration of the parcels would result in slopes of 21.3 percent at the upper property (226 Eucalyptus Hill) and 22.5 percent on the lower parcel (232 Eucalyptus Hill). Given the lot area and slope density requirements necessary to allow additional dwelling units on each parcel, a minimum lot size of 2.3 acres is required. Both existing and adjusted parcels meet the minimum lot area requirements for the proposed developments.

Improvements associated with the upper lot include a new 6129 square foot (sf) single family residence and attached three-car 743 sf garage, to replace an existing 3946 sf single family home and attached 649 sf garage. Additionally, a guest house of 1517 sf and attached one-car 320 sf garage with 335 sf storage area, and a detached two-car 430 sf garage and 210 sf workshop structure is proposed.

The lower lot includes a new 3927 sf single family residence with an attached three-car 747 sf garage. Additionally, a guest house of 1786 sf and underground two-car 399 sf garage is proposed.

#### **Architectural Design Statement**

This project is comprised of two pie shaped lots with rolling slopes that provide two very different experiences. Expansive panoramic ocean views are offered from the narrow northern part of the site and a quiet Eucalyptus Grove is nestled into the wider southern part of the site. A single family residence located at the northern portion of the properties is the only habitable structure that currently exists on both properties. The northern street boundary is the narrow portion of the site and is further constrained by existing native oak trees. To avoid crowding two homes along the street side of the lots, the overall site strategy reorganizes the properties to splitting in a North / South axis rather than East/ West. In this proposed configuration, the two main dwellings would be located at opposite ends of the site where they would have privacy from each other and relate better to the existing fabric of Eucalyptus Hill Drive.

There is a main house and a guest house proposed for each property. The overall design theme consistent in the homes is to provide a strong connection between the indoor and outdoor spaces. These spaces step along the rolling hillside following the natural landscape. The site transforms as it slopes from the north to south, with each of the structures having a unique character and style as they are designed as private retreats respecting the given site features. The use of natural materials in an earthy palette on all of the homes relates them to each other and again back to the landscape.

The proposed design of the upper main residence is located near the street front in the narrow part of the site. It slides across the existing boundary line of the two properties to reside towards the center avoiding existing oak trees and allowing open space on both sides. From the street, the house is modest with a low profile and a very few openings. The southern side of the house is organized as a sweeping arc with an open plan of living spaces that flow together on the interior and extend seamlessly outside to a deep covered patio. This soaring gesture allows the house to take full advantage of the views to the gardens on the property and the ocean view beyond. An art studio and 2 additional bedrooms are nestled into the hillside below the main living space and open directly to the gardens. The arc of the main house is echoed in the front elevation of the detached garage to the south. The garage is completely subterranean on three sides and a usable deck on the roof is accessed from the north side.

The main residence on the lower lot is conceived of as the Gallery house. As it is at a lower elevation surrounded by Eucalyptus Trees, the house has an inward focus centered about the gallery and interior courtyard. The details reflect an Asian modern influence with deep overhangs, exposed beams, and a ceramic tile roof.

One guest house would be located on each site. They are both stepped into the hillside on the east side of the site separated by existing trees. They are both conceived as modest two bedroom retreats with open plans continuing the theme of connection to outdoor areas. The lower guest house also benefits from a unique subsurface two-car garage elevator that presents itself as an at-grade patio when closed. A driveway meanders through the site to connect the main houses, the detached garage and the guest houses. Please refer to the attached Residential Project Statistics for proposed square footage details.

### **Landscape Design Intent**

The landscape design for both parcels is meant to complement the architecture, embody the native landscape character of the Santa Barbara region, and harness runoff from impervious surfaces to be artfully displayed and treated on site. The bold details of the architecture are echoed in the landscape with broad plantings of distinctive species and visually dynamic hardscape features. Careful consideration has been given throughout the property to provide a durable and drought tolerant landscape that protects the structures from fire while providing visual and environmental benefits.

The design maximizes the amount of permeable surfaces for storm water quality purposes. Wherever feasible, permeable paving systems such as crushed stone and unit pavers are to

City of Santa Barbara, Planning Division  
DART - 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 6 of 11

be used. All impermeable surfaces on the site will be conveyed into a system of retention swales and formal retention gardens planted with native grasses and hedges.

Careful attention has also been given to provide shade to west-facing building elevations to limit the amount of solar heat gain. Deciduous trees and vines on east and south facing elevations will provide the same effect in summer and provide passive heating in the winter months.

#### **Lot Configuration**

The reconfiguration of these two lots has been dictated by the desire of the property owner to create an integrated set of properties that would complement each other in both the flow and functionality of landscape and architectural design. The resultant lot lines have been placed to form reasonably sized and shaped lots, comply with structural setbacks, and slope density calculations.

These lots are not land-locked nor do they diverge from established patterns of development in the neighborhood. The existing Eucalyptus Hills Drive is a private road. Being a private road, all property owners who are served by this road have appurtenant easement rights which allow for ingress and egress to their respective homes. The proposed lot configuration utilized this same access by appurtenant easement concept to facilitate ingress and egress for the lower lot, through the upper lot to the private road.

Further, the subdivision which created these lots back in 1978 (seven lots total) was only a portion of a neighborhood on one side of the road. A review of the Assessor's Page (015-050, attached) will conclude that of the seven lots created, perhaps five (5) of the lots could be considered "similar" in shape, and this application consists of two (2) of these similar lots. We are of the opinion that the resultant lots are a superior configuration as compared to the existing "long and thin" lots. It is interesting to note that in the A-1 Zone District there exists a minimum width standard for newly created lots over an acre in size, which would be met by these reconfigured lots, however would not be met by the lots which exist today.

#### **IV. Previous City Reviews**

An earlier project concept was submitted to the City Pre-Application Review Team in May 2004. In June 2004, City Staff responded to the proposal with their Team Comments letter. The ABR reviewed the proposed project in September 2004. At that meeting the Board was generally supportive of the densities of the development, the size of the buildings and the amount of garage spaces proposed given the size and configuration of the lots. With respect to the upper lot, the Board liked the stepping nature of the house the way it descends into the hillside, and the contemporary style of the house. The Board also commented that the guesthouse was acceptable. Comments on the lower project indicated that the lot is not viewed by the general public in such a way that the amount of development is adverse to the public view of the hillside.

City of Santa Barbara, Planning Division  
DART - 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 7 of 11

In the June 2004 PRT Comment Letter, City staff indicates that the proposed lot configuration would create a land-locked parcel and would not be consistent with the surrounding neighborhood. At the September 2004 ABR meeting, the Board commented that the overall site design was supportable given the size and reconfigured lots.

In December 2005 the applicant submitted a formal DART application for City staff review. In the January 2006 DART letter staff comments focused on the excessive amount of garage space, extensive grading and lot configuration associated with the proposal.

In May 2006, a substantially revised project (the current project) returned to the ABR for consideration and review of the new site plan and architectural revisions. Regarding the overall site design, the Board commented that they can support the densities of the development, the size of the buildings, and the number of garage parking spaces, given the reconfiguration of the lots and that they are not visible by the general public. The Board appreciated the reduction in the hardscape of the revised site planning effort, and the minimized driveway areas.

With respect to the lower lot the Board commented that this area is not viewed by the general public and mostly concealed within the natural woodshed of the lower terrain. The Board is comfortable with the lower house and its siting around a central courtyard. The parking for the guest house is a clever solution utilizing the sunken lift garage which helps to minimize the circulation and paving area presented on a prior scheme.

On the upper lot the Board commented that the architecture of the upper house is low in profile and barely visible beyond the wall presenting from Eucalyptus Hill Drive. The Board was comfortable with the walled scheme of the front elevation on the upper house, given the natural material palette with sandstone walls, and copper roofs that mostly slope toward the downhill view of the site. The Board finds that the upper guest house is tucked well into the hillside, and the natural sandstone materiality helps it blend into the setting. The Board was also comfortable with the adjacent detached garage with the landscaped roof as it tucks into the hillside.

#### **V. Additional Information Requested**

Pursuant to staff letters of June 16, 2004 and January 19, 2006, the following additional studies and reports have been included with this submittal for your consideration:

Visual Study has been included within the map sets in order to demonstrate the project site in relationship to the neighborhood. Photographs of the Eucalyptus Hill Drive existing setting, neighboring frontages and driveways, the frontage of the project site and views from the neighborhood to the south are submitted for your reference. The proposed upper house would be viewed similar to the existing house (See Sheet T.02, Views 9, 10, 11 and 12), while the remaining development would be hidden from view from Eucalyptus Hill Drive. Views of the proposed development from the southern Woodland Drive neighborhood (Sheet T.02, Views 13, 14 and 15) are challenging given the gentle slope of

the subject property and the existing eucalyptus trees which function as a large vegetative screen. The project as designed will be substantially hidden from view.

A Driveway Study is also included on Sheet T.02 which demonstrates that the proposed circle driveway is consistent with the neighborhood. A combination of auto-courts, circular driveways and next to street parking dominate Eucalyptus Hill Drive. The proposed driveway is in keeping with the parking theme of the neighborhood which is to keep cars off the street while having the ability to accommodate vehicles near the street on these 2-plus acres lots.

A Preliminary Stormwater Study (July 2006) has been completed for the project. The study included the analysis of existing conditions and proposed development on the project site. Storm event calculations are included for Q<sub>25</sub> and Q<sub>100</sub> scenarios. The analysis has concluded that the future development of the upper property (226 & 228 Eucalyptus Hill Drive) would increase the 25-year storm event by 0.8 CFS, and the lower property would increase by 0.6 CFS. The Study recommends that with the incorporation of bioswales and check structures, a retention area of approximately 900 square feet for the upper project and 600 square feet for the lower project would be needed to retard the increase in drainage flow of the 25-year storm. These features have been included in the Landscape Plan to satisfy the combined 1,500 square foot retention requirement. The Study also identifies a total increase for both projects of 1.8 CFS for a 100-year storm. This overland runoff is proposed to be directed to a drainage swale which would be provided over the property located to the south of the project site, at 860 Woodland Drive. The applicant owns the property on Woodland Drive and will covenant to a ten (10) foot easement over that property for drainage and sewer purposes.

A Biological Survey has also been complete for the project and includes field surveys and analysis of the property's general setting, tree inventory, on-site biotic resources, assessment of special status species, and project impacts.

With respect to native vegetation, the site is nearly void of native vegetation with the exception of several mature coast live oak trees and seedlings, and a number of native shrubs and forbs that are beneath the canopy of the Eucalyptus trees. The building footprints of the four structures would avoid native coast live oaks, but would remove a number of non-native trees including *Eucalyptus* and *Acacia*. In addition to the building footprints, the City of Santa Barbara's High Fire Hazard Area Brush Clearance Standards require removal of hazardous brush, shrubs, and flammable vegetation within 100 feet of any structure and additional cleared area on slopes (City of Santa Barbara 2003a). In the case of Eucalyptus trees, the City does not require removal of all trees, but rather thinning of the trees within 100 feet of structures resulting in a density of 6 to 8 trees per 1,000 square feet. Given the slope on the property, City Fire Department staff estimates that an additional 20 feet of brush clearance and thinning of the trees would be required. Previous eucalyptus tree removal estimates approximated 100 to 150 trees that are either Eucalyptus or Acacia. Most of these are Eucalyptus. However, given the May 2006 redesign of the lower portion of the project to relocate the structures further to the north, it is now estimated that approximately 50-55 trees would require removal. The tree removal plan

City of Santa Barbara, Planning Division  
DART - 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 9 of 11

included within the Landscape drawings depicts the trees to be removed. This would leave an estimated 250 to 300 trees remaining on the property.

Eucalyptus forests are not native to California and, in general, have relatively low value to wildlife, as compared to native oak forests and other native communities. Nevertheless, they do provide some functions and values for native animals. A great horned owl roost and an acorn granary were identified on site. These two particular trees are outside of the building footprints, the trees can be selectively thinned, and these trees could be among those that are retained. In addition, a large number of trees in the southeastern corner of the property are outside of the required thinning zone and could also be retained.

Wildlife corridors were also studied. The site is surrounded on all sides by a developed, low-density residential neighborhood; and it is more than  $\frac{3}{4}$  of a mile to Sycamore Creek and about 1 mile to Montecito Creek. Although there is a band of Eucalyptus forest that stretches from east to west across the lower section of the property for 500 feet or more in both directions, the property is fenced with chain link fencing on its westerly boundary, and it is unlikely that most wildlife, other than common animals such as coyote, raccoon, and striped skunk, would use this as a movement corridor given the lack of water, minimal cover close to the ground, minimal if any food, and lack of connectivity to native habitats such as a stream corridor that stretches from the mountains to the coast. On one site visit, a mule deer buck was observed, and suggests that the canyon to the west (off the property) may be used by deer as habitat. Based upon site visits and review of a recent aerial photograph of the region, it does not appear that a wildlife corridor exists on the property.

The Biological Study concludes that sensitive habitat (a plant community identified by the Department of Fish and Game as rare) does not exist on the property and would not be impacted by the proposed development. No sensitive species were observed, and none are likely to occur on the site.

Short-term impacts to wildlife during construction would include noise and dust. Neither of these elements is expected to significantly impact native animals on or near the project site. Removal of the 50 to 55 trees would remove some habitat for birds and other wildlife species, but these animals are expected to use the 250 to 300 trees that will remain. The removal of a large number of Eucalyptus and Acacia trees is not expected to add significantly to a cumulative loss of habitat, given the relatively low habitat value of these trees and the presence of many more both on the property and in the neighborhood. Landscaping with native trees and shrubs is likely to produce greater benefit for wildlife in the long run.

The Study recommends that the mature coast live oak trees on the site be protected and that the coast live oak seedlings be protected or transplant on site. Additionally, use landscaping materials native to Santa Barbara as much as possible, consistent with the City's High Fire Hazard Area Landscape Guidelines (City of Santa Barbara 2003b). And lastly, retain the trees used as a roost by great horned owl and as an acorn granary by acorn woodpeckers.

An Engineering Geology Report has been produced for this project pursuant to the request of city staff. Excavations, logging and lab sampling of seven backhoe test pits were conducted to study bedrock, soil and groundwater conditions. The development site is composed of a mixture of trash, debris, artificial fill, colluviums and Monterey Formation. The report concludes that the proposed development is suitable for the project site provided that report recommendations are successfully implements. Please refer to this report for further details and lab results.

Slope Mapping A new sheet has been included in this map set which addresses staff's request for slope mapping. In general, the slopes on the property range from nearly flat to over 30 percent. The two main house sites are located in areas of between 0-20 percent slopes, essentially the flatter portions of the project site. The two guest homes are both located in areas of mostly 20-30 percent. As demonstrated on the slope map, a ribbon of over 30 percent slope somewhat bisects the project site. The main improvement within this 30 percent area is the road bend or "switch-back" which facilities access to the proposed lower lot. In consultation with the Engineering Geologist, areas of a combination of artificial fill/trash/debris have also been depicted on the slope map. These artificial fill areas are located throughout much of the upper and middle portions of the properties, with the deepest areas located in and around the 30 percent slopes. It appears that the placement of artificial fill material throughout the years (decades) has contributed to the now existing slope contouring of the site, especially within the steeper portions of the property. To provide for the fire turnaround and switch-back, the proposed road grading within this steeper area will recompact the existing materials per the Geology Report recommendations, thereby properly taking care of the existing unconsolidated and uncertified fill materials.

The Grading Design has been substantially revised to reduce overall quantities by nearly two-thirds. In doing so, there has been a significant reduction in hardscape and turnaround area on the lower lot which contributed to the reduction of the amount of proposed earthwork. Some minor retaining walls in and around the building footprints and some patio areas are needed with this design, and walls associated with the road system at the fire hammerhead and switchback are also necessary to meet fire department standards.

Grading quantities, expressed in cubic yards, associated with the project include the following:

	<u>House</u>	<u>Guest House</u>	<u>Driveway</u>	<u>Yard</u>
Lot 1 (226) -	538 cut/300 fill,	(228) 140 cut/180 fill,	50 cut/600 fill,	200 cut/500 fill
Detached Garage -	62 cut/0 fill			

Subtotal for Lot 1 = 990 c.y. cut and 1580 c.y. fill

Lot 2 (232) - 200 cut/400 fill, (234) 300 cut/0 fill, 1000 cut/250 fill, 600 cut/600 fill

Subtotal for Lot 2 = 2100 c.y. cut and 1250 c.y. fill

Total for both lots = 3090 c.y. cut and 2830 c.y. of fill

City of Santa Barbara, Planning Division  
DART - 226 & 232 Eucalyptus Hill Drive  
MST 2004-00349  
August 17, 2007  
Page 11 of 11

We believe that the revised project has rendered a grading design which respects the Design Guidelines for Hillside Development, as the plan significantly reduced both cut and fill slopes by nearly 10,000 cubic yards. Further these cumulative grading quantities are modest given the resultant development of all four homes, garages and site improvements.

### **Summary**

We have revised this project to address City staff comments and suggestions and have rendered a much improved application. The revised project retains each of the dwelling units and the lot reconfiguration, while reducing the amount of garages, complying with Fire Department suggestions, and significantly reduced the amount of grading. The proposed project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance. The reconfiguration of the two lots provides for a superior property configuration, while protecting existing oak trees. The proposed design themes are supported by ABR, including the relatively modest sized guest houses. As an in-fill project we believe that we are fully consistent and compatible with the surrounding uses, and that little if any environmental impacts would result from this project. We believe that an objective analysis and review will confirm this perspective. It should also be mentioned that the property owner has contacted neighbors within the vicinity of the property, regarding the project, and further has held a open house meeting at the architect's offices to review and explain the project to those interested parties.

Thank you for your consideration. If you have any questions or wish to discuss this project further, please do not hesitate to contact me.

Very truly yours,  
L & P CONSULTANTS



Brent Daniels  
Project Manager

cc: Howard w/o enc.  
Architect  
File





**City of Santa Barbara**  
Community Development Department

**Memorandum**

**DATE:** August 27, 2007  
**TO:** Bettie Weiss, Staff Hearing Officer  
**FROM:** Jan Hubbell, AICP, Senior Planner *JH*  
**SUBJECT:** 226-232 Eucalyptus Hill Drive  
MST2004-00349

---

Several comments were received from concerned neighbors regarding drainage issues related to the proposed project as part of the public review of the Draft Mitigated Negative Declaration. A letter was submitted by Triad/Holmes Associates, a civil engineering firm hired by the applicant, which responds to these comments. A copy of this letter is attached to this memo. Both the case planner and the environmental analyst reviewed the letter and concur with its responses to the comments.

When you consider the Proposed Final Mitigated Negative Declaration, please incorporate this letter into the Response to Comments.

Attachment



triad/holmes associates

civil engineering  
land surveying

mammoth lakes • bishop • redwood city • napo  
san luis obispo • pleasanton

July 3, 2007

Brent K. Daniels, Jr.  
L&P Consultants  
3 W. Carrillo Street, Suite 205  
Santa Barbara, CA 93101  
*Via facsimile: 805-962-4162*

Subject: MST 2004-00349  
226, 228, 232 and 234 Eucalyptus Hill Drive

Dear Brent:

Triad/Holmes Associates has reviewed the letters submitted to the City of Santa Barbara regarding the subject project on Eucalyptus Hill Road. Comments directly and indirectly related to the Preliminary Stormwater Study prepared by Triad/Holmes in July, 2006 for this project are responded to as follows:

- Response to letter from Christopher Flynn, MD, 875 Woodland Drive:

A Detailed Erosion Control Plan will be required by the City of Santa Barbara since grading is proposed on existing slopes over 15%. Also a Notice of Intent will also be required to be filed with the State Water Quality Control Board and a Storm Water Pollution Prevention Plan (SWPPP) prepared since proposed construction activities will disturb over 1-acre. The SWPPP will address temporary and permanent erosion and sedimentation control measures and incorporate Best Management Practices (BMP's), which provide for monitoring and maintenance of erosion control devices during construction. Permanent sedimentation and erosion control measures will also be addressed in the Grading and Drainage Plan and Landscape Plan of the final Construction Documents.

- Response to letter from Caroline and Tony Vasullo, 850 Woodland Drive:

“ADEQUACY OF THE INITIAL STUDY AND STORMWATER REPORT”

The Preliminary Stormwater Study was prepared under the direction of a California licensed civil engineer, Cristi Fry, P.E. 57970. The purpose of the study was to show that the drainage concepts, indicated on a preliminary drainage plan prepared by others, were feasible and in general conformance with City's requirements, in order to acquire preliminary approval of the project.

July 3, 2007  
Brent K. Daniels, Jr.  
MST2004-00349  
Page 2

To obtain a building permit for the project, a final Grading and Drainage Plan will be prepared as part of the Construction Documents. The final Grading and Drainage Plan will also need to be prepared under the direction of a licensed civil engineer and will provide accompanying engineer's calculations to support the final sizing of the drainage facilities.

Stormwater runoff quantities are based on several estimated factors, which make calculated runoff values a best approximation. However, it should be noted that the methodology used by this firm to compare the pre-development runoff to the post-development runoff is a very conservative approach method.

#### "PROPOSED 24-INCH DIAMETER STORMDRAIN PIPE"

Thrust forces on pipes are typically only a concern in pressurized pipes, such as water systems, and not for gravity flow pipes such as stormdrain and sewer systems. It is an accepted assumption, that in a gravity flow system, the pipe material itself will withstand any minor momentum forces exerted by the flow and accordingly its analysis is not necessary.

It is a correct conjecture that the final design of the storm drain would be expected to include provisions for a cleanout/drop inlet structure at the 90-degree bend. Although not necessary for stability, the installation of a structure would inadvertently add strength and provide lateral support to the stormdrain pipe at that location.

The Preliminary Stormwater Study was prepared specifically to identify increases in stormwater runoff resulting from the proposed development and to show adequacy and feasibility of the preliminary drainage design for the purpose of mitigating that increase. Per the City's criteria, post-development runoff from the site is not allowed to increase in a 25-year design storm. The preliminary drainage design proposes to direct runoff from the development to a large detention basin. In the final design, the basin's outlet pipe will be sized to meter the outflow to the pre-development runoff rate required by the City. The difference between the post-development runoff and the pre-development runoff is detained within the basin.

Regarding the "magnitude of water flow", while it is true the capacity of a 24-inch diameter pipe flowing full is quite large, runoff from the developed project is not expected to require that large of a stormdrain pipe. The proposed 24-inch stormdrain was not sized as a part of the study and is shown on the Preliminary Grading and Drainage Plan simply as a means to transmit stormwater to the public right-of-way in a non-erosive manner. The pipe could be substantially smaller and still be able to handle the required flow volumes associated with this project. However, it should be noted that larger systems tend to be easier to maintain and have a reduced chance of becoming clogged and not operating properly. Final sizing of the stormdrain will be required to be

July 3, 2007  
Brent K. Daniels, Jr.  
MST2004-00349  
Page 3

coordinated with the City's engineering department and the design shown on the final Grading and Drainage Plan with support calculations prepared by a civil engineer. The City's only requirement for drainage exiting the site is for a safe overland escape route, for a 100-year design storm event. A closed conduit stormdrain is a more controlled method of conveying drainage, and was included in the preliminary drainage design at the recommendation of the City.

Also regarding the magnitude of the flow rate ("as much as 3,344 gallons of water per minute..."), it is important to keep in mind that the flow in question is the PEAK flow that was estimated for a 15 minute period. The flow rate drops off dramatically after that. Flow in Woodland Drive for a 25-year design storm would be approximately 8 cfs. Typical street design allows for capacity of approximately 20 cfs, therefore the flow should be safely able to travel to Alston Road without damaging real property.

The majority of stormwater runoff, that currently leaves the site, filters through the downstream neighboring properties till it reaches Alston Road. There is a high point in Alston Road, but the majority of the runoff that reaches there is conveyed westerly in the street to curb inlets in Alston Road, west of Woodland Drive, that ultimately outfall to the "natural watershed ravine" referred to in the letter.

The project proposes to redirect the drainage to those same curb inlets in Alston Road via one property and Woodland Drive instead of through all of the previous receiving downstream properties, thus reducing drainage impacts previously experienced by downhill neighbors. Check dams are proposed downhill of the basin to assist in intercepting drainage from the development. The southeast corner of the site will remain undisturbed and runoff from that portion of the site will continue to be tributary to the portion of Alston Road sloping to the east.

#### "ADDITIONAL ALTERNATIVE PROPOSED FOR SERIOUS CONSIDERATION"

It would not be as simple of a solution to redirect the water as the Vassallos infer. A swale would intercept drainage from all of the properties uphill of it between the project and the ravine. In other words, it would need to be sized to not only transmit stormwater from the proposed project site, but all stormwater runoff that would cross the path of the proposed swale. Also, discharging directly to the natural ravine could bring up environmental and regulatory hurdles not associated with discharging to the street as proposed.

The route proposed to the same natural watercourse, is more efficient and would require less long-term maintenance than a swale. Getting easements from the affected neighbors, and letting them allow construction of a swale through their properties, as described in the letter, seems highly unlikely.

July 3, 2007  
Brent K. Daniels, Jr.  
MST2004-00349  
Page 4

#### “PROACTIVE METHOD PROPOSED FOR CITY ACTION”

The City is already being proactive by requiring the preparation of a Preliminary Stormwater Study by a civil engineer. As stated above, the purpose of the study is to estimate the increase in runoff associated with the development and determine the feasibility of the preliminary design of the mitigating measures in conformance with City drainage criteria.

The development site's drainage issues are, in our opinion, are neither problematic nor understated. We, Triad/Holmes Associates, feel that if the recommendations in the Preliminary Stormwater Study are followed and designed using proper engineering practices that stormwater runoff from the project site will not increase the risk of damage to downstream properties.

#### “SERIOUS CONCERNS ABOUT PROPOSED DRAINAGE PIPE SOLUTION”

As part of the Preliminary Stormwater Study, a site visit was conducted by Triad/Holmes Associates to verify the features of the Topographic Map (prepared by others). Included in this site visit was an observation of the potential stormwater drainage path from the southerly boundary of the site to the discharge location at Woodland Drive. The project's post-development runoff rate, from a 100-year design storm, was estimated to be 7.6 cubic feet per second (cfs). Based on the steepness of Woodland Drive (over 10%) and a depth of flow in the gutter of 4 inches, the capacity of the street would be approximately 20 cfs. Therefore, it is safe to assume that Woodland Drive could safely handle stormwater runoff from the project site as well as from the existing homes on Woodland Drive.

The cross gutter at the bottom of Woodland Drive and a curb and gutters along Alston Road intercept and direct surface runoff to the existing curb inlets at Augusta Lane. It is correct that capacity of the streets and downstream public drainage facilities should be addressed in the final report.

Regarding addressing stormwater breaching Alston Road, when post-development peak runoff for a 25 year design storm is not greater than the pre-development runoff, and no public improvements are proposed, a detailed hydrologic analysis beyond the limits of the project is generally not required. That is the purpose of designing stormwater detention to limit the peak flow to the pre-development level.

Regarding “the idea of a 24 inch diameter drainage pipe idea should be abandoned as an unacceptable solution not likely to be proposed by a Licensed Civil Engineer”, Triad/Holmes Associated did not prepare the Preliminary Grading, Drainage and Utility Plan, but did review the plan. Using a drain pipe to transmit stormwater down a relatively steep gradient looks reasonable and, in our opinion, something a licensed civil

July 3, 2007  
Brent K. Daniels, Jr.  
MST2004-00349  
Page 5

engineer could recommend. The final grading plan would need to detail all aspects of the storm drain line such that it could be constructed properly and calculations would have to substantiate that the size of the drainpipe is adequate.

Regarding the Preliminary Storm Water Report (Study) not specifically recommending a 24-inch storm drain pipe, the Study did not exclude a storm drain pipe. The preliminary nature of the report was to show the magnitude of the stormwater runoff and the detention volume required so that a reasonable conclusion could be made that the project could adequately address stormwater runoff to the City of Santa Barbara's requirements in the final design.

Regarding the Vassallos concern that even though they are not licensed engineers that they are concerned that "the report is understated versus what will in fact occur in real life conditions", the report uses design storm criteria developed by the County of Santa Barbara and accepted by the City of Santa Barbara. A more detailed estimate of the C value (in the equation  $Q=CIA$ ) runoff was done per the City of Santa Barbara's request. All assumptions and procedures were stated in the Preliminary Stormwater Study. Triad/Holmes Associates has no vested interest in this project and by stamping and signing the report has accepted responsibility that the report has been prepared properly. The standard procedure for such developments is that the developer of the property is responsible for obtaining the necessary reports and designs. The City is responsible for reviewing the designs. During the design review process, the City may choose to hire outside consultants to do the review. But, the *preparation* is the responsibility of the developer.

Regarding "Currently, it is not clear as to how the calculations in the report were established and whether they were done in concert with standard Civil Engineering practices", Triad/Holmes Associates, by stamping and signing the report, asserts that the report was done in concert with standard Civil Engineering practices. Furthermore, the report does state all assumptions and methodology to how the calculations were established.

Regarding the nomenclature used in the report, "rate of flow" is used as the method of sizing the detention volume required. How this is done is explained on page 6 of the report (Retention Volume Calculation). It might be helpful to understand what a design storm curve is. In any storm, the intensity of rainfall starts off slowly, reaches a peak, then starts to taper off again. A curve was developed based on historical rainfall data that shows how long, for any given storm, a rainfall intensity will last. For instance, the peak rainfall (usually starting at 10 or 15 minutes duration) might be an equivalent of 3 inches/hour. If it occurred for only 15 minutes, only 0.75 inches would fall. For the same storm, the peak rainfall over a 1 hour period might be 1.8 inches. During that 1 hour period, there would be a 15 minute period of 3 inches/hour rate of rainfall, but the

July 3, 2007

Brent K. Daniels, Jr.

MST2004-00349

Page 6

total over the 1 hour would be 1.8 inches. This would mean that the intensity observed at a point in time during the storm drops off significantly over an hours time.

For sizing the detention volume, we determine the peak runoff for the pre-development condition and divide it by the post-development peak runoff. We then multiply this ratio times the post-development peak runoff to find out what rainfall intensity the storm would have to drop to in order that the runoff is the same as the pre-development condition. For instance, we found that the difference from post to pre-development was about 80%, or from 2.9 inches/hour to 2.3 inches per hour. Following down the curve from the County of Santa Barbara Engineering Design Standard, it took 19 minutes for the storm intensity to drop from 2.9 inches/hour to 2.3 inches/hour. The detention volume required was then the difference in peak flow rates from pre and post development (in this case 0.8 cfs) times 19 minutes, or approximately 900 cu. ft.

Once the detention volume was determined, the Preliminary Grading, Drainage and Utility Plan was developed to show how this retention could be accomplished.

This is the standard method for determining detention volume for projects in the City of Santa Barbara.

Caroline and Tony Vassallo are correct when on page 8 of their letter they state that "runoff rates from new developments cannot exceed those that already exist". The City of Santa Barbara specifies that a 25-year design storm be used to determine the runoff rates. This is more conservative than some jurisdictions that require only a 10-year design storm. The purpose of the 100-year design storm is to show what would happen if the proposed storm drain system were to be plugged. Whereas the 25-year design storm runoff needs to have sufficient freeboard (safety factor), the 100-year overland flow needs only to show that the project won't damage a neighbors (or their own) structures.

In summary, we understand the concerns of Caroline and Tony Vassallo have regarding the potential drainage problems this project might create. There is a process that the City of Santa Barbara has established to address development with regard to stormwater runoff. It is generally the responsibility of the developer to show that the post-development peak runoff (this is because the peak runoff is what causes the damage, not the average or total runoff) is no greater than the pre-development runoff. This requires detention when a project increases the impermeable surface area. The sizing of the detention volume in the Preliminary Stormwater Study followed the accepted method by the City of Santa Barbara. Using landscaping to provide detention has added value of helping to clean the runoff through bioremediation. Furthermore, runoff directed into landscaping conserves water required for irrigation. All of these factors are considered in the grading and landscape plans of a project and require the coordinated design efforts of the architect, engineer and landscape design.

July 3, 2007  
Brent K. Daniels, Jr.  
MST2004-00349  
Page 7

There are numerous references throughout the Vasullo's letter for an "arms length opinion" from a civil engineer not associated with the project. As you are fully aware, we have no vested interest in the project and there would be no objection to outside review of our preliminary drainage analysis by others. Obviously, for the outside review to be independent, it should be at no cost to the owner.

- Response to letter from Ernest Salomon, Donna Salomon, George Alexiades, Robert Heavner, and Elaine Heavner, residents on Woodland Drive:

No specific issue in the Preliminary Stormwater Study was raised in the letter.

Regarding soil erosion, the size and slope of this development will most likely require the preparation of a Storm Water Pollution Protection Plan (SWPPP) with an associated permit from the State of California. This is the most up-to-date method to manage erosion and sedimentation during and after a projects development and requires much more rigorous planning, implementation and monitoring of erosion control measures than in years past. During construction, best management practices will need to be followed and monitored. If the planned erosion control measures, even though they are installed and maintained per plan, are not effective enough, increased measures would be required as part of the SWPPP.

- Response to letter from Susannah Rake, 840 Norman Lane:

Although the Preliminary Stormwater Study is not specifically sited in the letter, Ms. Rake is concerned about drainage. It should be pointed out that it appears that presently stormwater runoff from the project site flows off the property at a low spot upstream of a property on Norman Drive (assumed to be Ms. Rake's property). The project proposes to redirect stormwater runoff that is concentrated as part of the project to a storm drain that discharge onto Woodland Dr. The post development conditions should improve the conditions for Ms. Rake's property, not make it worse.

Sincerely,  
**THA**  
triad/holmes associates

Cristi E. Fry, RCE

GW/CF:gw

**ACTUAL TIME: 1:59 P.M.**

**E. APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, 015-050-017 AND 015-050-018, A-2, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)**

The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. A Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC § 27.40 and Government Code §66412);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC § 28.92.026.A.2); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC § 28.93.030.E).

The Staff Hearing Officer will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Irma Unzueta, Project Planner  
Email: [iunzueta@santabarbaraca.gov](mailto:iunzueta@santabarbaraca.gov)

Brent Daniels, Applicant; and Robin Donaldson, Project Architect from Shubin & Donaldson, present.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Jan Hubbell, Senior Planner, gave the Staff presentation, project past history, and staff's recommendation.

Ms. Weiss acknowledged receiving a letter from Triad/Homes Associates, a civil engineering firm hired by the applicant, which responded to public comments on drainage issues as part of the public review of the Draft Mitigated Negative Declaration document. Both Irma Unzueta, the case planner, and the environmental analyst reviewed the letter and concur with its responses to public comment. Ms. Weiss stated that she believed that the issues mentioned in the letter have been address by the applicant.

Ms. Weiss requested the applicant to clarify some questions regarding detention, retention, and impervious surfaces in relation to storm drain run-off from the site in both pre- and post-construction.

Mr. Daniels explained issues regarding drainage and erosion control measures and explained run-off and over-flow retention plans into the storm drain and to Woodland Drive, including small additional run-off berms directing sheet flow to the surface street run-off on Woodland Drive.

Mr. Daniels stated that project studies are based upon conservative estimates.

The Public Hearing was opened at 2:40 p.m.

The following people opposed the proposed project:

1. Mr. Tony Vassallo read into the record Mr. Leon Olson's general statement of support and comment regarding a possible drainage easement over his adjacent property and subsequent drainage impacts.
2. Ms. June Sochel commented on grading amounts, drainage impact and system maintenance for the area, and requested an independent engineering review.
3. Mr. Ernie Solomon (prior 08/18/07 submitted letter), commented on Woodland Drive stormwater run-off which pools at the end of the street, and the "process" indemnity for potentially adverse negative drainage impacts.
4. Mr. Tony Visallo (prior 08/28/07 & 08/29/07 submitted letters) commented on notification, lot configurations and adjustment, drainage impacts and redesign before Negative Declaration and time frames for CEQA, water flows, fire zone, parcel map, and Environmental Impact Report (EIR).
5. Ms. Paula Westbury commented on her preference for no new construction and preservation of open space.
6. Mr. John Manning commented on lot-line lots limiting development of surrounding slopes and environmental assessment or Environmental Impact Report (EIR).
7. Mr. Chris Fynn commented on lack of consistency of the surrounding soil absorption rate commented on drainage and run-off retention.

8. Mr. Marcus Crahan commented on drainage, run-off, and parcel map accuracy on lot-line adjustments.
9. Mr. L.R. Greenwald commented on regarding his new ownership 865 Woodland Drive and alleged non-notification of potential negative impacts to his new property.

The Public Hearing was closed at 3:39 p.m.

Chris Hansen, Building Inspector/Plan Check Supervisor, reported on 25-year storm water flow requirements of the project location including pooling water, bottom-out conditions, and time-lag to surface flow street run-off. Ms. Hubbell addressed public noticing concerns.

Ms. Weiss expressed additional concerns regarding development patterns, lot-line adjustment (and not parcel map), grading, accessory structure requirements, and tree removal and preservation efforts.

Ms. Weiss acknowledged neighborhood concerns regarding tree removal, erosion, grading, drainage, and storm water run-off.

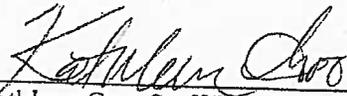
**ACTION:**

Continued two weeks to the September 12, 2007 meeting, with direction to City staff to research Permit Streamlining Act limitations or possible conditioning to the Planning Commission, and for the Applicant to address neighborhood concerns.

**III. ADJOURNMENT**

Ms. Weiss adjourned the meeting at 4:29 p.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary



**ACTUAL TIME: 2:21 P.M.**

**F. APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, 015-050-017 AND 015-050-018, A-2, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)**

The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. A Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC § 27.40 and Government Code §66412);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC § 28.92.026.A.2); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC § 28.93.030.E).

The Staff Hearing Officer will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Irma Unzueta, Project Planner  
Email: [iunzueta@santabarbaraca.gov](mailto:iunzueta@santabarbaraca.gov)

Brent Daniels, Agent and Robin Donaldson, Project Architect from Shubin & Donaldson; and Cristi Fry, Project Engineer from Triad/Homes Associates, present.

Ms. Weiss announced that she read the Staff Report, plans, and several public comment letters for the proposed project and also visited the site and surrounding neighborhood.

Irma Unzueta, Project Planner, gave the Staff presentation and recommendation.

Ms. Weiss requested the applicant to clarify some questions regarding the saving, removal and replacement of oak trees per the analysis included in the Staff Report, possibilities of a meandering roadway and of slipping the hammer-head down said roadway, easement and curb lines, and water management and drainage issues regarding original and proposed runoff flows including 25-year storm events, the contribution of soil strata (input from land mass, sub-surface, and slope) profiles, trenching, possible undergrounding, and general reduction of impacts of public concern, and requested the applicant to clarify the neighborhood contact representative (Ernest Solomon).

Ms. Weiss expressed concern that the applicant was submitting information at the meeting, and therefore not allowing sufficient time to review the material presented.

Mr. Daniels provided additional information in response to the issues and concerns identified by the Staff Hearing Officer and neighbors at the August 29, 2007 hearing. Mr. Daniels addressed questions and concerns related to several oak trees that would be impacted by the project, and stated the owner's intent to save these trees. He also explained the rationale for the location of the proposed hammerhead and access roadway.

Mr. Daniels informed the Staff Hearing Officer that since the August 29, 2007 meeting an attempt was made to meet with the neighbors, but that they declined to meet with him at that time.

Ms. Fry provided information regarding the additional drainage analysis prepared for contiguous properties on Woodland Drive.

Ms. Weiss stated she is not satisfied regarding unresolved issues of the proposed project and concerned that the project has not adequately moved along to address the previous public concerns expressed at the last hearing, and that the Conservation Element and the General Plan were not adequately fulfilled.

The Public Hearing was opened at 2:59 p.m.

The following people supported the proposed project:

Mr. Leon Olson.

The following people opposed the proposed project:

1. Ms. Paula Westbury expressed concern regarding saving and protecting the house, land, trees, ancient Native American burial ground, no building, no road, building or grading, the past wash-out

- of previous home on the property, and drainage issues of the proposed project.
2. Mr. Tony Vassallo [prior letters received 08/29/07, 08/29/07, and 09/10/07 (2)] expressed concern regarding current related City law suits on similar drainage issues, incorrect redirection of runoff water to Woodland Avenue, detention ponds being the wrong solution and questionable livable square footage and garage space, future lot line adjustments, and parking density impacts to the neighborhood, and general opposition to the Mitigated Negative Declaration (MND) report of the proposed project.
  3. Mr. Bob Heavner (09/07/07 submitted letter) expressed concern regarding possible imposed neighborhood costs (externalities) of the proposed project.
  4. Mr. L.R. Greenwald (09/01/07 submitted letter) stated that previous speakers expressed his concerns adequately.
  5. Mr. George Alexiades (09/09/07 submitted letter) expressed concern regarding building, drain pipe outlet location, and other rain water drainage issues of the proposed project.
  6. Mr. Ernest Solomon (09/07/07 submitted letter) reported on a recent neighborhood meeting and read into the record a letter dated 09/12/07 from Mr. John Manning, 1716 Overlook Lane, which expressed concern regarding the previously proposed north-end lot line adjustment and subdivision development of the proposed project.
  7. Mr. Pierre Nizet (09/10/07 submitted letter) expressed concern regarding drainage, and garbage and debris problems at the bottom of the hillside near his property.

The Public Hearing was closed at 3:31 p.m.

**ACTION:**

**Assigned Resolution No. 077-07**

Denies the project, as findings could not be made, since unresolved issues of previous public concerns had not been adequately addressed, and that the Conservation Element and the General Plan were not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

Staff Hearing Officer Minutes  
September 12, 2007  
Page 11

**III. ADJOURNMENT**

Ms. Weiss adjourned the meeting at 3:51 p.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 077-07

226 AND 232 EUCALYPTUS HILL DRIVE

LOT LINE ADJUSTMENT, MODIFICATIONS, AND PERFORMANCE STANDARD PERMITS

SEPTEMBER 12, 2007

**APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, 015-050-017 AND 015-050-018, A-2, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)**

The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. An existing driveway on the eastern property is proposed to be expanded to provide for a circular driveway to the upper parcel for a total of three curb cuts. The applicant also proposes two bioswale storm water retention areas totaling 900 square feet for Parcel 1 and 600 square feet for Parcel 2. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. A Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC § 27.40 and Government Code §66412);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC § 28.02.026.A.2); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC § 28.93.030.E).

The Staff Hearing Officer will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

**WHEREAS**, the Staff Hearing Officer has held a required public hearing on August 29, 2007 and September 12, 2007 for the above application, and the Applicant was present at both hearings.

**WHEREAS**, at the August 29, 2007 hearing, no one appeared to speak in favor of the application, and nine people appeared to speak in opposition thereto; and at the September 12, 2007 hearing, one person people appeared to speak in favor of the application, and seven people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

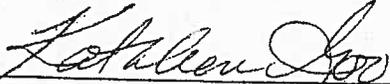
1. Staff Report with Attachments, August 22, 2007. (Item was continued two weeks using the same Staff Report for the September 12, 2007 hearing).
2. Additional information was submitted by the Applicant at the September 12, 2007 hearing.
3. Site Plans.
4. Correspondence received in opposition to the project:
  - a. Christopher and Collette Flynn, MD, 875 Woodland Drive, Santa Barbara, CA 93108
  - b. Caroline & Tony Vasullo, 850 Woodland Drive, Santa Barbara, CA 93108
  - c. June C. Sochel, 835 Woodland Drive, Santa Barbara, CA 93108
  - d. Ernest & Donna Solomon, 855 Woodland Drive, Santa Barbara, CA 93108
  - e. George Alexiades, 845 Woodland Drive, Santa Barbara, CA 93108
  - f. Robert & Elaine Heavner, 840 Woodland Drive, Santa Barbara, CA 93108
  - g. L.R. Greenwood, 865 Woodland Drive, Santa Barbara, CA 93108
  - h. Marcus and Caryl Crahan, 830 Woodland Drive, Santa Barbara, CA 93108
  - i. Cherie Lucy, 820 Woodland Drive, Santa Barbara, CA 93108
  - j. Susannah Rake, 840 Norman Lane, Santa Barbara, CA 93108
  - k. Everett Stevens (email), 845 Norman Lane, Santa Barbara, CA 93108
  - l. John Manning, 1716 Overlook Lane, Santa Barbara, CA 93103
  - m. Pierre M. Nizet, MD, 825 Woodland Drive, Santa Barbara, CA 93108

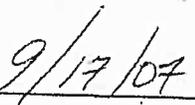
**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Denied the project, as findings could not be made, since unresolved issues of previous public concerns had not been adequately addressed, and that the Conservation Element and the General Plan were not adequately fulfilled regarding development and reduced building footprint, lot line adjustment, adequate access and egress, lot area, and connecting roadways.

This motion was passed and adopted on the 12th day of September, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

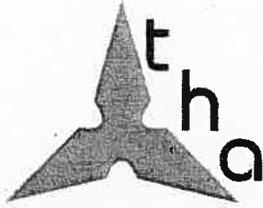
  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.





triad/holmes associates

civil engineering  
land surveying

mammoth lakes • bishop • redwood city  
napa • san luis obispo • pleasanton

February 23, 2009

11.00403.1

Cyndee Howard  
Classic Properties  
232 Eucalyptus Hill Drive  
Santa Barbara, CA 93108

Subject: Addendum Letter  
Revised Preliminary Storm water Study dated September 2008  
226, 228, 232 & 234 Eucalyptus Hill Drive, Santa Barbara

Dear Mrs. Howard:

This letter addresses the issues brought up at a meeting with Brent Daniels and the City of Santa Barbara Community Development Department on November 19<sup>th</sup>, 2008. In addition to the new drainage criteria adopted by the City requiring retention and pollutant removal, the main concerns of the community were slope stability of the onsite detention basin and the performance of the conveyance system from the basin, at the change in direction at the southeast property corner of 860 Woodland Drive.

The requirement for detention of storm water runoff in the City has been the same since 1987. The runoff from the site after development was not allowed to exceed the runoff from the site prior to the development, in a 25-year storm event. Collecting the runoff in a basin and metering the outflow to the predevelopment runoff rate accomplished this.

Recently the City has adopted more stringent drainage requirements, which call for keeping a certain amount of the developed runoff onsite in a retention basin. A retention basin has no outlet and pollutants are removed from the storm water as it filters through the bottom soil media in the basin. The subsoil needs to provide certain percolation qualities and the slopes of the basin need to be stable or underdrains should be installed below the soil media layer to empty the basin. Two separate reports, recently prepared by Earth Systems, address those two issues. Based on the assumption that the onsite soils will be able to adequately percolate storm water runoff and that slope stability is not a concern, the project's conceptual design has been revised to incorporate the City's latest requirements for bioretention.

Also, as was previously proposed, the volume of the basin is still being increased to allow for detention of the 100-year storm runoff with a release rate equal to the 25-year pre development runoff rate. The project is proposing to provide almost double the basin volume required by the City's new drainage design criteria. The retention portion of the basin would also provide the filtration needed to comply with the City's water quality treatment requirements. The enclosed

February 23, 2009  
226, 228, 232 & 234 Eucalyptus Hill Drive, Santa Barbara  
Addendum Letter to Preliminary Storm water Study  
Page 2

Addendum to the Revised Preliminary Stormwater Study dated September 2008 includes additional recommendations and shows the associated supporting calculations for the retention/detention basin size and storm water treatment.

If feasible, providing the required retention for the 25-year storm hypothetically means that no runoff will exit from the basin during the typical frequent storms in Santa Barbara, and runoff will be released from the basin at the 25- year pre-developed runoff rate.

The Revised Preliminary Stormwater Study, prepared by our firm last September, provides evidence that the proposed storm drain and concrete swale, with an approximately 90-degree turn at the southeast corner of 860 Woodland Drive, are adequate to convey the drainage from the onsite detention/retention basin to Woodland Drive. The subject Study demonstrates that the installation of a concrete manhole/drop inlet, which acts as a thrust block in the storm drain, and overflow guard walls on the swale, which compensate for the change in hydraulic energy, allow the required runoff to make the turn. However, the proposed alignment is still a worry to the downstream neighbors. Based on that apprehension, we have added an alternative design recommendation in the enclosed Addendum to the Study for two, approximately 45 degree, angle points in the storm drain and swale, further reducing the thrust and the hydraulic grade line at the change in direction.

Sincerely,  
**THA**  
triad/holmes associates



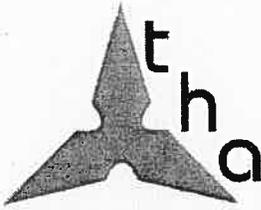
---

Cristi E. Fry, R.C.E.

Cc: L & P Consultants – Attention: Brent Daniels

Enclosure:

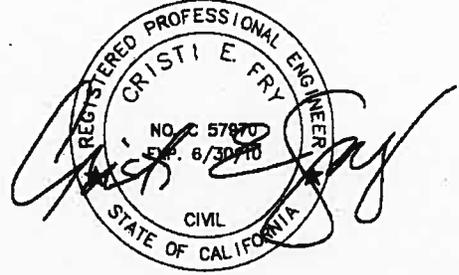
February 2009 ADDENDUM to the Revised Preliminary Stormwater Study dated September 2008



triad/holmes associates  
civil engineering  
land surveying  
mammoth lakes • bishop • redwood city  
napa • san luis obispo • pleasanton

FEBRUARY 2009

Cyndee Howard  
Classic Properties  
232 Eucalyptus Hill Drive  
Santa Barbara, CA 93108



ADDENDUM to Revised Preliminary Stormwater Study dated September 2008  
Multi-House Residential Project - 226, 228, 232 & 234 Eucalyptus Hill Drive, Santa Barbara

The following sections and Figure are added to the Revised Preliminary Stormwater Study dated September 2008 to provide retention and water quality treatment per the City of Santa Barbara June 2008 Storm Water BMP Technical Guidance Manual:

#### Volume Reduction (Retention and Detention)

The City of Santa Barbara requires that a project retain onsite the larger of either the volume difference between the pre- and post development conditions for the 25-year, 24 hour, design storm or the volume generated from a one-inch, 24 hour, storm event. Analyzing those two separate scenarios and using the highest resulting value determine the capacity required to be retained onsite. The following calculations show the resulting volume for each of these situations:

$$V_{25} = 0.5 * \Delta Q_{25} * 2.67 * T_c = 0.5(7.6 \text{ cfs} - 6.1 \text{ cfs})(2.67)(720 \text{ sec}) = 1,442 \text{ cu. ft.}$$

$$V_{\text{one-inch}} = \text{Impervious Area} * 1 \text{ inch} = (48,583 \text{ s.f.})(1/12 \text{ ft}) = \underline{\underline{4,050 \text{ cu. ft.}}}$$

Landscape features, designed by others, purport to provide 1,493 cu. ft of retention for the project (see Figure 5). The proposed 300-foot long by 16-foot wide by 18 inch deep basin, not including cut and or fill slopes, has a capacity of 7,200 cu. ft. To provide the required retention, a portion of the runoff collected in the basin should not be released. This can be accomplished by setting an outlet structure at a particular elevation above the bottom of the basin. If the retention volume of the landscape features is taken into consideration, the elevation of the outlet structure would be approximately 6-1/2 inches above the bottom of the basin and the upper 11-1/2 inches of the basin would provide additional detention. If they are not taken into account, the elevation of the detention outlet structure should be set at approximately 10-1/4 inches above the bottom of the basin to provide the required retention with the upper 7-3/4 inches providing additional detention.

$$(4,050 - 1,493) \text{ cu. ft.} / (300 \text{ ft.} * 16 \text{ ft.}) = 0.53 \text{ ft} = 6.4 \text{ inches}$$

$$4,050 \text{ cu. ft.} / (300 \text{ ft.} * 16 \text{ ft.}) = 0.84 \text{ ft} = 10.1 \text{ inches}$$



February 2009

ADDENDUM to Preliminary Storm water Study dated September 2008

Page 3

### **Water Quality Treatment**

The City of Santa Barbara requires water quality treatment to be either volumetric-based or flow-based. Volume-based is sized using a one-inch, 24-hour, design storm and flow-based is sized using a constant rainfall intensity of 0.25 inches per hour. The storm water runoff BMP to be used for a bioretention basin, infiltration basin or trench is the volume-based water quality design treatment volume.

$$V_{wq} = V_{\text{one-inch}} = \underline{4,050 \text{ cu. ft.}}$$

### **Recommendations**

The following additional recommendations should be incorporated into the final grading and drainage design, several of these are described more thoroughly in the City's BMP Technical Guidance Manual:

6. Final design of the bioretention or infiltration basin should be in accordance with design criteria outlined in Chapter 6 of the BMP Guidance Manual, including adequate filter media in the bottom of the basin to remove storm water pollutants via the percolation process. Collected runoff should percolate completely through the filter media within 48 to 72 hours.
7. The insitu soils should be tested to quantify the actual infiltration rate of the native subsoil below the filter media to determine if percolation is feasible or if underdrains need to be installed below it to empty the retention portion of the basin which would reduce or eliminate its retention capacity.
8. The volume reduction and water quality treatment abilities of the landscape features should be verified with the final design and the outlet structure pipe elevation set to provide a minimum total volume of 4,050 cu. ft. of storm water retention and filtration.
9. The retention facilities should be maintained and sediment removed when it appears to impede percolation. Maintenance on the facilities should be done during the dry season and be complete prior to the wet season. If re-seeding is required, vegetation should be established prior to the wet season.
10. The orifice size of the outlet structure from the detention portion of the basin should be sized to limit or meter the outflow to the 25-year pre-development runoff rate of 4.6 CFS.

February 2009

ADDENDUM to Preliminary Storm water Study dated September 2008

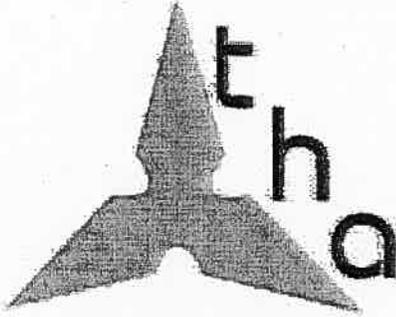
Page 4

### **Conclusions**

The proposed preliminary design of the drainage facilities for the project satisfy and exceed the requirements of the City's June 2008 Storm Water BMP Technical Guidance Manual for volume reduction and water quality treatment.

Although the retention/detention basin is being placed on a slope of approximately 20%, a report by Earth Systems, dated January 16, 2009, analyzed the slope stability of saturated soils in the proposed basin area. The report concluded, "failures along the slope with the proposed retention/detention basin should not be anticipated". Also, the proposed shallow basin design results in a low infiltration rate and it is the opinion of Earth Systems, in a letter dated February 13, 2009, that achieving a low infiltration rate "may be attainable at the site". Therefore it does not appear that underdrains will be essential to empty the basin once the treatment for water quality is attained.

Above and beyond the City's volume reduction retention requirements, the proposed basin provides additional detention capacity. When considering all of the landscape features, the preliminary design proposes to capture more than double the volume required to be intercepted and retained (9,143 cubic feet versus 4,050 cubic feet) and also reduces outflow from the developed site to the 25-year pre-developed rate.



**triad/holmes associates**

civil engineering  
land surveying

mammoth lakes • bishop • redwood city  
napa • san luis obispo • pleasanton

REVISED  
PRELIMINARY STORMWATER STUDY

FOR

Multi-House Residential Project  
226, 228, 232 & 234 Eucalyptus Hill Drive  
Santa Barbara, California

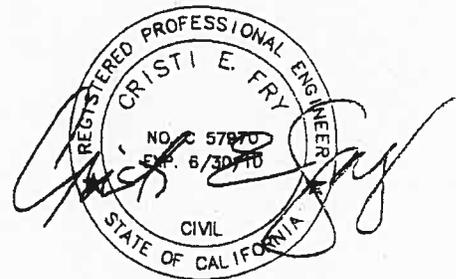
September 2008

**RECEIVED**  
OCT 06 2008

CITY OF SANTA BARBARA  
PLANNING DIVISION

Prepared For: Cyndee Howard  
c/o Classic Properties

Prepared By: THA  
555 Chorro Street, Suite A  
San Luis Obispo, CA 93405





## Introduction

This study was done to show how existing and proposed stormwater runoff transmits through the property to the public right of way. Hydraulic calculations for 25-year and 100-year storm events were done following the County of Santa Barbara Engineering Design Standards, 1987. Exhibits were prepared to show both the existing and proposed conditions and conveyance systems, and the 100-year storm event overland escape route and inundation areas.

## Project Description

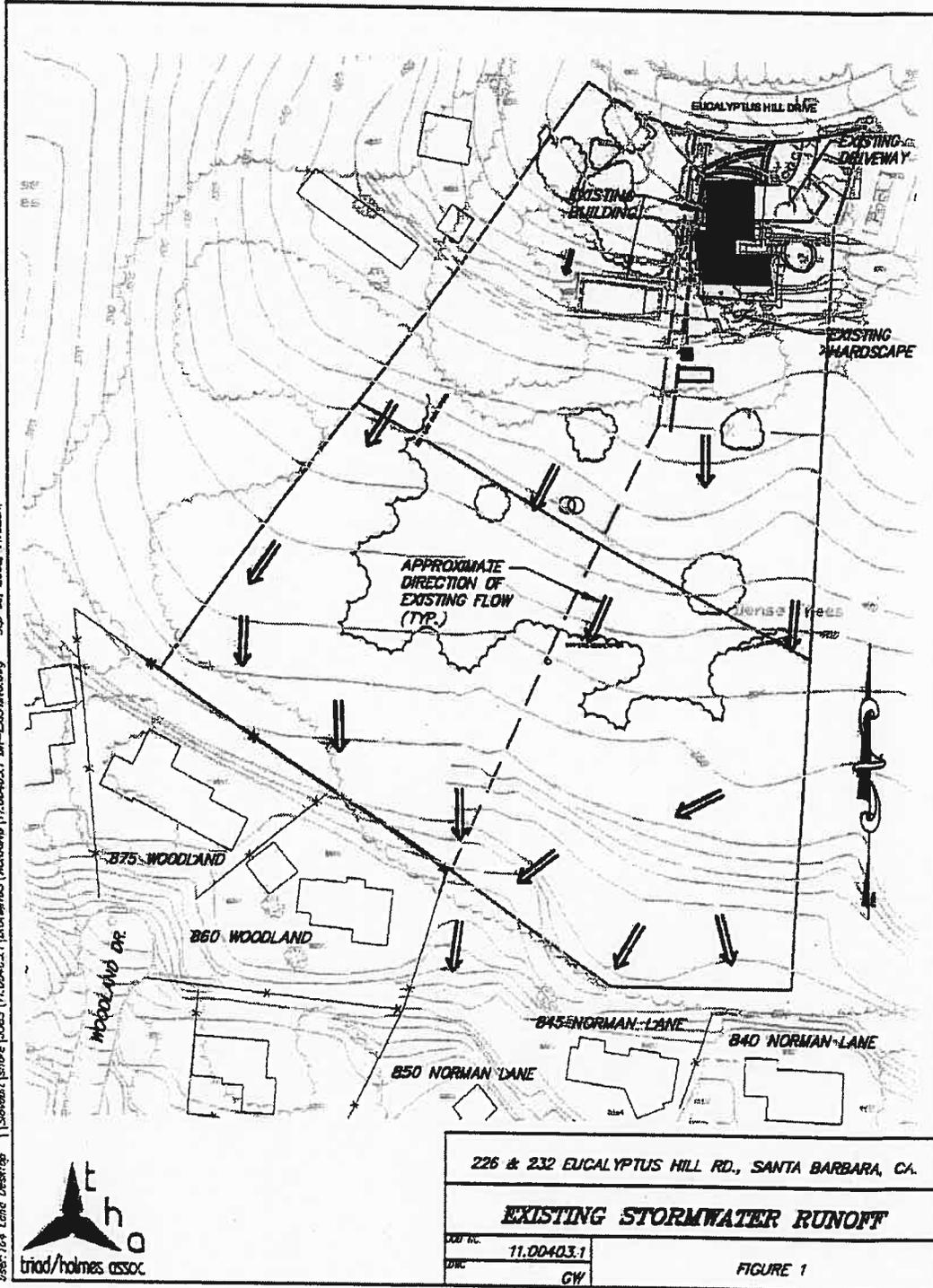
The two existing lots, totaling 234,392 sq. ft., presently have a single family residence and out buildings with approximately 11,500 sq. ft. of impervious area (including buildings, hardscape, and driveway) with the remaining area landscaped, wooded or open ground. The topography slopes approximately 25% from north to south. Stormwater presently sheet flows off the southern boundary of the property into neighboring properties, and eventually into the public right-of-ways (see Figure 1).

The project proposes to demolish the existing buildings and hardscape, and construct two new residences with two guesthouses and new driveways. Per site data quantities provided by the architect, the project proposes approximately 26,000 sq. ft. under roof and hardscape, approximately 23,000 sq. ft. of paved driveway, with the remaining area to be landscaped or left wooded. This is an increase of approximately 37,500 sq. ft. of impervious surface from the existing stormwater runoff conditions.

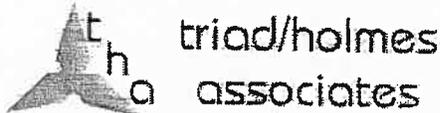
The upper lot of 107,510 sq. ft. (226&228 Eucalyptus Hill Drive) contains all of the existing impervious area (11,500 sq. ft.) and proposes new impervious areas totaling approximately 32,500 sq. ft. The difference between existing and proposed impervious area is approximately 21,000 sq. ft.

The lower lot of 134,882 sq. ft. (232&234 Eucalyptus Hill Drive) has no existing impervious area and proposes new impervious areas totaling approximately 15,200 sq. ft.

Stormwater from the impervious areas of the proposed project is to be collected in a detention pond and in landscaped bioswales (designed by others). At the lower portion of the property it is proposed that stormwater runoff from within the boundary of channelized flow (the area influenced by the proposed impervious areas) be directed to the public right-of-way of Woodland Drive, through the private property at 860 Woodland Drive. Runoff from areas outside of the influence of the proposed impervious areas, and where the existing runoff patterns are not modified, is proposed to continue in its historical direction towards Woodland Drive and Norman Lane (see Figure 2).







**Runoff Calculations**

The City requires detention be provided such that the post development storm water runoff from the site improvements does not exceed the predevelopment runoff rate for the same area in a 25-year storm event. A safe overland flow route for the 100-year storm must also be provided. To be conservative, this project is proposing to detain the difference in runoff between the 100-year post development storm and the 25-year predevelopment storm.

The Rational Method was used to estimate the pre and post development runoff rates.  
 Rational Method:  $Q=CIA$   $I = \text{intensity}$   $A = \text{area}$

$C = \text{Runoff Coefficient}$  Ref. Santa Barbara County Engineering Design Standard Appendix 12, Figure 2 Curve 1 and 2 (see Appendix and Note below).

Intensity,  $I$  Calculated  $T_c < 12$  minutes, therefore use 12 minutes.

$I = 2.9 \text{ in/hr}$  Ref. Santa Barbara County Engineering Design Standard Appendix 12, Figure 1. Storm event = 25-year @ 12 minutes.

$I = 3.7 \text{ in/hr}$  Ref. Santa Barbara County Engineering Design Standard Appendix 12, Figure 1. Storm event = 100-year @ 12 minutes.

Note: The Santa Barbara County Engineering Design Standard does not contain estimated  $C$  values for individual components of a watershed, which is needed to compare the small difference between existing and proposed runoff quantities. A more detailed analysis using the San Luis Obispo County  $C$  values incorporates the difference in impervious area to more accurately show the impact of the development.  $C$  Values from SLO County Standard D-2, (see Appendix):

- Roof and Hardscape Runoff:  $C=0.90$  – Impervious 2% to 10% slope
- Driveway Runoff:  $C=0.95$  – Impervious >10% slope
- Landscape Runoff:  $C=0.35$  – >10% slope, dense vegetation

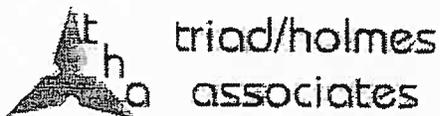
Runoff for the Existing Condition

The estimated stormwater runoff from the existing site in a 2-year and 100-year storm is:

Existing Roof and Hardscape:	upper lot	9,500 sq. ft	lower lot	0 sq. ft
Existing Driveway:	upper lot	2,000 sq. ft	lower lot	0 sq. ft
Remaining Area = Landscape:	upper lot	96,010 sq. ft.	lower lot	134,882 sq. ft.

$Q_{\text{existing, 25 yr.}} = 2.9[0.9(9,500)+0.95(2,000)+0.35(230,892)] / [(12)(3600)] = \underline{6.1 \text{ CFS}}$

$Q_{\text{existing, 100 yr.}} = 3.7[0.9(9,500)+0.95(2,000)+0.35(230,892)] / [(12)(3600)] = \underline{7.8 \text{ CFS}}$



### Runoff for the Proposed Condition

The estimated stormwater runoff in a 25-year and 100-year storm after the site is developed is:

Proposed Roofs and Hardscape:	upper lot	13,952 sq. ft	lower lot	11,701 sq. ft
Proposed Driveways:	upper lot	18,580 sq. ft	lower lot	4,350 sq. ft
Remaining Area = Landscape:	upper lot	74,978 sq. ft.	lower lot	119,647 sq. ft.

(See Appendix)

$$Q_{\text{proposed, 25 yr.}} = 2.9[0.9(25,653)+0.95(22,930)+0.35(194,625)] / [(12)(3600)] = \underline{7.6 \text{ CFS}}$$

$$Q_{\text{proposed, 100 yr.}} = 3.7[0.9(25,653)+0.95(22,930)+0.35(194,625)] / [(12)(3600)] = \underline{9.7 \text{ CFS}}$$

### **Detention Volume and Metered Outflow Calculations**

The City of Santa Barbara requires that detention volume be provided to contain the increase in site runoff, based on the difference between the predevelopment and post development 25-year storm water runoff. However, this project is proposing to exceed that requirement and provide additional detention. An analysis of the difference in storm water runoff between the 100-year post development storm and the 25-year predevelopment storm was also performed to compare the two detention volumes and show the feasibility of providing additional onsite detention.

The difference between  $Q_{\text{existing, 25 yr.}}$  of 6.1 CFS and  $Q_{\text{proposed, 25 yr.}}$  of 7.6 CFS is 1.5 CFS. The equivalent rainfall intensity for the proposed project to match the existing conditions would be approximately 80% of the peak intensity of 2.9 in/hr, or 2.3 in/hr. Based on Curve 6 on the Santa Barbara County Engineering Design Standard Appendix 12, Figure 1, it would take 19 minutes for a 25-year storm to decrease in intensity to 2.3 in/hr. It would take the following volume of storage to store the excess runoff until the rainfall intensity decreased to 2.3 in/hr:

$$25\text{-year Detention Volume} = 1.5 \text{ CFS} * 19 \text{ Minutes} * 60 \text{ Seconds per minute} \approx \underline{1,710 \text{ cu. ft.}}$$

The difference between  $Q_{\text{existing, 25 yr.}}$  of 6.1 CFS and  $Q_{\text{proposed, 100 yr.}}$  of 9.7 CFS is 3.6 CFS. The equivalent rainfall intensity for the proposed project to match the existing 25-year conditions would be approximately 63% of the peak 100-year storm intensity of 3.7 in/hr, or 2.3 in/hr. Based on Curve 8 of the Santa Barbara County Engineering Design Standard Appendix 12, Figure 1, it would take 33 minutes for a 100-year storm to decrease in intensity to 2.3 in/hr and it would take the following volume of storage to store the excess runoff:

$$100\text{-year Detention Volume} = 3.6 \text{ CFS} * 33 \text{ Minutes} * 60 \text{ Seconds per minute} \approx \underline{7,128 \text{ cu. ft.}}$$

Potential Detention Basin sizes:

25-year Detention Pond size 1,710 cu. ft. = 300 feet long x 12 feet wide x 6 inches deep.

100-year Detention Pond size 7,128 cu ft. = 300 feet long x 16 feet wide x 18 inches deep.

The detention system is required to meter the outflow to the 25-year predevelopment runoff rate for the developed area. The runoff from the developed area is 6.1 CFS, less 0.6 and 0.9 CFS from the approximately 65,000 sq. ft. of existing vegetated areas along the east and west project boundaries respectively, that sheet flow in their historical direction and are unchanged (see Appendix). The resulting metered outflow from the detention system in a 25-year storm is 4.6 CFS.

### **100-Year Storm Overland Flow Calculation**

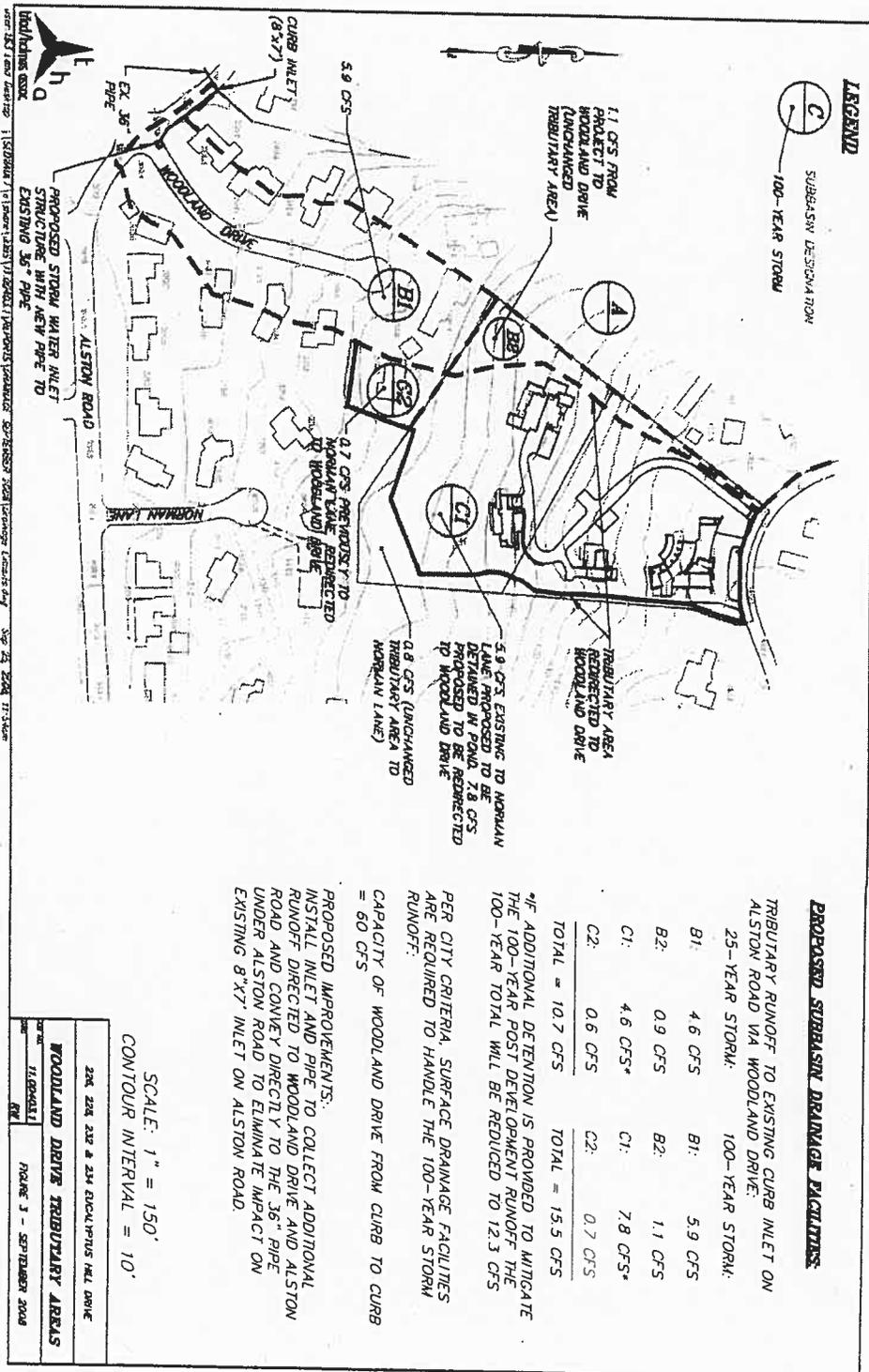
The total stormwater runoff for a 100-year storm from the proposed project is estimated as 9.7 CFS as compared to the existing conditions estimate of 7.8 CFS. Of the estimated 9.7 CFS from the proposed project, approximately 1.9 CFS, (0.8 CFS along the east and 1.1 CFS along the west) will remain unchanged in their flow routes. The remaining 7.8 CFS from the proposed project will be required to have a safe overland flow route. This stormwater runoff will be directed to a new drainage course through the property located at 860 Woodland Drive to outlet onto the surface of Woodland Drive. A concrete swale, through 860 Woodland Drive will convey the overflow to Woodland Drive and calculations to size it were based on a minimum slope of 1%, (see Appendix).

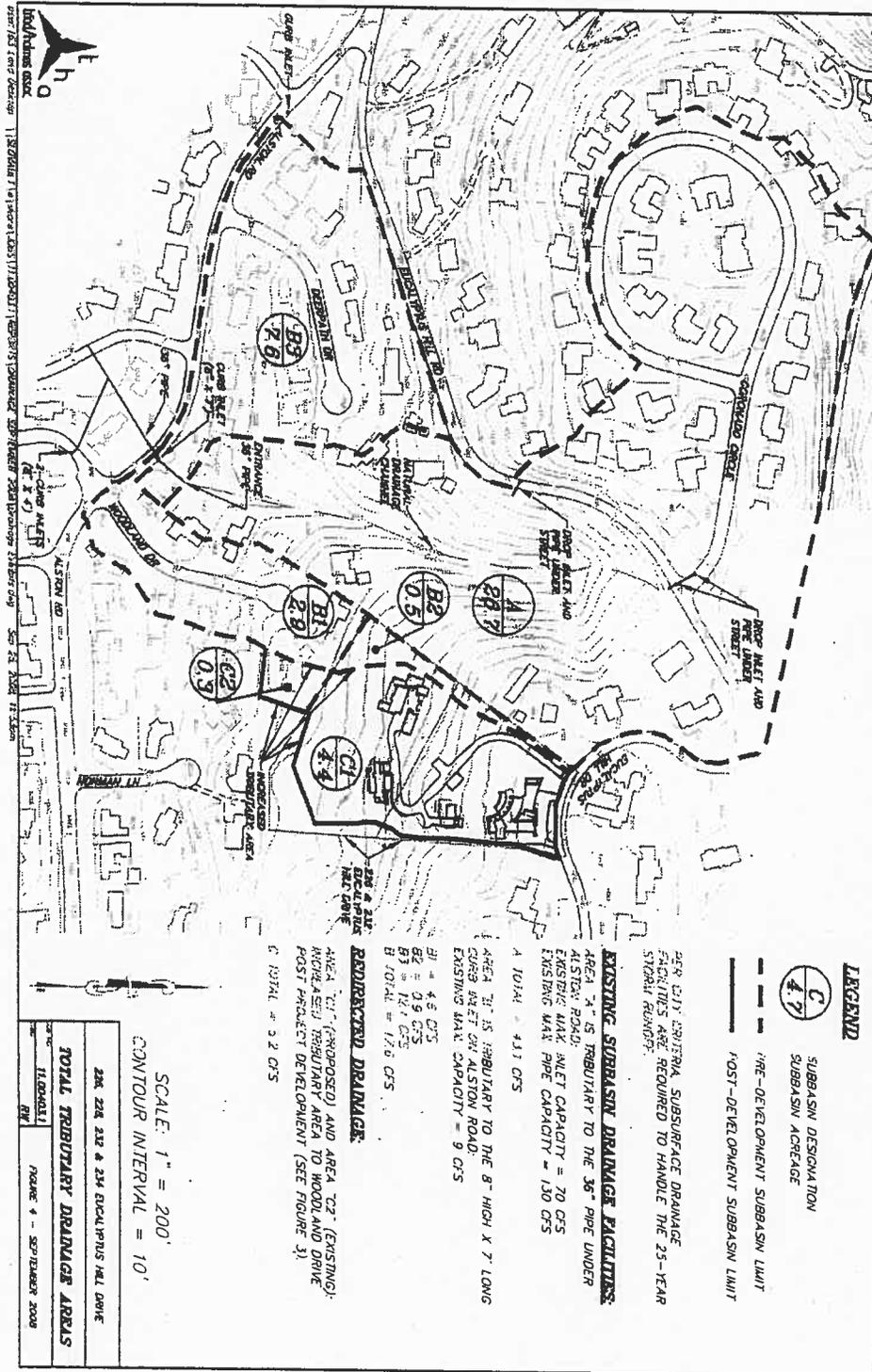
### **Downstream Impact Evaluation**

The majority of the site presently sheet flows southeast through the properties on Norman Lane. Runoff towards the Norman Lane properties will be greatly reduced by the projects proposed redirection of the developed area runoff (5.9 cfs) out to Woodland Drive and the redirected runoff (0.7 cfs) from 860 Woodland Drive. Compared to approximately 7.4 CFS, it is estimated that once this site is developed, runoff towards those properties will only be 0.8 CFS in a 100-year storm (see Figure 3).

The 100-year post development runoff from the undeveloped portion of the west side of the property, 1.1 CFS, joins the runoff of 6.6 CFS from the properties on Woodland Drive, (0.7 CFS redirected from 860 Woodland Drive), and together with the maximum metered outflow of 4.6 CFS from the detention pond is proposed to be conveyed on the surface of the street to Alston Road. A crowned road and curb and gutter on the north side of Alston Road currently directs surface drainage west, where it ultimately discharges to a large natural drainage course via an existing curb inlet and culvert at the low point in the road. The total area tributary to Woodland Drive was analyzed and it was determined that the thirty foot wide street had the capacity to convey approximately 60 CFS. at its minimum slope of 0.75% near the bottom at the intersection (see Appendix).

The existing, 7-foot long, 8-inch high, curb inlet and 36-inch concrete culvert under Alston Road were also analyzed to determine if they had the capacity for the storm water runoff (see Figure 4). An estimate of the total catchment basin runoff, tributary to the entrance of the existing culvert is



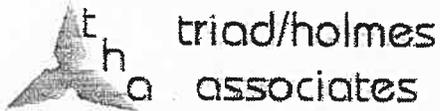


calculated to be approximately 43.1 CFS for the 25-year storm and 54.9 CFS for the 100-year storm and the existing culvert has the capacity to convey the 100-year flow without overtopping the road. The runoff presently entering the culvert via the curb inlet is estimated to be 17.6 CFS in the 25-year storm and calculations indicate it can only accept 9.0 CFS and therefore, per City requirements, is considered inadequate for the current conditions (see Appendix). However, our firm contacted a representative of the City of Santa Barbara Public Works Maintenance Department and there is no record of street flooding reported at that location.

### Recommendations

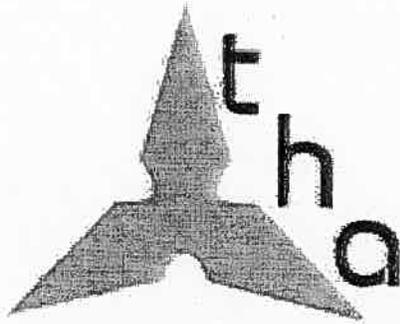
The following recommendations should be incorporated into the final grading and drainage design:

1. Check structures and bioswales should be incorporated into the landscape areas uphill of the detention basin, where possible, to slow down and create sheet flow over vegetated ground prior to the runoff entering the detention pond.
2. Based on the analysis of pre-development and post-development conditions, a minimum 1,710 cu. ft. detention basin is required to meet City requirements for the 25-year storm. Since it is feasible to provide more detention without negatively impacting the site, the proposed additional detention to contain the 100-year storm is recommended to be incorporated into the proposed project. Configurations for multiple basins is an acceptable option to a single large detention basin and final review and design will be required by the city to ensure the proposed capacity is met.
3. The outlet for the detention pond should have an orficed outlet structure to meter the out flow to the 25-year predevelopment storm water runoff rate of 4.6 CFS. All outlets and drains should be maintained on a regular basis to ensure they are not clogged. A 15-inch pipe has the capacity to convey the metered outflow to Woodland Drive (see Appendix).
4. The concrete swale through the private property at 860 Woodland Drive should be designed to convey the 100-year tributary area runoff rate and incorporate higher walls at the bend to compensate for the change in hydraulic energy. As a safeguard, the 15-inch pipe conveying the detention pond outflow to Woodland Drive could be increased in size and inlets constructed in the concrete channel to allow more drainage to be conveyed below the surface through the private properties.
5. Although there is no noted history of flooding in Alston Road, since the existing curb inlet in Alston Road appears to currently be undersized, it should be upgraded to handle the additional redirected flow or preferably bypassed altogether so as not to impact Alston Road. One solution would be to install an inlet structure to intercept the runoff that is redirected to Woodland Drive and pipe the drainage to the existing 36-inch culvert. At a minimum, the proposed inlet structure should be sized to handle the total redirected 100-year post-development runoff and intercept 8.5 CFS.



### **Conclusions**

The proposed project is able to mitigate the increase in runoff from the site development by being able to provide onsite detention and storm drainage conveyance far beyond what is required by the City of Santa Barbara. The impact on the Norman Lane properties is greatly reduced by the proposed development. Woodland Drive is able to convey the additional runoff that is redirected away from the Norman Lane properties. The existing culvert in the natural drainage channel, that the redirected storm water runoff ultimately discharges to, has the capacity to convey the additional runoff. However, the existing curb inlet in Alston Road is unable to accept the entirety of the increase in drainage and the curb inlet will need to be upgraded or bypassed to the satisfaction of the City of Santa Barbara Department of Public Works.



**triad/holmes associates**

civil engineering  
land surveying

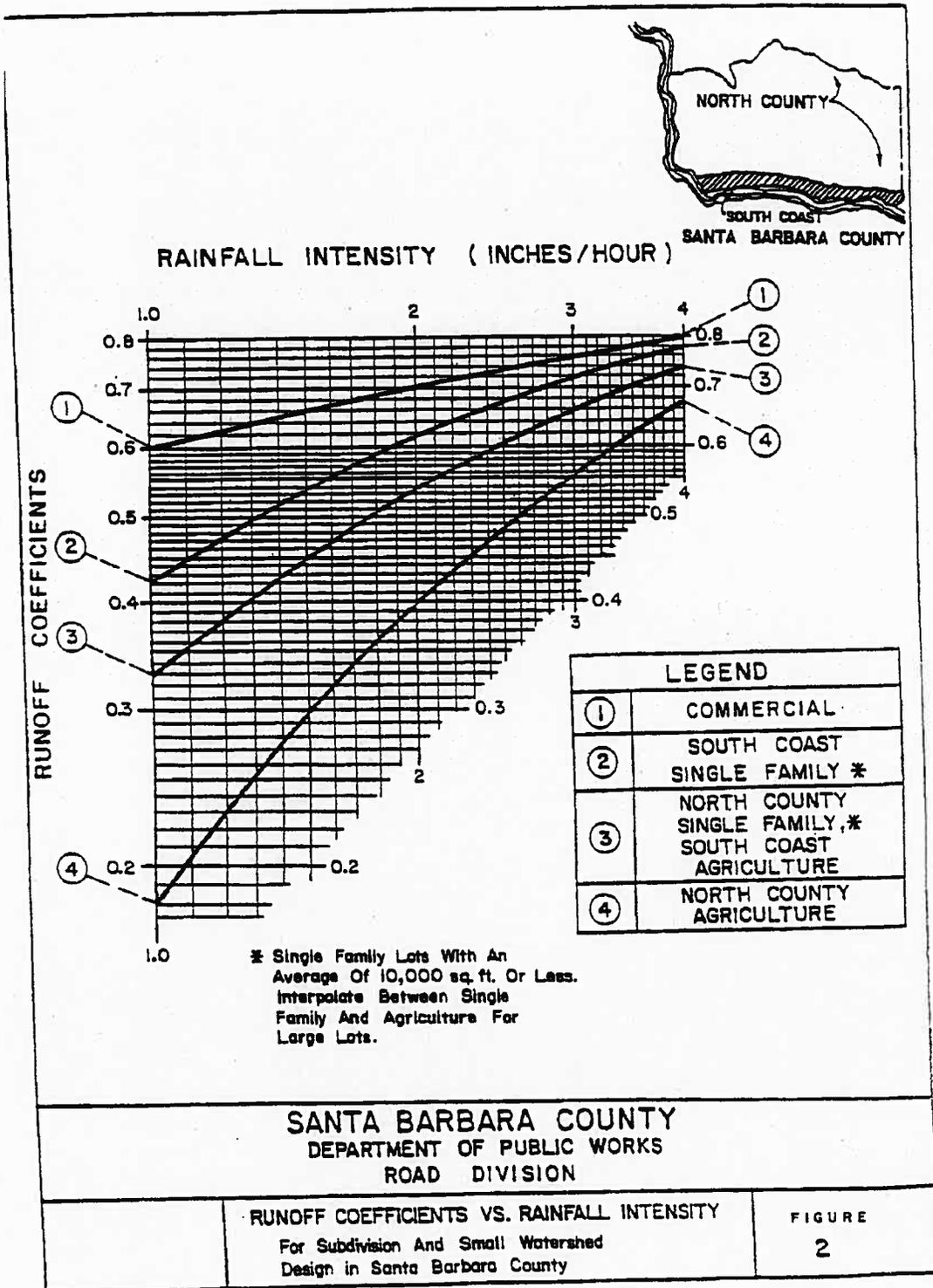
mammoth lakes • bishop • redwood city

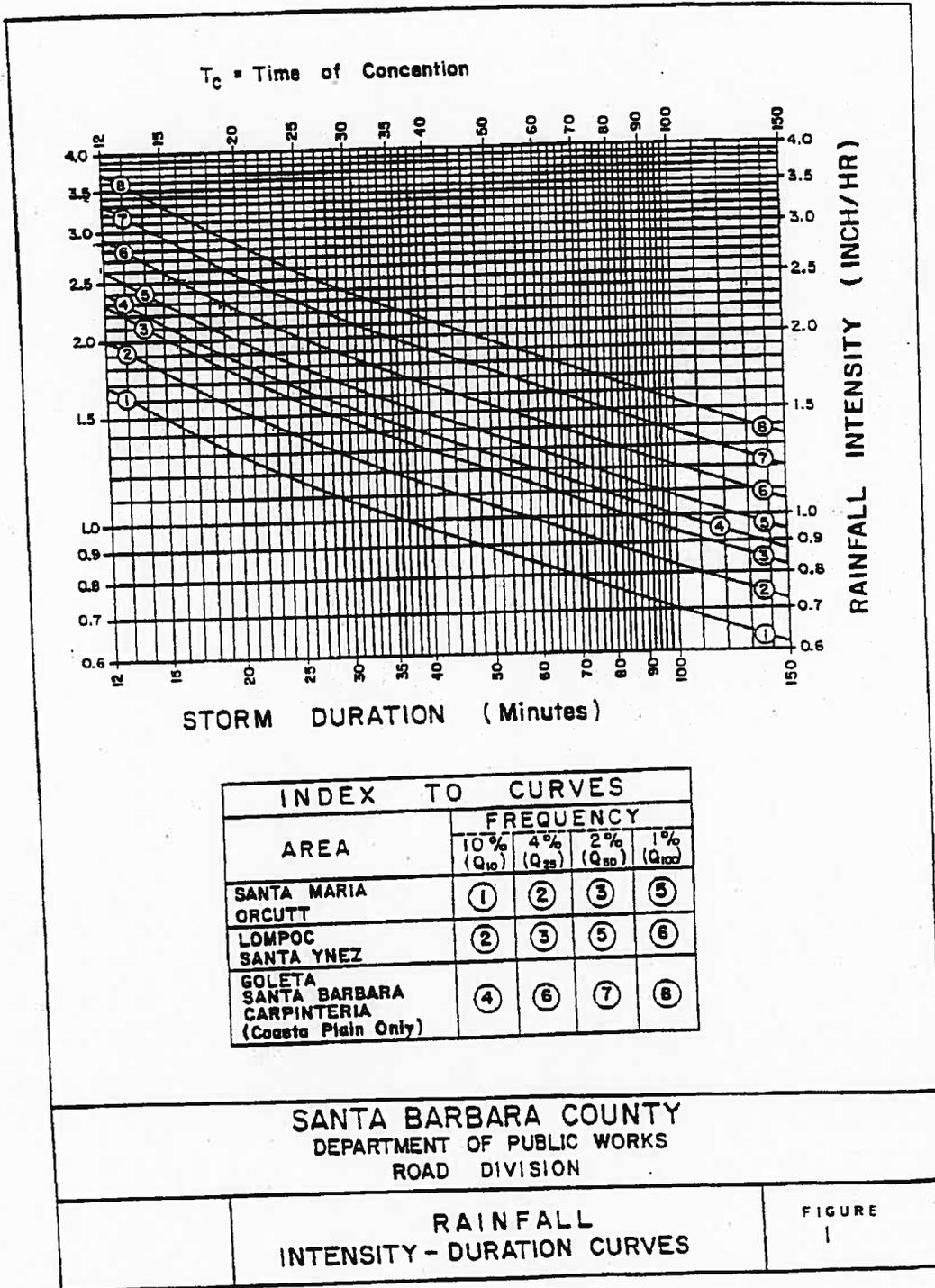
napa • san luis obispo • pleasanton

Multi-House Residential Project  
**226, 228, 232 & 234 Eucalyptus Hill Drive**  
**Santa Barbara, California**  
September 2008

PRELIMINARY STORMWATER STUDY

**APPENDIX**







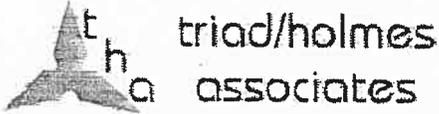


Proposed Site Data

226&228 EUCALYPTUS HILL DRIVE (UPPER LOT)

<b>LOT AREA:</b>	<b>107,510 2.47 acres</b>
Impervious Driveway@Euc. Hill Drive (easement)	2,752
Impervious Driveway	8,843
Pervious Driveway (crushed stone or perm. Paver total driveway)	6,985
	<b>18,580 s.f.</b>

	Building area	Hardscape Area
<b>MAIN HOUSE:</b>		
Main House Total Building coverage:	6,395 s.f.	
Main House Hardscape		
main level south patio	2722 s.f.	
lower level south patio	178 s.f.	
West patio (off M. Bed)	447 s.f.	
Kitchen ramp & studio west	231 s.f.	
Entry courtyard (open above)	450 s.f.	
<b>total hardscape</b>		<b>4,028 s.f.</b>
<b>DETACHED GARAGE:</b>		
Total Building coverage:	814	
<b>MAIN GUEST HOUSE:</b>		
Total Building coverage:	1,675	
Main Guest House Patio		1040 s.f.
<b>TOTAL</b>	<b>8,884 s.f.</b>	<b>5,068 s.f.</b>
<b>TOTAL BUILDING AND HARDSCAPE</b>		<b>13,952 s.f.</b>
Total Building, Hardscape, and Driveway		32,532



Proposed Site Data

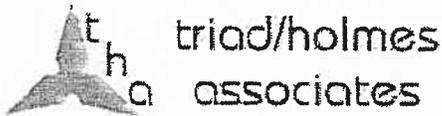
232&234 EUCALYPTUS HILL DRIVE (LOWER LOT)

<b>LOT AREA:</b>	134,882 3.10 acres
Impervious Driveway	3,260
Pervious Driveway (crushed stone or perm. Paver)	1,090
<b>total driveway</b>	<b>4,350 s.f.</b>

	Building Area	Hardscape Area
<b>GALLERY HOUSE:</b>		
<b>Gallery House Total Building coverage:</b>	<b>4,905 s.f.</b>	
<b>Gallery House Hardscape</b>		
courtyard	2217 s.f.	
south patio & reflecting pool	1255 s.f.	
m. bedroom s. patio	176 s.f.	
<b>total hardscape</b>		<b>3,648 s.f.</b>

<b>GALLERY GUEST HOUSE:</b>		
<b>Gallery Guest House Total Building coverage:</b>	<b>1,805</b>	
<b>Gallery Guest House Patio</b>		
entry patio	75 s.f.	
south patio	1147 s.f.	
west bedroom patio	121 s.f.	
		<b>1,343 s.f.</b>

<b>TOTAL</b>	<b>6,710 s.f.</b>	<b>4,991 s.f.</b>
<b>TOTAL BUILDING AND HARDSCAPE</b>		<b>11,701 s.f.</b>
Total Building, Hardscape, and Driveway		16,051



Channel Calculator using Manning's Equation

Determine if 4' wide by 1' deep concrete channel can convey 7.8 cfs.

Given Input Data:

Shape ..... Rectangular  
Solving for ..... Depth of Flow  
Flowrate ..... 7.8000 cfs  
Slope ..... 0.0100 ft/ft  
Manning's n ..... 0.0200  
Height ..... 1.0000 ft  
Bottom width ..... 4.0000 ft

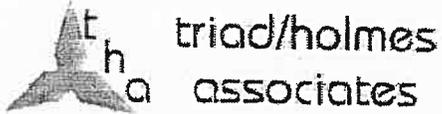
Computed Results:

Depth ..... 0.4891 ft  
Velocity ..... 3.9866 fps  
Full Flowrate ..... 22.6806 cfs  
Flow area ..... 1.9566 ft<sup>2</sup>  
Flow perimeter ..... 4.9783 ft  
Hydraulic radius ..... 0.3930 ft  
Top width ..... 4.0000 ft  
Area ..... 4.0000 ft<sup>2</sup>  
Perimeter ..... 6.0000 ft  
Percent full ..... 48.9142 %

Critical Information

Critical depth ..... 0.4907 ft  
Critical slope ..... 0.0099 ft/ft  
Critical velocity ..... 3.9736 fps  
Critical area ..... 1.9630 ft<sup>2</sup>  
Critical perimeter ..... 4.9815 ft  
Critical hydraulic radius ..... 0.3941 ft  
Critical top width ..... 4.0000 ft  
Specific energy ..... 0.7361 ft  
Minimum energy ..... 0.7361 ft  
Froude number ..... 1.0049  
Flow condition ..... Supercritical

7.5 CFS FLOWS APPROXIMATELY 6" DEEP IN THE CHANNEL.



Manning Pipe Calculator

15 INCH STORM DRAIN @ 1% FROM DETENTION BASIN

Given Input Data:

Shape ..... Circular  
Solving for ..... Depth of Flow  
Diameter ..... 1.2500 ft  
Flowrate ..... 4.6000 cfs  
Slope ..... 0.0100 ft/ft  
Manning's n ..... 0.0130

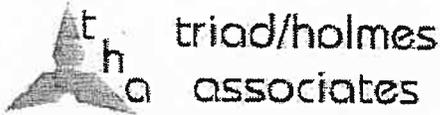
Computed Results:

Depth ..... 0.7795 ft  
Area ..... 1.2272 ft<sup>2</sup>  
Wetted Area ..... 0.8047 ft<sup>2</sup>  
Wetted Perimeter ..... 2.2758 ft  
Perimeter ..... 3.9270 ft  
Velocity ..... 5.7161 fps  
Hydraulic Radius ..... 0.3536 ft  
Percent Full ..... 62.3611 %  
Full flow Flowrate ..... 6.4598 cfs  
Full flow velocity ..... 5.2639 fps

Critical Information

Critical depth ..... 0.8836 ft  
Critical slope ..... 0.0068 ft/ft  
Critical velocity ..... 4.9104 fps  
Critical area ..... 0.9368 ft<sup>2</sup>  
Critical perimeter ..... 2.4806 ft  
Critical hydraulic radius ..... 0.3776 ft  
Critical top width ..... 1.2500 ft  
Specific energy ..... 1.2862 ft  
Minimum energy ..... 1.3253 ft  
Froude number ..... 1.2587  
Flow condition ..... Supercritical

THE 15 INCH CULVERT @ 1% CAN CONVEY THE  
MAXIMUM OUTFLOW FROM THE DETENTION  
BASIN AT APPROXIMATELY 2/3 FULL.



Channel Calculator using Manning's Equation

Capacity of Woodland Drive at its minimum slope uphill of Alston Road  
(30' wide @ 0.75%)

Given Input Data:

Shape ..... Rectangular  
Solving for ..... Flowrate  
Slope ..... 0.0075 ft/ft  
Manning's n ..... 0.0150  
Depth ..... 0.4200 ft  
Height ..... 0.5000 ft  
Bottom width ..... 30.0000 ft

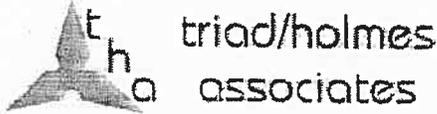
Computed Results:

Flowrate ..... 59.5204 cfs  
Velocity ..... 4.7238 fps  
Full Flowrate ..... 79.3175 cfs  
Flow area ..... 12.6000 ft<sup>2</sup>  
Flow perimeter ..... 30.8400 ft  
Hydraulic radius ..... 0.4086 ft  
Top width ..... 30.0000 ft  
Area ..... 15.0000 ft<sup>2</sup>  
Perimeter ..... 31.0000 ft  
Percent full ..... 84.0000 %

Critical Information

Critical depth ..... 0.4964 ft  
Critical slope ..... 0.0043 ft/ft  
Critical velocity ..... 3.9965 fps  
Critical area ..... 14.8930 ft<sup>2</sup>  
Critical perimeter ..... 30.9929 ft  
Critical hydraulic radius ..... 0.4805 ft  
Critical top width ..... 30.0000 ft  
Specific energy ..... 0.7668 ft  
Minimum energy ..... 0.7447 ft  
Froude number ..... 1.2850  
Flow condition ..... Supercritical

WOODLAND DRIVE HAS THE CAPACITY TO CONVEY  
APPROXIMATELY 60 CFS.



**Catchment Areas to Ex. 36" and curb inlet Alston Road**

Q = CIA, Rational Method  
 Q, Runoff Rate, Cubic feet per second  
 C, Runoff Coefficient per SLO Cnty Std Dwg D-2  
 I, Rainfall Intensity, Inches per hour, per SB Cnty Std Appenidx 12, Figure 1  
 A, Drainage Area, Acres

Time of Concentration, Tc is calculated to be less than 12 minutes therefore use 12 minutes

Intensity @ Tc	25 yr	100 yr
12 min	2.9	3.7

**Offsite Runoff Calculations:**

Area A =	26.7	C (A) =	0.55	(Slope > 10%, Developed Lots 10,000 - 20,000 sf)
Area B1 =	2.9	C (B1) =	0.55	(Slope > 10%, Developed Lots 10,000 - 20,000 sf)
Area B2 =	0.5	C (B2) =	0.55	(Slope > 10%, Developed Lots 10,000 - 20,000 sf)
Area B3 =	7.6	C (B3) =	0.55	(Slope > 10%, Developed Lots 10,000 - 20,000 sf)
Area C2 =	0.3	C (C2) =	0.55	(Slope > 10%, Developed Lots 10,000 - 20,000 sf)

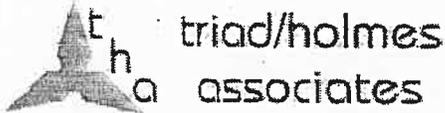
Q <sub>A</sub> , Runoff Rate	25 yr	100 yr
	43.1	54.9

Q <sub>B1</sub> , Runoff Rate	25 yr	100 yr
	4.6	5.9

Q <sub>B2</sub> , Runoff Rate	25 yr	100 yr
	0.9	1.1

Q <sub>B3</sub> , Runoff Rate	25 yr	100 yr
	12.1	15.5

Q <sub>C2</sub> , Runoff Rate	25 yr	100 yr
	0.6	0.7



36" RCP CULVERT WITH HEADWALL @ 2% UNDER ALSTON ROAD

Entered Data:

Shape ..... Circular  
Number of Barrels ..... 1  
Solving for ..... Headwater  
Chart Number ..... 1  
Scale Number ..... 1  
Chart Description ..... CONCRETE PIPE CULVERT; NO BEVELED RING

ENTRANCE

Scale Description ..... SQUARE EDGE ENTRANCE WITH HEADWALL  
Overtopping ..... Off  
Flowrate ..... 70.0000 cfs  
Manning's n ..... 0.0150  
Roadway Elevation ..... 106.0000 ft  
Inlet Elevation ..... 100.0000 ft  
Outlet Elevation ..... 90.0000 ft  
Diameter ..... 3.0000 ft  
Length ..... 200.0000 ft  
Entrance Loss ..... 0.0000  
Tailwater ..... 1.5000 ft

Computed Results:

Headwater ..... 105.8381 ft Inlet Control  
Slope ..... 0.0500 ft/ft  
Velocity ..... 18.6598 fps

Messages:

Inlet head > Outlet head.  
Computing Inlet Control headwater.  
Solving Inlet Equation 26.  
Solving Inlet Equation 28.  
Headwater: 105.8381 ft

Pipe is inlet controlled and maximum inlet capacity is 70 cfs. See next page for additional culvert information.



triad/holmes  
associates

Job # 11.00403.1  
Preliminary Stormwater Study  
September 2008

DIS-CHARGE	HEAD-WATER	INLET CONTROL	OUTLET CONTROL	FLOW NORMAL	CRITICAL	OUTLET	TAILWATER			
FLOW cfs	ELEV. ft	DEPTH ft	DEPTH ft	DEPTH ft	DEPTH ft	VEL. fps	DEPTH ft	VEL. fps	DEPTH ft	
10.00	101.31	1.31	0.00	NA	0.56	1.00	10.85	0.56	0.00	1.50
20.00	102.00	2.00	0.00	NA	0.80	1.44	13.28	0.80	0.00	1.50
30.00	102.61	2.61	0.00	NA	0.98	1.77	14.90	0.98	0.00	1.50
40.00	103.23	3.23	0.00	NA	1.15	2.06	16.13	1.15	0.00	1.50
50.00	103.93	3.93	0.00	NA	1.29	2.30	17.12	1.29	0.00	1.50
55.00	104.34	4.34	0.00	NA	1.37	2.41	17.56	1.37	0.00	1.50
60.00	104.80	4.80	0.00	NA	1.44	2.50	17.96	1.44	0.00	1.50
65.00	105.30	5.30	0.00	NA	1.50	2.59	18.32	1.50	0.00	1.50
70.00	105.84	5.84	0.00	NA	1.57	2.66	18.66	1.57	0.00	1.50

#### Manning Pipe Calculator

##### Given Input Data:

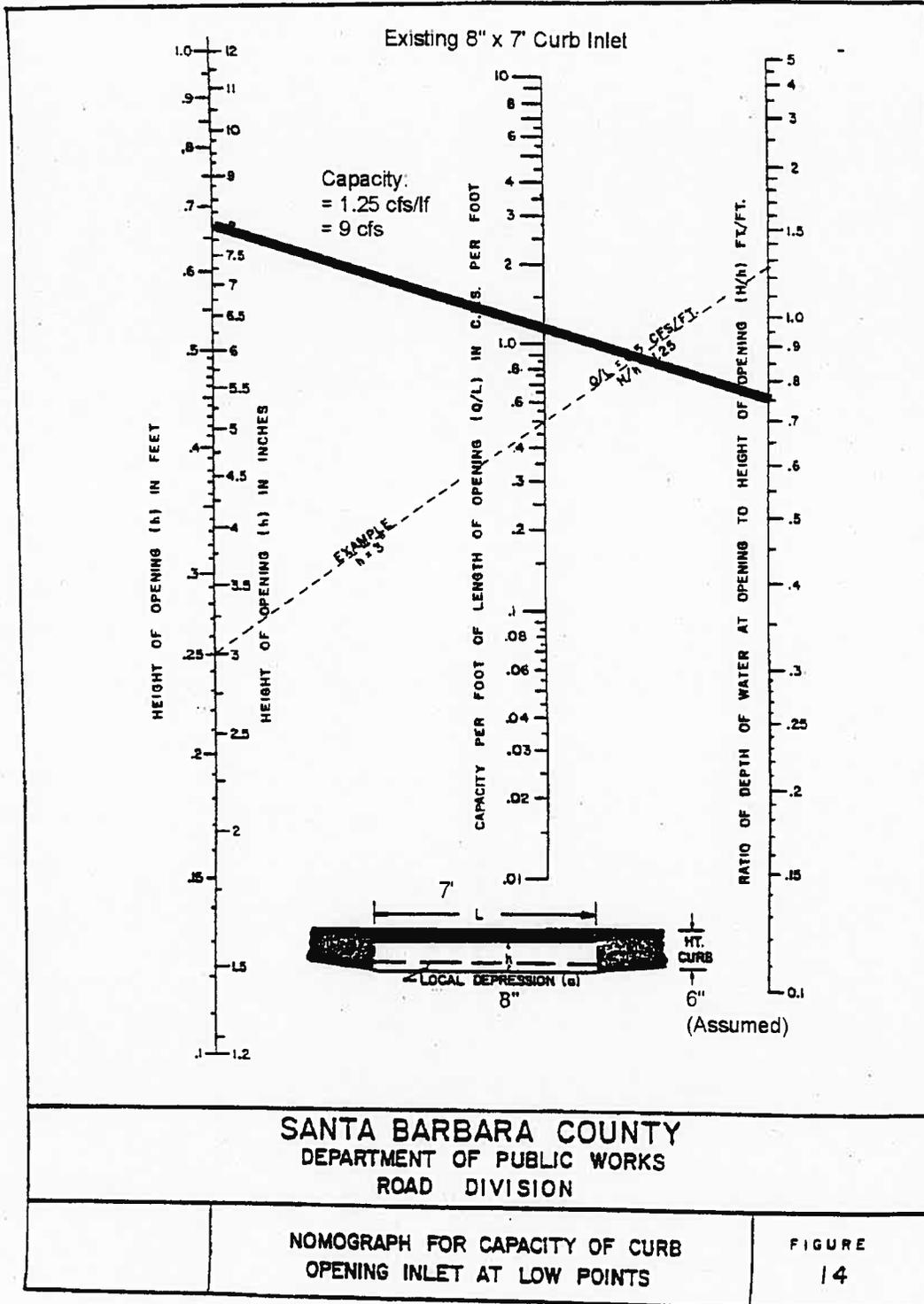
Shape ..... Circular  
 Solving for ..... Flowrate  
 Diameter ..... 3.0000 ft  
 Depth ..... 3.0000 ft  
 Slope ..... 0.0500 ft/ft  
 Manning's n ..... 0.0150

##### Computed Results:

Flowrate ..... 129.2565 cfs  
 Area ..... 7.0686 ft<sup>2</sup>  
 Wetted Area ..... 7.0686 ft<sup>2</sup>  
 Wetted Perimeter ..... 9.4248 ft  
 Perimeter ..... 9.4248 ft  
 Velocity ..... 18.2861 fps  
 Hydraulic Radius ..... 0.7500 ft  
 Percent Full ..... 100.0000 %  
 Full flow Flowrate ..... 129.2565 cfs  
 Full flow velocity ..... 18.2861 fps

Assumed slope = 5%

Maximum capacity the 36" culvert can handle is approximately 130 cfs flowing full.





**Earth Systems**  
**Southern California**

1731-A Walter Street  
Ventura, CA 93003  
(805) 642-6727  
FAX (805) 642-1325

February 13, 2009

VT-23720-01  
09-2-36

Cyndee Howard  
Classic Properties  
232 Eucalyptus Hill Drive  
Santa Barbara, California 93108

**Project:** 226 and 232 Eucalyptus Hill Drive  
Proposed Two-Lot Residential Subdivision  
Santa Barbara, California  
**Subject:** Infiltration at Proposed Retention/Detention Basin  
**Reference:** Engineering Geology and Geotechnical Engineering Report, 226 & 232 Eucalyptus Hill Drive, Proposed 2-Lot Residential Subdivision, Santa Barbara California. File VT-23720-01, Report 06-7-48, July 14, 2006, Earth Systems Southern California

It is proposed to create a retention/detention basin on the southern portion of the subject property that will collect storm water runoff. It is our understanding that the basin is designed to collect about 18 inches of water of which 6.5 inches will be held in retention for infiltration into the natural soils/bedrock below. The remaining 11.5 inches of water will be detained and then conveyed to an approved offsite drainage system in a pipe. The proposed retention/detention basin will be created by cut and fill grading and will be about 240 feet long by about 10 feet wide. It is anticipated that the proposed retention/detention basin will have a 2- to 3-foot high, 2:1 (horizontal to vertical) gradient fill slope on its south side and several feet of cut on its north side.

It is assumed that the proposed detention basin will be bottomed into the existing topsoil/colluvium and/or dense Monterey Formation bedrock units below (see Test Pits 5 and 6 in the referenced report). It is anticipated that the topsoil/colluvium will have slow infiltration rates based on its laboratory tested clay content of about 50.5% in Test Pit 2. It is anticipated that the Monterey Formation bedrock will have a slightly faster infiltration rate than the topsoil/colluvium based on a lesser clay fraction of 27.7% and the possibility of joints and/or fractures within the bedrock units allowing less resistance to water migration. Infiltrating 6.5 inches of water in 72 hours, as is required, is equivalent to achieving an infiltration rate of about 0.1 inches/hour or  $6.4 \times 10^{-5}$  cm/second over the bottom of the detention area. This represents low infiltration that may be attainable at the site. However, testing will be required to make a determination about actual infiltration rates.

February 13, 2009

2

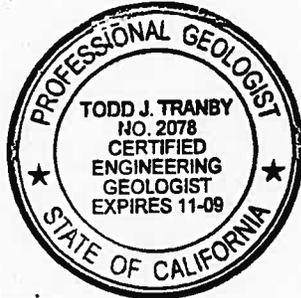
VT-23720-01  
09-2-36

Please call if you have any questions, or if we can be of further service.

Respectfully submitted,

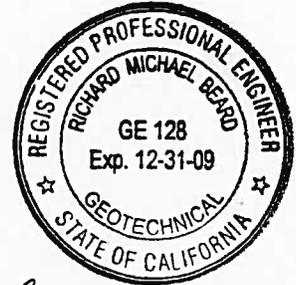
**EARTH SYSTEMS SOUTHERN CALIFORNIA**

T



Todd J. Tranby  
Engineering Geologist

Reviewed and Approved



*Richard M. Beard*  
Richard M. Beard  
Geotechnical Engineer

- Copies:
- 1 - Cyndee Howard
  - 1 - Triad/Holmes Associates; Attention Roy Worthen
  - 3 - L & P Consultants; Attention: Brent Daniels
  - 1 - Office File



**Earth Systems**  
**Southern California**

1731-A Walter Street  
Ventura, CA 93003  
(805) 642-6727  
FAX (805) 642-1325

January 16, 2009

VT-23720-01  
09-1-4

Cyndee Howard  
Classic Properties  
232 Eucalyptus Hill Drive  
Santa Barbara, California 93108

**Project:** 226 and 232 Eucalyptus Hill Drive  
Proposed Two-Lot Residential Subdivision  
Santa Barbara, California

**Subject:** Slope Stability at Proposed Retention/Detention Basin

**Reference:** Engineering Geology and Geotechnical Engineering Report, 226 & 232 Eucalyptus Hill Drive, Proposed 2-Lot Residential Subdivision, Santa Barbara California. File VT-23720-01, Report 06-7-48, July 14, 2006, Earth Systems Southern California

Introduction

As authorized, we have performed slope stability analyses of the soils/bedrock below the proposed retention/detention basin that will be located on the southern portion of the subject property. The proposed retention/detention basin will be created by cut and fill grading and will be about 240 feet long by about 10 feet wide. It is anticipated that the proposed retention/detention basin will have a 2- to 3-foot high, 2:1 (horizontal to vertical) gradient fill slope on its south side and several feet of cut on its north side. It is assumed that the proposed fill slope will be keyed and benched through the anticipated several feet of existing topsoil/colluvium and into the dense Monterey Formation bedrock units below (see Test Pit Nos. 5 and 6 in the referenced report).

Gross Stability Analyses

A geologic cross-section (Section A-A' ) was constructed in a generally north-south direction across the southern portion of the subject site through the proposed retention/detention basin (see attached Site Plan with Section Location). The subsurface geometry illustrated in the cross-section was based on a cross section and topographic map provided by L&P Consultants.

The shear strength values (see the referenced report) used in the slope stability analyses for the fill, topsoil/colluvium, and Monterey Formation bedrock units were obtained from laboratory testing of remolded and relatively undisturbed samples. The results for both the topsoil/colluvium and engineered fill are peak/ultimate angles of internal friction of 27°/28° and peak/ultimate cohesions of 320/220 psf. The results for the Monterey Formation bedrock units are peak/ultimate angles of internal friction of 34°/29° and peak/ultimate cohesions of 920/1,040

psf. Saturated soil weights were also used in all of the analyses. A piezometric groundwater surface was modeled into the analysis intersecting the bottom of the retention/detention basin.

Section A-A' was analyzed using the GSTABL7 v.2 program for circular type failures. Analyses were performed for both static and pseudostatic stability for Cross-Section A-A'. Pseudostatic analyses utilized a horizontal earthquake factor of 0.15. In each circular analysis, 100 trial failure surfaces were initiated from 10 initiation points near the toe of slope to search for the minimum factors of safety. Circular failures were analyzed using the Bishop Method.

For pseudostatic conditions, the minimum factor of safety of the slope depicted in Cross Section A-A' was found to be 3.251 for a rotational type failure. For static conditions, the minimum factor of safety of the slope depicted in Cross Section A-A' was found to be 5.257 for a rotational type failures.

Conclusion

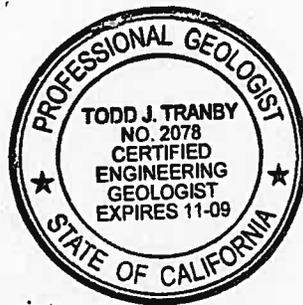
Acceptable minimum factors of safety are typically considered to be 1.5 for static conditions, and 1.1 for pseudostatic conditions. All factors-of-safety met these minimum values (see attached plots of the slopes showing the failure surfaces and minimum factors of safety). Based on these analyses, deep-seated "gross" failures along the slope with the proposed retention/detention basin should not be anticipated.

Please call if you have any questions, or if we can be of further service.

Respectfully submitted,

**EARTH SYSTEMS SOUTHERN CALIFORNIA**

Todd J. Tranby  
Engineering Geologist



Reviewed and Approved

Richard M. Beard  
Geotechnical Engineer

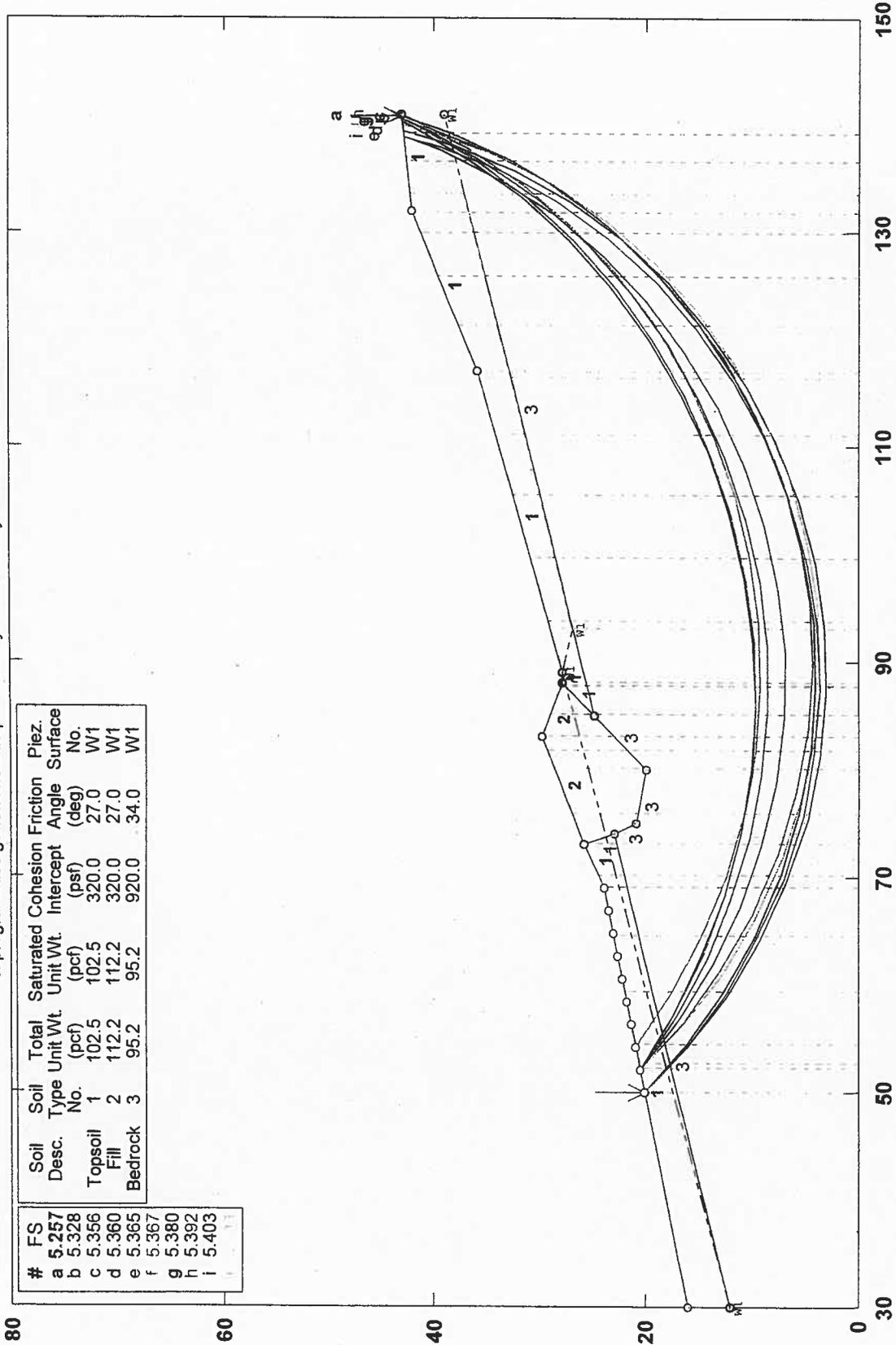


Attached: Slope Stability Calculations  
Site Plan with Section Location

Copies: 1 - Cyndee Howard  
3 - L & P Consultants; Attention: Brent Daniels  
1 - Office File

# 226 & 232 Eucalyptus Hill Road Section A-A', Static Analysis

c:\program files\g72sw\newfile.pl2 Run By: Todd Tranby 1/16/2009 08:02AM



Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface No.
Topsoil	1	102.5	102.5	320.0	27.0	W1
Fill	2	112.2	112.2	320.0	27.0	W1
Bedrock	3	95.2	95.2	920.0	34.0	W1

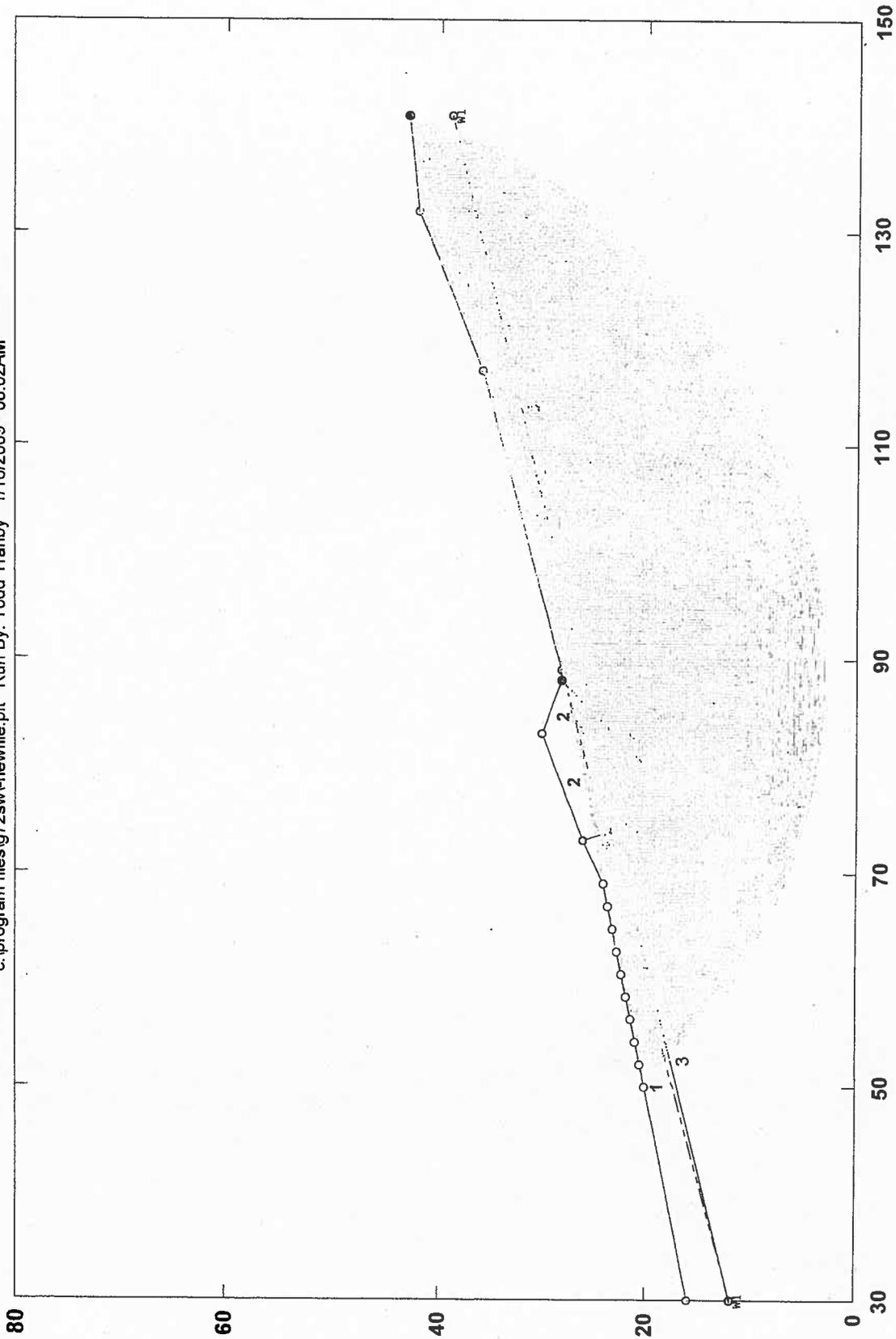
#	FS
a	5.257
b	5.328
c	5.356
d	5.360
e	5.365
f	5.367
g	5.380
h	5.392
i	5.403

GSTABL7 v.2 FSmin=5.257  
Safety Factors Are Calculated By The Modified Bishop Method



# 226 & 232 Eucalyptus Hill Road Section A-A', Static Analysis

c:\program files\g72sw\newfile.plt Run By: Todd Tranby 1/16/2009 08:02AM



\*\*\* GSTABL7 \*\*\*

\*\* GSTABL7 by Garry H. Gregory, P.E. \*\*

\*\* Original Version 1.0, January 1996; Current Version 2.004, June 2003 \*\*

(All Rights Reserved-Unauthorized Use Prohibited)

\*\*\*\*\*

SLOPE STABILITY ANALYSIS SYSTEM

Modified Bishop, Simplified Janbu, or GLE Method of Slices.

(Includes Spencer & Morgenstern-Price Type Analysis)

Including Pier/Pile, Reinforcement, Soil Nail, Tieback,

Nonlinear Undrained Shear Strength, Curved Phi Envelope,

Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water

Surfaces, Pseudo-Static & Newmark Earthquake, and Applied Forces.

\*\*\*\*\*

Analysis Run Date: 1/16/2009  
 Time of Run: 08:02AM  
 Run By: Todd Tranby  
 Input Data Filename: c:\program files\g72sw\NewFile.in  
 Output Filename: c:\program files\g72sw\NewFile.OUT  
 Unit System: English  
 Plotted Output Filename: c:\program files\g72sw\NewFile.PLT  
 PROBLEM DESCRIPTION: 226 & 232 Eucalyptus Hill Road  
 Section A-A', Static Analysis

BOUNDARY COORDINATES

Note: User origin value specified.  
 Add 30.00 to X-values and 0.00 to Y-values listed.

8 Top Boundaries  
 15 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	30.00	16.00	69.00	24.00	1
2	69.00	24.00	73.00	26.00	1
3	73.00	26.00	83.00	30.00	2
4	83.00	30.00	88.00	28.00	2
5	88.00	28.00	89.00	28.00	1
6	89.00	28.00	117.00	36.00	1
7	117.00	36.00	132.00	42.00	1
8	132.00	42.00	141.00	43.00	1
9	73.00	26.00	74.00	23.00	1
10	30.00	12.00	74.00	23.00	3
11	74.00	23.00	75.00	21.00	3
12	75.00	21.00	80.00	20.00	3
13	80.00	20.00	85.00	25.00	3
14	85.00	25.00	88.00	28.00	1
15	85.00	25.00	141.00	39.00	3

Default Y-Origin = 0.00(ft)  
 Default X-Plus Value = 0.00(ft)  
 Default Y-Plus Value = 0.00(ft)

ISOTROPIC SOIL PARAMETERS

3 Type(s) of Soil

Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param. (psf)	Pressure Constant (psf)	Piez. Surface No.
1	102.5	102.5	320.0	27.0	0.00	0.0	1
2	112.2	112.2	320.0	27.0	0.00	0.0	1
3	95.2	95.2	920.0	34.0	0.00	0.0	1

1 PIEZOMETRIC SURFACE(S) SPECIFIED

Unit Weight of Water = 62.40 (pcf)  
 Piezometric Surface No. 1 Specified by 4 Coordinate Points  
 Pore Pressure Inclination Factor = 0.50

Point No.	X-Water (ft)	Y-Water (ft)
1	30.00	12.00
2	89.00	28.00
3	93.00	27.00
4	141.00	39.00

A Critical Failure Surface Searching Method, Using A Random Technique For Generating Circular Surfaces, Has Been Specified.

1000 Trial Surfaces Have Been Generated.

100 Surface(s) Initiate(s) From Each Of 10 Points Equally Spaced  
 Along The Ground Surface Between X = 50.00(ft)  
 and X = 69.00(ft)  
 Each Surface Terminates Between X = 88.00(ft)  
 and X = 141.00(ft)

Unless Further Limitations Were Imposed, The Minimum Elevation  
 At Which A Surface Extends Is Y = 2.00(ft)

6.00(ft) Line Segments Define Each Trial Failure Surface.

Following Are Displayed The Ten Most Critical Of The Trial

Failure Surfaces Evaluated. They Are  
 Ordered - Most Critical First.

\* \* Safety Factors Are Calculated By The Modified Bishop Method \* \*

Total Number of Trial Surfaces Attempted = 1000

Number of Trial Surfaces With Valid FS = 1000

Statistical Data On All Valid FS Values:

FS Max = 21.734 FS Min = 5.257 FS Ave = 9.130

Standard Deviation = 2.685 Coefficient of Variation = 29.41 %

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.454	16.083
3	59.324	12.577
4	64.549	9.628
5	70.067	7.271
6	75.810	5.536
7	81.710	4.443
8	87.694	4.005
9	93.690	4.227
10	99.625	5.108
11	105.427	6.636
12	111.026	8.793
13	116.353	11.552
14	121.346	14.881
15	125.941	18.738
16	130.085	23.078
17	133.726	27.846
18	136.821	32.987
19	139.332	38.436
20	140.847	42.983

Circle Center At X = 88.655 ; Y = 58.418 ; and Radius = 54.426

Factor of Safety

\*\*\* 5.257 \*\*\*

Individual data on the 36 slices

Slice No.	Width (ft)	Weight (lbs)	Water		Tie Norm (lbs)	Tie Tan (lbs)	Earthquake		
			Force Top (lbs)	Force Bot (lbs)			Force Hor (lbs)	Force Ver (lbs)	Surcharge Load (lbs)
1	2.3	295.7	0.0	0.0	0.	0.	0.0	0.0	0.0
2	0.4	115.7	0.0	8.0	0.	0.	0.0	0.0	0.0
3	1.8	701.8	0.0	216.7	0.	0.	0.0	0.0	0.0
4	4.9	3430.4	0.0	1794.2	0.	0.	0.0	0.0	0.0
5	5.2	5793.0	0.0	3456.0	0.	0.	0.0	0.0	0.0
6	4.5	6376.0	0.0	3878.0	0.	0.	0.0	0.0	0.0
7	1.1	1721.2	0.0	1063.9	0.	0.	0.0	0.0	0.0
8	2.9	5210.8	0.0	3035.0	0.	0.	0.0	0.0	0.0
9	0.7	1378.0	0.0	786.9	0.	0.	0.0	0.0	0.0
10	0.3	563.6	0.0	318.8	0.	0.	0.0	0.0	0.0
11	1.0	2045.8	0.0	1141.7	0.	0.	0.0	0.0	0.0
12	0.8	1726.3	0.0	951.4	0.	0.	0.0	0.0	0.0
13	4.2	9637.3	0.0	5095.6	0.	0.	0.0	0.0	0.0
14	1.7	4235.2	0.0	2220.4	0.	0.	0.0	0.0	0.0
15	1.3	3275.5	0.0	1699.8	0.	0.	0.0	0.0	0.0
16	2.0	5012.3	0.0	2703.3	0.	0.	0.0	0.0	0.0
17	2.6	6270.9	0.0	3678.5	0.	0.	0.0	0.0	0.0
18	0.1	152.6	0.0	93.9	0.	0.	0.0	0.0	0.0

19	0.3	707.2	0.0	437.3	0.	0.	0.0	0.0	0.0
20	1.0	2297.0	0.0	1437.0	0.	0.	0.0	0.0	0.0
21	4.0	9368.8	0.0	5666.1	0.	0.	0.0	0.0	0.0
22	0.7	1653.8	0.0	955.8	0.	0.	0.0	0.0	0.0
23	5.9	14517.6	0.0	8447.5	0.	0.	0.0	0.0	0.0
24	5.8	14462.5	0.0	8543.0	0.	0.	0.0	0.0	0.0
25	5.6	13850.3	0.0	8391.4	0.	0.	0.0	0.0	0.0
26	5.3	12732.1	0.0	7994.4	0.	0.	0.0	0.0	0.0
27	0.6	1499.9	0.0	995.5	0.	0.	0.0	0.0	0.0
28	4.3	9801.1	0.0	6361.6	0.	0.	0.0	0.0	0.0
29	4.6	9692.7	0.0	6486.9	0.	0.	0.0	0.0	0.0
30	4.1	7831.9	0.0	5394.6	0.	0.	0.0	0.0	0.0
31	1.9	3222.8	0.0	2327.6	0.	0.	0.0	0.0	0.0
32	1.7	2592.2	0.0	1765.7	0.	0.	0.0	0.0	0.0
33	3.1	3628.4	0.0	2598.9	0.	0.	0.0	0.0	0.0
34	2.5	1745.4	0.0	929.5	0.	0.	0.0	0.0	0.0
35	0.1	23.5	0.0	0.8	0.	0.	0.0	0.0	0.0
36	1.5	316.4	0.0	0.0	0.	0.	0.0	0.0	0.0

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.038	17.111
3	62.292	14.213
4	67.817	11.875
5	73.555	10.119
6	79.443	8.966
7	85.418	8.427
8	91.418	8.509
9	97.377	9.210
10	103.231	10.523
11	108.919	12.434
12	114.378	14.923
13	119.552	17.962
14	124.383	21.520
15	128.821	25.558
16	132.818	30.032
17	136.331	34.896
18	139.323	40.097
19	140.594	42.955

Circle Center At X = 87.630 ; Y = 66.374 ; and Radius = 57.989  
 Factor of Safety  
 \*\*\* 5.328 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.177	17.321
3	62.539	14.627
4	68.141	12.480
5	73.930	10.902
6	79.847	9.908
7	85.834	9.508
8	91.831	9.706
9	97.778	10.500
10	103.616	11.882
11	109.288	13.838
12	114.738	16.350
13	119.909	19.392
14	124.753	22.933
15	129.220	26.939
16	133.265	31.370
17	136.850	36.181
18	139.937	41.326
19	140.712	42.968

Circle Center At X = 86.849 ; Y = 69.689 ; and Radius = 60.190  
 Factor of Safety

\*\*\* 5.356 \*\*\*  
 Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.291	15.909
3	59.033	12.233
4	64.164	9.124
5	69.618	6.622
6	75.322	4.760
7	81.201	3.563
8	87.179	3.046
9	93.176	3.216
10	99.115	4.071
11	104.917	5.600
12	110.506	7.782
13	115.809	10.589
14	120.756	13.984
15	125.282	17.923
16	129.328	22.354
17	132.841	27.218
18	135.774	32.452
19	138.090	37.987
20	139.491	42.832

Circle Center At X = 88.679 ; Y = 55.351 ; and Radius = 52.331  
 Factor of Safety  
 \*\*\* 5.360 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.368	15.989
3	59.175	12.399
4	64.360	9.380
5	69.855	6.970
6	75.589	5.202
7	81.486	4.098
8	87.471	3.673
9	93.466	3.932
10	99.392	4.871
11	105.172	6.479
12	110.732	8.734
13	115.999	11.608
14	120.905	15.063
15	125.386	19.053
16	129.383	23.528
17	132.844	28.429
18	135.726	33.691
19	137.989	39.248
20	138.976	42.775

Circle Center At X = 88.177 ; Y = 56.203 ; and Radius = 52.543  
 Factor of Safety  
 \*\*\* 5.365 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	56.492	16.436
3	61.314	12.866
4	66.513	9.871
5	72.021	7.491
6	77.766	5.759
7	83.671	4.695
8	89.659	4.315
9	95.651	4.623
10	101.568	5.616
11	107.333	7.280

12	112.869	9.593
13	118.104	12.525
14	122.968	16.037
15	127.398	20.084
16	131.336	24.611
17	134.729	29.560
18	137.532	34.864
19	139.710	40.455
20	140.359	42.929

Circle Center At X = 89.945 ; Y = 56.519 ; and Radius = 52.213

Factor of Safety  
 \*\*\* 5.367 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.187	17.337
3	62.557	14.660
4	68.168	12.533
5	73.962	10.977
6	79.883	10.006
7	85.871	9.631
8	91.867	9.856
9	97.811	10.678
10	103.642	12.088
11	109.304	14.074
12	114.740	16.615
13	119.895	19.685
14	124.717	23.255
15	129.160	27.288
16	133.177	31.744
17	136.730	36.579
18	139.783	41.745
19	140.330	42.926

Circle Center At X = 86.625 ; Y = 69.676 ; and Radius = 60.050

Factor of Safety  
 \*\*\* 5.380 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	54.222	20.969
2	59.158	17.556
3	64.425	14.683
4	69.966	12.381
5	75.718	10.676
6	81.618	9.586
7	87.601	9.124
8	93.598	9.295
9	99.544	10.097
10	105.373	11.521
11	111.019	13.552
12	116.419	16.166
13	121.515	19.334
14	126.247	23.022
15	130.565	27.188
16	134.420	31.786
17	137.769	36.765
18	140.575	42.068
19	140.945	42.994

Circle Center At X = 88.981 ; Y = 65.968 ; and Radius = 56.860

Factor of Safety  
 \*\*\* 5.392 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	56.799	16.791

3	61.874	13.589
4	67.272	10.970
5	72.927	8.966
6	78.770	7.601
7	84.728	6.893
8	90.728	6.850
9	96.695	7.473
10	102.557	8.753
11	108.241	10.676
12	113.676	13.218
13	118.796	16.346
14	123.537	20.023
15	127.841	24.203
16	131.655	28.835
17	134.932	33.861
18	137.631	39.220
19	138.950	42.772

Circle Center At X = 88.115 ; Y = 60.803 ; and Radius = 54.016

Factor of Safety

\*\*\* 5.403 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	56.386	16.326
3	61.123	12.643
4	66.258	9.539
5	71.719	7.055
6	77.434	5.225
7	83.322	4.074
8	89.305	3.618
9	95.300	3.863
10	101.225	4.806
11	107.000	6.434
12	112.546	8.725
13	117.786	11.646
14	122.650	15.160
15	127.071	19.217
16	130.988	23.762
17	134.348	28.732
18	137.105	34.061
19	139.222	39.676
20	140.021	42.891

Circle Center At X = 90.180 ; Y = 54.860 ; and Radius = 51.258

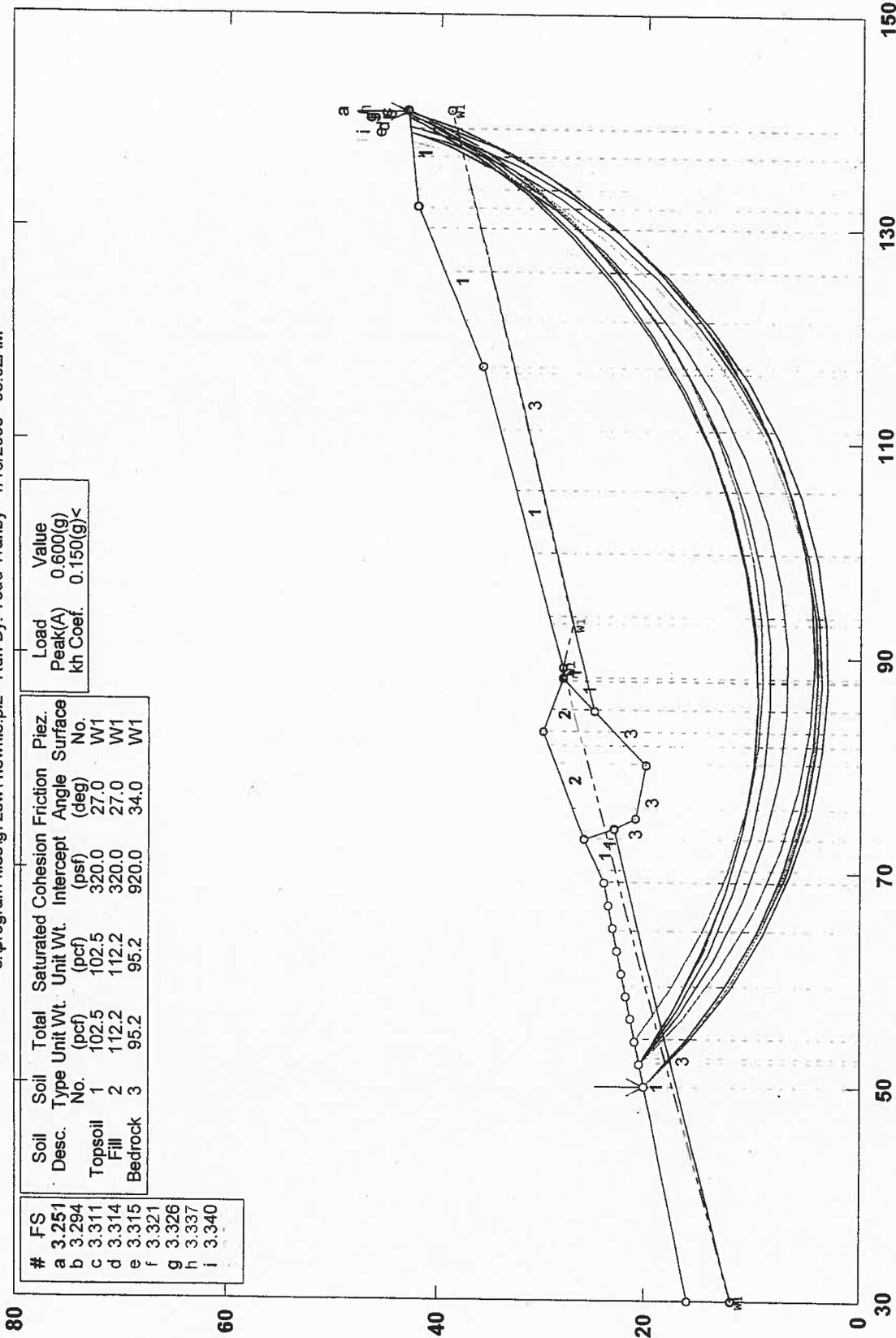
Factor of Safety

\*\*\* 5.411 \*\*\*

\*\*\*\* END OF GSTABL7 OUTPUT \*\*\*\*

# 226 & 232 Eucalyptus Hill Road Section A-A', Pseudostatic Analysis

c:\program files\g72sw\newfile.pl2 Run By: Todd Tranby 1/16/2009 08:02AM

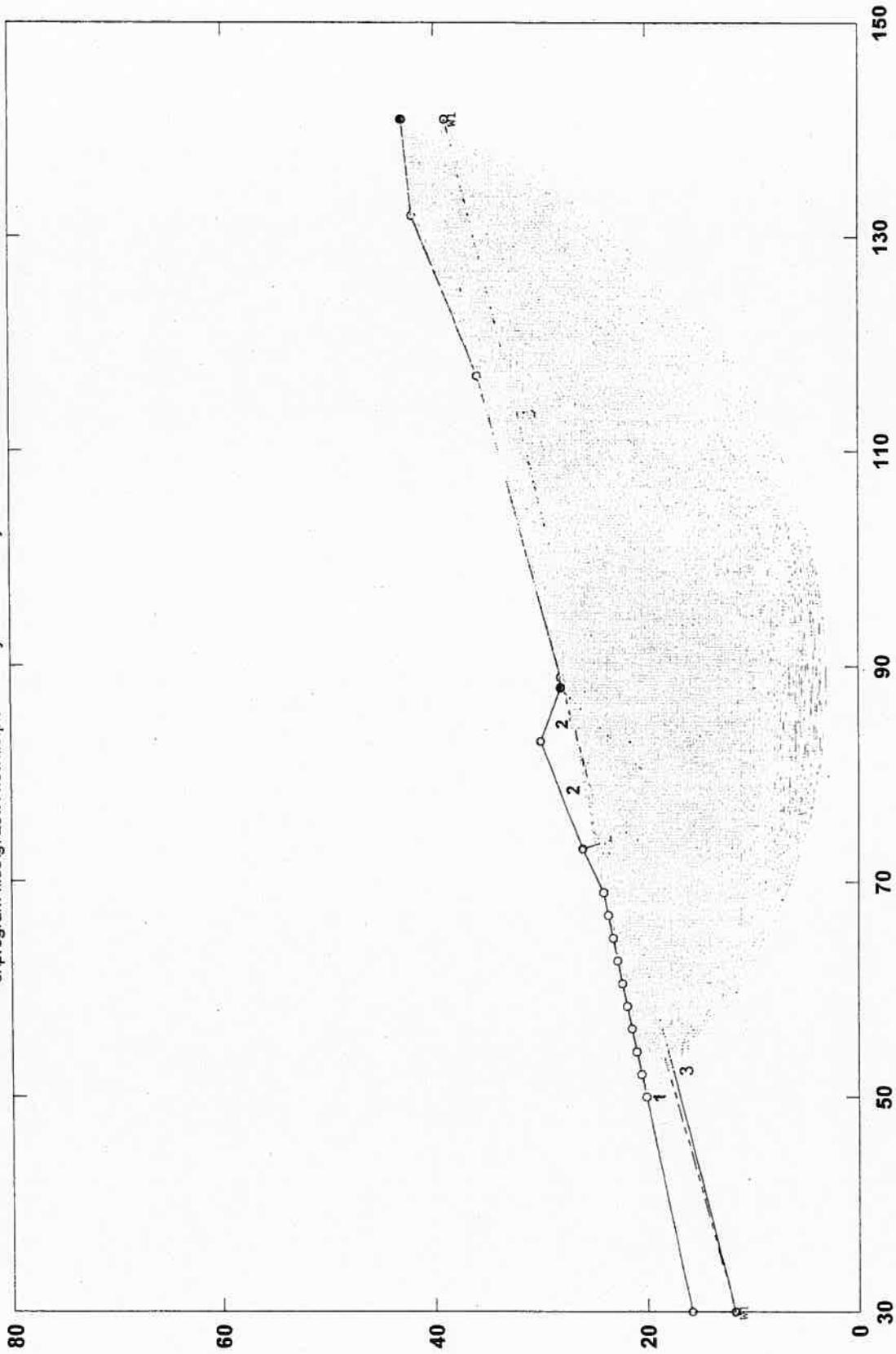


GSTABL7 v.2 FSmin=3.251  
Safety Factors Are Calculated By The Modified Bishop Method



# 226 & 232 Eucalyptus Hill Road Section A-A', Pseudostatic Analysis

c:\program files\lg72sw\newfile.plt Run By: Todd Tranby 1/16/2009 08:02AM



\*\*\* GSTABL7 \*\*\*

\*\* GSTABL7 by Garry H. Gregory, P.E. \*\*

\*\* Original Version 1.0, January 1996; Current Version 2.004, June 2003 \*\*  
 (All Rights Reserved-Unauthorized Use Prohibited)

\*\*\*\*\*

SLOPE STABILITY ANALYSIS SYSTEM

Modified Bishop, Simplified Janbu, or GLE Method of Slices.  
 (Includes Spencer & Morgenstern-Price Type Analysis)  
 Including Pier/Pile, Reinforcement, Soil Nail, Tieback,  
 Nonlinear Undrained Shear Strength, Curved Phi Envelope,  
 Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water  
 Surfaces, Pseudo-Static & Newmark Earthquake, and Applied Forces.

\*\*\*\*\*

Analysis Run Date: 1/16/2009  
 Time of Run: 08:02AM  
 Run By: Todd Tranby  
 Input Data Filename: c:\program files\g72sw\NewFile.in  
 Output Filename: c:\program files\g72sw\NewFile.OUT  
 Unit System: English  
 Plotted Output Filename: c:\program files\g72sw\NewFile.PLT  
 PROBLEM DESCRIPTION: 226 & 232 Eucalyptus Hill Road  
 Section A-A', Pseudostatic Analysis

BOUNDARY COORDINATES

Note: User origin value specified.  
 Add 30.00 to X-values and 0.00 to Y-values listed.

8 Top Boundaries  
 15 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	30.00	16.00	69.00	24.00	1
2	69.00	24.00	73.00	26.00	1
3	73.00	26.00	83.00	30.00	2
4	83.00	30.00	88.00	28.00	2
5	88.00	28.00	89.00	28.00	1
6	89.00	28.00	117.00	36.00	1
7	117.00	36.00	132.00	42.00	1
8	132.00	42.00	141.00	43.00	1
9	73.00	26.00	74.00	23.00	1
10	30.00	12.00	74.00	23.00	3
11	74.00	23.00	75.00	21.00	3
12	75.00	21.00	80.00	20.00	3
13	80.00	20.00	85.00	25.00	3
14	85.00	25.00	88.00	28.00	1
15	85.00	25.00	141.00	39.00	3

Default Y-Origin = 0.00(ft)  
 Default X-Plus Value = 0.00(ft)  
 Default Y-Plus Value = 0.00(ft)

ISOTROPIC SOIL PARAMETERS

3 Type(s) of Soil

Soil No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Param. (psf)	Pressure Constant (psf)	Piez. Surface No.
1	102.5	102.5	320.0	27.0	0.00	0.0	1
2	112.2	112.2	320.0	27.0	0.00	0.0	1
3	95.2	95.2	920.0	34.0	0.00	0.0	1

1 PIEZOMETRIC SURFACE(S) SPECIFIED

Unit Weight of Water = 62.40 (pcf)  
 Piezometric Surface No. 1 Specified by 4 Coordinate Points  
 Pore Pressure Inclination Factor = 0.50

Point No.	X-Water (ft)	Y-Water (ft)
1	30.00	12.00
2	89.00	28.00
3	93.00	27.00
4	141.00	39.00

Specified Peak Ground Acceleration Coefficient (A) = 0.600(g)  
 Specified Horizontal Earthquake Coefficient (kh) = 0.150(g)

Specified Vertical Earthquake Coefficient (kv) = 0.000(g)  
 Specified Seismic Pore-Pressure Factor = 0.000  
 A Critical Failure Surface Searching Method, Using A Random  
 Technique For Generating Circular Surfaces, Has Been Specified.  
 1000 Trial Surfaces Have Been Generated.

100 Surface(s) Initiate(s) From Each Of 10 Points Equally Spaced  
 Along The Ground Surface Between X = 50.00(ft)  
 and X = 69.00(ft)  
 Each Surface Terminates Between X = 88.00(ft)  
 and X = 141.00(ft)

Unless Further Limitations Were Imposed, The Minimum Elevation  
 At Which A Surface Extends Is Y = 2.00(ft)

6.00(ft) Line Segments Define Each Trial Failure Surface.  
 Following Are Displayed The Ten Most Critical Of The Trial

Failure Surfaces Evaluated. They Are  
 Ordered - Most Critical First.

\* \* Safety Factors Are Calculated By The Modified Bishop Method \* \*

Total Number of Trial Surfaces Attempted = 1000

Number of Trial Surfaces With Valid FS = 1000

Statistical Data On All Valid FS Values:

FS Max = 11.165 FS Min = 3.251 FS Ave = 5.406

Standard Deviation = 1.383 Coefficient of Variation = 25.57 %

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.454	16.083
3	59.324	12.577
4	64.549	9.628
5	70.067	7.271
6	75.810	5.536
7	81.710	4.443
8	87.694	4.005
9	93.690	4.227
10	99.625	5.108
11	105.427	6.636
12	111.026	8.793
13	116.353	11.552
14	121.346	14.881
15	125.941	18.738
16	130.085	23.078
17	133.726	27.846
18	136.821	32.987
19	139.332	38.436
20	140.847	42.983

Circle Center At X = 88.655 ; Y = 58.418 ; and Radius = 54.426

Factor of Safety

\*\*\* 3.251 \*\*\*

Individual data on the 36 slices

Slice No.	Width (ft)	Weight (lbs)	Water Force		Tie Force		Earthquake Force		Surcharge Load (lbs)
			Top (lbs)	Bot (lbs)	Norm (lbs)	Tan (lbs)	Hor (lbs)	Ver (lbs)	
1	2.3	295.7	0.0	0.0	0.	0.	44.4	0.0	0.0
2	0.4	115.7	0.0	8.0	0.	0.	17.4	0.0	0.0
3	1.8	701.8	0.0	216.7	0.	0.	105.3	0.0	0.0
4	4.9	3430.4	0.0	1794.2	0.	0.	514.6	0.0	0.0
5	5.2	5793.0	0.0	3456.0	0.	0.	868.9	0.0	0.0
6	4.5	6376.0	0.0	3878.0	0.	0.	956.4	0.0	0.0
7	1.1	1721.2	0.0	1063.9	0.	0.	258.2	0.0	0.0
8	2.9	5210.8	0.0	3035.0	0.	0.	781.6	0.0	0.0
9	0.7	1378.0	0.0	786.9	0.	0.	206.7	0.0	0.0
10	0.3	563.6	0.0	318.8	0.	0.	84.5	0.0	0.0
11	1.0	2045.8	0.0	1141.7	0.	0.	306.9	0.0	0.0
12	0.8	1726.3	0.0	951.4	0.	0.	258.9	0.0	0.0
13	4.2	9637.3	0.0	5095.6	0.	0.	1445.6	0.0	0.0
14	1.7	4235.2	0.0	2220.4	0.	0.	635.3	0.0	0.0

15	1.3	3275.5	0.0	1699.8	0.	0.	491.3	0.0	0.0
16	2.0	5012.3	0.0	2703.3	0.	0.	751.8	0.0	0.0
17	2.6	6270.9	0.0	3678.5	0.	0.	940.6	0.0	0.0
18	0.1	152.6	0.0	93.9	0.	0.	22.9	0.0	0.0
19	0.3	707.2	0.0	437.3	0.	0.	106.1	0.0	0.0
20	1.0	2297.0	0.0	1437.0	0.	0.	344.6	0.0	0.0
21	4.0	9368.8	0.0	5666.1	0.	0.	1405.3	0.0	0.0
22	0.7	1653.8	0.0	955.8	0.	0.	248.1	0.0	0.0
23	5.9	14517.6	0.0	8447.5	0.	0.	2177.6	0.0	0.0
24	5.8	14462.5	0.0	8543.0	0.	0.	2169.4	0.0	0.0
25	5.6	13850.3	0.0	8391.4	0.	0.	2077.5	0.0	0.0
26	5.3	12732.1	0.0	7994.4	0.	0.	1909.8	0.0	0.0
27	0.6	1499.9	0.0	995.5	0.	0.	225.0	0.0	0.0
28	4.3	9801.1	0.0	6361.6	0.	0.	1470.2	0.0	0.0
29	4.6	9692.7	0.0	6486.9	0.	0.	1453.9	0.0	0.0
30	4.1	7831.9	0.0	5394.6	0.	0.	1174.8	0.0	0.0
31	1.9	3222.8	0.0	2327.6	0.	0.	483.4	0.0	0.0
32	1.7	2592.2	0.0	1765.7	0.	0.	388.8	0.0	0.0
33	3.1	3628.4	0.0	2598.9	0.	0.	544.3	0.0	0.0
34	2.5	1745.4	0.0	929.5	0.	0.	261.8	0.0	0.0
35	0.1	23.5	0.0	0.8	0.	0.	3.5	0.0	0.0
36	1.5	316.4	0.0	0.0	0.	0.	47.5	0.0	0.0

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.038	17.111
3	62.292	14.213
4	67.817	11.875
5	73.555	10.119
6	79.443	8.966
7	85.418	8.427
8	91.418	8.509
9	97.377	9.210
10	103.231	10.523
11	108.919	12.434
12	114.378	14.923
13	119.552	17.962
14	124.383	21.520
15	128.821	25.558
16	132.818	30.032
17	136.331	34.896
18	139.323	40.097
19	140.594	42.955

Circle Center At X = 87.630 ; Y = 66.374 ; and Radius = 57.989

Factor of Safety

\*\*\* 3.294 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.177	17.321
3	62.539	14.627
4	68.141	12.480
5	73.930	10.902
6	79.847	9.908
7	85.834	9.508
8	91.831	9.706
9	97.778	10.500
10	103.616	11.882
11	109.288	13.838
12	114.738	16.350
13	119.909	19.392
14	124.753	22.933
15	129.220	26.939
16	133.265	31.370
17	136.850	36.181

18 139.937 41.326  
 19 140.712 42.968  
 Circle Center At X = 86.849 ; Y = 69.689 ; and Radius = 60.190  
 Factor of Safety  
 \*\*\* 3.311 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.291	15.909
3	59.033	12.233
4	64.164	9.124
5	69.618	6.622
6	75.322	4.760
7	81.201	3.563
8	87.179	3.046
9	93.176	3.216
10	99.115	4.071
11	104.917	5.600
12	110.506	7.782
13	115.809	10.589
14	120.756	13.984
15	125.282	17.923
16	129.328	22.354
17	132.841	27.218
18	135.774	32.452
19	138.090	37.987
20	139.491	42.832

Circle Center At X = 88.679 ; Y = 55.351 ; and Radius = 52.331  
 Factor of Safety  
 \*\*\* 3.314 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.368	15.989
3	59.175	12.399
4	64.360	9.380
5	69.855	6.970
6	75.589	5.202
7	81.486	4.098
8	87.471	3.673
9	93.466	3.932
10	99.392	4.871
11	105.172	6.479
12	110.732	8.734
13	115.999	11.608
14	120.905	15.063
15	125.386	19.053
16	129.383	23.528
17	132.844	28.429
18	135.726	33.691
19	137.989	39.248
20	138.976	42.775

Circle Center At X = 88.177 ; Y = 56.203 ; and Radius = 52.543  
 Factor of Safety  
 \*\*\* 3.315 \*\*\*

Failure Surface Specified By 20 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	56.492	16.436
3	61.314	12.866
4	66.513	9.871
5	72.021	7.491
6	77.766	5.759
7	83.671	4.695

8	89.659	4.315
9	95.651	4.623
10	101.568	5.616
11	107.333	7.280
12	112.869	9.593
13	118.104	12.525
14	122.968	16.037
15	127.398	20.084
16	131.336	24.611
17	134.729	29.560
18	137.532	34.864
19	139.710	40.455
20	140.359	42.929

Circle Center At X = 89.945 ; Y = 56.519 ; and Radius = 52.213

Factor of Safety

\*\*\* 3.321 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	57.187	17.337
3	62.557	14.660
4	68.168	12.533
5	73.962	10.977
6	79.883	10.006
7	85.871	9.631
8	91.867	9.856
9	97.811	10.678
10	103.642	12.088
11	109.304	14.074
12	114.740	16.615
13	119.895	19.685
14	124.717	23.255
15	129.160	27.288
16	133.177	31.744
17	136.730	36.579
18	139.783	41.745
19	140.330	42.926

Circle Center At X = 86.625 ; Y = 69.676 ; and Radius = 60.050

Factor of Safety

\*\*\* 3.326 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	54.222	20.969
2	59.158	17.556
3	64.425	14.683
4	69.966	12.381
5	75.718	10.676
6	81.618	9.586
7	87.601	9.124
8	93.598	9.295
9	99.544	10.097
10	105.373	11.521
11	111.019	13.552
12	116.419	16.166
13	121.515	19.334
14	126.247	23.022
15	130.565	27.188
16	134.420	31.786
17	137.769	36.765
18	140.575	42.068
19	140.945	42.994

Circle Center At X = 88.981 ; Y = 65.968 ; and Radius = 56.860

Factor of Safety

\*\*\* 3.337 \*\*\*

Failure Surface Specified By 19 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	52.111	20.536
2	56.799	16.791
3	61.874	13.589
4	67.272	10.970
5	72.927	8.966
6	78.770	7.601
7	84.728	6.893
8	90.728	6.850
9	96.695	7.473
10	102.557	8.753
11	108.241	10.676
12	113.676	13.218
13	118.796	16.346
14	123.537	20.023
15	127.841	24.203
16	131.655	28.835
17	134.932	33.861
18	137.631	39.220
19	138.950	42.772

Circle Center At X = 88.115 ; Y = 60.803 ; and Radius = 54.016

Factor of Safety

\*\*\* 3.340 \*\*\*

Failure Surface Specified By 20 Coordinate Points

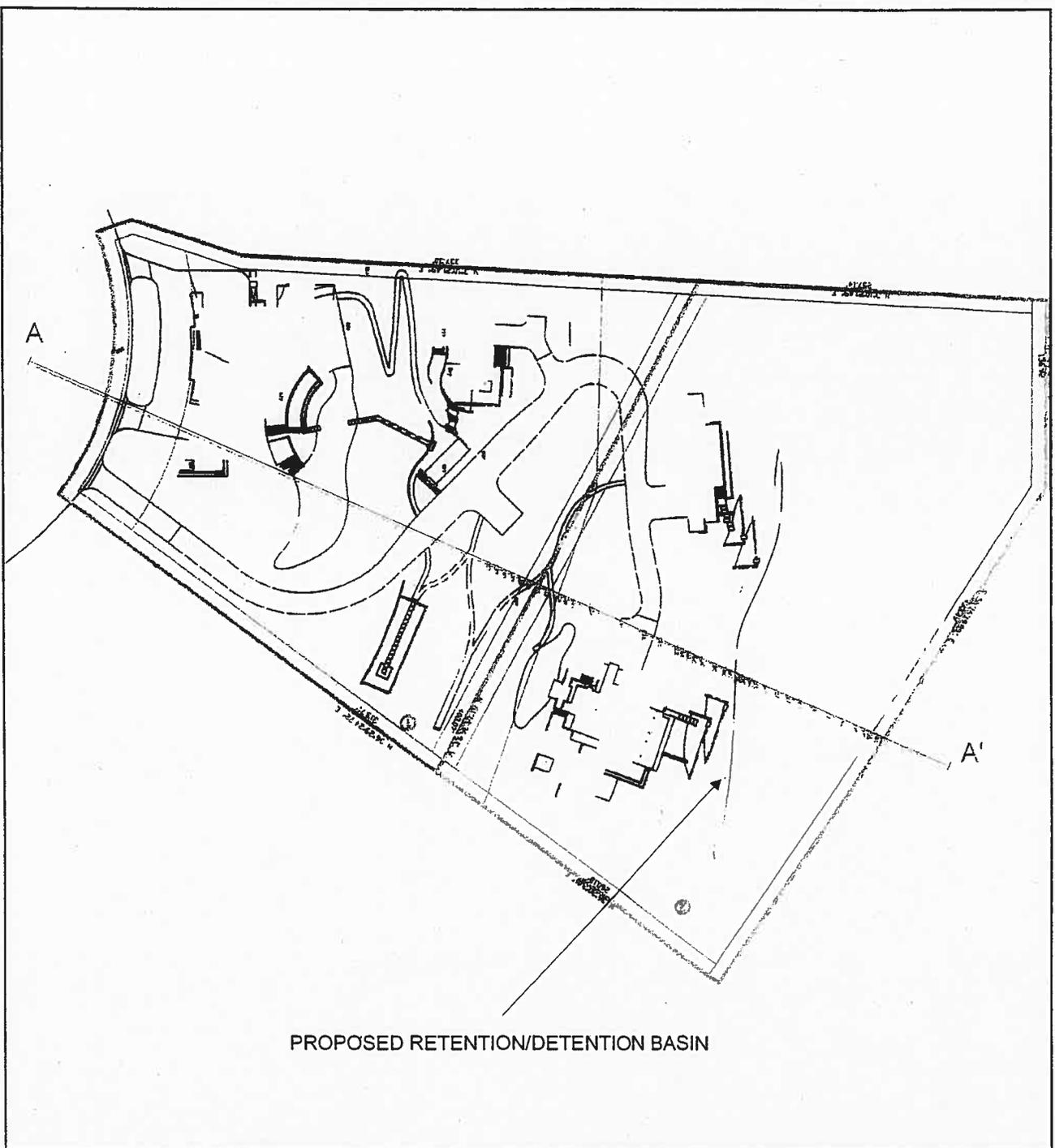
Point No.	X-Surf (ft)	Y-Surf (ft)
1	50.000	20.103
2	54.372	15.994
3	59.189	12.415
4	64.385	9.415
5	69.891	7.033
6	75.636	5.300
7	81.541	4.240
8	87.530	3.866
9	93.521	4.184
10	99.436	5.190
11	105.196	6.869
12	110.725	9.201
13	115.948	12.153
14	120.797	15.687
15	125.208	19.755
16	129.120	24.304
17	132.483	29.272
18	135.252	34.595
19	137.390	40.201
20	138.018	42.669

Circle Center At X = 87.743 ; Y = 55.825 ; and Radius = 51.968

Factor of Safety

\*\*\* 3.344 \*\*\*

\*\*\*\* END OF GSTABL7 OUTPUT \*\*\*\*



NOT TO SCALE

<b>SITE PLAN</b>	
226 & 232 EUCALYPTUS HILL DRIVE SANTA BARBARA, CALIFORNIA	
	<b>Earth Systems</b> Southern California
JANUARY 2009	VT-23720-01





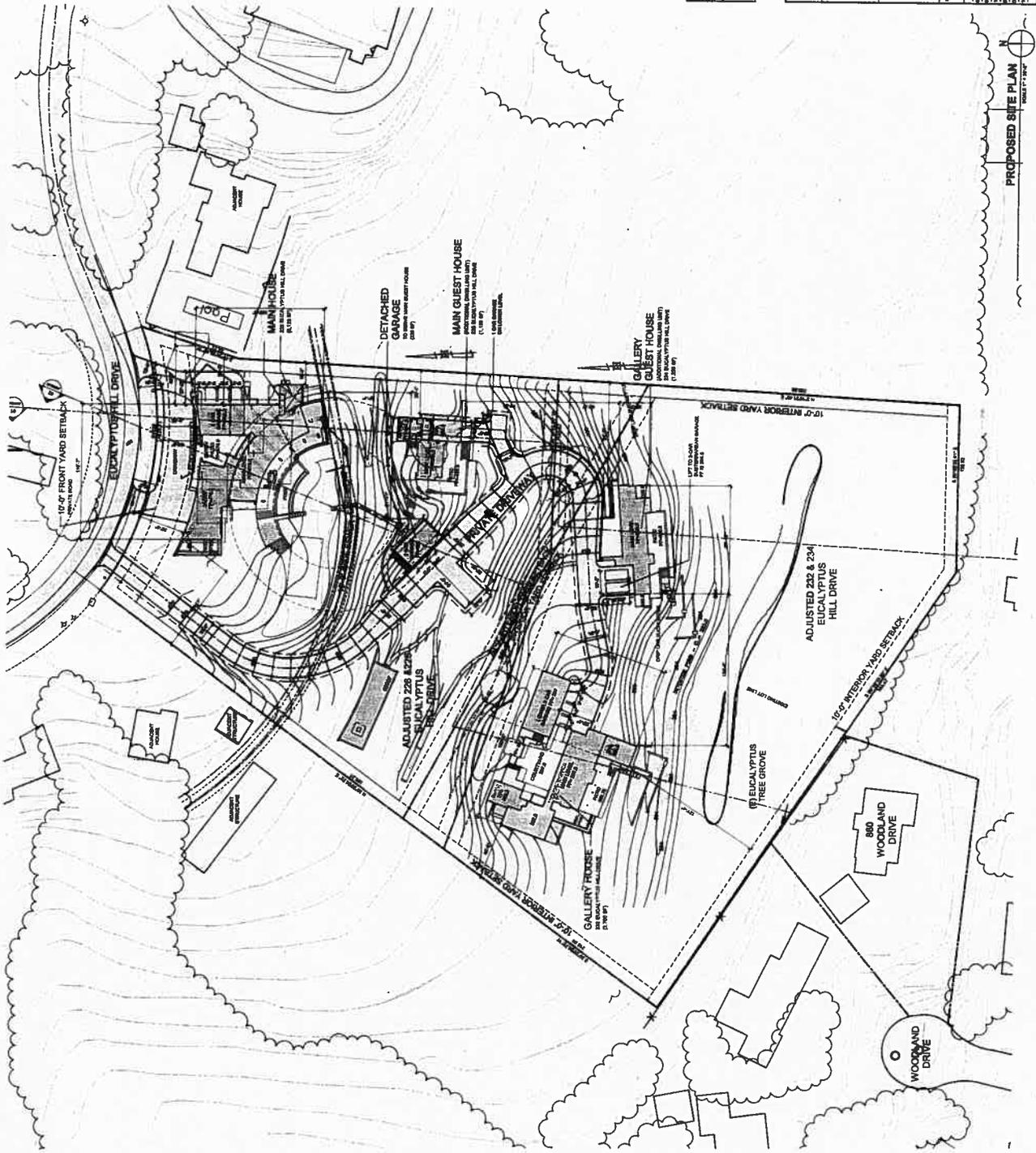


**RECEIVED**  
 AUG 03 2009  
 CITY OF SANTA BARBARA  
 PLANNING DIVISION

**GENERAL NOTE:**  
 1. THIS PLAN IS A PRELIMINARY LAYOUT AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**EUCALYPTUS HILL RESIDENCE**  
 222 & 234 EUCALYPTUS HILL DRIVE  
 SANTA BARBARA, CA 93101  
**SHUBIN-DONALDSON**  
 ARCHITECT, P.C.  
 1000 W. SANTA BARBARA AVENUE  
 SANTA BARBARA, CA 93101  
 TEL: 805.964.1111  
 FAX: 805.964.1112  
 WWW.SHUBIN-DONALDSON.COM

**A0.02**  
 PRELIMINARY SITE PLAN



**PROPOSED SITE PLAN**  
 SHEET 1 OF 2

