Agenda Item No._____

File Code No. 640.07

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 10, 2008

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of The Planning Commission Approval Of 565 Yankee Farm Road

RECOMMENDATION:

That the Council deny the appeal of Lori Rafferty, et. al., and uphold the Planning Commission approval of the Coastal Development Permit for the single family residence and associated development at 565 Yankee Farm Road.

EXECUTIVE SUMMARY:

On March 6, 2008, the Planning Commission approved a Coastal Development Permit (CDP) for the demolition of a single-family residence and construction of a new single family residence, with attached garage and workshop, an accessory structure, a pool and photovoltaic panels. At the hearing, several people, including the appellants, spoke in opposition to the project. Issues raised at the hearing and in the subsequent appeal of the project included: concerns about the size, bulk, and scale; construction traffic; grading; drainage impacts; change in the character of the neighborhood; and concern that the development is not designed within the neighborhood context (Attachment 1, Appellant Letter). This report addresses these concerns and why the Planning Commission determined the project was consistent with all applicable policies and regulations, as well as made findings to approve the CDP. While the appellants discuss Neighborhood Preservation Ordinance (NPO) inconsistency, that is not the subject of this appeal, as the Architectural Board of Review will determine consistency with the NPO at preliminary review. Therefore, staff recommends that you deny the appeal and uphold the Planning Commission approval.

DISCUSSION:

Project Description

The project consists of the demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,773 square feet (s.f.) with an attached 730 s.f. garage and an attached 402 s.f. workshop. Additionally, a swimming pool with a 450 s. f. cabana would be constructed approximately twenty-five feet south

of the residence. The total net square footage of the development is 8,335 s.f., and for purposes of the NPO, the total square footage would be 6,660 s.f. when the lower floor basement and cabana are discounted. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to 16 feet. A fire hydrant would be installed at the end of a hammerhead turnaround and is part of a fire access and safety plan consistent with Fire Department requirements.

Planning Commission Approval

The Planning Commission initially reviewed the project on December 6, 2007 (Attachment 3) and expressed some concerns about the size of the project, the drainage and the appropriate design review board. The Commission provided direction to both staff and the applicant to address these issues. The applicant returned with plans that demonstrated compliance with the Storm Water Management Program and showed greater consistency with the recommended floor area ratio (FAR) for the site. Staff determined that the project could continue to be reviewed by the Architectural Board of Review. On March 6, 2008, the Planning Commission approved the project that included some minor changes from the first hearing (see Attachments 4 and 5).

Appeal Issues (Note: some issues will be grouped and given one staff response)

1. Appellant: *The Planning Commission made a mistake in their judgment when they made the finding that the house is compatible with the neighborhood, because they used the wrong neighborhood*. *The project is not compatible with the Braemar Ranch neighborhood in terms of size, mass, bulk and scale and rural design character.*

   Staff Response: The project site is located within Component 1 (Western City Limit to Arroyo Burro Creek) of the Local Coastal Plan and is identified as the Campanil Area under the General Plan. Further, the project site is located in the Hillside Design District Area 1. These areas, identified in both the Coastal Plan and the General Plan, incorporate a broad area, with smaller neighborhoods located within these boundaries. For example, there is the neighborhood located south of Marina Drive, and the neighborhood within the Sea Ranch Drive area to name a few. In determining neighborhood compatibility, consistent with design guidelines, the applicant provided an analysis of development surrounding all sides of the project site. Since the project site is the northernmost lot accessed by Yankee Farm Road, and is located east of Braemar Ranch Road, the sample of surrounding lots incorporates several neighborhoods. Along the northern and eastern common lot lines are several larger estate homes that are part of the Campanil Road area. Therefore, stating that the project shall only be compatible with the development within the Braemar Ranch Road area is unrealistic. The immediately adjacent development must be considered for purposes of compatibility, no matter how the neighboring development is accessed.

2. *Views - The project creates adverse impacts on the public's views of the hillside, including views from both the ocean and scenic drives. The project has extremely excessive grading of thousands of yards and creates scarring on a very visible hillside. The project's unusual glass roof will beam light up into the sky at night and will be seen by much of the neighborhood.*

   The proposed project will be visible from some public viewing areas, such as the Douglas Family Preserve and from Yankee Farm Road. This is the case with the majority of hillside development. Material, colors and orientation of a structure take on more meaning and require greater scrutiny for consistency with design guidelines. The project has been reviewed by the Architectural Board of Review (ABR) at three meetings and direction has been provided to the applicant to use darker colors to blend the structure into the hillside. The ABR also stated that they appreciated that the house would be cut into the grade, consistent with the Hillside Design Guidelines. Because the lower portion of the house would be cut into the grade, a large amount of grading is proposed. However, excess fill will be used to fill in the area around the existing house pad, once it is demolished, to re-contour the hillside. Outside of the footprint of the house, there will be a minimal amount of grading to improve the driveway to the Fire Department required standards. No retaining walls are proposed for the driveway improvements, which usually causes the most concern about scarring associated with hillside development.

   The skylight is also subject to design review, and to be consistent with either the ABR or the Single Family Design Board, the guidelines state that "Flat skylights, made of non-reflective materials, is the preferred skylight type". The preliminary plans will include more detailed information on the materials being proposed, especially the skylight, to ensure they are consistent with the Design Guidelines. Light in the skylight will be directed down into the house, not up to the sky. Therefore, while the project will be visible from some public viewing areas, the ABR has stated that they appreciate that grading for the project will re-establish the natural contours, will use native landscaping, and that the house would be dug in consistent with the Hillside Design Guidelines. Local Coastal Plan policies require protection of views to, from and along the ocean. As designed and conditioned, the Planning Commission found that the project is consistent with these policies.

3. *Neighborhood Preservation Ordinance Consistency (NPO) – The Appellants expressed a number of concerns regarding consistency with the NPO and the related Guidelines, including:*

   - *The building height does not conform to the ordinance, because the project exceeds 85% of the allowed Floor Area Ratio (FAR).*
   - *The square footage of the house exceeds 100% FAR and is really 3 stories*
   - *The ground floor is called a basement on the plans and is, therefore, not included in the FAR; however, it does not meet the basement definition in the Zoning Ordinance, thus exceeding 100% FAR.*

- *The guidelines state that projects proposing more than 85% FAR on greater than 30% slopes require a Modification.*

The Planning Commission reviewed and approved the project subject to the findings of a Coastal Development Permit only. These appeal points are not applicable to the Coastal Development Permit, but to consistency with the Neighborhood Preservation Ordinance (NPO). Findings for the NPO will be considered by the Architectural Board of Review (ABR) at preliminary review after consideration of this appeal. Further, the Municipal Code section that was cited by the appellants only applies to projects that are on lots of less than 15,000 square feet. The Planning Commission did take the Single Family Design Guidelines into consideration in reviewing the project and included a condition requiring that the project will not exceed the 100% FAR Guideline.

The Planning Commission understood that the south-facing portion of the project is on two levels. The Commission also understood, based upon information presented in the project statistics on the plans, that the net square footage has remained approximately the same at 8,335 square feet. However, for discussion purposes only, the applicant demonstrated at the second Planning Commission meeting how the project net square footage under the NPO (6,660 s.f.) could be within 103% of the recommended FAR, which excludes basement square footage.

4. *Drainage - The runoff from the project will impact local drainages that lead into the ocean.*

   Initially, the proposal for draining the project site included a pipe to the base of the ravine, located to the east of the project site. However, at the second hearing, the applicant removed the pipe from the plans and incorporated a detention basin in addition to an originally-planned ungrouted swale and a sod roof on a portion of the structure. These design features will provide a means to capture runoff from the site and meet the requirements of the Storm Water Management Plan (SWMP).

   The proposed runoff control features that are included in the design of the development are consistent with the overall SWMP goal, which is to minimize increased drainage offsite and to reduce water pollution. The project will also be subject to all building code requirements, such as providing engineered calculations on the detention basin and best management practices (BMPs) for erosion control during grading. Therefore, runoff pollution from the project site would be minimal, if not eliminated, due to the distance of the development from the property lines and the permanent runoff control features.

5. *Building Height - Due to the basement under-story, the effective height of the project exceeds the 30 foot height limit. The Single Family Design Guidelines state that the apparent height should not exceed 30 feet. The Single Family Design Guidelines also state hillside projects should have a height of only 25 feet where the slope exceeds 25% as this project does.*

As discussed under appeal Item Number 3, the subject of the appeal is a Coastal Development Permit. This appeal point relates to consistency with the NPO, and the determination of consistency with the NPO cannot occur until preliminary review by the design review board. Please note that the Guidelines state that the projects should have an apparent height of 25 feet on slopes of less than 25%, not in exceedance. The project will not exceed the height limit.

6. *Solar Panels - Glare from the photovoltaic solar panel located on a visible 45% slope will be reflected into much of the neighborhood and they are proposed on 45% slopes.*

   As noted previously in this report, the project site is at the northeastern most point of the Braemar Ranch Road area, which is among the highest elevations of the area properties. For the solar panel to reflect glare into the neighborhood, the neighborhood would have to be located on or above the elevation of the solar panels, which is not the case. Staff and the Planning Commission did discuss the location of these solar panels and noted that they would be located on slopes exceeding 30%. The Planning Commission added a condition that the panels would be screened from views from below the project site. The location is already somewhat screened by existing vegetation. Therefore, the panels and associated screening will be subject to design review to reduce or eliminate any visual impacts up to the site.

7. *A portion of the proposed project is being built on slopes greater than 30%, which is not allowed by City ordinance. The Planning Commission would not have approved the project had they known. (the solar panels support structure is proposed to built on a 45% slope which is not allowed)*

   Avoiding development on slopes of 30% or greater is a policy under the Conservation Element, and the policy states that development should not be permitted. However, there is no prohibition on development on slopes greater than 30%. The proposed development is within an area that is less than 30%. Within this "envelope" is a dirt road that accessed Campanil Hill to the north many years ago, and some of the uphill cut for this road is greater than 30%. However, most of the building pad is less than 30%.

8. *The Planning Commission exceeded its authority by sending the project on to the ABR instead of the Single Family Design Board because the project had not made it to the preliminary ABR approval in the process at the time the Ordinance was passed in order to be able to avoid going to the Single Family Design Board.*

   At the first hearing, the Planning Commission asked staff to determine if Architectural Board of Review (ABR) or Single Family Design Board (SFDB) would be appropriate. Based upon our review of the background information on the SFDB ordinance and in consultation with staff involved in creating the SFDB Ordinance, staff determined the project could continue with the ABR.

9. *The Planning Commission was favorably swayed by the applicants' statement that this project will be carbon neutral. The project is green but is certainly not fully carbon neutral.*

   The Planning Commission's approval was based upon project consistency with the Coastal Development Permit findings. The Commission appreciated that the applicant was incorporating a number of green features, such as passive heating and cooling, a green roof, and green materials to name a few. However, the decision was not based upon a carbon neutral project. As the minutes reflect, the decision to approve this project was not unanimous. The Commission struggled with the project, but ultimately approved the project based upon a number of factors.

NOTE: The documents listed below have been separately delivered to the City Council and are available for public review in the City Clerk's Office:

- Public Comment Letters
- Project Plans

ATTACHMENTS:

1. Appellant's letter dated March 14, 2008
2. March 6, 2008 Planning Commission Memorandum with Exhibits A-D
3. December 6, 2007, Final Planning Commission Minutes
4. March 6, 2008 Draft Planning Commission Minutes
5. March 6, 2008 Draft Planning Commission Resolution 011-08

PREPARED BY: Peter Lawson, Associate Planner

SUBMITTED BY: Dave Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

City of Santa Barbara
City Clerk's Office
City Council

March 14th, 2008

Appeal of Decision by the Planning Commission

We are appealing the Coastal Development Permit approval by the Planning Commission on March 6, 2008, regarding 565 Yankee Farm Road (MST2005-00759).

[APPLICATION OF JESSICA GRANT & NILS HAMMERBECK AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)]

~~We are also appealing any Planning Commission approval having to do with other than~~ the Coastal Development ~~permit~~ approval, ~~on the grounds that the project does not~~ comply with the zoning ordinances.

~~*We appeal all planning commission approvals on the following grounds:*~~

1. The Planning Commission made a mistake in their judgement when they made the finding that the house was compatible with the neighborhood because they used the wrong neighborhood.

2. The project is not compatible with the Braemar Ranch neighborhood in terms of size, mass, bulk and scale and rural design character.

3. The project creates adverse impacts on the public's views of the hillside, including views from both the ocean and scenic drives.

4. The project has extremely excessive grading of thousands of yards and creates scaring on a very visible hillside.

5. The project's unusual glass roof (huge 30 foot diameter, all glass, sloped) will beam light up into the sky at night and will be seen by much of the entire neighborhood.

6. The height of the building does not conform to the ordinance. (the maximum FAR guideline for this project is 85% of the FAR guideline because the grading exceeds 500 yards and the slope of the lot exceeds 30% [per ordinance 28.15.083]).

7. The square footage of the house exceeds the maximum guidelines of the FAR in the NPO, and exceeds 85% of the guideline. (since the basement is legally a story per the zoning ordinance, the project is in fact 3 stories instead of the 2 stories claimed by the applicant).

8. The runoff pollution from the project will impact local drainages that lead into the ocean.

continued on next page...

9. Due to the basement under-story, the effective height of the projects exceeds the 30 foot height limit. The Single Family Design Guidelines state that the apparent height should not exceed 30 feet. The Single Family Design Guidelines also state hillside projects should have a height of only 25 feet where the slope exceeds 25% as this project does.

10. Glare from the photovoltaic solar panels located on a visible 45% slope will be reflected into much of the neighborhood.

11. The applicant called the first floor a basement, using faulty calculations but in fact it is an actual "story" to be counted in the FAR. Therefore the Planning Commission approved the project based on the assumption of a faulty FAR. This house exceeds the maximum FAR guidelines to a greater extent than the Planning Commission realized. They would very likely would have never approved it had they known the true FAR.

12. A portion of the proposed project is being built on slopes greater than 30%, which is not allowed by City ordinance. The Planning Commission would not have approved the project had they known. (the solar panels support structure is proposed to be built on a 45% slope which is not allowed.)

13. The Planning Commission exceeded its authority by sending the project on to the ABR instead of the Single Family Design Board because the project had not made it to the preliminary ABR approval in the process at the time the Ordinance was passed in order to be able to avoid going to The Single Family Design Board.

14. The Planning Commission mistakingly associated the project as being part of the Campnil Hill neighborhood instead of the Braemar Ranch neighborhood. This project has its only access from the Braemar Ranch neighborhood. All the residents of the Braemar Ranch neighborhood consider this house as being part of their neighborhood. It is the Braemar Ranch neighborhood that is visually impacted by the view of this excessively large house right on the ridge from the public streets of the Braemar Ranch neighborhood.

15. The applicant's overall project size is really 8542 square feet, while the average house size in the Braemar Ranch neighborhood is around 3000 square feet, therefore the project is totally out of scale and compatibility of the neighborhood. It is simply way too large!!!

16. The Planning Commission was favorably swayed by the applicants' statement that this project will be carbon neutral. The project is green but is certainly not fully carbon neutral. Contrary to the applicants' claims, the project— due to its overall massive size— is not fully sustainable and even with the green features of the project, may use more water, electricity, and natural gas than the typical house in the neighborhood, as well as use more material and energy to make and install all that material. The house uses an excessive amount of cement. To manufacture that massive amount of cement in the walls and floors, it will create up to 500 tons of CO_2 green house gases, because manufacturing one ton of cement creates 5 tons of CO_2 greenhouse gases.

17. The Single Family Design Guidelines say applications for projects over 85% of the guideline FAR will be accepted for processing without a modification request if slope is less than 30% and height is less than 25 feet and in the Hillside Design District if grading is less than 500 yards.

continued on next page...

ATTACHMENT 1

Signed by the following:

LORI RAFFERTY Print Name	507 Yankee Farm Rd. SB CA 93109 Address
687-2738 Telephone Number	Lori Rafferty Sign Name
TAKA NOMURA Print Name	523 BROSIAN WAY Address
805-565-5261 Telephone Number	John Nomura Sign Name
JOHN VANDER HEIDE Print Name	3158 BRAEMAR DR Address SB. CA
687-9580 Telephone Number	Sign Name
Jana & Jeff Young Print Name	525 Yankee Farm Rd Address
6828414 Telephone Number	SB 93109 J Young Sign Name
Jean Schuyler Print Name	3239 Cliff Dr. Address
682-1926 Telephone Number	Jean Schuyler Sign Name

continued on next page...

ATTACHMENT 1

Paul R. Weisman	465 Yankee Farm Rd.
Print Name	Address
6870470	[signature]
Telephone Number	Sign Name
Arent H. Schuyler Jr.	3239 Cliff Rd
Print Name	Address
682-1926	[signature]
Telephone Number	Sign Name
Robin WARD	3150 Braemar Dr.
Print Name	Address
682-8581	Robin Heli Ward
Telephone Number	Sign Name
G. SANJIV KAMATH	3230 Braemar Dr
Print Name	Address
682-7666	[signature]
Telephone Number	Sign Name
MARY KATHRYN KAMATH	3230 Braemar Dr., S.B.
Print Name	Address
682-7666	Mary Kathryn Kamath
Telephone Number	Sign Name
Print Name	Address
Nancy C. Edebo	516 Braemar Ranch Dr. 93109
Telephone Number	Sign Name
682-8778	Nancy C. Edebo

continued on next page...

ATTACHMENT 1

Robert Nichols	464 Yankee Farm Rd, Santa Barbara
Print Name	Address
805 687 4478	Robert D Nichols
Telephone Number	Sign Name
Print Name	Address
Telephone Number	Sign Name
Print Name	Address
Telephone Number	Sign Name
Print Name	Address
Telephone Number	Sign Name
Print Name	Address
Telephone Number	Sign Name
Print Name	Address
Telephone Number	Sign Name

City of Santa Barbara
Planning Division

Memorandum

REPORT DATE: February 14, 2008

AGENDA DATE March 6, 2008

TO: Planning Commission

FROM: Jan Hubbell, AICP, Senior Planner
Peter Lawson, Associate Planner

SUBJECT: 565 Yankee Farm Road

On December 6, 2007, the Planning Commission considered the proposed development for a new single family residence at 565 Yankee Farm Road. The staff report from December 6, 2007 is attached for your review and Attachment A, Conditions of Approval, has been updated as indicated by strikeout and underlined text. The project was continued with direction to staff and the applicant to return with the following:

- *The correct size of the project site.*

  Based upon a survey of the site, the correct size of the lot is 3.54 acres or 154,360 square feet.

- *Consider reducing the size of the structure and returning to design review for input.*

  The applicant has demonstrated that additional fill against the building could reduce the amount of "exposed" walls on the lower floor, thus qualifying for a basement credit. With the basement credit (for both the lower floor and the cabana), the project would be 103% of the recommended FAR. Thus, there have been no significant changes to the structure that would require further conceptual review by the ABR. On the lower floor, one wall was extended from the building, which allows for a roof element to be added from the upper floor. Additionally, the applicant has provided diagrams, which are attached to this memo, to demonstrate that portions of the upper and lower floor walls are offset. By offsetting the walls, the building would not read as one solid two story mass. The applicant will bring a physical model to the Planning Commission meeting to help with visualizing the project.

- *The project statistics have been updated, based upon supplemental information, and are included below. The living area increased by 185 square feet and the allowed maximum floor area increased by 70 square feet due to the corrected lot size.*

Use	Existing	Proposed
Living Area	1,798 s.f.	6,960 s.f.
Garage	567 s.f.	730 s.f.
Accessory Space	975 s.f.	Cabana @ 450 s.f. & Workshop @400 s.f.
Total Site Development	3,340 s.f.	8,540 s.f.
Basement Credits per NPO		- 225 s.f. (Cabana) - 1,655 s.f. (Residence)
Adjusted Total Development		6,660 s.f.
F.A.R – 0.04: 100% Max FAR 85% of Max FAR	6,437 s.f. 5,471 s.f.	
Note: The FAR is applied only as a guideline due to the size of the lot being greater than 15,000 s.f. The understories of the residence and the cabana each qualify for a 50% basement credit		

- *Resolution of whether this project should continue to be heard by the Architectural Board of Review (ABR) or Single Family Design Board (SFDB).*

  In consultation with the City Attorney's Office, staff determined that the project shall continue with the ABR. However, the project shall proceed in a timely manner and, if there are delays, then the project may begin anew with the SFDB. The ABR shall determine if the project is consistent with the Neighborhood Preservation Ordinance (NPO) findings.

- *Provide an updated drainage plan and calculations.*

  The applicant has provided a drainage plan that eliminates piping hardscape drainage off-site, which is consistent with the Storm Water Management Program. A detention basin has been added that would capture the net increase of impermeable surface runoff. There is sufficient area on the lot between the proposed residence and the property line, located downhill to the south, to allow sheet flow across the surface without impacting the neighboring properties. A drainage report is included with this memorandum.

- *Connect to the closest sewer service*

  The applicant is finalizing an agreement with an adjacent land owner located to the south-west, allowing access to a sewer lateral. The sewer lateral is down

slope of the proposed dwelling, thus no lift station will be necessary under this proposal.

Exhibits:

A. Preliminary Drainage Report, dated February 14, 2008
B. Updated Applicant Letter dated February 20, 2008 with attachments
C. Revised FAR Calculation
D. Planning Commission Staff report dated November 27, 2007

PRELIMINARY DRAINAGE REPORT
For the Proposed
HONUAKAI RESIDENCE
565 YANKEE FARM ROAD
APN 047-030-005
Santa Barbara, California

Feb 14, 2008

CLIENT:	Honuakai, LLC
PREPARED BY:	Penfield & Smith
	111 East Victoria Street
	Santa Barbara, CA. 93101
	(805) 963-9532
WORK ORDER NO.:	17360.01
PROJECT MANAGER:	Hady Izadpanah, P.E.
PROJECT ENGINEER:	Todd Robinson

EXHIBIT A

Objectives

The purpose of this report is to assess the hydrologic and hydraulic characteristics of the subject property. This report analyzes the effects of a 25-year storm event for both existing and proposed conditions. The proposed project shall safely convey the runoff from a 25-year storm event off the project site.

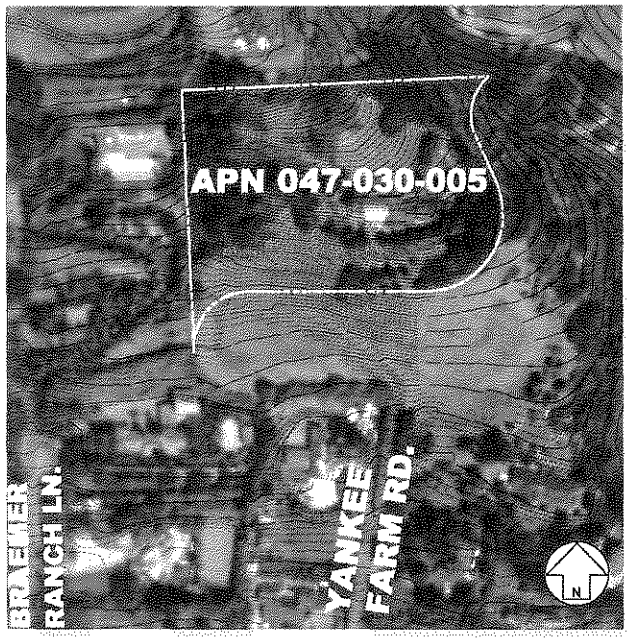


Figure A: Project Location

Project Description

The proposed new residence is located at 565 Yankee Farm Road in the Hope Ranch area of the City of Santa Barbara (see Figure A.) The project proposes to demolish the 2,773 sq.ft. existing residence and 567 sq.ft. carport, and construct a new 6,958 net sq.ft. single-family residence, 730 net sq.ft. garage and 450 net sq.ft. detached accessory structure with additional site improvements, including an improved widened driveway, on a 3.54-acre site.

Existing Conditions

The project site is situated on a ridge line with approximately 3-acres of the site draining southerly over-land onto Yankee Farm Road and the neighborhood north of Braemer Drive. In addition 0.50 acres of undeveloped off site area flows to the southerly area. The remaining 0.54-acre drains over-land to the north-east into an unnamed drainage course that flows south-easterly into a storm drain west of the neighborhood off Alan Road. This storm drain outlets into Arroyo Burro Creek north of Cliff Drive (see Figure B.) There is no existing storm drain system on or in the vicinity of the site.

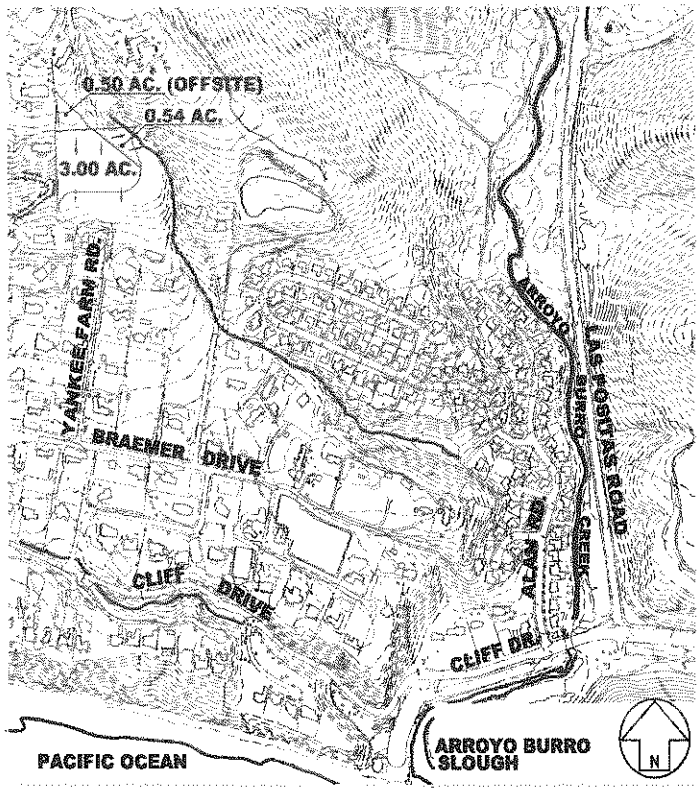


Figure B: Existing Drainage Map

Approximately 60% of the existing project site has slopes greater than 3:1, but less than 2:1.

Per the Preliminary Geologic Investigation by Adam Simmons—Consulting Geologist dated February 28, 2007, the site's topsoil is clay with underlying Monterrey Shale.

Approximately 8.2% of the existing property consists of buildings, asphalt pavement and other impervious hard surfaces.

The program "HydroCAD" was used to calculate existing 25-year storm event runoff from the project site and the off-site area. The sheet-flow runoff to the south and to the unnamed drainage course are 8.92 cfs and 1.41 cfs respectively.

Proposed Conditions

The proposed project will demolish the existing residence and construct a new residence in a different location on-site, a pool and cabana in the location of the existing buildings, an improved driveway, as well as additional patios, walkways and landscaping (see Figure C: Proposed Site.)

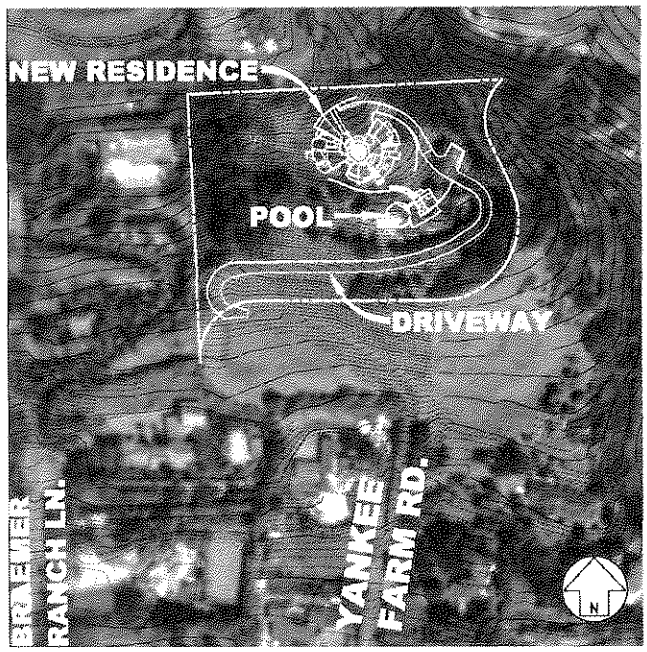


Figure C: Proposed Site

In order to protect the slope from erosion and to maintain slope stability, the proposed drainage design will collect storm water from the house and motor court and convey it to a retention/water quality pond. The runoff from the motor court will be collected from a trench drain and will be released into a bio-swale and then into the retention/water quality pond for filtering.

Approximately 0.51 Ac. of the site will now drain into the unnamed drainage course and approximately 3.03 Ac. Will drain southerly (see Figure D: Proposed Drainage Areas.)

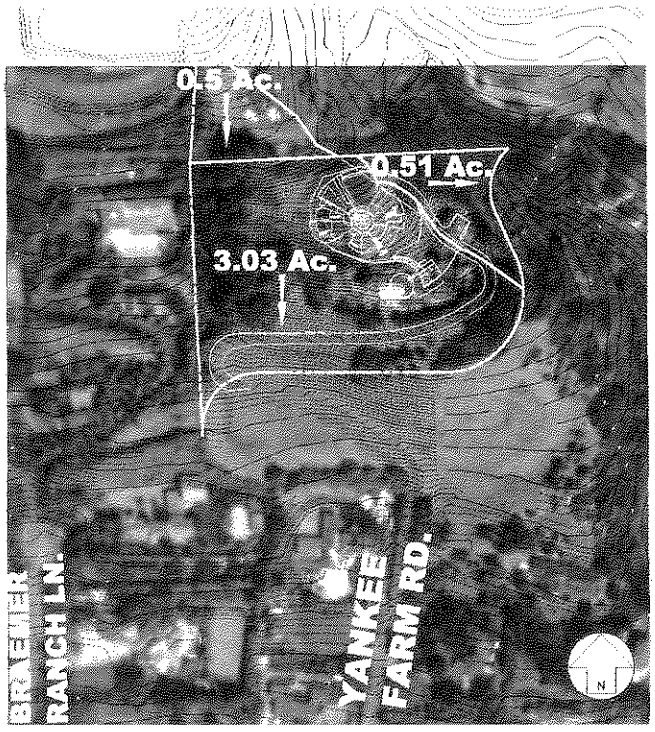


Figure D: Proposed Drainage Areas

The proposed driveway improvements will remove the existing asphalt pavement and repave a new driveway with asphalt surfacing except for the section of driveway uphill of the turnaround and the motor court which will be surfaced with permeable concrete stone pavers. The driveway surface will be pitched outwardly away from the residence to allow water to flow across the road and continue to sheet flow down the slopes and off-site. This will maintain the existing drainage patterns and prevent the storm water from being

concentrated at a specific point, thus decreasing the potential for erosion. The top of slope along the driveway will be landscaped with native or drought tolerant vegetation to further stabilize the soil and decrease the velocity of the sheet flow runoff. Allowing the runoff to sheet flow across the landscaping and native ground will act to keep pollutants in the storm water from leaving the site.

The rest of the site drainage that is not related to the proposed development will continue to drain via sheet flow. Additional native or drought tolerant vegetation will be added to the property's slopes to further stabilize it.

Approximately 13% of the post-project property will consist of buildings, asphalt pavement and other impervious hard surfaces.

The program "HydroCAD" was used to calculate existing 25-year storm event runoff from the project site and the off-site area of 9.46 cfs to the South and 1.30 cfs to the unnamed drainage course. As required by the City, a retention pond is proposed to reduce the 25-year storm event runoff volume to the south.

Retention/Water Quality Pond

Based on requirements from the City of Santa Barbara Storm Water Management Program the following equation can be utilized to determine volumetric calculations for retention.

$$V = 0.5xQ_{25increase}x2.67xT_c$$

Where
Q_{25}=increase in post development run-off
T_C=720 seconds

Q25= Post development runoff to southern drainage area – Pre development runoff to southern drainage area
Q25= 9.46 – 8.92 = 0.54 cfs

Therefore:
$$V = 0.5x0.54cfsx2.67x720 = 519cubic - ft$$

Storage required = 519 cu.ft.= 3,883 gallons

The proposed retention pond volume as shown on the plans is 4,978 gallons which exceeds the required volume by 1,095 gallons and thus reducing the volume of the flow to the south by 28%.

Summary of Findings

Table 1: Area of Site Draining to South (including off-site flow)

	Area Draining to South (Ac.)	25-yr. Peak Flow Rate, Q (cfs)
Pre-Project	3.5	8.92
Post-Project	3.53	9.46
% Difference	0.9%	6.1%

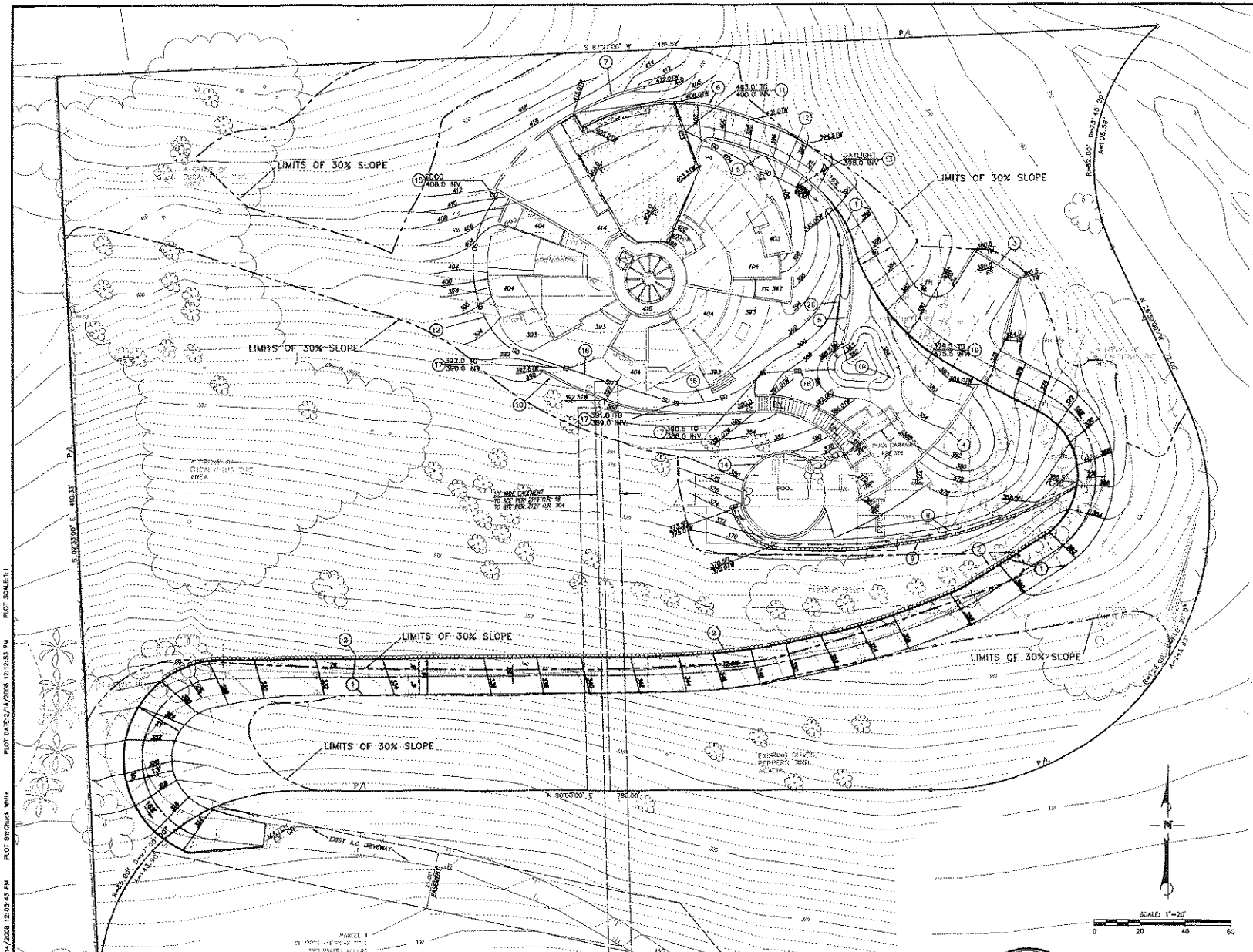
Table 2: Area of Site Draining to Unnamed Drainage Course

	Area Draining to Drainage Course (Ac.)	25-yr. Peak Flow Rate, Q (cfs)
Pre-Project	0.54	1.41
Post-Project	0.51	1.3
% Difference	-5.6%	-7.8%

Conclusions

The proposed grading and drainage plan is consistent with the City's Storm Water Management Program (SWMP) design criteria for development on hillsides and the recommendations of the Preliminary Geologic Investigation by Adam Simmons.

The proposed development will slightly increase the percentage of impervious area; however, the new storm drain system will divert much of the increased site runoff to the retention/water quality pond so there is no significant change in storm water runoff from this site to the neighborhood to the south. In fact, the proposed retention pond will reduce the runoff volume to the south for a 25-year storm event.



CONSTRUCTION NOTES

1. PROPOSED DRIVEWAY PER DETAIL "C", SHEET 6.
2. PROPOSED ROCK RETAINING WALL (0' TO 4' HIGH).
3. PROPOSED CONCRETE RETAINING/SCREEN WALL (6" TO 5' HIGH).
4. PROPOSED CONCRETE RETAINING/SCREEN WALL (5" TO 7' HIGH).
5. PROPOSED CONCRETE RETAINING WALL (1' TO 6' HIGH)
6. PROPOSED CONCRETE RETAINING WALL (6" TO 5' HIGH)
7. PROPOSED CONCRETE RETAINING WALL (1' TO 7' HIGH)
8. PROPOSED ROCK LINED SWALE PER DETAIL "D", SHEET 6.
9. PROPOSED ROCK RETAINING WALL (2' HIGH MAX.)
10. PROPOSED CONCRETE RETAINING WALL (6" TO 3' HIGH)
11. PROPOSED 6" WIDE TRENCH DRAIN.
12. PROPOSED 4" P.V.C. STORM DRAIN AT 2% MIN. SLOPE, PER DETAIL "A", SHEET
13. PROPOSED 5' X 3' X 18" THICK ROCK RIP-RAP AT THE OUTLET.
14. PROPOSED CONCRETE RETAINING WALL FOR POOL.
15. PROPOSED 6" STD. CLEANOUT
16. PROPOSED 6" P.V.C. STORM DRAIN TO COLLECT ROOF DRAINS (2% MIN. SLOPE).
17. PROPOSED 8" X 8" AREA DRAINS.
18. PROPOSED 8" P.V.C. STORM DRAIN AT 2% MIN. SLOPE, PER DETAIL "A", SHEET
19. PROPOSED RETENTION/WATER TREATMENT POND WITH PVC LINER.
20. PROPOSED BIOSWALE PER LANDSCAPE ARCHITECT'S PLANS.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE EXISTING
- X — FENCE LINE
- S — SEPTIC SEWER LINE
- RETAINING WALL
- ROCK RETAINING WALL
- SAWCUT
- DAYLIGHT
- G — GAS
- SD — STORM DRAIN
- S — SANITARY SEWER
- FM — SANITARY SEWER FORCE MAIN
- W — WATER
- U — COMMON UTILITY TRENCH
- CONCRETE STONE PAVERS
- A.C. PAVEMENT

PLOT SCALE:1:1
PLOT DATE:2/14/2008 12:12:53 PM
PLOT BY:Chuck White
SAVE DATE: 2/14/2008 12:03:43 PM
30-ENG

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineers · Surveyors · Planners
- Construction Management -
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN: HI CHECKED:
HADY IZADPANAH DATE:
PROJECT ENGINEER
R.C.E. 45823 (EXP. 12-31-08)

REGISTERED PROFESSIONAL ENGINEER HADY IZADPANAH NO 45823 CIVIL STATE OF CALIFORNIA

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY GRADING AND DRAINAGE PLAN

HONUAKAI RESIDENCE – APN 047-030-005

CITY OF SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 17360.01
SHEET C4 OF 8
PLAN DATE FEBRUARY 200

GENERAL NOTES:

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN FOR EROSION CONTROL PURPOSES ONLY. REFER TO THE PROJECT IMPROVEMENT PLANS FOR CONSTRUCTION PLANS AND DETAILS.
2. THIS PLAN IS PROVIDED FOR THE PURPOSE OF OBTAINING PERMITS ONLY, AND SHALL NOT BE CONSTRUED AS DIRECTION TO THE CONTRACTOR REGARDING MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL DETERMINE THE MOST APPROPRIATE MEANS AND METHODS TO ACHIEVE THE DESIRED GOAL AND SHALL OBTAIN APPROVAL FROM THE CITY OF SANTA BARBARA FOR ANY DEVIATION FROM THIS EROSION CONTROL PLAN.
3. EROSION CONTROL MEASURES INSTALLED TO PROTECT DRAINAGE COURSES SHALL REMAIN IN PLACE YEAR ROUND.

CONSTRUCTION NOTES:

(1) PROPOSED SILT FENCE AT APPROXIMATE LOCATIONS SHOWN, PER DETAIL "E", SHEET C6

(2) INSTALL RIBBED PLATE FOR CONTROLLED CONSTRUCTION ENTRANCE. WIDTH OF CONTROLLED ENTRANCE SHALL APPROXIMATELY MATCH THE EXISTING PAVED ROAD.

(3) PROPOSED ROCK BARRIER BAG DESILTING FACILITY AROUND EXISTING/PROPOSED STORM DRAIN INLET PER DETAIL "D", SHEET 6

(4) PROPOSED SLOPES TO BE PROTECTED WITH JUTE NETTING OR BONDED FIBER MATRIX, INSTALLED AT DISCRETION OF CONTRACTOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

(5) PROPOSED CONCRETE WASH-OFF AREA PER DETAIL "I" SHEET 6. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS OUTSIDE OF CONTAINMENT AREA.

EROSION CONTROL MEASURE LEGEND:

ROCK BAG DESILTING FACILITY

SILT FENCE

LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPERTY LINE EXISTING
FENCE LINE
SEPTIC SEWER LINE
RETAINING WALL
ROCK RETAINING WALL
SAWCUT
DAYLIGHT
GAS
STORM DRAIN
SANITARY SEWER
SANITARY SEWER FORCE MAIN
WATER
COMMON UTILITY TRENCH
CONCRETE STONE PAVERS
A.C. PAVEMENT

SCALE: 1"=20'

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineers · Surveyors · Planners · Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN: HI CHECKED: ____
HADY IZADPANAH DATE ____
PROJECT ENGINEER
R.C.E. 45823 (EXP. 12-31-08)

REGISTERED PROFESSIONAL ENGINEER HADY IZADPANAH NO 45823 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

EROSION CONTROL

HONUAKAI RESIDENCE - APN 047-030-005

CITY OF SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 17360.01
SHEET C5 OF 8
PLAN DATE: FEBRUARY 200

36-ENG SAVE DATE: 2/13/2008 2:41:14 PM PLOT BY: Chuck White PLOT DATE: 2/13/2008 2:46:28 PM PLOT SCALE: 1:1

February 20, 2008

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

Dear Planning Commissioners:

Thank you for all your positive comments during the December 6, 2007 presentation and in raising the questions regarding your greatest concerns in being able to support the project. We especially appreciated your opinions to keep the project with the ABR due to the project's unique characteristics and history within the process. After the Planning Commission Hearing, City Staff confirmed that the project would return to the ABR for the NPO findings. Below we have highlighted what we understood your concerns to be at the December 6th Hearing and have addressed these concerns accordingly:

1.) No grading / development shall take place on slopes over 30%:
No development is occurring on these steeper slopes. The only outstanding question we need feedback from the City on, and which staff has been unable to answer for us is whether solar installations can be placed on these slopes. Given that they are ideally situated at a 30 degree angle, placing them directly on these slopes is simple and effective. Also, although State Law (See attached Exhibit 1 regarding Solar Rights legislation) now restricts local municipalities from denying solar installations based on aesthetic reasons, we know we can place them in areas where they will not be visible to any of our neighbors. The roofs of our structures do not face in the preferred direction for solar (and are not big enough) and the systems (pool, domestic hot water, and photovoltaic) will not fit into the building envelope. Thus their inclusion is based in being able to place them on these slopes.

2.) Resolve the Drainage plan including a retention bio-swale:
We have revised and updated our solution with City staff to their satisfaction and have updated the plan and drainage report created by Penfield & Smith. We have removed the hard pipe to the unnamed drainage and have created an on-site impermeable retention pond that will capture all concentrated flow resulting from roof and foundation drains. We plan to pave our driveway and auto-court beyond the hammerhead turnaround with permeable pavers while still maintaining the trench drain, bio-swale, and so forth at the top of the driveway to capture runoff during a 25 year storm event. All areas below our building site will remain as sheet flow as has historically existed and must remain so due to the lack of a public storm drain system on Yankee Farm Road, which neighbors have mentioned leads to flooding of the street and their

properties. Impermeable areas have been minimized and the pond has been oversized to assist in this issue as much as possible and per the current Storm water regulations.

3.) The project must connect to City Sewer:
The applicant is fine with the connection to City sewer being a condition of final approval. We are in negotiations with our westerly neighbor to connect to the sewer main at the end of Braemar Ranch Lane through a private easement that will be granted across their property and will allow for connection to the closest City sewer main that is in a gravity flow direction from our property. A private easement document signed by both parties confirming this agreement and setting forth its terms will be forthcoming to City Staff.

4.) F.A.R. discussion/ clarifications:
Although the minutes from the December 6th hearing (published on-line on February 8, 2008) state that the board suggests the project return under the 100% maximum FAR. This statement was not clear during the meeting nor while reviewing the taped proceedings. Also, as the NPO states in Section 28.15.083, the FAR maximums legally apply only to lots under 15,000sf in area. Although the FAR is just a guideline for this property, it was brought to our attention that we should revisit the calculation methodology due to discrepancies of the site's size and to determine if the project qualifies for a FAR credit for the basement.

We have clarified the size of the site (See Exhibit 2) and it was the larger number between what the City GIS estimated and the Assessors office stated. This only slightly increased our guideline FAR #, from 6,358 sf to 6,437 sf. (We also have noticed this discrepancy exists on many other lots in the neighborhood in the City records, which only goes to show that FAR comparison percentages given by City Staff at the PC Hearing may have the same level of inaccuracy. Lots sizes vary between the records, no data is available for net lots sizes, and the assessors office is not sure whether the data provided by them is for gross or net values.)

We also studied the basement credit rule and found it very easy to meet. We were able to achieve the basement credit by slightly reducing the amount of linear length of exposed walls and increase the amount of buried walls. There was no effect to the grading plan or the need for any additional retaining walls to manipulate grades around the perimeter of the structure. The solution ironically increased square footage by 180 sf to achieve compliance with the language of City regulations as adopted, but at the same time reduced the amount of 2 story vertically stacking walls from 8% of the project to a mere 4%. (See Exhibit 3)

We are frustrated with City Staff that this credit was not brought to our attention in the DART process as we believe the initial PC Staff Report would have been drastically different with respect to the FAR discussion since it brings the same house design from a 140% FAR to a 103% FAR. Although Staff (and us) are getting up to speed on the fine print in the Single Family Design Guidelines, this 103% FAR further confirms how much of the house is buried into the hillside reducing the visual effect of the development.

During adoption of the NPO amendments by City Council on January 15, 2008, Councilmember Grant House specifically stated that 'the definitions of basement and cellar subterranean space not counting towards the computation of net square footage are important, because it emphasizes that the real concern of the City is the visual impact on the character of the neighborhood, not particularly the usable size of the space on the inside, especially when such extra space is hidden from people's view.' If necessary, we will volunteer to be under 100% of guideline if the Commission wants to make it a condition of approval prior to final ABR review.

5.) Reduce the Scale of the project:
This was mentioned as an item by two Commissioners and was combined into the FAR issue in the minutes. I see them as separate issues In response however, it is important to look at two critical statistics: (1.)- That our project is five to ten feet below the height limit for the area as can be seen in the sections on sheet A4. (2.)- That our project has 24% of its exterior wall surfaces 'buried' according to the rules, 71% of exterior walls are 'single story' in terms of massing (walls step at least 5' between vertical planes), and a mere 5% has '2 story' vertical massing. (Diagrams of this are attached as Exhibit 4.) These calculations do not include the cabana, which is 51% buried and 49% 1 story. We doubt there are many hillside 2 story projects in the City of Santa Barbara with scale statistics as visually small as ours.

6.) A physical model has been requested:
We will bring the same model to the March 6 PC hearing that we brought into the ABR hearing of Dec. 11, 2006. This model is for massing purposes only and does not include materiality or colors. To be clear, the last time we went to ABR they asked for more 3d visual representations, not a physical model (which they had already seen.) In response to their comments that the elevations were confusing, we created the 3d computer models of existing and proposed, which led to the diagrams and renderings from eye level and realistic vantages that we presented to you in December and that we look forward to showing them when we return for NPO findings.

We look forward to having another 15 minutes with you to further explain our project and concentrate more time on the architecture rather than the neighborhood, to facilitate a better understanding of the passive solar, natural day lighting, energy efficiency and green materials we seek to incorporate. In his regard, we were happy to note that the time sensitive presentation that followed ours on December 6, 2007 was by the USGBC on the LEED rating system. Some of the items they mentioned are important as they relate to our challenges as well: namely that we are seeking market transformation in our sector by employing materials and methods the language of which most people here are not yet familiar. We hope that you can show your support for our efforts by approving our CDP application and sending the project to ABR with positive comments regarding the NPO findings. We also hope that representatives from this Commission will follow this project back to the ABR such that intentions are clear and communication is consistent.

We would like to conclude in the same language that we ended our Power-point presentation on December 6, 2007 as it is all still the truth:

1.) We are increasing the amount of privacy and lessoning the visual impact of development over what exists.
2.) We're improving the drainage infrastructure on the property where previously none existed.
3.) We're dramatically decreasing the fire danger on the property over what has historically existed.
4.) We're handling all of our grading operations in a balanced manner on site according to the guidelines to minimize the impact on the local neighborhood and City beyond, and that avoids visual scarring, maintains low retaining walls, and appears natural when complete.
5.) We're saving the majority of existing mature trees on site and adding new trees at a replacement rate of 5 to 1.
6.) We're improving the neglected site vegetation to high fire hazard standards and adding native and drought tolerant species to minimize water usage.

7.) We're creating an architecture and landscape of the highest quality and within the visual character that Santa Barbara prides itself in.
8.) We're creating a house that is larger than many by number but due to its passive solar nature, natural day-lighting, green materials, and active solar will be far more energy efficient than all other homes in the area.
9.) We hope that we're showing that when the spirit of the process is followed proactively, that the established guidelines work and fulfill their intent.
10.) We believe that we are setting positive precedents for the rest of the neighborhood to follow.

Sincerely,

Nils Hammerbeck
Architect
Managing Director of Honuakai LLC

Jessica Grant
Senior Planner
Penfield & Smith

CC: Honuakai LLC, 565 Yankee Farm Road, Santa Barbara, CA 93109

Exhibits:

1. State of California Solar Rights Acts
2. Surveyors Certification re: Legal Lot Size
3. Revised 'Basement Credit' Compliant Floor Plan for reduced Net FAR
4. Calculation data for Subterranean vs. 1 Story vs. 2 Story Wall Massing Statistics

HELPFUL
LEGAL REFERENCES FOR SOLAR RIGHTS

SOLAR RIGHTS ACT - CIVIL CODE 714
Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property that effectively prohibits or restricts the installation or use of a solar energy system is void and unenforceable.

SOLAR EASEMENTS - CIVIL CODE 801.5
"Solar easement" means the right of receiving sunlight across real property of another for any solar energy system. Direct sunlight to a specified surface of a solar collector, device, or structural design feature may not be obstructed.

REMOVE MUNICIPAL BARRIERS TO SOLAR - GOVERNMENT CODE 65850.5
Local agencies shall not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of homeowners and agricultural and business concerns to install solar energy systems.

SOLAR SHADE CONTROL ACT - PUBLIC RESOURCES CODE 25980
No person owning, or in control of a property shall allow a tree or shrub to be placed, or, if placed, to grow on such property, subsequent to the installation of a solar collector on the property of another so as to cast a shadow greater than 10 percent of the collector absorption area upon that solar collector surface on the property of another.

PERMIT APPROVAL - HEALTH AND SAFETY CODE 17959.1
A city or county may not deny an application for a use permit to install a solar energy system unless it makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is not feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

PROPERTY TAX EXEMPTION - REVENUE AND TAXATION CODE 73
The term "newly constructed," does not include the construction or addition of any active solar energy system, thereby creating tax appraisal exclusion.

Exhibit 1- New State of California Codes regarding installation of Solar Systems

Gilmour
LAND
SURVEYING INC.
7127 HOLLISTER AVE., SUITE 25A-301
GOLETA, CA 93117
ph 805.685.4500 fax 805.685.4005
CHRIS@GILMOURLANDSURVEYING.COM

FEBRUARY 1, 2008

NILS HAMMERBECK, ARCHITECT
STUDIO XYZ DNA
P.O. BOX 1284
SANTA BARBARA, CA 93102

RE 565 YANKEE FARM ROAD A.P.N. 047-030-005

DEAR MR HAMMERBECK,

AFTER LOOKING AT YOUR QUESTION YOU ARE RIGHT, THERE ARE SEVERAL AREAS OF RECORD FOR THIS LOT. THE COUNTY TAX ASSESSOR PLACES IT AT 3.51 ACRES, 152,895.6 SQ.FT. IN THEIR RECORDS. THE CITY OF SANTA BARBARA GIS ESTIMATE IS 3.51 ACRES 148,296.01 SQ.FT. AND THE RECORD LEGAL DESCRIPTION, INST. NO. 2005-0074530 O.R. CALCULATES OUT AT 3.54 ACRES, OR 154,360.8 SQ.FT.

AS A NOTE 3.51 X 43,560 = 152,895.6 SO THE TAX ASSESSOR GOT THE ACREAGE AND THE SQUARE FEET TO MATCH ON PAPER.

I HAVE ATTACHED THE LEGAL DESCRIPTION, INST. NO. 2005-0074530 O.R., ALONG WITH CLOSURE CALCULATIONS FOR THE LOT BASED ON THE DESCRIPTION. I BELIEVE THE CONFUSION CAME FROM THE CURVES ALONG THE EAST LINE.

SO BASED ON THE RECORDED LEGAL DESCRIPTION THE CORRECT AREA IS 3.54 ACRES, OR 154,360.8 SQ.FT.

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL ME 805-403-5331 (CELL).

SINCERELY

CHRISTOPHER G. GILMOUR, PLS 7643

Exhibit 2: Surveyors Certification re: Legal Lot Size

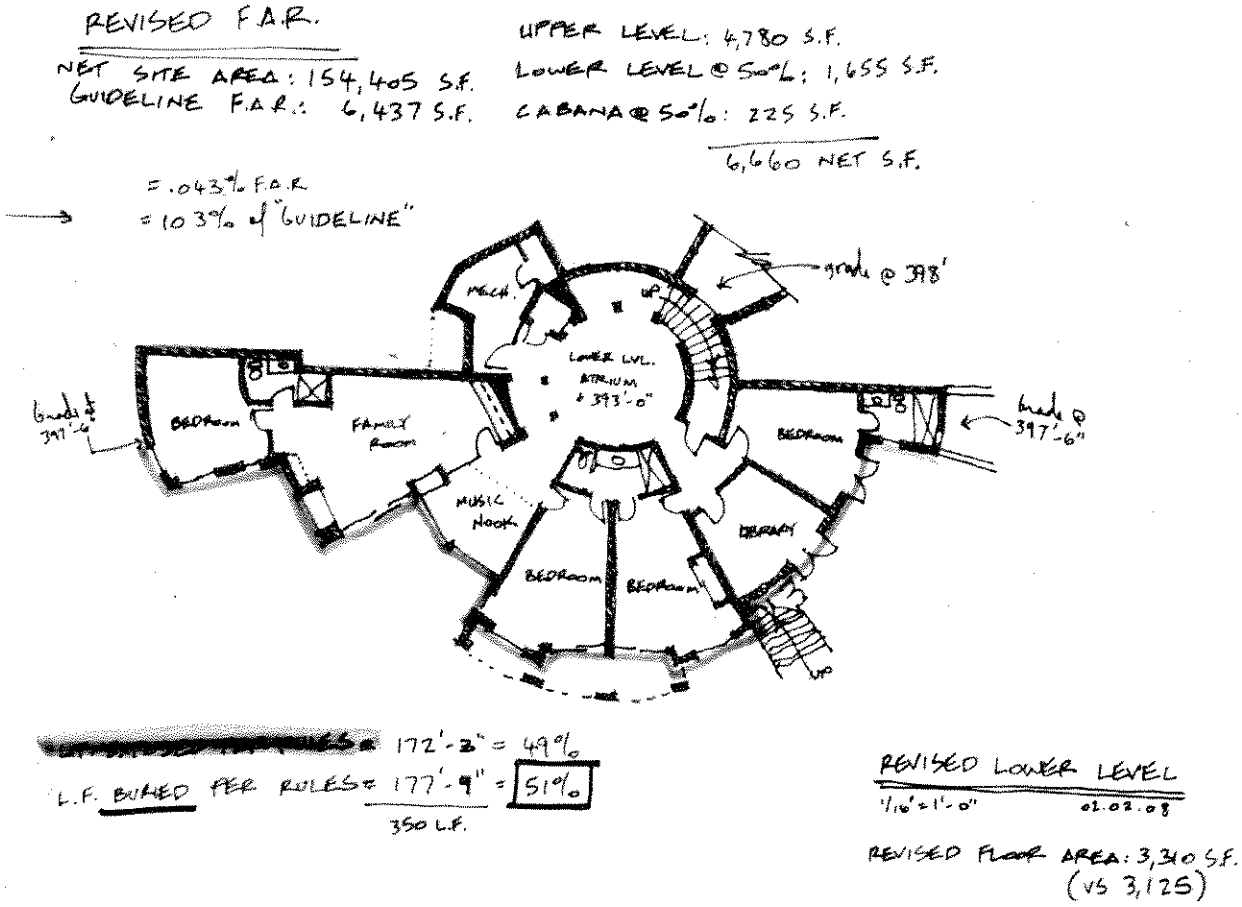


Exhibit 3: Revised Lower Level Floor Plan
(Achieves basement credit without changes to grading plans.)

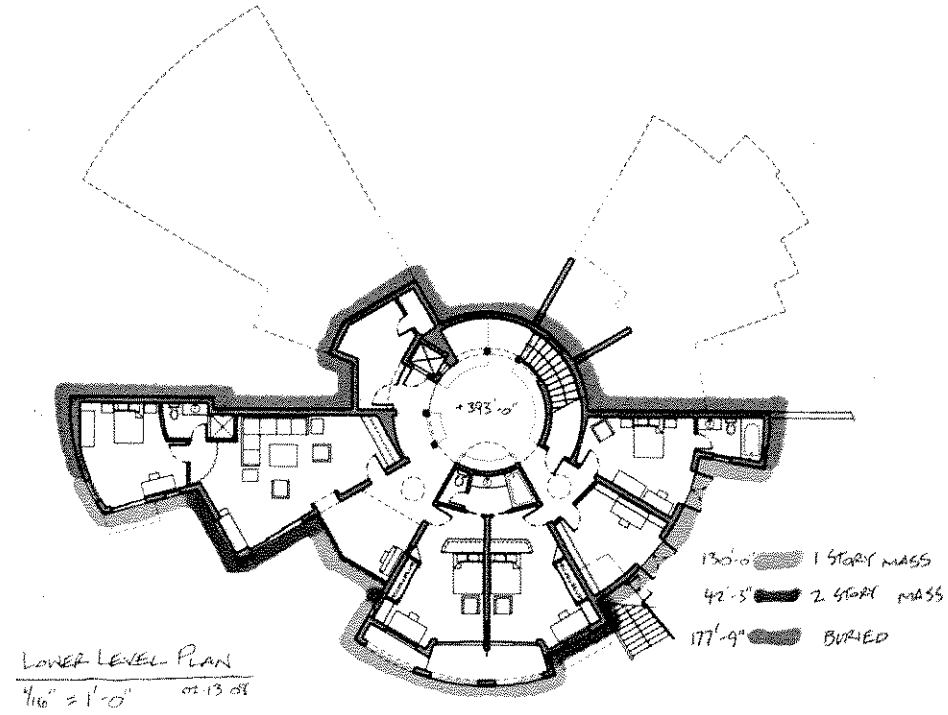


Exhibit 4 (Part A)- Scale comparison of Subterranean vs. 1 story vs. 2 story wall types

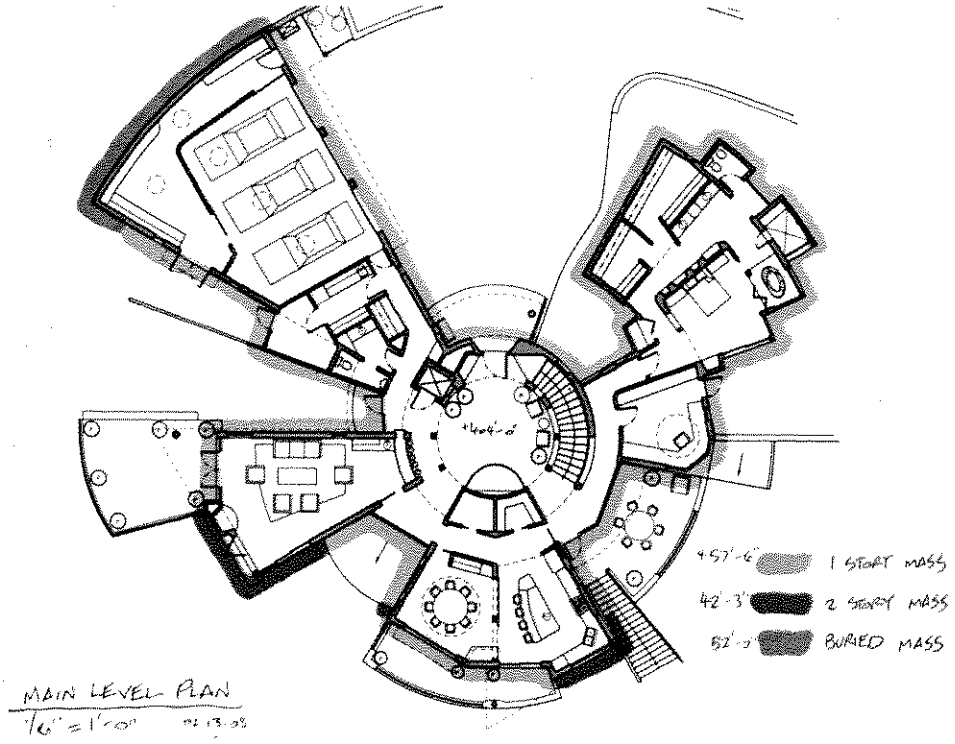


Exhibit 4 (Part B)- Scale comparison of Subterranean vs. 1 story vs. 2 story wall types

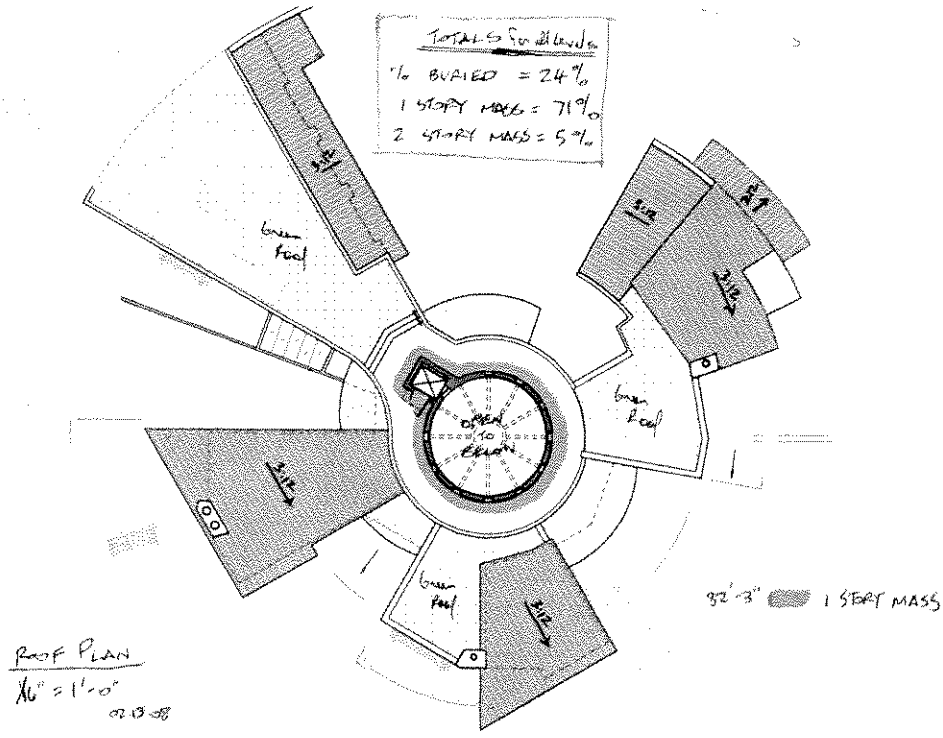


Exhibit 4 (Part C)- Scale comparison of Subterranean vs. 1 story vs. 2 story wall types

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net Floor Area** must include the net floor area of all stories of all buildings. For further clarification on the definition of net floor area, please refer to the "Project Statistics Forms for Design Review Projects" handout.

ENTER Project Address:	565 Yankee Farm Road
ENTER Zone ONLY from drop-down list:	A-1

ENTER Net Lot Area (in sq. ft.):	154,405
ENTER Proposed TOTAL Net Floor Area (in sq. ft.):	6,660

FLOOR AREA RATIO (FAR):	0.04	
Lot Size Range:	>= 20,000 sq. ft.	
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)	GUIDELINE**
100% MAX FAR:	0.04	GUIDELINE**
100% MAX FAR (in sq. ft.):	6,437	
85% of MAX FAR (in sq. ft.):	5,472	GUIDELINE**
Proposed TOTAL Net Floor Area (in sq. ft.):	6,660	

****PLEASE NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".**

Acreage Conversion Calculator

ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43,560

City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: November 28, 2007

AGENDA DATE: December 6, 2007

PROJECT ADDRESS: 565 Yankee Farm Road (MST2005-00759)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Peter Lawson, Associate Planner

I. PROJECT DESCRIPTION

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,773 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of a fire access and safety plan consistent with Fire Department requirements.

II. REQUIRED APPLICATIONS

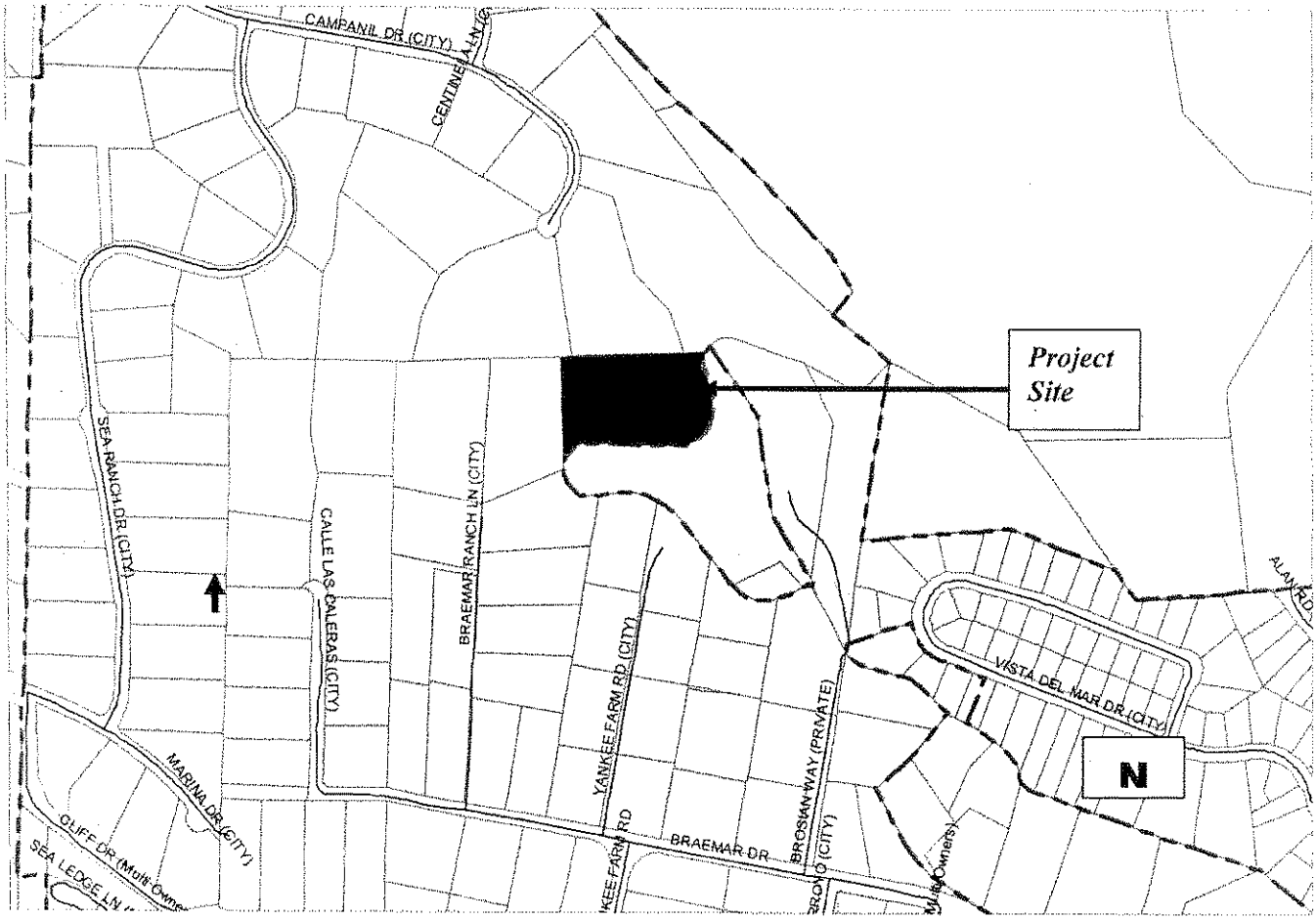
The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2007-00012) to allow the proposed development in the Jurisdiction of the City's Coastal Zone (SBMC §28.45.009)

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. However, as discussed in Section VI, staff has concerns about the size and massing of the project and consistency with the recently adopted Storm Water Management Program. Therefore, Staff recommends that, with design changes to reduce the size of the project, the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A. The conditions of approval include direction to the applicant to reduce the size of the project.

Vicinity Map



APPLICATION DEEMED COMPLETE: October 14, 2007
DATE ACTION REQUIRED: January 14, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jessica Grant	Property Owner:	Andreas Von Blottnitz
Parcel Number:	047-030-005	Lot Area:	3.51 Acres
General Plan:	Residential	Zoning:	A-1/SD-3
Existing Use:	Residential	Topography:	30% +
Adjacent Land Uses: North - Residential South - Residential		East - Residential West - Residential	

B. PROJECT STATISTICS

Use	Existing	Proposed
Living Area	1,798 s.f.	6,773 s.f.
Garage	567 s.f.	730 s.f.
Accessory Space	975 s.f.	Cabana @ 450 s.f. & Workshop @402 s.f.
Total	3,340 s.f.	8,355 s.f.
F.A.R – 0.04: 100% Max FAR 85% of Max FAR	 6,358 s.f. 5,404s.f.	
Note: The FAR is applied only as a guideline due to the size of the lot being greater than 15,000 s.f.		

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35 '	N/A	N/A
-Interior/Rear	15'	Greater than 15'	Greater than 15'
Building Height	30'	15'	24'
Parking	2 spaces/unit	2 spaces	2 spaces
Open Yard	1,250 s.f.	Greater than 1,250 s.f.	Greater than 1,250 s.f.
Lot Coverage			
-Building	N/A	1,798 s.f. 1.2%	5,795 s.f. 3.9%
-Paving/Driveway	N/A	9,500 s.f. 6.4%	17,325 s.f. 11.7%
-Landscaping	N/A	500 s.f. 0.3%	122,196 s.f 82.4%* (*includes restoration of the site)

The proposed project would meet the requirements of the A-1 Zone.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached as Exhibit D). The ABR also conducted a site visit prior to the second conceptual review of the project. On June 4, 2007, the ABR continued the project indefinitely to the Planning Commission with combined comments from the three meetings. Because the application for design review was submitted prior to the Neighborhood Preservation Ordinance (NPO) Update adoption, it has remained with ABR for review.

Overall, the Board appreciated the applicant's effort to scale down the bulk of the house by integrating it into the hillside and using landscaping to reduce the profile of the house. A proposed third story was removed from the plans after the first review of the project. Given the unique design of the house, the Board continues to struggle to understand the dimensions and scale of the house. At the last meeting, the Board recommended that a 3-D model be brought to the next meeting, which will also help the Board understand the green roof.

Several neighbors expressed concern about the size of the house and attended the hearings and provided letters to the Board. The concerns were view impacts from above and below the house, drainage and construction trips.

B. SIZE, BULK AND SCALE OF THE PROPOSED RESIDENCE

Although staff is recommending approval of the project, we have concerns about the size of the house, given the topographical constraints of the lot. As proposed, the dwelling and associated accessory development would occupy the majority of the 3.51 acre lot that is less than 30%. The scope of the proposed structures is so great and uses so much of the less sloped areas that it becomes difficult to meet Storm Water Management Program regulations or the ability to provide septic service that meets State requirements. Combined with grading of approximately 2,900 cubic yards of cut and 2,600 cubic yards of fill, the total mass of the proposed project is potentially inconsistent with the guideline goals and requirements stated below.

Neighborhood Preservation Ordinance

Because the lot area is greater than 15,000 square feet, the Floor Area Ratio (FAR) is applied as a guideline. Under the guidelines, the 3.5 acre lot would have a FAR of 0.04, which would be a maximum of 6,358 square feet of total development. As proposed, the project development would total 8,355 square feet (0.055 FAR), which exceeds the 100% maximum FAR by 1,997 square feet, resulting in a project that is 131% of the guidelines.

The applicant provided on the plans a neighborhood analysis of eleven surrounding homes. Three homes on three sides of the subject lot were below the 100% maximum FAR. The remaining homes exceeded the maximum FAR. The development to the north on Campanil Drive was typically large as it was developed most recently and included a number of accessory structures, such as stables, guest houses and pool houses. Thus the trend of

development follows the pattern of the newer homes being larger and the older homes, mostly found to the south being smaller.

The project site is located within the Hillside Design District Area 1. The City of Santa Barbara Single Family Residence Design Guidelines states that grading should be limited to avoid erosion, visual, and other impacts. Grading for the residence itself is substantially due, in part to grading into the hill side to reduce the vertical massing of the development. The amount of cut for the residence is approximately three times the amount of fill, which indicates that the development is not adequately balanced between cutting and filling. While a larger amount of cut relative to the fill reduces the visual impacts from upslope, it does not allow the residence to follow the contours, consistent with the Design Guidelines. The proposed house essentially "reads" as a flat-lot house on a steeply sloped site.

The guidelines also state that most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading on a property. Only rarely do projects need to approach 500 cubic yards of grading, not including grading under the building footprint, to achieve reasonable development of a property. Since the driveway from Yankee Farm Road to the proposed residence is fairly long, it is understandable that the grading to increase the width, consistent with Fire Department requirements, will exceed 500 cubic yards; however, the site grading will involve approximately 1,300 cubic yards of fill. Much of this excess fill will be from the cut for the house.

The project is consistent with the guidelines by preserving the slopes greater than 30% and avoiding grading on those slopes. However, as discussed below, the project is not handling the increase of runoff on site, but piping to the drainage to the east, because there is no opportunity to include swales or other on grade detention basins on level areas. Additionally, if the inlets surrounding the house should clog or backup, then the overland flow would spill over the 30% slopes and cause erosion.

A development of this size, with a number of windows and sky lights, will also cause light pollution if the lighting is not carefully planned. Lighting for single family homes is usually proposed for security reasons, and can be designed in a way that it does not affect neighboring properties, but becomes more of a challenge with larger homes. Both the design guidelines and Chapter 22.75, Outdoor Lighting, state that light fixtures for landscape, recreation, or building lighting should not emit undesirable light rays, either directly or indirectly through reflection, into the night sky. Such lighting could create sky glow, which is inconsistent with rural residential areas. The large central skylight, in particular, could contribute night-time light pollution.

Drainage

The project is not fully complying with the Storm Water Management Program (SWMP). Under the SWMP, which became effective in July of this year, two components of runoff must be addressed. One is to address all pollutants from a site, including sediment, and the other

component is to address the increased runoff of the additional development of a site. Therefore the first inch of a twenty-five year storm shall be retained on site (Attachment E).

The applicant has provided a bio-swale down slope of the motor court to clean surface runoff before it ends in the natural drainage to the east. However, the majority of the runoff from the impermeable surfaces, such as the roof and patios is being directed by pipe to the base of an unnamed drainage located to the east of the project, inconsistent with the SWMP requirements to retain on site.

As stated in the SWMP, there are two options for handling increased storm water retention on site. The preferred option is on the surface with swales or other structures and, if that is not feasible, then a below grade structure is the next option. The applicant's geotechnical engineer has stated concerns with the steep soils and poor soils as the reason that piping to the drainage channel is the only option. However, with the large amount of development occupying the relatively flat areas, there is no opportunity to install any swales or other detention facilities that would allow a slow release of storm water. Given the sustainability goals of the project, the proposed large landscaped areas and the size of the lot, staff continues to encourage the applicant to provide solutions that will comply with the SWMP requirements.

Built Green Santa Barbara Checklist

Since the proposed project would result in over 4,000 net square feet of building area on the site, it must meet or exceed the standards for a two-star rating under the Santa Barbara Contractor Association's Built Green Program. A self certified checklist (Attachment F) must be provided as part of the building permit submittal. The checklist ties in a number of City policies and requirements, some of which are described above. For example, under Section Two of the checklist, the project must meet California water efficiency and applicable storm water/site development requirements, which is incorporated in the SWMP. This would include, but is not limited to, handling all increased runoff on site and not piping it off site.

Under Section Five of the checklist, Materials Efficiency, recycling of material is discussed. Recycling and reusing can include using the portions of the existing dwelling in the proposed dwelling, where appropriate. Also, under reusing, it could include using the existing parking areas, rather than grading an additional length of driveway to a larger motor court upslope of the existing house.

To summarize, by reducing the horizontal massing and the vertical massing, grading will be reduced by both taking advantage of the more level areas for drainage and other garden features and the house will not have to be "dug in" to reduce the apparent height. Additionally, occupying a smaller footprint will reduce the visual impacts both in the day time and at night.

C. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

The project site is located within Component 1 (Western City Limit to Arroyo Burro Creek) of the Coastal Zone and is identified as the Campanil Area under the General Plan. The project is

appealable to the Coastal Commission due to being within 100 feet of an unnamed drainage located to the east. This area of Santa Barbara abuts Hope Ranch to the west and begins with bluff top development on smaller lots near the ocean and ends with hillside development on larger lots to the north. Development issues in this area include drainage from steep slopes, visual impacts and services.

The project vicinity is mostly served by City sewer; however, there are some lots, including the project site, that are still served by septic systems. The applicant is proposing to connect to the City sewer system, which will require obtaining an easement from a neighboring property. Should obtaining an easement fail, the applicant would depend on an on site septic system. Given the size of the development, it is unlikely that there would be available area to install a new onsite septic system that would be consistent with the Regional Water Quality Control Board requirements. The Regional Board requirements include, but are not limited to, placing disposal sites 100 feet or more away from slopes of 30%, soil tests to determine the percolation rates and a tank capacity based upon the number of bedrooms. Because these requirements are based upon health and safety considerations, the Board would not waive these requirements. Therefore, a significant redesign and relocation of the proposed development would be necessary. The applicant understands this issue and is confident that they will be able to obtain the necessary easements. Finally, access to the site would be provided by the existing driveway. However, it will be increased in width to sixteen feet to accommodate the Fire Department regulations.

While the project site is large, it is constrained by steep slopes and mature vegetation. Both the General Plan and the Local Coastal Plan state that projects with a high erosion potential shall include re-vegetation provisions and implement erosion control procedures during construction. As discussed above, staff has concerns about the project being consistent with the Storm Water Management Program due, in part, to the fact that the majority of the development occupies the more level areas of the lot. By occupying the flat areas for the house, the ancillary development that is required would be placed on the steeper slopes.

D. ENVIRONMENTAL REVIEW

The proposed project is determined to be exempt under the California Environmental Quality Act (CEQA) section 15303, New Construction or Conversion of Small Structures. This section is applicable to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to a single-family residence, such as what is being proposed.

VII. RECOMMENDATIONS AND FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.

   The project site is in a transitional zone. To the north of the site, the housing development is large with a number of accessory structures on large lots, but to the south the dwellings are smaller, with less accessory structures all on smaller lots. Therefore, while the project exceeds the Neighborhood Preservation Ordinance guidelines for size, it is similar in size to the development on some sides of the lot. With input from the appropriate design review board the project could be found consistent with the policies of the California Coastal Act.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

   Subject to the conditions of approval, the project could meet the policies. The conditions of approval provide direction to the applicant to be consistent with the SWAP. The applicant has adequate access to the site, with the provision to improve the driveway.

3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

   There are no public trail easements on the subject lot, nor is the site located adjacent to any open public space that would necessitate obtaining access. Therefore, the proposed project would be consistent with this finding.

Exhibits:

A. Conditions of Approval
B. Site Plan
C. Applicant's letter, dated November 27, 2007
D. ABR Minutes June 4, 2007; December 11, 2006; & June 4, 2006
E. Storm Water Management Program pages 68 & 69
F. Built Green Santa Barbara Checklist

Penfield & Smith

111 East Victoria Street
Santa Barbara, CA 93101

tel 805-963-9532
fax 805-966-9801

www.penfieldsmith.com

Santa Barbara
Camarillo
Santa Maria
Lancaster

Civil Engineering
Land Surveying
Land Use Planning
Construction Management & Inspection
Traffic & Transportation Engineering
Transportation Planning

November 27, 2007

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

Subject: Honuakai Residence, 565 Yankee Farm Road
APN 047-030-005 (MST2005-00759)

Dear Planning Commissioners:

On behalf of the owner, Honuakai LLC, we are pleased to submit the proposed project, which involves demolition of the existing single family residence and construction a new residence at 565 Yankee Farm Road. The discretionary permit requested for the project is a Coastal Development Permit due to a portion of the project site being located within 100 feet of an unnamed drainage course in the Appealable Jurisdiction of the Coastal Zone. Neighborhood Preservation Ordinance Findings are required to prior to project approval by the Single Family Residential Design Review Board.

Project Location and Description:
The project site is located between the Campanil and Braemar neighborhoods of the City and is accessed from a private driveway at the terminus of Yankee Farm Road at 565 Yankee Farm Road (APN 047-030-005). This subject site is a landlocked parcel with no public street frontage and is surrounded by single family residences (County zoned property to the east and south of property).

The 3.51 acre lot is currently developed with a 2,773 square foot single-family residence that was constructed in 1964 and a 567 square foot carport. The proposed project involves demolishing an existing single family residence and carport and constructing a new 6,773 net square foot residence with an attached 730 net square foot garage and an attached 402 net square foot workshop. Additionally, a swimming pool with a 450 net square foot cabana would be constructed approximately twenty-five feet south of the residence. The proposed development on the property represents a floor area ratio of less than six percent. The property is zoned A-1/SD-3, Single Family Residential with a Coastal Zone Overlay (majority of property is within the non-appealable jurisdiction of the coastal zone) and has a General Plan designation of one unit per acre. Based on slope density calculations, the minimum lot size is 3 acres.

Neighborhood Context: The lot is the oldest lot on record in the Campanil district of the general plan, the deed dating back to 1886. All surrounding sub-division of property occurred around this site. It is now a 3.5 acre land-locked hillside parcel with no public street frontage and is situated at the end of a 1,200 foot long private driveway that extends 125 vertical feet up a slope from the lower neighborhood, and shares access on a public road without storm drain system, sewer system, sidewalks, street lights, etc, actually only being

paved 12' wide, in a remote part of the City's fabric. The separation from our closest neighbors is in the following amounts:

Location	Horizontal Distance	Elevation Difference
Nearest to the South	485'	125' lower
Nearest to the West	210'	Roughly same elevation (separated by grove of trees)
Nearest to the North	650'	70' higher
Nearest to the East	620'	100' lower

The property has five direct neighbors, which represent a land area of some 26 acres. Compared with 90% of other areas in the City, these distant but direct neighbors have the same land area as entire City blocks in places like the Mesa, the Bungalow District, or the Riviera. In terms of public views, the project is not visible from the North or West and is visible from great distances to the East and South. In terms of private views, the old house is in a more visible location from surrounding properties than the proposed house. The property is similar in size and neighborhood context with the Estates of the Campanil development to the North, but is accessed through the smaller one acre lots of Braemar Ranch to the South. The existing site has a house on it, built in 1965, prior to 95% of the neighborhood surrounding it today. Thus, almost all neighbors have grown up within the shadow of the existing house, which is 80' long and 20-25' high and sits at the very front edge of the site.

Remodel vs New: The existing house has exposed under stories, cantilevers, and overhangs all made of dry flammable wood. It has single pane windows, no insulation, and would not pass any current reviews or codes, building or planning. Also, the site was not graded well in 1965, and did not avoid visible scarring and tall retaining walls. Based on the poor condition of the existing structure, its location at the front looming edge of the property, and the changed neighborhood conditions since it was built in 1965, the decision was made to relocate the new structure to an area more central to the site as a whole and dig it in to minimize mass/bulk/scale issues. This relocation has been supported by the ABR, Planning Division, and Fire Department since project inception.

The Proposed Architecture and Site Design: The discussions with the client, from the onset, focused on creating a high quality, artistic, handicap accessible, two level home to stay in his family for generations. He wanted it to be inspired by both its immediate site and its location in Santa Barbara and be integrated with the rhythms of nature, built in a passive solar, sustainable, and energy efficient manner, and that restored the site to the natural feel that existed prior to the existing development and embraced all of the spirit and intent of the Hillside Design Guidelines.

We have created a project that is uniquely site specific, and dramatically increases the amount of privacy between our structure and those of the neighbors. It merges architecture with landscape, is proposed to be built of non-flammable alternative 'green' materials rather than wood frame construction, and avoids mechanical air-conditioning systems typical of other houses, in favor of natural ventilation and a thermal chimney element. The materials and design emphasize passive solar techniques including maximizing daylighting and thermal mass, and energy use is supported by active solar and wind systems in an effort to reach a zero energy project. The hydronic floor heating system is individually zoned per room and also supported by solar hot water generation.

In terms of statistics, 75% of exterior walls have one story massing (walls separated by at least 5' of horizontal stepping), 17% of walls are buried completely in the ground (placing largest retaining walls under the house), and a mere 8% having two story massing. The new home presents far less two story massing to the South than the existing one, and steps the massing back as opposed to the cantilevered massing that exists now.

In terms of landscaping, it remediates large portions of the undeveloped site to native landscaping within City High Fire guidelines and will help control erosion through the addition of deep rooted plants, as recommended by the Engineering Geologist. Of the 99 existing trees with trunks over 4" diameter, few are being removed and eight are being relocated due to the changes to the driveway required of the project. The existing large stands of mature trees on the East and West edges of the site are to. An additional approximately 75 trees are being added to increase privacy from neighbors on all sides, mostly to the South and North. Additionally, to minimize the apparent size of the house to what few neighbors exist to the North, 50% of roof top areas have extensive green roofs , which have added benefits in terms of insulating roofs, avoiding excessive run-off, and maintaining natural habitat for the species we share the site with. Lastly, unlike the majority of neighbors, no perimeter fence is being proposed. The only exception will be a five foot wrought iron fence as required to surround the pool area, and as noted on sheet L1.

We analyzed the closest 10 lots (over 36 acres in area). In terms of FAR, we are proposing an FAR that will be average for the neighborhood. The proposed FAR is only 1.3% larger than the guideline FAR in the new ordinance. The property's buildable envelope (areas less than 30% slope) amounts to 61,500 square feet or 41% of lot area. Subtracting from this envelope the areas along the entry driveway and along the old road cut in the site's northwest portion where development is unpractical, the usable envelope is still 42,650 square feet, of which the proposed structures occupy a mere 17% (7,050 sf). There are no public easements on the lot, therewith gross lot area is the same as net. We believe there are no issues in regards to an overuse/overbuilding of the lot. (Of note: 82% of City SFR lots are less than 15,000sf, and of the 12% over 15,000sf , the average lot area is 41,160sf, which is still less than our envelope size.)

In terms of grading, no quantity limits are discussed in any guidelines for lots over 15,000 sf. The property is located in the Hillside Design District and has an average slope of 32 percent. The slope of the proposed building envelope area ranges from ten to thirty percent with a small portion exceeding thirty percent. The portion of the slope that is within the thirty percent area is due to the cut slope of an existing dirt road (dates back to the 1880s). We have followed the guidelines by digging the home into the slope, creating the majority of cut under the footprint, maintaining neighborhood patterns in terms of garage placement on the North side, eliminated under-stories, stepped the structure with the hillside to create alternating one and two story elements and roof forms, and have done all while avoiding visible scarring, maintaining natural looking contours, and balancing all material on site, thus avoiding export by means of truck trips through the neighborhood and City. Additionally, all retaining walls are under allowed maximum heights, are undulating, following topography, and surfaced with stone. Simply stated, reducing grading can be achieved by pulling the house more out of the hill with the alternate affect of increasing visibility/ mass/ bulk/ and scale and separating the interior living spaces from exterior ones. Estimated grading for the project is the following:

Under the main residence:	1,270 cy of cut and 460 cy of fill
Under the pool and cabana:	255 cy of cut and 110 cy of fill
Site grading:	145 cy of cut and 1,345 cy of fill
Access road up to required Hammerhead:	655 cy of cut and 685 cy of fill
Additional driveway and new autocourt:	620 cy of cut and 0 cy of fill
Grand Total:	2,945 cy of cut and 2,600 cy of fill*

(*Difference is Grading Engineers estimate of shrinkage. Intent is that all material to be balanced on site.)

The proposed grading and drainage plan is consistent with the City's Storm Water Management Program (SWMP) design criteria for development on hillsides. As discussed in the Engineering Geology Report, the site's topsoil is clay with underlying Monterrey Shale and is highly erosive. In order to protect the slope from erosion and to maintain slope stability, and because Yankee Farm Road and the easement that connects the site to it has no storm drain system, the proposed drainage will collect storm water from the house, motor court and accessory structure and convey it to a drainage pipe that will outlet to an unnamed drainage channel located on the northeast side of the property. The runoff from the motorcourt will be collected from a trench drain and will be released into a bioswale for filtering before entering the storm drain. A filter will be

installed in the catch basin near the proposed turnaround driveway area to prevent pollutants from entering the channel. Ungrouted riprap will be used as an energy dissipater at the outlet of the storm drain. The water that is released to this channel will percolate into the soil before reaching any body of water. In heavy storm events, the water in the channel will eventually go into a storm drain, that eventually outlets to the ocean. The rest of the site drainage that is not related to the proposed development will continue to drain via sheet flow. Additional native or drought tolerant vegetation will be added to the property's slope to further stabilize it.

Neighbor Review: Neighborhood opposition to the project has lessened over time. At the first ABR hearing, it was contentious as the development notice posted on site incorrectly stated three story construction, although technically one story of that was completely below grade. After the first ABR, when neighbors actually saw what we were proposing, opposition calmed down. We met with the neighborhood association directly prior to the 2nd ABR meeting to explain our concepts to them directly, showed them a physical model, and heard their concerns. Most of the people that participated lived on Yankee Farm Road and were concerned with the construction traffic that would result and how it would affect their narrow road. When we described the project in terms of balanced cut and fill, increased privacy due to location and additional trees, and construction materials and methods that would cut six months out of typical construction times, most neighbors just wanted to be invited to the completion party.

Coastal Development Permit (CDP): It is our understanding that in order to approve a CDP, the Planning Commission must determine that the proposed project is consistent with the California Coastal Act policies and with all applicable policies of the City's Local Coastal Plan (LCP) and all implementing guidelines.

The project is located in Component One of the Local Coastal Land Use Plan ("LCP"), which stretches from the city's westerly boundary, adjacent to Hope Ranch, east to Arroyo Burro Creek, and extending inland 1000 yards. Major Coastal Issues in Component One include: hazards related to fire services and seacliff retreat; maintenance of views along Cliff Drive; and lateral access along the beach below the bluffs. The subject property is not located on the coastal bluff and thus, does not pose any beach access or seacliff retreat issues. The property cannot be seen from Las Positas or Cliff Drive (see Site Visibility Analysis in plan set). The site is visible from portions of the surrounding Braemar Ranch housing tract (mainly private views as the housing tract does not have any public sidewalks) and can be seen from certain sections of the Douglas Family Preserve and from Elings Park. Note that the distance of the project site from Douglas Family Preserve and from Elings Park is approximately a mile to a mile and a half away and the existing mature vegetation on site and elsewhere shields it from view. Because the project involves demolition of the existing residence and construction of a new residence, the visual change to the site and surrounding neighborhood is negligible, if not improved over the historical precedent due to the design approach.

With respect to hazards related to fire services, the current residence does not meet current high-fire construction requirements and the existing twelve foot driveway does not meet current fire access requirements. Discussions with City of Santa Barbara Fire Department Staff, Janaki Wilkinson and Joe Poire, occurred early in the design phase of this project to ensure the proposed development would comply with the current fire access and life safety requirements. The proposed residence will be sprinklered and will consist of primarily non combustible materials on the exterior exposures. The driveway will be widened to 16 feet and a hammerhead will be incorporated into the driveway design, at the first possible location due to slopes, to comply with the City of Santa Barbara's Fire Department requirements (See plan set for Fire Access Compliance). A new residential hydrant will be located near the hammerhead and, within 500 feet, will be able to circumnavigate the residence. The hydrant will be equipped with one four-inch and one two and a half inch outlet and the flow will be at least 750 GPM. The existing and proposed landscaping will also meet the Fire Department's High Fire Landscaping/Brush requirements. Overall, the proposed project will be a vast improvement in terms of overall fire and life safety of the property.

Conclusion:

The spirit and intent of the Hillside Design Guidelines are understandable in terms of the desire to protect the City's visual character and the neighborhoods that make it so beautiful. We have sincerely made every effort to both maximize privacy and scenic views for the property and surrounding properties and have attempted to increase the positive values of those factors over what has historically existed. In the end a project must not only satisfy City and neighbor concerns from the outside but must also function and live well from the inside, per the owner's programmatic and emotional needs. Thousands of hours of design and technical analysis by our project team have yielded a project that achieves all of these goals. We hope that you can make the required project findings and recommend for project approval.

Sincerely,

Nils Hammerbeck

Nils Hammerbeck
Architect
Client Representative
Managing Director of Honuakai LLC

Jessica W. Grant

Jessica W. Grant
Senior Planner
Penfield & Smith

cc. Honuakai LLC, 565 Yankee Farm Road, Santa Barbara, CA 93109

Exhibits:
1. Timeline of Project and Efforts
2. Review of ABR Comments and Responses
3. Comparison of Honuakai Project to 3427 Sea Ledge Lane Project

Exhibit 1: Timeline of Project and Efforts

August 2005- Property is on the market and considered by client- City Planning and Zoning Files, Street Files, Archives, and Planning Process are researched. Fire Chief is brought to site for questions regarding fire access.

September 2005- Property is purchased; design concepting and property/neighborhood analysis begins.

January 2006- Designer travels to Andalucía, Spain to see firsthand the roots of Santa Barbara's adopted design style.

May 10, 2006- Project submitted for ABR Review (after +/- 700 hours of study)

June 19, 2006- ABR Review #1- Concepts

November 13, 2006- ABR Resubmittal (after +/- 400 hours of further study)

December 7, 2006- Meeting with Braemar Ranch Neighborhood Association

December 11, 2006- ABR Site Visit for Story Pole Review & ABR Meeting #2

March 14, 2007- DART Submittal #1

March 22, 2007- Planning Staff visits the Site

April 11, 2007- DART response- Application deemed incomplete

April 17, 2007- Development Application Review Team Meeting #1

May 1, 2007- City of SB adopts new NPO Ordinance

May 18, 2007- DART Resubmittal #2 (updated drawing package)

June 4, 2007- ABR Review #3 (after +/- 300 hours additional study)

June 14, 2007- DART Response #2- Application deemed incomplete due to adoption of new Ordinance.

June 19, 2007- Development Application Review Team Meeting #2

July 2007- City Planning publishes final draft of revised SFR Design Guidelines based on NPO adopted in May. (It is discovered that none of required additional information from DART #2, is actually required for lots of this size.)

September 5, 2007- DART Resubmittal #3- (verbal comments and responses only)

October 10, 2007- DART Response #3- Project application deemed complete.

December 6, 2007- Planning Commission Hearing

Exhibit 2: Review of ABR Comments and Responses:

- (June 19, 2006) **The majority of the board is comfortable with the relocation of the building pad to the proposed location.**
- (June 19, 2006) **The radial design is creative and inspired.**

What we adjusted after the first review.

- Created consistent architecture out of what was presented as a concept.
- Changed the grading concept to one that became a restoration of the existing development and avoided touching slopes greater than 30%
- Constructed story poles and conducted an ABR site visit.
- Changed the roof slopes to run parallel to the contours.
- Softened some of the projecting wings.
- Eliminated the stepping two story massing that had been deemed three story space due to the basement that is fully below natural grade.
- Significantly reduced the amount hardscape in the motor court by eliminating the designated guest parking and minimizing the area for three car parking and turnaround.
- Hired a landscape architect to create a thoughtful approach to restoring the natural landscape and using natural materials.
- Hired an engineering geologist to analyze slope stability and give recommended construction methods.
- Hired a civil engineer to work closed with the engineering geologist and produce a grading and drainage plans and hydrological analysis accordingly.
- Met with the Fire Department to ensure project design was meeting access and fire safety requirements.
- Researched the alternate sustainable specifications of materials and products to build the house with.
- Provided more information and analysis of the neighborhood as well as more refined elevations, roof plan, and 3d modeling.

- (December 11, 2006) **After conducting a site visit, the board finds that the project is moving in the right direction in terms of nestling into the hillside terrain.**
- (December 11, 2006) **The pool house portions are well integrated into the site. The stone walls and the re-establishment of the more natural looking topography helps to better integrate the architecture, especially as seen from below.**
- (December 11, 2006) **The main residence design works with the hillside design guidelines where it digs into the hill on the North.**
- (December 11, 2006) **The board appreciates the reduction in height from the previous scheme and acknowledges that the third story has been eliminated.**
- (December 11, 2006) **The naturalization and restoration of the Hillside landscape is appreciated. The native grass themes and the introduction of additional trees to the south are beneficial to the neighborhood.**

What we adjusted after the second review.

- Adjusted design to smoothen irregularity between contemporary nature of plan and traditional nature of skin as suggested.
- Studied darker, natural color schemes for the massing to soften its visibility on the hillside, but doing so in a way that reflects heat on the west and absorbs it on the east.
- Created diagrams and clarified lighting concerns in relation to the landscape and the entry atrium of the house.
- Lowered the plate heights of the southern projecting wing and massaged the contours at the base.

- Created detailed grading, drainage, erosion control, and fire access plans by a licensed Civil Engineer all in conformance with City Departments and Engineering Geologist recommendations
- Added more trees to the north slope areas of the property.

- (June 4, 2007) **The Board appreciates the introduction of additional trees to the north of the building so that the structure does not present a skyline silhouette, thus helping mask the apparent mass/ bulk/ and scale.**
- (June 4, 2007) **The board appreciates the applicant continuing to look for inspiration in the Hillside Design Guidelines and hill-town type architecture.**

Therewith, the only unresolved comment from ABR, aside from requesting more 3-d representations, pertains to their dissatisfaction with the location of the proposed solar arrays on the green roof atop the buried garage. Active solar arrays for both photovoltaic and domestic hot water systems are proposed to be included at the main residence. A pool solar system is planned near the pool house. The details of these systems will be studied further when we begin construction drawings, which will confirm how many solar arrays the house will require and what the best location for maximum efficiency will be. It is hoped that the City appreciates the inclusion of both the passive and active solar aspects of the project, regardless of their eventual location.

Exhibit 3: Comparison of Honuakai Project to 3427 Sea Ledge Lane Project

Per Planning Division's request, we have reviewed the recommended recording of the Planning Commission hearing from June 7, 2007 regarding 3427 Sea Ledge Lane, and have outlined the project similarities and disparities below:

3427 Sea Ledge Lane:	**565 Yankee Farm Road:**
Site Area: +/- 25,000 sf. (Contention in FAR calcs re: net vs gross lot area due to private driveway serving other lots)	+/- 150,000 sf. (No private or public easements on site, no contention in FAR calculation methods)
Proposing largest FAR in the neighborhood	Proposing average FAR in the neighborhood
Sensitive Coastal Bluff site with serious issues re: erosion control along bluff edge, coastal commission findings, etc	Not a sensitive site, at far back edge of Coastal Zone
Building Envelope smaller than proposed footprint of structures.	Building envelope = 61,500 square feet, footprints of structures takes up only 11% of envelope.
Parking issues exist due to shared access road with neighbors	Shared access ends 1,200 feet below property, driveway to property serves only the property
Multiple modifications sought to increase envelope size	No such modifications sought
Making an existing house w/ illegal additions even bigger	Tearing down the existing house due to its non-conformance with today's standards
Board concerned with amount of usable open space	Acres of usable open space, though site is restored to native state- no sod or large recreational spaces suggested other than pool
Multiple neighbors with close proximity to project. Intensity of use questioned.	Closest neighbors are 210' to West, 485' to South. 650' to North, and 620' to East- no proximity to neighbors. horizontally or vertically. No intensity of use has yet been questioned. Only visible aspect of property would be exterior rooflines.
Existing & proposed site appears overbuilt	Existing site under-built compared to neighborhood, proposed nestles into landscape. Owner looked a long time for an appropriate site that would meet his goals, while still be compatible with the neighborhood and City design guidelines and regulations.
Site envelope constrained by setbacks. Encroachments sought.	No constraints exist regarding property setbacks. No encroachments necessary.

Public comment opened at 6:03 p.m. and, as no one wished to speak, public comment was closed.

Motion: **Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and return to the Full Board with the comment that the applicant is to provide a color board.**

Action: Sherry/Blakeley, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM

5. **565 YANKEE FARM RD** A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-005
Application Number: MST2005-00759
Owner: Honuakai, LLC
Agent: Jessica Grant
Designer: Nils Hammerbeck

(Proposal to demolish the existing 2,773 square foot single-family residence and attached carport and construct a new 7,190 square feet two-story single-family residence and attached 750 square foot three-car garage and 500 square foot pool cabana and new swimming pool. Project requires Neighborhood Preservation Ordinance findings for grading over 500 cubic yards and for all structures on site to exceed 6,500 square feet in the Hillside Design District and a Coastal Development Permit.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

(6:08)

Present: Nils Hammerbeck, Designer. Peter Lawson, Project Planner, City of Santa Barbara.

Public comment opened at 6:21 p.m. Chair Wienke read two letters expressing concern:

The following people spoke with concerns about the project:

Patricia Foley, President, Braemar Ranch Homeowners Association: grading, hill destabilization, cupola height and lighting; welcomes the earth tone color.

Benjamin Bollag: privacy, lighting, grading, loss of views.

Public comment closed at 6:24 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**

1) Comment #1 from the meeting of *12/11/2006 was carried forward: *1) The solar installation, while well intended, is not integrated with the green sod roof over the buried garage. Integrate the solar with the architecture in a location less obvious to the neighbors above.
2) The Board appreciates the introduction of additional trees to north of the building so that the structure does not present a skyline silhouette, thus helping mask the apparent mass, bulk, and scale of the house.
3) The applicant should look for inspiration in the City's Hillside Design Guidelines.
4) The Board recommends returning with more 3-D representations and showing the "green roof" areas.

Action: Zink/Mudge, 7/0/0. Motion carried. (Manson-Hing absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 814 ORANGE AVE R-3 Zone

Assessor's Parcel Number: 037-024-007
Application Number: MST2006-00437
Owner: Maria De Jesus Rodriguez
Designer: AM Design

(Proposal for a new two story 3,766 square foot duplex including two single car garages and two uncovered parking spaces. The proposal includes demolition of the existing 1,190 square foot single-family residence and 482 square foot detached garage on the 5,625 square foot lot. Modifications are requested for the uncovered parking spaces to be located in the interior yard setbacks.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

(6:46)

Present: Carlos Amaro, Architect.

Public comment opened at 6:58 p.m. and, as no one wished to speak, public comment was closed.

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:**

1) The modification poses no negative aesthetic impact, and its location off Wentworth Avenue is supportable.
2) Study the use and number of cupolas in size, bulk, scale and appropriateness. Most Board members prefer a reduction in the number of cupolas. A majority believe the middle cupola is appropriate.
3) Study the use of siding and stucco materials to relate to the volume and mass. The Board prefers not changing from one material to another at corners as indicated on the plans.
4) Study using natural materials, such as bricks or stone for chimneys. One Board member is concerned with the added height of the galvanized chimney flues. Examine for possible alternative solutions.
5) Study the rear entry gates from the uncovered parking, as it appears too close to the parking stall. One suggestion is to move the gates toward front of the houses.

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(4:10)

Justin Van Mullem, Agent; Keith Nolan, Architect, present.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to the Full Board with the following comments: 1) The site plan for the infill is appropriately scaled for the neighborhood, presenting a narrow building frontage to streets, and provides a full-width single-story covered porch. 2) The Craftsman style of Buildings A and B are successful. Provide similar Craftsman style on the Building C. 3) Restudy the detailing of the porch railing of Building. A. 4) The west facing gable roof on Building A appears to be more massive and out of style with the Dutch-gabled roof. Restudy to lower the roof and chimney height. Restudy the gable end vent on the south street elevation of Unit A. 5) Use carriage doors throughout the project. 6) The proposed driveway entry elements are good identifiers for the project. 7) Provide a landscape plan.

Action: Wienke/Mudge, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. **565 YANKEE FARM RD** A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-005
Application Number: MST2005-00759
Applicant: Nils Hammerbeck
Owner: Honuakai LLC

(Proposal for a new 6,304 three-story single-family residence, a 1,300 square foot attached garage, and a 500 square foot detached accessory structure. The existing 2,773 square foot single-family residence on the 3.51 acre lot will be demolished. Cut and fill grading will be balanced on-site. This project requires approval of a Coastal Development Permit. A Modification is requested for the garage to exceed 750 square feet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:38)

Nils Hammerbeck, Agent and Designer; and Andreas Von Blotnitz, Client, present.

Public comment opened at 5:01 p.m.

Ms. Brodison, Planning Technician, summarized letters or emails submitted by the residents expressing their concern of the proposed project's non-conformance with NPO, neighborhood size, bulk, character incompatibility, scale, driveway, motor court grading, visibility, accessibility, design issues, location on ridge, drainage, erosion, and hillside stabilization problems. The residents request installation of third-story poles. Letters were submitted by following residents: Bill Cooper, agent for Tony and May Sences; Jana Young; Lori Rafferty; Robert and Margaret Nichaus; Jean Schuyler; Patricia Foley; Mark Fell; Norma Young; Patricia Marquart.

Mr. Bill Cooper, Agent for Tony and Mary Sences. Mr. Cooper relayed comments and concerns to the Board. Concern regarding the loss of privacy, the amount of paving at the motor court, hazardous access to property, a request for story poles installation, and the house should be located in the middle of the site to minimize grading quantities and to shield it from neighboring properties.

Ms. Patricia Foley, neighbor, expressed concern regarding the mass, bulk, size and scale of the proposed project's effect on the existing rural neighborhood.

Mr. Gill Barry, neighbor, expressed concern regarding the amount of opposition to the proposed project's non-conformance with the General Plan, NPO, and Hillside Design Guidelines.

Public comment closed at 5:17 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board will conduct an organized site visit with the applicant. The applicant shall stake major corners of structure with one and two-story poles. 2) The majority of the Board is comfortable with relocation of the building pad to the proposed location. 3) The majority of the Board is concerned with the amount and location of the proposed fill after excavation has occurred. The grade as depicted is not in keeping with the natural typography. Work toward concept grading plans to accompany the submittal. 4) The radial design is creative and inspired; however, soften some of the projecting wings. 5) The roof slopes run against the natural topography which is not in keeping with good hillside design. 6) Eliminate the third story wall plane that faces south by manipulating the top floor. There is concern about the amount of hardscape and impacts that the large motor court is having on the proposed location of the residence. 7) The Board is looking for permeable paving and natural materials to ground the house. 8) The landscape should appear natural, and should create a buffer between the proposed residence and neighboring properties. 9) Refine the Fire Department access to minimize the amount of hardscape required. 10) Provide natural tones in color and materials so that the project does not stand out on the natural hillside. 11) Provide more complete documentation with elevations roof plan and 3-D modeling. 12) Provide context photo documentation of neighboring properties.

Action: Mosel/Mudge, 7/0/0.

********** **THE BOARD RECESSED FROM 6:13 P.M. UNTIL 6:36 P.M.** **********

Board Comments:

1) A parking pass in lieu of a stipend would be beneficial.
2) Provide a staff check list for project completion as opposed to a Board member doing prescreening.
3) Continuing Education Units would be beneficial.
4) There should be a distance limit for Board members who do not live within the city.
5) A Board member who does not live in the city should reside in the County and have a connection to the City, such as employment.

CONCEPT REVIEW - CONTINUED ITEM

1. 565 YANKEE FARM RD A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-005
Application Number: MST2005-00759
Owner: Honuakai LLC
Designer: Nils Hammerbeck

(Proposal for a new 6,304 three-story single-family residence, a 1,300 square foot attached garage, and a 500 square foot detached accessory structure. The existing 2,773 square foot single-family residence on the 3.51 acre lot will be demolished. Cut and fill grading will be balanced on-site. This project requires approval of a Coastal Development Permit. A modification is requested for the garage to exceed 750 square feet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:47)

Present: Nils Hammerbeck, Designer; Ginger Anderson, Civil Engineer; Lane Goodkind, Landscape Architect.

Public comment opened at 5:10 p.m.

Ms. Brodison summarized for the record letters received from Patricia Foley, Lori Rafferty, and Jean Schuyler stating their concerns with the mass, bulk, scale, and neighborhood compatibility.

Lana Clark, Buynak Law, firm representing Dr. and Mrs. Sansis, read into the record a letter from William Cooper, AIA, expressing the following concerns 1) the amount of cut and fill; 2) site stability, grading and drainage; 3) adequate screening, 4) solar panel element not integrated; 5) tower height, and the amount of light emitted.

Patricia Foley, President, Braemar Ranch Homeowners Association, read into the record a letter from the HOA stated opposition to the mass, bulk, scale, grading, and white color.

Robert Niehaus, resident, stated that redesigned should be redesigned to be more compatible with the neighborhood, there is concern with night glow.

Kia Dawallo, expressed concerns with installation of utilities to the project, and mitigation of construction workers entering Yankee Farm Road from the project.

Public comment closed at 5:19 p.m.

Motion: **Continued indefinitely to the Full Board with the following comments:**
1) After conducting a site visit, the Board finds that the project is moving in the right direction in terms of nestling into the hillside terrain. **2)** The pool house portions of the project are well integrated into the site. The stone walls, and the re-establishment of the more natural looking topography helps to better integrate the architecture, especially as seen from below. **3)** The main residence design works with the Hillside Design Guidelines where it digs into the hill on the north. **4)** The materiality, although appropriate in the Santa Barbara area, seems foreign to the contemporary nature of the architectural forms. Use materials that blend with the hillside, and darker colors so that the project appears to recede. 5) The projecting south facing elements are looming. Restudy the southern two-story exposures to reduce the apparent height, especially as viewed by neighbors to the south. Avoid using fill to artificially raise the grade in an attempt to mask excessive height. **6)** The Board appreciates the reduction in height from the previous scheme and acknowledges that the third story has been eliminated. 7) The solar installation, while well intended, is not integrated with the green sod roof over the buried garage. Integrate the solar with the architecture in a location less obvious to the neighbors above. **8)** The Board looks for further study and detail of the associated grading plan to understand the amount of grading proposed. **9)** The naturalization and restoration of the hillside landscape is appreciated. The native grass themes and the introduction of additional trees to south are beneficial to the neighborhood. **10)** Study the introduction of additional trees to north of the building so that the structure does not present a skyline silhouette, thus helping mask the apparent mass, bulk, and scale of the house. **11)** Look for inspiration from hillside or hilltown type architecture to step the architecture more with the topography.

Action: Wienke/Mudge, 6/1/0. Motion carried. LeCron opposed. (Manson-Hing absent.)

********** **THE BOARD RECESSED FROM 6:16 P.M. UNTIL 6:36 P.M.** **********

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 15 E PEDREGOSA STREET R-3 Zone

Assessor's Parcel Number: 025-372-010
Application Number: MST2006-00434
Owner: Michael Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(6:36)

Present: Michael Syzmanski, Owner.

The State minimum design standards pertain to the following:

- Peak storm water runoff discharge rates
- Natural area conservation
- Minimization of storm water pollutants of concern
- Protection of slopes and channels
- Storm drain stenciling and signage
- Design of outdoor storage areas
- Design of trash storage areas
- Ongoing maintenance verification
- Structural or treatment control BMPs
- Design of individual project types.

The existing City design criteria for the State minimum design standards are described below. A matrix of the relevant City policies and ordinances that provide the basis for the application of these design standards follows this discussion.

Peak Storm Water Runoff Discharge Rates

To meet State General Permit requirements that post-development peak storm water runoff discharge rates not exceed the estimated pre-development rate, *the City applies the general rule that post-development peak storm water runoff discharge rates not exceed the estimated pre-development rate for the specified discretionary project types of one acre or greater.* The City goes beyond the General Permit minimum standards by applying this general rule for peak storm water discharge rates to all discretionary development and redevelopment projects undergoing Planning Commission permit approval regardless of project size or type, as feasible given site circumstances. Drainage calculations are required as part of the development and environmental review process; runoff discharge limitations are applied as conditions of project approval; final plans are checked and development inspected; and maintenance of BMPs is required by condition of approval.

As described above, discretionary projects are reviewed by a team which includes the Building and Safety, Engineering, and Planning Divisions. Standard requirements include the following:

- Discretionary projects are required to provide drainage calculations on the pre- and post-development runoff.
- An increase in run-off is to be retained on-site and filtered using structural BMPs, such as detention basins, bioswales (vegetated filters) and mechanical BMPs, such as manufactured filters.
- These systems are to retain, at a minimum, the peak run-off differential from pre- and post-conditions for a 25 year storm, if feasible and practical for the site.
- If these methods are not feasible or practical, projects are to retain excess water with underground tanks under the same above-mentioned criteria if feasible.

- Runoff is calculated by County of Santa Barbara hydrograph data and the Manning Equation.
- Bioswale and retention calculations are determined with the SCS, synthetic unit triangular method.

The project review and approval process directs all developments to decrease the post-construction run-off with at least the same volume of retention. The following equation has been used for volumetric calculations of retention: V=0.5XQ25 increaseX2.67XTc, where Q25 increase is the increased post construction run-off and Tc is the time of concentration, which is 720 seconds.

Natural Area Conservation

Although largely developed out as an urban area, the City of Santa Barbara is noted for the extensive incorporation of trees and landscaping within urban development. Adopted City General Plan policies and ordinances support implementation of these site design criteria which include to cluster development, minimize grading and clearing of native vegetation, maximize trees and vegetation, promote the use of native and drought-tolerant vegetation; incorporate landscaping in parking lot design; and preserve riparian areas and wetlands. The PRD (Planned Residential Development) Conditional Use Permit and PUD (Planned Unit Development) zone also specifically provide for clustering development to preserve open space.

The City presently meets the State General Permit minimum design standards for natural area conservation as specified in Attachment 4 of the permit by applying the general criteria of limiting grading, and preserving open space and native vegetation, as feasible, given site circumstances, through the review and approval process of specified discretionary project types of one acre or greater. The City goes beyond the State minimum design standards by applying these criteria as feasible to all discretionary development and redevelopment projects requiring Planning Commission permit approval, regardless of project size or type. Grading plans, biological resources reports, arborist reports, and landscape plans are required as applicable for environmental analysis and design review of discretionary projects. Site layout and landscape requirements, environmental mitigation measures and standard requirements pursuant to policies and ordinances are applied as conditions of discretionary project approvals to limit grading, preserve open space and native vegetation, with final plans checked, development inspected, and ongoing maintenance required as a condition of approval.

Minimization of Storm Water Pollutants of Concern
(Oil, Grease, Gasoline, Metals, Pesticides, Pathogens, Suspended Solids)

Adopted City General Plan policies, ordinances, and guidelines support implementation of design criteria to minimize water pollutants. All new discretionary residential, commercial, industrial, and transportation development and redevelopment projects are subject to incorporation of BMPs through the design review process and application of

BUILT GREEN SANTA BARBARA

REMODELER Self-Certification Checklist

STEP 1: Select Project Category

Definitions – What category is your project?

☐ Whole House/Commercial Remodel

- Major changes to mechanical, electrical, and/or water/sewer systems; and either,
- Structural and finish changes to more than 70% of the existing structure (aggregate square footage of rooms affected); or,
- An addition equal to or greater than 70% of the square footage of existing building.

☐ Addition:

- Any project that increases the footprint and/or the total square footage of a home/building.

☐ Remodel

- Requires major changes to the mechanical, electrical, water and/or sewer systems; and
- More than 500 square feet and less than 70% of total square footage of existing building (aggregate square footage of rooms affected).

☐ Small Remodel

- Requires no major changes to the mechanical, electrical, water and/or sewer systems or
- Less than 500 square feet or
- Classified as a bathroom or kitchen remodel or a basement finish.

Step 2: Complete Checklist

Check items you will be including in this project to qualify for a Built Green™ star rating.

HOW TO USE THE CHECKLIST

☐ (3) **2-37** Provide a front porch

- Action item to be implemented (★ items are required)
- Order action item appears in Section (numerical)
- Section where action item description appears
- Point value of action item (when range of points, refer to Part I narrative.)
- Check (✓) when completed

STEP 3: Determine Rating

Requirements to Qualify at 1-Star Level

All ★ items, 30 points, plus orientation

- Program Orientation (one time only).
- Action Items 2.0, 3.0, and 4.0 - Build to "Green" Codes & Regulations.
- Earn 30 points. Make sure you earn the minimum points for each section. See tables below.
- Provide Waste Reduction Resource Sheet (Action Item 5-1).
- Prepare/post a jobsite recycling plan (Action Item 5-18).
- Provide Homeowner's Information Kit (Action Item 6-1).
- If installing screw-in compact fluorescent lamps (CFL), provide four replacement screw-in CFLs to the owner (Action Item 3-56).

Requirements to Qualify at 2-Star Level

110 points for Whole House/Commercial Remodel; 75 points for Addition or Remodel; 55 points for Small Remodel

- Meet 1-Star requirements.
- Earn additional points to meet the minimum for your project category. Make sure you earn the minimum points for each section. See tables below.
- Attend a BUILT GREEN™ approved workshop within past 12 months prior to certification.

Requirements to Qualify at 3-Star Level

220 points for Whole House/Commercial Remodel; 160 points for Addition; 130 points for Remodel

- Meet 2-Star requirements.
- Earn additional points to meet the minimum for your project category. Make sure you earn the minimum points for each Section. See tables below.

Minimum Points by Section			
Star Level	1	2	3
Section 1	0	5	5
Section 2	5	5	5
Section 3	5	10	15
Section 4	5	10	15
Section 5	5	10	15
Section 6	★	★	★

Minimum Point Totals by Project Categories			
Star Level	1	2	3
Whole House/Commercial Remodel	30	110	220
Addition	30	75	160
Remodel	30	75	130
Small Remodel	30	55	--NA--

EXHIBIT F

Section One: Innovation and Integration

- ☐ (5-15) 1-0. Enroll project in County of Santa Barbara Innovative Building Review Program or equivalent
- ☐ (5) 1-1. Involve whole team in setting green goals at beginning of project

0 Subtotal for Section One

Section Two: Site and Water

- ☐ (★) 2-0. Meet California water efficiency and applicable stormwater/site development requirements

SITE PROTECTION

Protect Site's Natural Features

- ☐ (3) 2-1. Limit heavy equipment use zone and worker parking to limit soil compaction
- ☐ (3) 2-2. Preserve existing native vegetation as landscaping
- ☐ (3) 2-3. Take extra precautions to protect trees during construction
- ☐ (3) 2-4. Preserve and protect wetlands, shorelines, bluffs, creeks and other critical areas during construction

Protect Natural Processes On-Site

- ☐ (1) 2-5. Install temporary erosion control devices and optimally maintain them
- ☐ (1) 2-6. Use compost, mulches or fabric to stabilize disturbed slopes
- ☐ (1) 2-7. Protect stockpiled topsoil with mulch or plastic sheeting
- ☐ (3) 2-8. Balance cut and fill, while maintaining original topography
- ☐ (3) 2-9. Limit grading to 20 ft outside building footprint
- ☐ (4) 2-10. Amend disturbed soil to a depth of 8 to 10 inches to restore soil environmental functions
- ☐ (5) 2-11. Replant or donate removed vegetation for immediate reuse
- ☐ (5) 2-12. Use a water management system that allows groundwater to recharge
- ☐ (5) 2-13. Design to reduce effective impervious surface
- ☐ (5) 2-14. Use pervious materials for any new driveways, walkways, patios
- ☐ (5) 2-15. No increase to the building footprint
- ☐ (10-15) 2-16. Install vegetated roof system (e.g. eco-roof) to reduce impervious surface
- ☐ (3) 2-17. Construct no additional impervious surfaces outside building footprint

Eliminate Water Pollutants

- ☐ (1) 2-18. Take extra care to establish and maintain a single stabilized construction entrance (quarry spall or crushed rock)
- ☐ (1) 2-19. Take extra precautions to install and maintain sediment traps
- ☐ (1) 2-20. Take extra precautions to not dispose of topsoil in lowlands or wetlands
- ☐ (1) 2-21. Wash out concrete trucks in slab or pavement subbase areas and provide appropriate clean up areas for other trades (paint, plaster, etc)
- ☐ (1) 2-22. Prohibit burying construction waste
- ☐ (1) 2-23. When construction is complete, leave no part of the disturbed site uncovered or unstabilized
- ☐ (1) 2-24. Recycle antifreeze, oil, and oil filters at appropriate outlets
- ☐ (1) 2-25. Dispose of non-recyclable hazardous waste at legally permitted facilities
- ☐ (1) 2-26. Establish and post clean up procedures for spills to prevent illegal discharges
- ☐ (2) 2-27. Reduce hazardous waste through good jobsite housekeeping
- ☐ (2) 2-28. Provide an infiltration trench for rooftop runoff
- ☐ (2) 2-29. Use slow-release organic fertilizers to establish vegetation
- ☐ (2) 2-30. Use less toxic or organic form releasers
- ☐ (3) 2-31. Use non-toxic or low-toxic outdoor lumber for landscaping (e.g. plastic, least-toxic treated wood)

DESIGN ALTERNATIVES

- ☐ (1-2) 2-32. If adding a garage, minimize garage size
- ☐ (3) 2-33. If adding a garage, position garage so it is not in front of house
- ☐ (3) 2-34. Provide an accessory dwelling unit or accessory living quarters
- ☐ (3) 2-35. Provide a front porch

WATER PROTECTION

Outdoor Conservation

- ☐ (1) 2-36. Mulch landscape beds with 2 in. organic mulch
- ☐ (1) 2-37. Use drought tolerant grass
- ☐ (1) 2-38. Use compost soil amendments to establish vegetation with less irrigation
- ☐ (1) 2-39. Landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements; OR
- ☐ (1) 2-40. Landscape with NATIVE plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements
- ☐ (4) 2-41. Plumb for greywater irrigation
- ☐ (5) 2-42. Install rainwater collection system (cistern) for reuse
- ☐ (10) 2-43. Install irrigation system using recycled water
- ☐ (10) 2-44. No turf grass

Indoor Conservation

- ❑ ☐ (1) 2-45. For new/replaced bathroom faucets, select fixtures with GPM less than code
- ❑ ☐ (1) 2-46. For new/replaced kitchen faucets, select fixtures with GPM less than code
- ❑ ☐ (1) 2-47. For new/replaced toilets, select fixtures that meet code, and work with the first flush
- ❑ ☐ (2) 2-48. Install instant (tankless) hot water systems (where appropriate)

Eliminate Water Pollutants

- ❑ ☐ (1) 2-49. Educate owners about green cleaning products
- ❑ ☐ (4) 2-50. Provide food waste chutes and compost or worm bins instead of a food garbage disposal

Innovation

- ❑ ☐ (4-10) 2-51. Include innovative design, equipment and operation solutions to protect the site's natural features, conserve water and reduce impact on water resources

0 Subtotal for Section Two

Section Three: Energy Efficiency

- ❑ ☐ (★) 3-0. Meet California State Energy Code, Title 24

ENVELOPE

Thermal Performance

- ❑ ☐ (10-40) 3-1. Improve overall energy efficiency of entire building, including addition, and document envelope improvements of addition beyond code (component performance approach)

Air Sealing

- ❑ ☐ (2) 3-2 Inspect and adjust all doors and windows and install weather-stripping
- ❑ ☐ (2) 3-3. Wrap addition with an exterior air infiltration barrier to manufacturer's specifications
- ❑ ☐ (3) 3-4. Use Airtight Drywall Approach for framing in addition/remodel structures
- ❑ ☐ (3) 3-5. Use airtight building method, such as structural insulated panels or insulated concrete forms, in addition/remodel structures
- ❑ ☐ (3) 3-6. Use blower door test to identify and correct air infiltration problems

Reduce Thermal Bridging

- ❑ ☐ (1) 3-7. Use blown-in insulation
- ❑ ☐ (1) 3-8. Use insulated headers in addition/remodel structures
- ❑ ☐ (1) 3-9. Fully insulate corners (requires 2-stud instead of 3-stud corners) in addition/remodel structures
- ❑ ☐ (1) 3-10. Fully insulate at interior/exterior wall intersection in addition/remodel structures
- ❑ ☐ (1) 3-11. Specify and use energy heels of 6 in. or more on trusses to allow added insulation over top plate in addition/remodel structures
- ❑ ☐ (2) 3-12. Replace uninsulated exterior doors with insulated doors
- ❑ ☐ (3) 3-13. Add wall, ceiling, and/or floor insulation beyond code requirements
- ❑ ☐ (3) 3-14. Use structural insulated panels in addition/remodel structures
- ❑ ☐ (3) 3-15. Use advanced wall framing—24-in OC, w/double top plate in addition/remodel structures
- ❑ ☐ (3) 3-16. Use NFRC certified windows with a U-factor of 0.35 or better for new or replaced windows (0.45 or below for new or replaced skylights)

Solar Design Features

- ❑ ☐ (2) 3-17. For south-facing addition/remodel, provide south shading—install properly sized overhangs on south facing glazing
- ❑ ☐ (2) 3-18. For addition/remodel, orient windows to make the best use of passive solar
- ❑ ☐ (2) 3-19. Use glazing with solar heat gain coefficient less than 0.35
- ❑ ☐ (2) 3-20. For addition/remodel, use building and landscaping plans that reduce heating/cooling loads naturally
- ❑ ☐ (1-5) 3-21. Demonstrate an overall reduction in space conditioning energy using approved energy modeling software

HEATING/COOLING

Distribution

- ❑ ☐ (1) 3-22. Centrally locate heating / cooling system to reduce the size of the distribution system
- ❑ ☐ (1) 3-23. Install one or more properly supported ceiling fan pre-wires in addition/remodel
- ❑ ☐ (2) 3-24. Install ENERGY STAR® heating equipment
- ❑ ☐ (2) 3-25. Install ENERGY STAR® cooling equipment
- ❑ ☐ (2) 3-26. If existing duct insulation is less than R-6, insulate ducts to R-11
- ❑ ☐ (2) 3-27. Use direct vent gas or propane hearth product (AFUE rating)
- ❑ ☐ (2) 3-28. No fireplaces or only high efficiency units (Rumsford or Russian fireplace, masonry heater)
- ❑ ☐ (3) 3-29. No air conditioner
- ❑ ☐ (3) 3-30. Seal ducts using low toxic mastic or "Aeroseal" type treatment
- ❑ ☐ (3) 3-31. Performance test duct for air leakage meets third-party review and certification
- ❑ ☐ (5) 3-32. Locate heating / cooling equipment and the distribution system inside the heated space
- ❑ ☐ (5) 3-33. Perform comprehensive crawl space improvement

Controls

- ❑ ☐ (1) 3-34. Install thermostat with on-switch for furnace fan to circulate air
- ❑ ☐ (1) 3-35. Install 60-minute timers or humidistat for bathroom and laundry room fans
- ❑ ☐ (2) 3-36. Install programmable thermostats with multiple setback options

Heat Recovery

- ❑ ☐ (2) 3-37. Install a heat recovery ventilator

WATER HEATING

Distribution

- ❑ ☐ (1) 3-38. Locate water heater within 20 pipe feet of highest use
- ❑ ☐ (1) 3-39. Insulate hot and cold water pipes within 5 feet of the hot water heater
- ❑ ☐ (2) 3-40. Install on-demand or small, local hot water delivery system, or "home run" hot plumbing at farthest location from water heater
- ❑ ☐ (3) 3-41. Upgrade electric water heater efficiency to EF of .93 or higher (or use 3-44 below)
- ❑ ☐ (3) 3-42. Upgrade gas or propane water heater efficiency to EF of .60 (or use 3-45 below)
- ❑ ☐ (4) 3-43. Install the water heater inside the heated space (electric, direct vent, or sealed venting only)
- ❑ ☐ (4) 3-44. Upgrade electric water heater to exhaust air heat pump water heater or de-superheater: Ef 1.9 (alternate to 3-41 above)
- ❑ ☐ (4) 3-45. Upgrade gas or propane water heater to EF of .83 (alternate to 3-42 above)

Appliances

- ❑ ☐ (1) 3-46. Provide an outdoor clothesline
- ❑ ☐ (1) 3-47. Install gas clothes dryer
- ❑ ☐ (1) 3-48. Install a horizontal-axis or ENERGY STAR® washing machine
- ❑ ☐ (1) 3-49. Install an extra-efficient dishwasher (ENERGY STAR®)
- ❑ ☐ (1) 3-50. Install ENERGY STAR® refrigerator

Drainwater Heat Recovery

- ❑ ☐ (3) 3-51. Install drainwater heat recovery system (DHR)

LIGHTING

Natural Light

- ❑ ☐ (1) 3-52. Use light-colored interior finishes in addition/remodel
- ❑ ☐ (2) 3-53. Use clerestory for natural lighting in addition/remodel
- ❑ ☐ (2) 3-54. Use light tubes or dual glazed, low-e skylights for natural lighting and to reduce electric lighting in addition/remodel

Solar Powered Lighting

- ❑ ☐ (1) 3-55. Replace electric outdoor lighting with solar-powered walkway or outdoor area lighting

Efficient Lighting

- ❑ ☐ (★/1) 3-56. Furnish four ENERGY STAR® compact fluorescent light bulbs to owners (req'd if installing screw-in compacts, See Action Item 3-60)
- ❑ ☐ (1) 3-57. Substitute Halogen lighting for incandescent down-lights
- ❑ ☐ (1) 3-58. Install motion detectors on exterior lights
- ❑ ☐ (2) 3-59. Install lighting dimmer, timers, and/or motion detectors on interior lights
- ❑ ☐ (2-5) 3-60. Use ENERGY STAR® compact fluorescent bulbs, ballast, or fixtures in three high-use locations (kitchen, porch/outdoors, and one other location)

ALTERNATIVE SYSTEMS

- ❑ ☐ (5) 3-61. Add solar water heating system
- ❑ ☐ (1-30) 3-62. Install photovoltaic system

Innovation

- ❑ ☐ (4-10) 3-63. Include innovative design, equipment and operation solutions to enhance energy efficiency

0 Subtotal for Section Three

Section Four: Health and Indoor Air Quality

OVERALL

- ❑ ☐ (★) 4-0. Meet California State Ventilation/Indoor Air Quality Code
- ❑ ☐ (5) 4-1. Assist Owners with allergies or chemical sensitivities to identify preferred IAQ measures and finishes

JOB-SITE OPERATIONS

- ❑ ☐ (1) 4-2. Use less-toxic cleaners
- ❑ ☐ (1) 4-3. Require workers to use VOC-safe masks
- ❑ ☐ (1) 4-4 Isolate construction from non-construction spaces
- ❑ ☐ (2) 4-5. Take measures during construction operations to avoid moisture problems later
- ❑ ☐ (2) 4-6. Take measures to avoid problems due to construction dust
- ❑ ☐ (2) 4-7 Protect exterior building components from water or moisture damage; address existing problems
- ❑ ☐ (3) 4-8. Ventilate with fans after each new finish is applied
- ❑ ☐ (3) 4-9. Clean duct and furnace thoroughly at job completion
- ❑ ☐ (4) 4-10. Involve subs in implementing a healthy building job-site plan for the project

LAYOUT AND MATERIAL SELECTION

- ❑ ☐ (1) 4-11. If using carpet, specify low VOC carpets with the Carpet and Rug Institute (CRI) Indoor Air Quality (IAQ) label
- ❑ ☐ (1) 4-12. Install low pile or less allergen-attracting carpet and pad
- ❑ ☐ (1) 4-13. Build a lockable storage unit for hazardous cleaning and maintenance products, detached from occupied space
- ❑ ☐ (1) 4-14. If installing water filter at sink, select one with biodegradable carbon filter
- ❑ ☐ (1) 4-15. Install showerhead filter
- ❑ ☐ (3) 4-16. No carpet in addition/remodel
- ❑ ☐ (3) 4-17. Optimize air quality in family bedrooms

- ☐ ☐ (3) 4-18. If using carpet, install by tacking (no glue)
- ☐ ☐ (3) 4-.19 If garage is attached, air-seal it from house
- ☐ ☐ (3) 4-20. Use formaldehyde-free fiberglass insulation
- ☐ ☐ (3) 4-21. Use low-VOC, low-toxic, water-based, solvent-free sealers, grouts, mortars, caulks, and adhesives inside the building
- ☐ ☐ (3) 4-22. Use plywood and composites of exterior grade or formaldehyde-free (for interior use in addition/remodel)
- ☐ ☐ (3) 4-23. If replacing or installing cabinets, use cabinets made with formaldehyde-free board or exterior grade plywood and low toxic finish
- ☐ ☐ (3) 4-24. Use glass, ceramic, or porcelain tile for flooring in addition/remodel
- ☐ ☐ (3) 4-25. Use polyethylene piping for plumbing (no PVC)
- ☐ ☐ (3) 4-26. If installing and/or replacing carpeting, install natural fiber carpet (e.g. jute, sisal, wool)
- ☐ ☐ (5) 4-27. Use low-VOC /low-toxic interior paints and finishes for large surface areas
- ☐ ☐ (10) 4-28. No carpet in building

MOISTURE CONTROL

- ☐ ☐ (1) 4-29. Provide cleanable doormat and shoe racks at entry(ies) to building
- ☐ ☐ (1) 4-30. Direct stormwater at least 5 ft away from building using grading and approved drain system as appropriate
- ☐ ☐ (1) 4-31. Seal at doors, windows, plumbing, and electrical penetrations against moisture and air leaks
- ☐ ☐ (1) 4-32. If slab is used for addition, install poly barrier properly; if no slab, bottom of floor is sufficient height above backfilled dirt with vapor barrier properly installed
- ☐ ☐ (1) 4-33. Add vents to ensure adequate ventilation to entire attic space; upgrade existing venting as necessary
- ☐ ☐ (1) 4-34. Use roof gutters to drain out onto splash blocks or approved system to drain water away from building
- ☐ ☐ (1) 4-35. Pitch and flash new roofs properly
- ☐ ☐ (1) 4-36. For new/disturbed exterior walls, design wall system to allow water to drain out in the event of possible water penetration

AIR DISTRIBUTION AND FILTRATION

- ☐ ☐ (1) 4-37. Install return-air ducts in new bedroom(s)
- ☐ ☐ (2) 4-38. Install an operable skylight (manual or automated) high up in the structure to aid natural ventilation. Use U-factor of 0.45 or below and solar gain coefficient of 0.35 or below
- ☐ ☐ (3) 4-39. Inspect, repair, and upgrade air distribution system
- ☐ ☐ (3) 4-40. Verify performance of new and existing ventilation systems; measuring supply and exhaust airflow, checking control activation and damper operation
- ☐ ☐ (3) 4-41. Upgrade filters to medium-efficiency pleated filter or better
- ☐ ☐ (3) 4-42. Install furnace and/or duct-mounted air cleaner or high efficiency air filter (non-electronic)
- ☐ ☐ (3) 4-43. Install central vacuum, exhausted to outside
- ☐ ☐ (3) 4-44. Provide for cross ventilation using operable windows in addition/remodel
- ☐ ☐ (3) 4-45. Install CO detector(s)
- ☐ ☐ (3) 4-46. Re-work existing windows that have been painted shut

HVAC EQUIPMENT

- ☐ ☐ (1) 4-47. Install spot ventilation equipment in all appropriate locations as per Ventilation and Indoor Air Quality Code
- ☐ ☐ (1) 4-48. Install crank or electronic timers, or humidistat controls for bath exhaust fans
- ☐ ☐ (2) 4-49. Install spot ventilation fans to same standard as whole house fan
- ☐ ☐ (2) 4-50. Install exhaust fans in rooms where office equipment is used
- ☐ ☐ (2) 4-51. Install sealed combustion heating and hot water equipment
- ☐ ☐ (2) 4-52. Specify new heating and/or cooling equipment to meet new design heating and cooling loads of remodeled space
- ☐ ☐ (4) 4-53. Install whole house fan
- ☐ ☐ (5) 4-54. Provide balanced indoor pressure using controlled ventilation
- ☐ ☐ (5) 4-55. Where appropriate, install furnace fan motor with an electrically commutated motor (ECM)
- ☐ ☐ (10) 4-56. Install a ductless heating system (e.g. radiant floor or baseboard)
- ☐ ☐ (10) 4-57. For pre-1991 homes, upgrade to a whole house ventilation system

Innovation

- ☐ ☐ (4-10) 4-58. Include innovative design, equipment and operation solutions to protect human health and enhance indoor air quality during construction and/or occupation

0 *Subtotal for Section Four*

Section Five: Materials Efficiency

OVERALL

- ❑ ☐ (5-25) 5-0. Create functional, multi-purpose spaces while limiting additional square footage

JOBSITE OPERATIONS

Reduce

- ❑ ☐ (★) 5-1. Provide waste reduction resource sheet to on-site personnel and subcontractors
- ❑ ☐ (1) 5-2. Use suppliers who offer reusable or recyclable packaging
- ❑ ☐ (1) 5-3. Provide weather protection for stored materials
- ❑ ☐ (2) 5-4. Create detailed take-off and provide a cut list to framer
- ❑ ☐ (2) 5-5. Use central cutting area or cut packs
- ❑ ☐ (3) 5-6. Contractually require subcontractors to participate in waste reduction efforts

Reuse

- ❑ ☐ (1) 5-7. Reuse building materials when appropriate
- ❑ ☐ (1) 5-8. Reuse, sell, or give away non-code windows for unheated spaces
- ❑ ☐ (1) 5-9. Reuse dimensional lumber; must be re-graded for structural use
- ❑ ☐ (1) 5-10. Use reusable supplies for operations, such as construction fences, tarps, refillable propane tanks
- ❑ ☐ (1) 5-11. Move leftover materials to next job or provide to owner
- ❑ ☐ (1) 5-12. Reuse spent solvent for cleaning
- ❑ ☐ (1) 5-13. Sell or give away wood scraps
- ❑ ☐ (1) 5-14. Sell or donate reusable items
- ❑ ☐ (2) 5-15. Use reusable forms, including wood if it is well maintained
- ❑ ☐ (2) 5-16. Purchase used building materials for your job
- ❑ ☐ (2) 5-17. Save and reuse site topsoil

Recycle

- ❑ ☐ (★) 5-18. Prepare jobsite recycling plan and post on site
- ❑ ☐ (3) 5-19. Contractually require subcontractors to participate in recycling efforts
- ❑ ☐ (1) 5-20. Recycle cardboard
- ❑ ☐ (1) 5-21. Recycle metal scraps
- ❑ ☐ (1) 5-22. Recycle wood scrap and broken pallets
- ❑ ☐ (1) 5-23. Recycle packaging
- ❑ ☐ (1) 5-24. Recycle drywall
- ❑ ☐ (1) 5-25. Recycle concrete/asphalt rubble, rock, and brick
- ❑ ☐ (3) 5-26. Recycle paint
- ❑ ☐ (4) 5-27. Recycle asphalt roofing
- ❑ ☐ (5) 5-28. Recycle carpet/carpet padding and upholstery foam
- ❑ ☐ (5) 5-29. Recycle land clearing and yard waste

Hazardous Waste

- ❑ ☐ (2) 5-30. Dispose of fluorescent lights and ballasts at appropriate facility
- ❑ ☐ (2) 5-31. Follow "Best Practices" for removal/disposal of asbestos-containing materials
- ❑ ☐ (2) 5-32. Follow "Best Practices" for removal/disposal of lead-containing materials

DESIGN AND MATERIAL SELECTION

Overall

- ❑ ☐ (1) 5-33. Use standard dimensions in design of addition/remodel
- ❑ ☐ (1) 5-34. Install materials with longer life cycles
- ❑ ☐ (2) 5-35. Install locally produced materials from within approximately 500 miles radius
- ❑ ☐ (3) 5-36. Use re-milled salvaged lumber
- ❑ ☐ (1-3) 5-37. Use wood products certified as "sustainably produced" by a recognized third party

Framing

- ❑ ☐ (1) 5-38. Use stacked floor plans
- ❑ ☐ (1) 5-39. Use engineered structural products
- ❑ ☐ (2) 5-40. Use structural insulated panels
- ❑ ☐ (2) 5-41. Use (R-21) 2x6 intermediate framing
- ❑ ☐ (3) 5-42. Use cementitious foam-formed walls with flyash concrete
- ❑ ☐ (3) 5-43. Use finger-jointed framing material (e.g. risers and studs) longitudinal compression loads only
- ❑ ☐ (3-6) 5-44. Use at least 50% of dimensional lumber certified as "sustainably produced" by a recognized third party
- ❑ ☐ (5-10) 5-45. Use at least 90% of dimensional lumber and 50% of sheathing certified as "sustainably produced" by a recognized third party

Foundation

- ❑ ☐ (1) 5-46. Use regionally produced block for new foundation
- ❑ ☐ (1) 5-47. Use flyash in concrete for new foundation
- ❑ ☐ (2) 5-48. Use recycled concrete, asphalt, or glass cullet for base or fill for new foundation

Sub-Floor

- ❑ ☐ (1) 5-49. Use recycled-content underlayment for new sub-floor

Doors

- ❑ ☐ (2) 5-50. Use domestically grown wood interior doors

Finish Floor

- ❑ ☐ (1) 5-51. If installing new or replacing existing vinyl flooring, use product with recycled content
- ❑ ☐ (1) 5-52. If installing new or replacing existing carpet, use recycled-content carpet pad
- ❑ ☐ (3) 5-53. If installing new or replacing existing carpet, use recycled-content or renewed carpet
- ❑ ☐ (3) 5-54. Reuse existing wood flooring
- ❑ ☐ (5) 5-55. If installing new tile, use recycled-content glass, ceramic or porcelain tile

❑ ☐ (5) 5-56. If installing new or replacing existing flooring, use linoleum, cork, salvaged wood, or bamboo flooring

Interior Walls

❑ ☐ (1) 5-57. Specify and use drywall with recycled-content gypsum

❑ ☐ (1) 5-58. Specify and use recycled or "reworked" paint and finishes in addition and for any re-painted surfaces

Other Interior - Recycling

❑ ☐ (4) 5-59. Provide built-in kitchen or utility room recycling center

Exterior Walls

❑ ☐ (1) 5-60. Use recycled-content sheathing where new sheathing is required

❑ ☐ (1) 5-61. Use siding with reclaimed or recycled material for new or replaced siding

❑ ☐ (2) 5-62. Use 50-year siding product for new or replaced siding

❑ ☐ (2) 5-63. Use salvaged masonry brick or block for new or replaced exterior

❑ ☐ (2) 5-64. Use locally produced stone or brick for new or replaced exterior

Windows

❑ ☐ (1) 5-65. Use wood/composite windows for new or replaced windows

❑ ☐ (1) 5-66. Use finger-jointed wood windows for new or replaced windows

Cabinetry and Trim

❑ ☐ (2) 5-67. If using hardwood trim, use domestic products for new or replaced cabinetry and trim

❑ ☐ (2) 5-68. Use finger-jointed trim for new or replaced cabinetry and trim

❑ ☐ (1-3) 5-69. For new or replaced cabinetry/trim, use domestic hardwood trim that is certified as "sustainably produced" by a recognized third party

❑ ☐ (3-5) 5-70. For new or replaced cabinetry/trim, use tropical hardwood trim or cabinets only if certified as "sustainably produced" by a recognized third party

Roof

❑ ☐ (2) 5-71. Use recycled-content roofing material for new/replaced roofing

❑ ☐ (2) 5-72. Use 40-year roofing material for new/replaced roofing

❑ ☐ (3) 5-73. Use 50-year roof material for new/replaced roofing

Insulation

❑ ☐ (1) 5-74. Use recycled-content insulation

❑ ☐ (4) 5-75. Use environmentally friendly foam building products (formaldehyde-free, CFC-free, HCFC-free)

Other Exterior

❑ ☐ (2) 5-76. Use reclaimed or salvaged material for landscaping walls

❑ ☐ (3) 5-77. Use recycled-content plastic or wood polymer lumber for decks and porches

❑ ☐ (5) 5-78. Use pressure-treated wood with least toxic pressure treatment (no CCA)

Innovation

❑ ☐ (4-10) 5-79. Include innovative design, equipment and operation solutions to conserve natural resources and minimize waste produced on the project

0 Subtotal for Section Five

Section Six: Environmentally Friendly Owner Operations & Maintenance

HOMEOWNER'S KIT

❑ ☐ (★) 6-1. Provide owner with Homeowner's Information Kit

Project Address/Location _____

_____

Total Project Points 0

Project Category (check one)

☐ Whole House/Commercial Remodel ☐ Addition

☐ Remodel ☐ Small Remodel

Program Level Obtained:

☐ 1-Star ★ ☐ 2-Star ★★ ☐ 3-Star ★★★

By my signature, I certify that I have performed all Action Items checked above:

_____

(Remodeler Signature and Date)

ATTACHMENT 3

3. The 3427 Sea Ledge Lane appeal will be heard by the City Council on December 18, 2007. Commissioner Thompson will represent the Commission.

4. The Rogers Court appeal has been rescheduled to February 26, 2008.

5. The 517 Chapala Street mixed-use project was approved by the Planning Commission. The preliminary approval was denied by the Historic Landmarks Commission and will be appealed to the City Council. The hearing date is pending.

6. The 518 State Street will be appealed to City Council, but there is not a date yet.

7. The Veronica Meadows appeal decision was in Superior Court, overturning the project approval. The EIR was ruled to be adequate but decertified by the Court. It will return to City Council for further action.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Jacobs opened the public hearing at 2:05 p.m.

Paul Hernadi, Citizens Planning Association (CPA), addressed the Commission referring to CPA's emailed letter listing recommendations for the General Plan.

The Commission expressed it's appreciation of the CPA for the serious thought and detail given in its recommendations.

Chair Jacobs announced that the General Plan Update discussion originally scheduled for today, will be held as a Special Meeting on January 3, 2007.

Chair Jacobs closed the public hearing at 2:11 p.m.

II. NEW ITEM:

ACTUAL TIME: 2:11 P.M.

APPLICATION OF JESSICA GRANT & NILS HAMMERBECK, AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3, SINGLE FAMILY AND COASTAL OVERLAY, ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,773 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site

would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project is a Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Nils Hammerbeck, Architect, gave the applicant presentation and introduced his team: Jessica Grant, Penfield & Smith; Lane Goodkind, Landscape Architect; Susan Basham, Legal Council, Price, Postal, & Parma; and Hady Zadpanau, Penfield & Smith.

Staff answered the Planning Commission's questions about sewer line opportunities on the parcel; sewer and septic options; condition for requirement of site to be placed on a sewer; clarification of the accessory building space; and clarification of the lot area square footage and Floor Area Ratio (FAR) numbers.

Scott Vincent stated that the project would have to find a way to deal with its waste and perhaps look at initiating an assessment district. The City cannot make sewer line extension a requirement since this is not a request for a subdivision.

Mr. Hammerbeck answered Planning Commission questions about plate heights.

Chair Jacobs opened the public hearing at 3:05 P.M.

The following people spoke in opposition of the project or with concerns:

1. Mary Weisman, neighbor: exceeds Neighborhood Preservation Ordinance (NPO) height and square footage; neighborhood incompatibility.
2. Jana Young, neighbor: exceeds NPO height and square footage; neighborhood incompatibility; drainage, runoff, and grading.
3. Lori Rafferty, Braemar Ranch Homeowners Association: exceeds NPO height and square footage; neighborhood incompatibility; destabilization of the hillside; read Braemar Ranch Homeowners Association letter into the record.
4. Cathie McCammon: size and topography incompatible with neighborhood; defies NPO Guidelines.

5. Chair Jacobs read the letter of Jeff Young, neighbor, into the record: too high for neighborhood; increase in impervious surface will add more storm water to his home; landscaping and structure will alter natural flow of surface water.

With no one else wishing to speak, the public hearing was closed at 3:17 P.M.

Mr. Vincent clarified the discussion of the NPO language that was approved by the Ordinance Committee.

The Commission acknowledged the applicant's favorable design and appreciated the use of Green Building Design, but was not ready to support the project; recommended the applicant look to a continuance.

The Commission provided the applicant the following suggestions: 1) Suggested the project be reduced in scale to 100% FAR maximum; 2) No grading on 30% slope; 3) Inclusion of a detailed drainage plan; consider bioswale opportunities; 4) Condition the project to connect to the City sewer system; 5) Reconfirm the FAR calculations, including a diagram; 6) Provide a 3D model that shows the project as related to the site; and Support returning to Architectural Board of Review for further review.

Some Commissioners expressed a desire to have the project reviewed by the Architectural Board of Review over the Single Family Design Board. Mr. Vincent clarified the FAR guideline. If it is less than .85 FAR, it will stay with ABR. Otherwise, it will go to SFDB. The project would be returning to the Planning Commission for a Coastal Development Permit.

Susan Basham, Attorney, offered a two month extension beyond January 13, 2008 and asked for a continuance.

Mr. Hammerbeck voiced his concerns with the review process by recapping the numerous review boards that are making recommendations on this project.

Mr. Vincent recommended that the project return to the Single Family Design Review board for compliance and concurrence with consistency findings with the NPO. However, Ms. Hubbell stated that the design board review determination will be based on the project's redesign.

MOTION: Jostes/Larson
Continued indefinitely at the request of the applicant.

This motion carried by the following vote:

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

DRAFT

City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

March 6, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:04 P.M.

ROLL CALL:

Present:

Chair George C. Myers
Vice-Chair Stella Larson
Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Bettie Weiss, City Planner
Jan Hubbell, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Steve Foley, Supervising Transportation Planner
Barbara Shelton, Environmental Analyst
Michael Berman, Environmental Analyst
Debra Andaloro, Project Planner
Irma Unzueta, Project Planner
Susan Reardon, Project Planner
Allison De Busk, Project Planner
Kathleen Kennedy, Associate Planner
Peter Lawson, Associate Planner
Stacey Wilson, Associate Transportation Planner
Chelsey Swanson, Assistant Transportation Planner
Julie Rodriguez, Planning Commission Secretary

DRAFT

I. PRELIMINARY MATTERS:

1. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

   Senior Planner Jan Hubbell announced that Agenda Items III, 565 Yankee Farm Road, and IV, 210 Miegs, 216 Miegs and 290 Lighthouse Road, would be heard out of order.

2. Announcements and appeals.

   i. Ms. Hubbell made the following announcements:

      a. The 517 Chapala Street appeal was upheld by City Council granting preliminary approva1, with some recommendations back to the Historic Landmarks Commission.

      b. 3470 State Street Planning Commission denial has been appealed by the applicant to City Council with a date pending.

      c. The 1236 San Andres Street appeal will be heard by City Council next week. Commissioner Jacobs will represent the Commission.

   2. Chair Myers acknowledged that UCSB Students from the Environmental Studies Program were in attendance.

   3. Commissioner Jacobs announced that she will be recusing herself from hearing 1250 Coast Village Road project on March 13, 2008 due to her husband's law firm representing the applicant.

3. Comments from members of the public pertaining to items not on this agenda.

   Chair Myers opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

II. CONTINUED ITEM:

ACTUAL TIME: 1:45 P.M.

The following item was continued from December 6, 2007 and was heard after Item IV.

APPLICATION OF JESSICA GRANT & NILS HAMMERBECK AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,960 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site

would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project are:

1. Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

Peter Lawson, Associate Planner, gave the Staff presentation and clarified the project ownership.

Staff answered Planning Commission's questions about the difference in elevation between the project site and the neighborhood below the project site; whether the property is in the Campanil neighborhood or the Braemar Ranch neighborhood; and the definition and calculations of net floor area.

Nils Hammerbeck, Architect, gave the applicant presentation.

Mr. Hammerbeck answered the Planning Commission's questions about bringing the Floor Area Ratio (FAR) down to less than 100%; shielding the solar panels from view of neighbors; clarification of the FAR calculations; clarification of the glass material used in the skylight; if the lighting in the driveway will be visible from the mountainside; clarification of 'zero net' as a goal and how it will be measured; and accuracy of the tower slope.

Chair Myers opened the public hearing at 2:40 P.M.

The following people spoke in opposition to the project or with concerns:

1. Ronald Green, Braemar Ranch Homeowners Association, spoke on behalf of 50 members who signed a petition against the project. The project is incompatible with the Breamar Ranch Neighborhood; wants the character of the neighborhood preserved. Wants the Commission to closely adhere to the Single Family Design Guidelines.
2. Lori Rafferty spoke for 3 neighbors, on upper Yankee Farm Road, expressing concern about the size, bulk, scale, and incompatibility of the proposed project. Concerned with how the project is defined with Neighborhood Preservation

Ordinance (NPO) Guidelines; soil displacement; and historical ground water. Would like to see the project reduced in size.

3. Patricia Foley, President, Braemar Ranch Home Owners Association, reminded the Commission that the neighborhood association was in support of the NPO Guidelines. Concerned with the size, bulk and scale of the project; average house size in this neighborhood is 3,500 square feet. There is concern for the 32' height of project; the glass roof and impact on viewing night sky; and the visibility from other areas of the neighborhood. Would like to see the project reduced in size and stepped up the hill.

With no one else wishing to speak, the public hearing was closed at 2:50 P.M.

Ms. Hubbell clarified the Campanil Neighborhood as defined by the General Plan.

Commissioner's comments:

1. Two Commissioners commended the applicant for all the efforts made. The project's size, bulk, scale is not compatible with the neighborhood as outlined in the Single Family Design Guidelines. The Commission directed the project to be reduced in size, but it is now larger.

2. One Commissioner stated that the project does fall within the Guidelines and spoke to the improvements being made by the applicant, including drainage improvements, and restoring the scarring on the hillside. Will support project for playing by the rules.

3. One Commissioner expressed concern about the grading being taken to the limit of the 30% slopes.

4. The Commissioner could not find that the project was in compliance with the City's Design Guidelines and therefore could not support the project and cannot make findings for Coastal Development Permit.

5. The height, per the Single Family Design Guidelines, is still too tall and needs to be addressed. The skylight functions as a beacon and does not comply with the City's regulations on skylights, per the Single Family Design Guidelines.

6. Acknowledged that the project was not requesting modifications; is using green building techniques and energy efficient design; provides balanced grading onsite; drainage improvements; and fire hazard improvements. One Commissioner was concerned with the Floor Area Ratio (FAR) issue and wants to see the applicant take a voluntary approach to downsizing the project. Would like to condition that the solar panels and equipment not be visible to the neighborhood.

7. One Commissioner appreciated the Green design, and the connection to the sewer, but felt that the project was still too large. Could support the project if it was reduced to 100% of the FAR Guidelines.

8. One Commissioner was concerned with the sustainability issues with building a project of that size but felt that the applicant's presentation mitigated the concerns. The location of the home and its elevation puts it in the Campanil neighborhood. Appreciates the compromise that has been made with the large homes above and the smaller homes below. Would like to see a condition that the project returns to design review boards and that the square footage be reduced to no more than 100% of FAR.

Staff answered an additional Planning Commission question about clarification of the FAR calculations; accessory structures are added into FAR.

MOTION: Thompson/Bartlett **Assigned Resolution No. 011-08**
Approve the Coastal Development Permit, making the findings in the Staff Report, and subject to the Conditions of Approval included in Staff Report Exhibit A, with the following added conditions: 1) Design review shall be done by the Architectural Board of Review, not the Single Family Design Board; 2). The applicant shall reduce the square footage to be no more than 100% of Floor Area Guidelines; 3). Solar equipment shall be shielded from view of the neighbors; 4). Review the driveway lighting and skylight design to be consistent with the Lighting Ordinance.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

Chair Myers called for a recess at 3:30 P.M. and resumed the hearing at 3:45 P.M.

City of Santa Barbara
California

DRAFT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 011-08
565 YANKEE FARM ROAD
COASTAL DEVELOPMENT PERMIT
MARCH 6, 2008

APPLICATION OF JESSICA GRANT & NILS HAMMERBECK AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,960 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project are:

1. Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and 3 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 28, 2007
2. Staff Memo with Attachments, February 14, 2008
3. Site Plans
4. Correspondence received in support of the project:
    a. Jennifer Conrow, via email
5. Correspondence received in opposition to the project or with concerns:
    a. Patricia Foley, President, Braemar Ranch Homeowners Association

b. Bill and Janis Spracher, Santa Barbara, CA

c. Walter Knapp, Former President, Braemar Ranch Homeowners Association

d. Jean and Barry Schuyler, via email

e. Lori Rafferty, via email

f. P.R. Weisman, via email

g. Jana Young, via email

h. Taka Nomura, via email

i. Benjamin Bollag, Santa Barbara, CA

j. Timothy Rodgers, M.D., via email

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. **Coastal Development Permit (SBMC §28.45.009)**

1. The project is consistent with the policies of the California Coastal Act.

The project site is in a transitional zone. To the north of the site, the housing development is large with a number of accessory structures on large lots, but to the south the dwellings are smaller, with less accessory structures all on smaller lots. The project is similar in size to the development on some sides of the lot. With input from the appropriate design review board, the project could be found consistent with the policies of the California Coastal Act.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

Subject to the conditions of approval, the project would meet the policies. The conditions of approval provide direction to the applicant to be consistent with the Single Family Design Guidelines. The applicant has adequate access to the site, with the provision to improve the driveway.

3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

There are no public trail easements on the subject lot, nor is the site located adjacent to any open public space that would necessitate obtaining access. Therefore, the proposed project would be consistent with this finding.

II. Said approval is subject to the following conditions:

A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute 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. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

3. **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 approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, 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 Coastal Development 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.

4. **Approved Development.** The development of the Real Property approved by the Planning Commission on date is limited to approximately 8,540 square feet (net) of building area, which includes a single family dwelling with an attached garage and work shop area, a 450 s.f. cabana and a pool, and shall not exceed the 100% Floor-to-Lot Area Ratio Guideline outlined in the Single Family Design Guidelines on the approved Plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

5. **Tree Protection.** The existing tree(s) to remain on the subject lot shall be preserved, protected, and maintained to the maximum extent feasible.

6. **Pesticide or Fertilizer Usage Near Natural Drainage Areas.** The use of pesticides or fertilizer shall be prohibited within the unnamed drainage area, located on the eastern property line

7. **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.

B. **Public Works Submittal Prior to Building Permit.** 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 any permits for the project:

1. **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.

2. **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.

3. **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. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. 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.

4. **Yankee Farm Road Public Improvements.** The Owner shall provide building plans for construction of improvements along the easement frontage at Yankee Farm Road. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: driveway apron, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, private

drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, detention, erosion protection, etc. Any work in the public right-of-way, including connection to City utilities requires a Public Works Permit.

5. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.

6. **Driveway Easement Verification.** The Owner shall submit a recorded instrument which demonstrates that an easement is granted across Assessor Parcel Number 047-041-004 in favor of APN 047-030-005 (565 Yankee Farm Road) for purposes of access and utilities**.**

C**. Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department shall be replaced on-site on a one-for-one basis with minimum 24-inch box sized tree(s) of an appropriate species or like species.

2. **Appropriate Plants on Steep Slopes.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the steep slope and sloped areas. All existing succulent plants that add weight to the steep slope and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

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. The drip system along the slopes of 30% or greater shall be removed after one full season of plant growth.

4. **Onsite Detention/Treatment.** An onsite detention and treatment facilities shall be provided consistent with the City and state Storm Water Management Requirements. The requirements include treating the first inch of a 25 five year storm and to treat runoff from driveways, motor courts, patios and roof surfaces.

5. **Night Time Glare Reduction**. The applicant shall provide a lighting plan that demonstrates the outdoor lighting, as well as, incidental lighting from skylights is minimized.

6. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.

7. **Floor Area Ration (FAR)**. The FAR shall be reduced to a maximum of 100% FAR, as outlined in the Single Family Design Guidelines.

8. **Photo-Voltaics.** All photovoltaics shall be screened from views by the neighbors.

9. **Driveway Lighting**. All driveway lighting shall be low in height and directed downward to avoid visibility from area.

D. **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. **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 300 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 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.

2. **Evidence of a Grading Permit for the Easement Portion of the Driveway.** Provide a copy of an issued permit from the County of Santa Barbara that allows the portion of the driveway located on Assessor Parcel Number 041-047-004, which serves 565 Yankee Farm Road to be improved to the Fire Department required width of 16 feet.

3. **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.

4. **Traffic Control Plan. A** traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.

5. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.

6. **Photo-voltaics Required.** Owner shall design the project to include highly efficient, aesthetically well-integrated photo-voltaics, consistent with the City Solar Design Guidelines, to meet at least 50 percent of the project's electrical needs.

E. **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, Architectural Board of Review (ABR) outlined in Section D above.

2. **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.

3. **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 consistent with the design approved in accordance with Condition C.4. 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 Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

4. **Trash Enclosure Provision**. A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

5. **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.

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

1. **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.

2. **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.

3. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.

4. **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
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.

7. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:

   a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. 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

8. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, 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 on-site 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 on-site 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.

9. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.

10. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.

11. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.

12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

13. **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) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.

14. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and any related Conditions of Approval.

16. **Tree Protection.** Notes on the grading plan that specify the following:

If feasible, no grading shall occur within three feet of the driplines of the existing tree(s).

b. If grading will occur with three feet of the dripline of an existing tree, a qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.

c. All excavation within the dripline of the tree(s) shall be done with hand tools.

d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

e. No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).

f. Any root pruning and trimming shall be done under the direction of a qualified Arborist.

g. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

17. **Existing Tree Preservation.** The existing tree(s) shown on the approved Site Plan to be saved shall be preserved and protected and fenced three feet outside the dripline during construction.

18. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

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

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the

remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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

G. **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.) caused by construction 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 the Driveway Easement Improvements.** The driveway easement located on Assessor Parcel Number 041-047-004 shall be improved to the required City Fire Department standards.

3. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding.

4. **Record Drawings.** Submit Record Drawings identifying "asbuilt" conditions of public improvements to the Public Works Inspector for verification and approval.

H. **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 COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Community Development Director if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

This motion was passed and adopted on the 6th day of March, 2008 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 3 (Jacobs, Jostes, White) ABSTAIN: 0 ABSENT: 0

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

_____ _____

Julie Rodriguez, Planning Commission Secretary Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.