



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 2, 2006

AGENDA DATE: March 9, 2006

PROJECT ADDRESS: 316-324 State Street/323 Anacapa Street (MST2005-00286)
Andalucia Building

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Irma Unzueta, Project Planner

SUBJECT: **CONCEPT REVIEW FOR 316-324 STATE STREET/323 ANACAPA STREET**

I. INTRODUCTION

The purpose of this concept review is to allow the Planning Commission to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction on the project design and massing, especially as it relates to protection of mountain views.

On May 11, 2005, the Historic Landmarks Commission (HLC) reviewed the project and was generally supportive of the design. The mass, bulk and scale was found to be acceptable with the condition that the floor-to-floor ratios be reduced and the massing along the freeway side be modulated (Exhibit A).

In December 2005, the project underwent Development Application Review Team (DART) review to determine whether the development application contained all of the required information necessary for project analysis and decision. A DART letter was sent to the applicant on December 16, 2005, detailing additional information necessary to proceed with review of the proposed project. In this letter, staff expressed concern regarding the significant view blockage of the Santa Ynez Mountains that would result with the proposed massing of the buildings. The applicant was asked by staff to redesign the project in order to lower the building mass so as to not block the view or open up a portion of the building to frame a view of the mountains (Exhibit B).

II. PROJECT DESCRIPTION

The proposed project involves the redevelopment of the "Andalucia Building" located at 318 State Street and an adjacent parcel at 323 Anacapa Street. The project would preserve and restore the existing Historic Moorish brick façade and store front commercial building (316-324 State Street) of approximately 4,523 square feet. Three warehouse structures totaling 35,841 square feet would be demolished at the rear of the Andalucia Building along with an existing residential unit of approximately 1,600 square feet located at 323 Anacapa Street. The construction of a mixed use

project, including 25,071 square feet of new commercial space, 33 residential units (29 market and 4 affordable units) and an underground garage with 99 parking spaces is proposed. The commercial floor area is proposed to be divided into spaces ranging from 250 square feet to 1,500 square feet. The residential units would include a variety of mix and sizes, including one studio, 15 one-bedrooms, 14 two-bedrooms and 3 three-bedrooms. The new buildings and uses would connect through a series of arcades, courts, and pedestrian paseos proposed through the property between State and Anacapa Streets. The two parcels are being kept separate for ownership reasons, but are combined for purposes of this application in order to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street (Exhibits C and D).

VICINITY MAP FOR 316-324 STATE STREET AND 323 ANACAPA STREET



III. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for residential and commercial condominium purposes (SBMC § 27.07 and 27.13);
2. A Modification of the lot area requirements to allow over-density units on a lot in the C-M Zone (SBMC § 28.21.080); and

3. A Modification to allow a portion of the residential structure at 323 Anacapa Street to be located within the required 10-foot setback (SBMC § 28.21.060).

No action on this project will be taken at this time, nor will any determination be made regarding environmental review of the proposed project.

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Brian Cearnal (Architect)	Property Owner: Howe Family Partnership
Parcel Numbers: 037-254-007, -020	Lot Area: 1.23 acres (316-324 State Street) 0.20 acres (323 Anacapa Street)
General Plan: General Commerce	Zoning: C-M, Commercial Manufacturing
Existing Uses: Commercial/Warehouse and Residential	Topography: 1%
Adjacent Land Uses: North - Commercial South - Commercial East - Anacapa Street West - State Street	

B. PROJECT STATISTICS

	Existing		Proposed	
Commercial	40,364 sq. ft.		29,594 sq. ft.	
Residential	1 unit - 1,600 sq. ft.		33 units - 48,099 sq. ft.	
Parking	33 parking spaces		99 parking spaces - 42,977 sq. ft.	
Lot Coverage- Parcel 1				
Building	41,767 sq. ft.	78.0%	34,690 sq. ft.	64.8%
Paving/Driveway	11,328 sq. ft.	21.2%	15,550 sq. ft.	29.0%
Landscaping	444 sq. ft.	0.8%	3,298 sq. ft.	6.2%
Lot Coverage- Parcel 2				
Building	1,400 sq. ft.	16.4%	3,159 sq. ft.	36.9%
Paving/Driveway	5,790 sq. ft.	67.7%	4,016 sq. ft.	46.9%
Landscaping	1,368 sq. ft.	16.0%	1,383 sq. ft.	16.2%
Building Height	28 feet maximum height		54.6 feet maximum height	

V. REQUEST AND ISSUE

The project was reviewed by City staff in December of 2005, where the obstruction of views of the Santa Ynez Mountains by the proposed project was identified as a major concern. Review of the photo representations prepared by the applicant for the project illustrated significant view blockage of the Santa Ynez Mountains. Staff recommended that the project be redesigned to lower the building mass

so as not to substantially block the view of the Santa Ynez Mountains or open up a portion of the building to frame a view of the mountains.

Views/view corridors of the Santa Ynez Mountains have been identified as important scenic resources by adopted City plans and policies. The importance of a view/view corridor is heightened when it is more accessible by virtue of its location or association with a heavily visited public area. Public viewing locations are those which have a large number of viewers and a considerable duration of view, and may include Major Public Transportation Corridors such Highway 101. In fact, Highway 101 is designated as a heavily traveled roadway on the Local Coastal Program's Visual Resources Map. The Visual Resources Map identifies important (desirable) views, including views of the foothills and mountains, as seen from various lower elevations of the City along heavily traveled roadways.

It is staff's opinion that the proposed project could represent a significant adverse impact to an important public viewpoint because it will result in substantial blockage of existing unobstructed views of the Santa Ynez Mountains from Highway 101 and appears to be potentially in conflict with the City's Conservation Element Policy 3.0, which states:

"New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City."

In addition to the Conservation Element policies on view protection, the Open Space Element offers guidance for the protection of open space areas of citywide significance. The goal is to protect the character of Santa Barbara by conserving and providing significant open and natural landforms through and around the community. Included as open space areas in the element are the mountains and the freeway. The mountains are classified as one of Santa Barbara's most important open space resources. The freeway is also considered a significant open space area for the community and as such should maintain its openness.

As previously indicated, the HLC addressed the mass of the project by recommending that the applicant reduce the floor-to-floor ratios and that the massing along the freeway side be modulated. Prior to further design changes, the applicant has requested that the Planning Commission receive the opportunity to comment on views issues associated with this project (E). Staff also welcomes the Planning Commission's review and consideration of this project in light of the recent workshop on view/view corridor policies and issues.

As part of the applicant's presentation, a video simulation of the proposed buildings as viewed from Highway 101 will be given to the Planning Commission. Staff and the applicant are seeking conceptual review comments and direction related to the building massing and height to ensure a project that is not in conflict with adopted City visual policies.

VI. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments after considering the view issue outlined in this report. Please note, that this review is not meant to imply any approval of, or formal position on, the proposed project.

Exhibits:

- A. Historic Landmarks Commission Minutes, dated May 11, 2005
- B. DART Letter, dated December 16, 2005
- C. Applicant's Project Letter, dated November 18, 2005
- D. Project Site Plans and Elevations
- E. Applicant's Request Letter, dated February 21, 2006

CONCEPT REVIEW - NEW

15. 318 STATE ST

C-M Zone

Assessor's Parcel Number: 037-254-020
 Application Number: MST2005-00286
 Owner: Howe Family Partnership
 Architect: Cearnal Andrulaitis
 Applicant: Peter Lewis

(This is a Structure of Merit. Proposal for a mixed use development to include demolition of the existing 35,841 square-foot warehouse, construction of 26,804 square feet of nonresidential use and 28 new residential condominium units. The front arcade and 4,523 square feet of commercial space along State Street would be preserved.)

(COMMENTS ONLY; CONCEPT REVIEW)

(7:23)

Brian Cearnal, Architect; E.B. Howe, Owner; and Peter Lewis, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The mass, bulk, and scale is acceptable with the condition that the floor-to-floor ratios be reduced and the massing along the freeway side be modulated. 2) The Commission commends the setback to the interior court yard to allow light and air to penetrate and also commends the side-yard setback to allow for landscaping. 3) The Commission strongly supports the underground parking. 4) The Commission finds, on an early conceptual review, the addition acceptable to a landmark status building but would look forward to the comments by the historian. 5) The Commission would appreciate a photo-simulation from the Santa Barbara Roasting Company parking lot, the Staples parking lot, and from the turn out at Brooks Institute Jefferson Campus on the Riviera. 6) Incorporate some of the existing restrained Moorish architecture and detailing into the proposed addition.

Action: Hausz/Suding, 8/0/0.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 13 W HALEY ST

C-M Zone

Assessor's Parcel Number: 037-211-004
 Application Number: MST2003-00001
 Owner: Neil & Sue Ablitt
 Architect: Jeff Shelton

(Revised proposal to construct a 653 square foot, four-story residence with a 243 square foot attached garage on a 400 square foot vacant lot. A 129 square foot roof deck is also proposed. Modifications are requested for relief of the required setbacks and open yard requirement, and a reduction in the required parking.)

(Review After Final for revised tile color selection and paving material.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL

B. 1000 BLK STATE ST

C-2 Zone

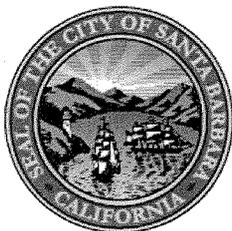
Assessor's Parcel Number: 039-028-0RW
 Application Number: MST2003-00073
 Owner: City of Santa Barbara
 Engineer: Penfield & Smith Engineers

(Replace (15) fifteen existing handicapped ramps on State Street between Carrillo Street and Victoria Street, with ADA compliant ramps. Ramps will be colored concrete to match existing bricks.)

(Reinstatement of previous E

EXHIBIT A

Final Approval of the Review .



City of Santa Barbara

Planning Division

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM (DART) COMMENTS

December 16, 2005

Brian Cearnal
521 ½ State Street
Santa Barbara, CA 93101

SUBJECT: 30-DAY DEVELOPMENT APPLICATION REVIEW FOR 316-324 STATE STREET AND 323 ANACAPA STREET, APN 037-254-020, -007, MST#2005-00286

DART MEETING DATE: Tuesday, January 10, 2006, at 1:15 p.m.– 2:00 p.m., 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor

Dear Mr. Cearnal:

I. INTRODUCTION

The City accepted the development application for the subject project for 30-day review on November 18, 2005. The project consists of preservation of an existing Moorish brick façade and store front and 4,523 sq. ft. of commercial space at the front of the property (along State Street), and demolition of a 35,841 sq. ft. warehouse/commercial building at the rear and construction of 25,071 sq. ft. of commercial space and 33 residential units (29 market and 4 affordable), and an underground garage with 99 spaces. The new buildings and uses connect through a series of arcades, courts, and pedestrian paseos from the existing portal at the Moorish façade on State Street all the way through to Anacapa Street. The information reviewed by the DART included Applicant Letter dated November 18, 2005, project plans dated November 14, 2005, Landscape Plans dated October 21, 2005, Tentative Map dated November 2005, Preliminary Drainage Analysis and Calculations dated August 25, 2005, Acoustical Analysis dated October 23, 2005, Site Photographs dated November 14, 2005, Traffic and Parking Assessment dated November 8, 2005, Soils Report dated May 13, 2005, Preliminary Title Reports dated February 25, 2005 and November 14, 2005, and Bill of Sale document dated July 25, 2005

The City has 30 days from the date a development application is accepted for processing to determine if the application is “complete” (i.e. contains all of the required information necessary for project analysis and decision). During the 30-day application review period, the development application is forwarded to various City land development departments and divisions for their review, comments, and completeness determination. The City is required to notify a project

proponent within the 30-day application review period its determination as to development application completeness.

If a development application is determined to be "incomplete," the City will specify in writing to the project proponent the additional information required. The application will be placed "on-hold" until the required information is received. Not later than 30 days from receipt of the additional information, the City will again determine if the application is "complete." If the application remains incomplete, the City will again transmit its determination to the project proponent and specify the additional information required. If the City determines the application is "complete", further processing shall commence. Further processing includes environmental review of the proposed project, analysis for compliance with applicable plans, policies, ordinances, codes, etc., and action on the proposed project application by the appropriate decision-making body(ies).

Also, during the 30-day application review period, I was assigned as the lead contact regarding this project. Any questions or concerns you may have relative to the processing of the development application should be directed to me at (805) 564-5470.

II. COMPLETENESS DETERMINATION

The purpose of this letter is to notify you that the development application for the subject project is "incomplete," and additional information is required. The required additional information is specified below.

III. REQUIRED ADDITIONAL INFORMATION

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

A. Planning Division

1. After review of the photo simulation showing the proposed project from the Highway 101 vantage point, Staff is concerned with the significant view blockage of the Santa Ynez Mountains that will result with the project as proposed. Views/view corridors of the Santa Ynez Mountains have been identified as important scenic resources by adopted City plans and policies.

In general, the importance of a view/view corridor is heightened when it is more accessible by virtue of its location or association with a heavily visited public area. Public viewing locations are those which have a large number of viewers and a considerable duration of view, and may include Major Public Transportation Corridors such Highway 101. Planning Staff believes that the proposed project would represent a significant adverse impact to an important public viewpoint because it will result in substantial blockage of existing unobstructed views of the Santa Ynez Mountains from Highway 101.

Additionally, the proposed development appears to be in conflict with the City's Conservation Element Policy 3.0, which states:

New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

Staff suggests that the project be redesigned to lower the building mass so as to not block the view or open up a portion of the building to frame a view of the mountains.

2. Because the project will contain two separate parcels (under separate ownership) which include residential condominiums, a separate TSM will be required for each parcel. See Engineering comment IV.B.1 below. Additionally, a reciprocal easement for the Paseo/fire lane that traverses parcel 1 and 2 will be required.

3. The Archaeological Report prepared by Heather McFarlane was returned to Ms. McFarlane for revisions. The Report has since been revised and resubmitted. The Environmental Analyst has reviewed and accepted the report. The report is in the process of being scheduled for placement on a Historic Landmarks Commission agenda for consideration and acceptance.

4. The Noise Control Analysis prepared by Bruce Walker identifies specific mitigation to comply with the City's 60 dBA L_{dn} exterior and 45dBA L_{dn} interior noise standards. These specific measures should be incorporated into the project description. A condition of approval will likely be applied that requires the review of the building plans and written confirmation (prior to submittal for a building permit) by the Acoustical Engineer that all mitigation measures have been incorporated.

Based on the extent of demolition and construction activities proposed for this project, short-term construction noise impacts will likely occur. Information from your Acoustical Engineer related to noise levels during these activities and mitigation measures that would reduce these impacts to less than significant levels is required.

5. Provide information regarding the land uses surrounding the project site. Specifically, include the type of land use, zoning designation for adjacent surrounding land uses to the north, south, east and west. This information will assist in identifying surrounding land uses that may be industrial in nature as well as land uses that are noisy and/or emit smoke and odors. Likewise, please indicate if the project proposes land uses that would produce noise and/or smoke and/or odors.

6. Staff appreciates the information provided by your office regarding the current tenants of the Andalucia Building. The breakdown of square footages for these

tenants equals 41,470 square feet. The project plans indicate the existing square footage of the building to be 40,364 square feet, approximately 1,106 square feet less than is currently occupied by tenants. Please clarify this discrepancy.

7. The project plans indicate approximately 11,439 cubic yards of cut. No information is provided regarding number of cubic yards of fill. It is therefore assumed that there will be a substantial amount of soil exported from the project site. Identify source or disposal site of import/export, as well as type and number of trucks required to import/export materials.

8. The project plans show numerous commercial/office spaces. Will these commercial spaces remain as shown? In order to assess short term construction impacts, demolition and construction plans are required describing demolition and construction activities in detail, including the following:

- (a) Identify the estimated duration of demolition.
- (b) Identify the estimated duration of grading.
- (c) Identify the estimated duration of construction activity.
- (d) Identify the number of workers and number and types of equipment necessary for each phase of demolition, grading and construction.
- (e) Identify equipment and construction materials staging area(s).

10. Would the project involve use or disposal of hazardous materials or is there any known site contamination from hazardous materials? If yes, has remediation been completed in accordance with State requirements? If yes, provide evidence of compliance.

11. Provide a lighting plan for the proposed project, including locations, type, height, etc.

12. Provide the following information on the project plans:

- (a) **Project Legend:** Include net and gross square footage of the existing and proposed lots, structures and units.
- (b) **Project Legend:** Provide detailed breakdown of the amount of cut and/or fill under the main building footprint and outside the main building footprint (in cubic yards).
- (c) **Project Legend:** Provide number of buildings being demolished, number of parking spaces proposed to be removed. Clearly indicate whether the parking is covered or uncovered.
- (d) **Project Legend:** Include scope of work
- (e) **Site Plan:** Show location of all existing structures proposed to be demolished, all existing and proposed fences, walls, gates, and

hedges (including heights and widths), all existing trees with diameter measured at 4 feet above grade and type, and significant vegetation.

- (f) **Elevations:** Provide cross-section drawings of land areas being cut or filled.
- (g) **Floor Plans:** label all rooms.
- (h) **Landscape Plan:** Indicate with an X through trees proposed to be removed. The plans do not show any street trees proposed for removal. If any street trees are proposed for removal, approval for removal and planting of new trees will be required from the Street Trees Advisory Committee.
- (i) **Sheet A1.0:** Show existing building and commercial space configuration on Parcel 1 and existing residential structures and any other structures that exist on Parcel 2. Also, this Sheet indicates the address for Parcel 1 to be 318-325 State Street, revise with correct addresses and include addresses for Parcel 2.
- (j) **Sheet A2.3:** It does not appear that the buildings on the south property line are all connected. The roof plan does not show a connection. Is the connection on the second floor only? Please clarify.
- (k) **Sheet A3.3:** Label Photo Simulation, include location where photo was taken.

13. The fourth floor plan (Sheet A2.3) shows a pool, which according to the applicant letter will be used by both the project tenants and community. Bathrooms are not shown. Will there be bathrooms associated with the pool use? If yes, please indicate where they are shown on the plans.

14. SBMC §28.21.080.F. requires that there be an open space area of not less than ten percent (10%) of the total lot area. The submitted plans indicate a cross hatched area on Sheet A2.1 as applying toward the 10% open space requirement. It is unclear whether this area meets the 10% open space requirement, please indicate on the plans all areas that qualify as part of the 10% open space and the square footage associated with these areas.

15. Per SBMC §28.21.081, private outdoor living space shall be provided in one of the following manners:

- (a) Private outdoor spaces shall be provided for each dwelling unit, per SBMC §28.21.081.a.(1); or
- (b) A common open yard shall be provided, subject to the following conditions:

- i. The ten percent (10%) open space as stated in SBMC §28.21.080.F. is waived when using this option;
- ii. Open yard areas shall consist of at least fifteen percent (15%) of the total lot area; and
- iii. At least one open yard shall have a minimum dimension of twenty feet (20') in any direction.

Please indicate on the plans which option will be pursued for this project. Label and provide the necessary dimensions for the private outdoor living area(s). Also, be aware that all required outdoor living areas are subject to the City's exterior noise guidelines for residential uses (i.e. 60 dBA L_{dn}).

16. Per SBMC §27.13.060, either each residential condominium unit shall have its own laundry facilities, or a common laundry area shall be provided. Please indicate on plans where the laundry facilities would be provided.

B. Engineering Division – *required prior to Planning Commission:*

TENTATIVE MAP (TM)

1. Add Surveyors license number to the Map.
2. Include a drainage plan as a part of the TM (i.e. TM Sheet. 2 of 2).
3. Provide a copy of the Quiet Title Recorded August 30, 1937, Bk 411, pg. 279 as identified in the Title Report.
4. Show the Floodway Boundary on the TM.
5. Show location of proposed sewer lateral and indicate size.
6. Identify the flow line elevation where the new sewer lateral connects to the main.
7. Show existing and proposed parking spaces or explain in a note if underground.
8. Provide existing and proposed slope of property in data.
9. Provide proposed slope of driveways in data.
10. List on TM all modifications and variances being requested.

SHEET C1.1

1. Add to title of this sheet "and Utility Plan".
2. Include City standard detail numbers in all applicable construction notes.
3. Add a construction note regarding storm water treatment, and show a device on plan at flow line of proposed driveway on-site, prior to discharging to the

public right of way. Consult with Creeks Division [Parks Department] to determine the specifications for the interceptor.

4. Show a water meter room to house the meters for the 33 residential units, commercial meters for the commercial space, and an irrigation meter if one is desired.
5. Show new water service line on plan to feed the water meters, and indicate size required.
6. Show location of proposed sewer lateral and indicate size (this sheet and TM).
7. Add a construction note to install a backflow device, specify type and City standard detail number. Contact Peggy Avila, Cross Connection Specialist to determine the correct device to specify on plans. Ms Avila can be reached at 564-5575.
8. Show existing fire hydrant on this sheet.
9. Indicate the size of the existing water meter (or meters if more than one).

TRASH AND RECYCLING:

1. Indicate disposition of green waste. If green waste is hauled offsite by landscaping maintenance company, please include an item in the CC&R indicating that it will be taken to a green waste recycling site. If it will not be hauled offsite, *show green waste bin location*.
2. If waste capacity will be shared by businesses or residences that are not part of this project, provide information on those buildings.
3. Residential: indicate the total number of bedrooms in the complex.
4. Commercial: indicate each business type and the associated square footage.
5. Provide letter confirming that Marborg has reviewed the plans and finds the container location accessible.

TRAFFIC CONTROL

1. Submit a Traffic control plan, which must be designed following the guidelines in the Manual on Uniform Traffic Control Devices. If unsure about designing a plan, consider hiring a barricade/traffic control firm to create the plan. Please refer to the following link for applicable guidelines. <http://mutcd.fhwa.dot.gov/pdfs/2003r1/Ch6A-E.pdf>
2. Staging areas are often incorporated into construction zones (and are thereby handled via the traffic control plan). Please submit haul routes to Transportation Operations Supervising Civil Engineer indicating routes both to and from the subject site.

3. Please be advised that it is the City's desire to not use the public right-of-way for construction activities and that pedestrian facilities should remain open.

C. Transportation Division

1. Trip Generation Study:

- (a) Thank you for providing the trip generation study. Inconsistencies exist between the study and the plans. The study indicates the entire commercial component of the project will be comprised of Specialty Retail. The site plan indicates both commercial and office. Please clarify.
- (b) The existing land use is described in the traffic study as specialty retail. As described in the letter, the warehouse portion of the project has been a hodge-podge of land uses. It is difficult to see how it could be viewed as specialty retail. This would be a good topic for the applicant meeting.
- (c) The letter indicates a desire to lease the parking spaces that are beyond the required amount to other businesses in the area. If this is the proposal, the trips generated by the proposed number of leased spaces needs to be included in the trip generation study. This is similar to the approach the City has taken with building its own parking supply.

2. Please explain the approach to management of the proposed parking supply. (e.g., number of spaces reserved for residential and commercial uses, and number of unreserved spaces).

3. Please describe the operational management of the bicycle and storage facilities.

4. The private garages within the underground parking garage should have 11 foot doors to meet the standard. Movements from these garages will create friction and blind conflicts with motorists in the drive aisle outside the garages. Changing these spaces to open parking will significantly improve safety and operations.

5. Remove the parking space adjacent to the bike parking door to allow proper access. The bike locking areas should also be chain link to increase visibility and ensure use.

D. Building & Safety Division

1. Please amend the code analysis information on the plans:

- (a) The applicable codes are the; 2001 CBC, 2001 CPC, 2001 CMC, 2004 CEC, 2005 Building Energy Efficiency Standards, City of Santa Barbara Municipal Code and Adopting Ordinances

2. Amend the exit plans on A2.4 (in particular building #2) to identify the exiting components from the fourth floor down and through to the public ways. Show compliance with the following:

- (a) Define the exit paths and clarify significant fire construction and opening restrictions; passageways, exit balconies; and exit courts. Note that significant opening protection is required along these elements, including fire rated and self closing opening protection. In addition elevators are not allowed to open into the exit passageway (1005.3.4.4).
- (b) Indicate the travel distances per 1004.2.5.1 & 1006.2.3.
- (c) Identify Construction & Openings per 1006.3.5.3.
- (d) Note that building #2's central open exit stairs maybe considered an 'interior exit stairs' by definition (1006.3.3.1) if an exit passageway is used and would be required to be enclosed per 1005.3.3.

3. The drainage report indicates that there is no additional run-off. However parcel 037-254-007 is substantially covered after development. Please clarify.

4. This Project shall comply with all "Means of Egress" requirements of the C.B.C. Chapter 10:

- (a) The basement garage exits are required to be separated by $\frac{1}{2}$ the diagonal which includes building #3 and 4. Reverse the door swing of the 3rd required exit stair from the basement garage, adjacent unit #3, so it opens in the direction of exiting onto the upper courtyard.
- (b) An accessible access from the accessible parking stalls to all 3 exit stairs is required.
- (c) Provide at least one residential private garage unit with an accessible parking stall & aisle.
- (d) The exit stairways shall not continue below grade level without a barrier at the ground floor, per 1005.3.3.4.
- (e) Two exits are required from individual floors, per 1004.2.3.2 (4th floor).

IV. ADVISORY COMMENTS

A. Planning Division

1. Projects that require a third or subsequent DART submittal are required to pay one-fourth ($\frac{1}{4}$) of the highest application fee for the project. In this case, the fee would be \$2,467.50.

B. Engineering Division

1. Be advised that two separate subdivision maps with separate map review fees and conditions of approval are required. Lot 1 will be a Final Map and Merger. Lot 2 will be a Parcel Map.
2. Contact Harry Slikker, Water Conservation Specialist 897-2688 for information regarding storm water pollution interceptor devices.
3. More than one backflow device may be required for this project.
4. An addressing plan will be required for review following Planning Commission.
5. See Space Allocation Guide to help with trash/recycling design at http://www.santabarbaraca.gov/Business/Forms/PW/PW_Forms.htm. Note: for 1 bedroom units, two 32 gallon cans are adequate (1 recycle, 1 trash). For 2 bed units, one 64 gallon, and one 32 gallon are adequate, for 3 bedrooms, 2-64 gallon carts are adequate.
6. Please note that setbacks cannot be used as staging areas for waste that is placed outside for collection.
7. Trash and recycling must be of equal size and in the same enclosure. Recycling must be in a dumpster if trash is in a dumpster (as opposed to cans or carts).

C. Transportation Division

1. Staff is pleased with the changes to the paseo and Anacapa frontage.

D. Building & Safety Division

1. A complete geological report will be required upon submittal to Building & Safety for plan review.
2. This Project shall comply with all "accessibility" requirements of the 2001 C.B.C. 101.17.9 and Chapter 11A. This is applicable to apartment buildings with 3 or more dwelling units and condominium buildings with 4 or more dwelling units. Provide a minimum of 10% of the multistory townhouses an accessible route to the primary entry level, and at least one bathroom at this level.
 - (a) Site Accessible Routes of Travel from the public way and or parking to the entrances and "common-use areas" (lobbies, laundry rooms etc.) shall comply with 1107A and 1117A.
 - (b) The basement garage storage units do not provide adequate access width.
 - (c) Site accessible parking facilities shall be provided per C.B.C.1118A. The first stall shall be 9' wide plus an 8' striped access aisle, per 1118A.4.2.

- (d) All “ground floor” units, as defined in 1102A, shall be “adaptable” per section 101.17.9 and Chapter 11A. This includes single story units on an upper accessible floor level. At least one accessible garage stall is required with an 8’-2” clear height along the path of travel.
 - (e) This is an elevator building as defined in accessibility terms.
3. Commercial Projects shall comply with all “accessibility” requirements of the 2001 C.B.C. 101.17.9, 101.17.11 and Chapter 11B.
- (a) Site Accessible Routes of Travel shall be provided from the public way and parking to the entrances and all “public and common-use areas.” The basement storage access is restricted by the parked cars.
 - (b) The pool shall be accessible.
4. Indicate the ventilation requirements on the plans for the S-3 basement parking garage, per C.B.C. Chapter 12 and Appendix Chapter 12. Provide the following:
- (a) Mechanical duct vent openings shall be set back from the property lines according to code.
 - (b) Note additional vertical clearance required for the horizontal vents in the basement, especially at the 8’-2” minimum clear height at accessible stalls.
5. Elevator shaft openings from the S-3 garage require, in addition to the door fire rating, a smoke and draft and fire damper assembly. Refer to CBC 711.4 “protection of openings” and to 713, which specifies the requirement for smoke and fire dampers.
6. One of the elevators will be required to provide for a stretcher per CBC 3303.5
7. This Project is located within a Special Flood Hazard Area (SFHA) as indicated on the Federal Rate Insurance Map. The National Flood Insurance Program (NFIP) requires special construction to mitigate flood damage of new and remodeled structures or additions located in a SFHA.
8. If the new construction would be completely separate structures from the existing building, the new construction would be considered out of the floodplain and not subject to the flood hazard requirements. If the buildings are not separated then please apply for a Base Flood Elevation (BFE) determination from the City. A \$100.00 BFE permit is required for each building.

V. ADDITIONAL APPLICATIONS REQUIRED

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

A. Planning Division

1. Tentative Map for 323 Anacapa (APN#037-254-07).

B. Engineering Division

Prior to Planning Commission:

1. Submit a Traffic Control and Staging Plan. See Additional Requirements section of letter for more detail.

Following Planning Commission:

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

2. Final Map, prepared by a licensed surveyor.
3. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.
4. Submit an Engineer's estimate representing the cost of proposed public improvement construction along with public improvement plans as required by Municipal Code Chapter §27.20.050.
5. Following approval of the Engineer's Estimate by the Public Works Department, submit. Performance Securities in the amount of 100% of the approved engineer's estimate, and labor/materials securities in the amount of 50% of the approved Engineer's Estimate. This amount will be entered into the Agreement for Land Development Improvements.

Required prior to issuance of permits:

6. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval.
7. Prior to the recordation of the Final Map, contact the *County Tax Collector's* Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the *County Assessor's* office. Obtain prepayment of taxes letter/ statement or memo from the *County Tax Collector* after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person.

8. In addition to the subdivision agreement, Private CC&Rs are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, driveway maintenance and long term plan for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Gumtow, Solid Waste Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design at http://www.santabarbaraca.gov/Business/Forms/PW/PW_Forms.htm. Proof of recordation of this document is required prior to obtaining Certificate of Occupancy.

9. Public Works Permits are separate from all other City required permits and obtained at the Public Works counter.

VI. FEES

Please be informed that fees are subject to change at a minimum annually. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

Prior to the application being deemed complete:

Tentative Map for 323 Anacapa Street Fee\$3030.00

Following Planning Commission approval:

Plan Check Fee **TBD**

B. Engineering Division

Prior to the application being deemed complete:

Traffic Control Plan review\$80.00

Following Planning Commission approval:

Initial PW Building Plan Review\$80.00

Secondary PW Building Plan Review\$363.00

4" Sewer tap.....\$537.00

or

6" Sewer tap.....\$557.00

2" service w/manifold (holds up to 8 meters).....\$2,396.00

And water meter connection (each meter)\$214.00

or

Water service connection (indicate size on plan) \$Cost plus overhead

And water meter connection (each meter)\$214.00

Commercial driveway (each).....\$163.70

Trenching and/or fire line (each).....\$270 + \$1.50sf>100 sf

Curb drain outlet.....\$163.70

C. Transportation Division

Following Planning Commission approval:

Fees.....TBD

D. Building & Safety Division

Following Planning Commission approval:

Fees.....TBD

VII. PRELIMINARY CONDITIONS OF APPROVAL

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

A. **Recorded Agreement(s) Prior to Permits.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property, shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney, and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:

1. **Subdivision Agreement.** "Agreement Relating to Subdivision Map Conditions Imposed on Real Property".
2. **Final Map.** "Final Map" shall be recorded prior to or concurrently with an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property". The Final Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
3. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any *project related* drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
4. **Trash Accessibility.** Trash and Recycling Containers shall contain equal volume, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled offsite by the landscaping maintenance

company. If no containers are used for multi-unit residential developments, include an item in the CC&R stating that the green waste will be hauled offsite.

- B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit (as applicable):
1. **Trash Enclosure Provision.** A trash enclosure area for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers, with final location approved by ABR.
- C. **Prior to Map Recordation.** Prior to the recordation of Final/Parcel Map or issuance of any Public Works permit or Building permit for the project on the Real Property:
1. **Water Rights Assignment.** "Agreement Assigning Water Extraction Rights". Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights *does* not include a right of surface entry on or from the Real Property.
- D. **Public Works Submittal prior to Permits.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Final Map and prior to the issuance of a Building permit or Public Works permit.
1. **Anacapa Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Anacapa Street. *As determined by the Public Works Department, the improvements shall include new, and/or remove and replace to City standards:* sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, *apply* crack seal/slurry seal to the centerline of the street along entire subject property frontage, underground service utilities, *connect to* City water and sewer mains, provide on-site drainage system, slot/trench drain, curb drain outlets, preserve and/or reset survey monuments, supply and install directional/regulatory traffic control signs, storm drain stenciling, on-site pollution prevention interceptor device, drought-tolerant parkway landscaping, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
 2. **Drainage Calculations.** Submit to the Land Development Engineer drainage calculations/hydrology report justifying that the existing on-site

and proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.

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

VIII. NEXT STEPS:

Please make an appointment with me to submit the required additional information, specified in Section III of this letter, at the Planning and Zoning Counter. You should also submit a copy of this letter, indicating how the comments contained herein have been addressed. This information should be submitted within 30 days of the date of this letter¹.

If the additional information required is not received within 120 days of the date of this letter, you will be notified in writing that an "unreasonable delay" in response to the request for additional information has transpired. If the additional information is not received within 60 days of the date of the "unreasonable delay" transmittal, the application shall be "closed" and a portion of the processing fees forfeited². If you wish to pursue the project, a new, full and

¹ In some instances, the requested additional information cannot be provided within 30 days of the date of the written transmission stating the requirement for additional information. Please contact me as soon as possible to discuss any anticipated delay.

² In some cases, an additional 180-day extension of time to submit the additional information may be approved by the Community Development Director.

complete application as specified in the Submittal Requirements handout for the appropriate hearing body and payment of all applicable fees will be required.

In addition, please be advised that once the subject development application is deemed "complete," you will be notified to provide a reduced (8 ½" x 11") site plan, elevations, and/or Tentative Map (for subdivisions only) at least 15 days prior to the date of the scheduled Planning Commission hearing.

IX. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

- Planning Division, 564-5470 Irma Unzueta, Project Planner
- Fire Department, 564-5702..... Ryan DiGuilio, Fire Inspector I
- Engineering Division, 564-5363..... Victoria Johnson, Project Engineer I
- Transportation Division, 564-5385..... Rob Dayton, Supervising Transportation Planner
- Building & Safety Division, 564-5485..... Chris Short, Senior Plans Examiner

X. CONCLUSIONS/GENERAL COMMENTS

Your application has been deemed "incomplete;" however, you may appeal the decision to require additional information. An appeal must be filed at the Community Development Department's Planning and Zoning Counter within 10 days of the date of this letter. The appeal must consist of written notification indicating your grievance with the determination that your application is "incomplete" and the appropriate appeal fee (the 2005 appeal fee is \$150). The appeal will be scheduled for review by the appropriate decision making body and you will receive notice of the hearing date.

These comments constitute your DART review. The project is scheduled for review at a meeting on Tuesday, January 10, 2006 at 1:15 p.m. with staff from the Planning, Transportation, Engineering, Building and Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the DART comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by 3:00 p.m. on Monday, January 9, 2006. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting. If you have any general or process questions, please feel free to contact me.

Sincerely,

Irma Unzueta

Irma Unzueta, Project Planner

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM COMMENTS
316-324 STATE STREET AND 323 ANACAPA STREET
(MST#12005-00286)
DECEMBER 16, 2005
PAGE 18 OF 18

cc: (w/o attachments)
Ken Felts, 414 Garden Street, Santa Barbara, CA 93101
Irma Unzueta, Project Planner
Debra Andaloro, Environmental Analyst
Loree Cole, Supervising Civil Engineer
Victoria Johnson, Project Engineer I
Joe Poire, Fire Inspector III
Ryan DiGuilio, Fire Inspector I
Rob Dayton, Supervising Transportation Planner
Chris Short, Senior Plans Examiner



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

November 18, 2005

City of Santa Barbara
Planning Commission
c/o Planning Division
630 Garden Street
Santa Barbara CA 93101

RECEIVED

NOV 18 2005

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Re: 318 State Street and 323 Anacapa Street
Proposed Re-development of "The Andulucia Building"
MST#2005-00286

Members of the Planning Commission:

We are pleased to submit for your review and approval the re-development of "The Andulucia Building" located at 318 State Street and an adjacent parcel at 323 Anacapa Street. The proposed project involves the preservation of the Historic Moorish brick facade and store front of the building (316 through 324 State Street), which is listed on the National Historic Register, and a new mixed-use complex of commercial and residential uses, including an entirely underground parking structure on the remainder of the parcels. The new buildings and uses connect through a series of arcades, courts, and pedestrian paseos from the existing portal at the Moorish façade on State Street all the way through to Anacapa Street.

The following City's Applications/Approvals are requested for the proposed development:

- ❑ Tentative Subdivision Map (TSM) for Residential and Commercial Condominium purposes
- ❑ Lot area modification to allow a bonus density for the affordable units.
- ❑ A Rear Yard Setback modification at 323 Anacapa Street to allow two story construction within six feet of the property line.
- ❑ Design Review, Phase I Archaeological Resources Report Review, and Historic Structures Report Review by the Historic Landmarks Commission for the proposed development.

Existing Site Conditions:

The project site contains two parcels, 318 State Street (APN037-254-20) and 323 Anacapa Street (APN037-254-07), both in the CM Zone. 318 State Street is 53,538 square feet (1.23 acres) and 323 Anacapa Street is 8,558 square feet (.2 acres). The 318 State Street site is "landlocked" from the State Street side as a result of the State Street freeway underpass, but has access via Anacapa Street through an existing parking lot with 26 spaces. There is a total of 40,364 sq. ft. of existing commercial floor area, which includes 4,523 sq. ft. for the historic front building and

35,841 sq. ft. of remaining floor area distributed within 3 large warehouse spaces. These warehouse spaces have been carved up over the years into a labyrinth of commercial space that includes retail, offices, dance & yoga studios, specialty services, photo studios, along with a bicycle shop and a tattoo parlor. A portion of the front building is located in the 100 year floodplain, however the remainder of both parcels are outside of the floodplain. There are no trees of any significance on either of the parcels.

Project Description:

The proposed project preserves and restores the 4,523 sq. ft. historic front building. The 3 warehouse structures totaling 35,841 sq. ft. would be demolished along with approx. 1600 sq. ft. of residential structures at 323 Anacapa Street. New construction on the 318 site includes "replacement" commercial floor area of 25,071 sq. ft. and 29 residential units totaling 43,205 sq. ft., of which 4 are proposed as affordable. New construction on the 323 Anacapa Street site includes 4 residential units totaling 4,894 sq. ft. The commercial floor area is proposed to be subdivided, for condominium purposes, into a variety of spaces ranging from 250 sq. ft. thru 1500 sq. ft. The residential units provide a variety of housing opportunities with a diverse mix of types and sizes, including 1 studio, 15 one-bedrooms, 14 two-bedrooms and 3 three-bedrooms. Parking for both parcels is being consolidated into a single 99 space underground parking structure totaling 42,969 sq. ft., which includes 4 accessible spaces and 9 private garage spaces, 38 secure bicycle parking spaces, 26 private storage units (300+ cu. ft. each) and 6 electric car charging stations

The two parcels are being kept separate for ownership reasons, but combine for the purposes of this application to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street. The underground parking structure has been held back approximately approx. 10 feet from both side property boundaries of 318 site to provide for an area along the perimeter of the building that will be landscaped with trees to soften the building mass. The new construction is separated from the existing front building and entirely outside of the hundred year floodplain.

The historic Moorish brick facade sets the tone for the architectural character of the proposed project. The new architecture has been designed to compliment and enhance the historic facade and its Moorish influences will be carried through the two, three and four story courtyard buildings. These buildings are accessed through a series of courtyards from the "portal" of the historic facade on State Street through to a pedestrian paseo opening onto Anacapa Street, which doubles as the required fire lane serving the interior of the project. This paseo is intended to serve as the public entrance to the units that front along it as well as the courtyards and uses beyond.

The project is in an 80% zone of benefit and is mixed-use, so the parking ordinance requirement is only 45 spaces. However, the public parking in the vicinity is intended primarily for the retail customers and not for office/specialty service tenants and their employees. Because it made structural sense to allow the underground parking area to act as the structural base for the new construction, and in order to provide much

Planning Commission
November 18, 2005
Re: 318 State and 323 Anacapa Street
Page 3

needed leased parking available to offices and other businesses in the surrounding area, the project proposes to exceed the parking ordinance requirement by 54 spaces.

Each proposed unit exceeds its required private outdoor open space and the 10% common open space requirement is exceeded within the main courtyard space. In addition, a pool and community gathering space is located on the third floor.

Modifications:

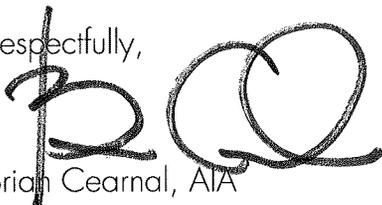
The two modifications being requested are fairly straightforward. The first is a lot area modification to allow a bonus density for the affordable units on the 318 State Street parcel. The second is a Rear Yard Setback modification for the western-most building on 323 Anacapa Street site. We are providing 6 feet, which is allowed for a one story building in lieu of the 10 feet, which would be required for a two story building. We believe this modification is justified because of the relationship of this building to the proposed structures on the 318 site, which are setback 10 feet from the same property line, resulting in 16 feet between buildings.

Conclusion:

The project was conceptually reviewed by the Historic Landmarks Commission on May 11, 2005 and received very favorable comments (see enclosed). The comments from the Pre-Application Review Team letter dated June 9, 2005 and our responses are included as part of this application.

We believe this is an exemplary mixed-use redevelopment project that will create a vibrant anchor of residential and commercial uses at this end of State Street, as well as providing a very important pedestrian linkage through to Anacapa Street. It preserves and restores one of our community's architectural treasures while enhancing it with a dynamic new architecture. We look forward to the opportunity to review this project with you and look forward to your support and approval.

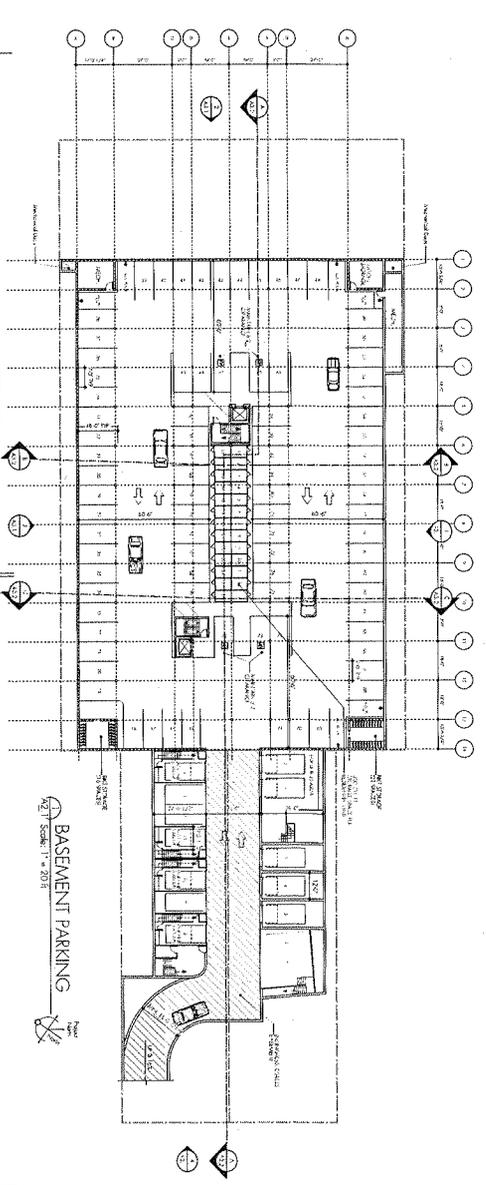
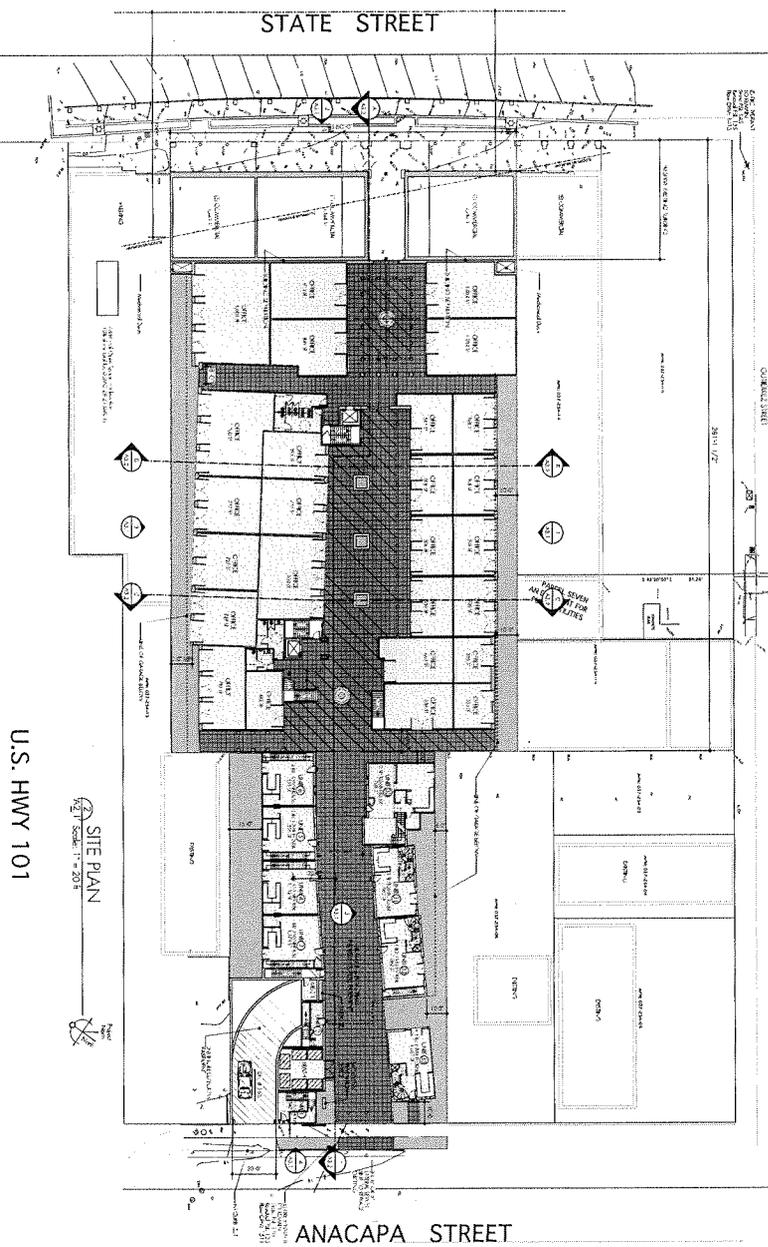
Respectfully,

A handwritten signature in black ink, appearing to read 'Brian Cearnal', written over a vertical line.

Brian Cearnal, AIA
Partner
Cearnal Andrulaitis, LLP

Attachment

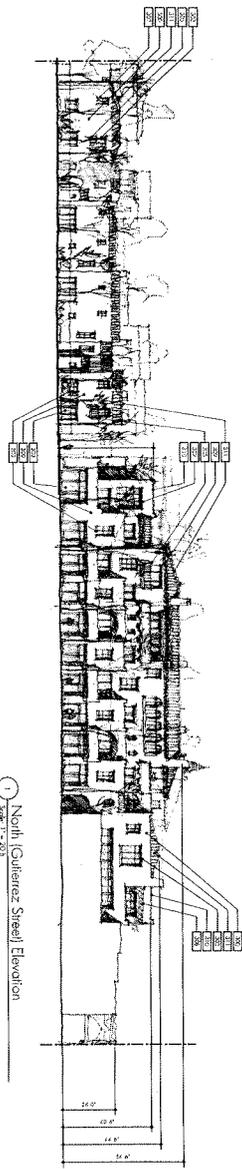
cc.: Peter Lewis
Ken Felts
Steve Wang, Penfield & Smith
Phil Suding, Suding Design Landscape Architects
Barry Waters, Waters Land Surveying, Inc.
Bruce Walker, Channel Islands Acoustics
Alex Cole, Preservation Planning Association
Scott Schell, Associated Transportation Engineers



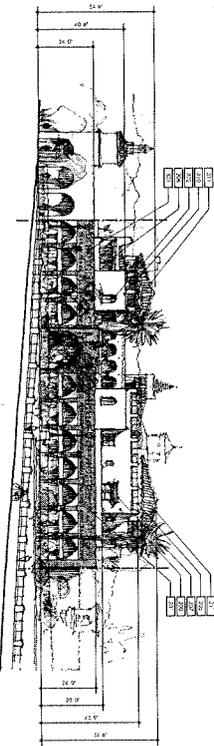
	Proposed project for: Peter Lewis 318 State Street San Diego, CA 92101	<p> FLEMING CONSTRUCTION 10000 Santa Monica Blvd., Suite 1000 Santa Monica, CA 90404 Tel: 310.316.1111 Fax: 310.316.1112 www.flemingconstruction.com </p>
	DATE: 11/14/2015 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: 11-10-05 SHEET: A2.1 TOTAL SHEETS: 05	

EXHIBIT D

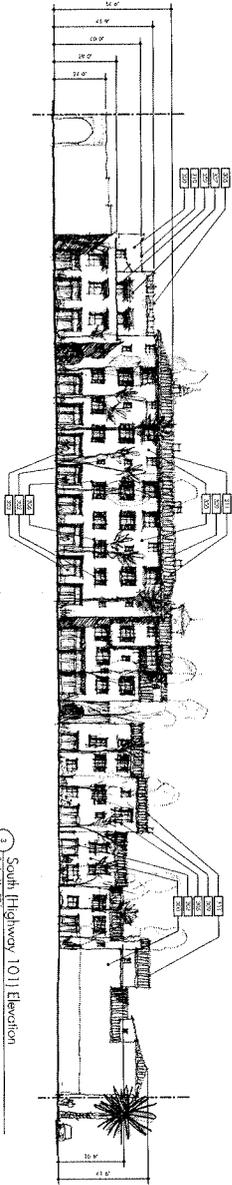
ELEVATION NOTES	
0100	GENERAL FINISHES (AS NOTED) UNLESS OTHERWISE NOTED
0200	CONCRETE
0300	ADHESIVE MORTAR FINISH
0400	EXTERIOR GRADE FINISH (AS NOTED)
0500	WOOD FINISHES
0600	PAINT FINISHES
0700	ROOF FINISHES
0800	MECHANICAL/ELECTRICAL FINISHES
0900	GLASS FINISHES
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1100	LANDSCAPE FINISHES (AS NOTED)
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2000	FINISHES TO BE DETERMINED BY THE ARCHITECT



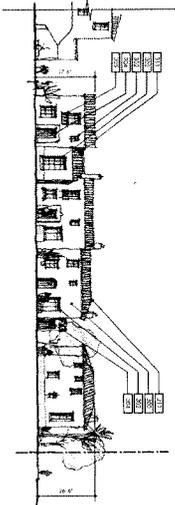
1 North Coulterez Street Elevation
Scale: 1" = 20'



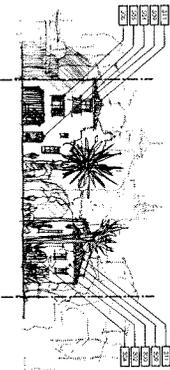
2 West State Street Elevation
Scale: 1" = 20'



3 South Highway 101 Elevation
Scale: 1" = 20'

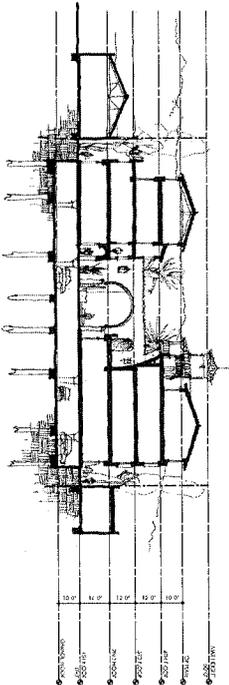
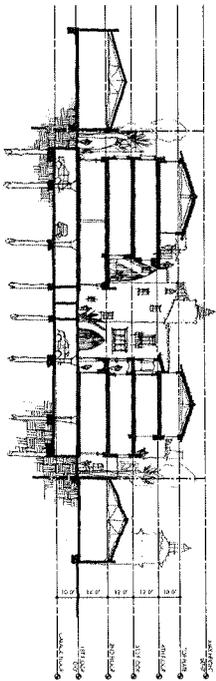
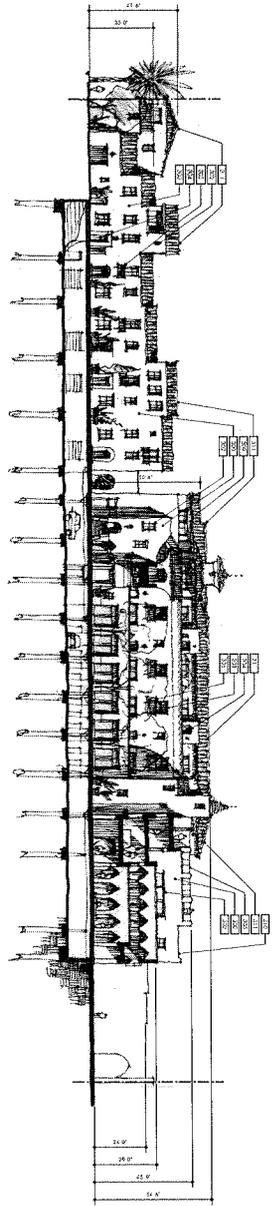


4 North Paseo Elevation
Scale: 1" = 20'



5 East Anacapa Street Elevation
Scale: 1" = 20'

	Proposed project for: Peter Lewis 318 State Street Santa Barbara, CA 93101
	DATE: 11/14/23 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]
CONTRACT NO.: 2023-0001 SHEET NO.: 03 OF 03	SCALE: 1" = 20'
PROJECT NO.: [Name] CLIENT: [Name]	ARCHITECT: [Name]



ELEVATION NOTES

1. GENERAL BUILDING SYSTEM: 1. GENERAL BUILDING SYSTEM
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	Proposed project by: Peter Lewis 218 Stone Street Santa Barbara, CA 93101
	DATE: 11/14/2018 TIME: 11:42:58 PROJECT:
SHEET:	A3.2



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

February 21, 2006

Irma Unzueta
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

Re: Planning Commission Conceptual Review
316-324 State Street (MST #2005-00286)

Dear Irma,

This letter is to officially request a Planning Commission conceptual review for our project at 316-324 State Street. We are making this request in light of our discussions relative to staff's concern with the potential view blockage of the Santa Ynez Mountains resulting from the project as proposed. We understand, pursuant to our previous discussions, that this meeting can be scheduled for the March 9th Planning Commission agenda.

Thank you for your consideration of this request.

Respectfully,

Brian Cearnal, AIA
Partner
Cearnal Andrulaitis LLP

cc.: Peter Lewis