



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 3, 2007
AGENDA DATE: January 11, 2007
PROJECT ADDRESS: 1533 W. Valerio Street (MST2003-00338)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Allison De Busk, Associate Planner *ALD*

I. PROJECT DESCRIPTION

The project consists of the subdivision of an existing 3.45 acre site into two lots of approximately 1.725 acres each. The lots would take access from West Valerio Street via a shared private driveway that also serves two additional single-family residences that are not part of this project. Proposed Parcel 1 would be 75,140 square feet with an average slope of 29%. A new residence is proposed on this parcel and would be approximately 5,843 square feet, including basement and garages. Proposed Parcel 2 would be 75,142 square feet with an average slope of 31%. This parcel contains the existing residence, which is approximately 5,948 square feet.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modifications to allow the two newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. A Modification to permit garage space in excess of 750 square feet in the A-2 zone (SBMC §28.87.160.4);
3. A Tentative Subdivision Map (TSM) to allow the division of one parcel into two lots (SBMC §27.07);
4. A Public Street Frontage Waiver to create a lot that does not front on a public street (SBMC, §22.60.300); and
5. Neighborhood Preservation Ordinance Findings to allow grading in excess of 500 cubic yards on a project site located within the Hillside Design District (SBMC §22.68.070).

III. RECOMMENDATION

With approval of the requested modifications, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that 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.



APPLICATION DEEMED COMPLETE: 6/8/06
DATE ACTION REQUIRED: 2/1/07

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Justin Van Mullem, ON Design LLC for Jeff Menelli	Property Owner: James and Pamela Haldeman
Parcel Number: 041-071-031	Lot Area: 3.45 acres
General Plan: Major Hillside	Zoning: A-2/R-1 (One Family Residence)
Existing Use: Single-Family Residence and Avocado Orchard	Topography: 30.6% slope
Adjacent Land Uses: North – Single-Family Residential East - Single-Family Residential South - Single-Family Residential West – Elings Park	

B. PROJECT STATISTICS

	Existing Unit (Parcel 1)	Proposed Unit (Parcel 1)
Living Area	5,448 s.f.	4,370 s.f.
Garage	500 s.f.	1,232 s.f.
Accessory Space	N/A	241 s.f.

V. ZONING ORDINANCE CONSISTENCY

The project site is zoned A-2/R-1, One Family Residential. The majority of the lot is zoned A-2, with a small portion adjacent to West Valerio Street, which is used only for access to the rest of the site, zoned R-1. In the A-2 district, the minimum lot size requirement is 25,000 square feet. Slope density requirements are applied to the site in recognition of the steep topography, which increases the required minimum lot size based on the slope of the lot. Project compliance with these requirements is identified in the following table:

Lot #	Average Slope	Required Lot Size (Net sq. ft.)	Proposed Lot Size (Net sq. ft.)	Lot Area Modification Required?	Lot Frontage Modification Required?
1	29.2%	50,000 sq.ft.	75,140 sq.ft.	No	Yes
2	31%	75,000 sq.ft.	75,142 sq.ft.	No	Yes

The project's compliance with additional A-2 zoning standards is identified in the table below:

Standard	Requirement/ Allowance	Proposed (Parcel 1)
Setbacks		
-Front	30 feet	N/A
-Interior	10 feet	15 feet
Building Height	30 feet	30 feet
Parking	2 covered spaces	4 garage spaces

Garage Size	750 sq. ft. maximum	1,232 square feet	
Open Yard	1,250 sq. ft.	More than 30,000 sq. ft.	
Lot Coverage			
-Building	N/A	4,165 s.f.	5.5%
-Paving/Driveway	N/A	6,667 s.f.	8.9%
-Landscaping	N/A	64,308 s.f.	85.6%

The proposed project would meet the requirements of the A-2 Zone, with the exception of the proposed garage size on Parcel 1 and the lot frontage provided for each lot.

Garage Size Modification (Parcel 1) – The applicant is proposing garage parking for four cars, contained within two garage structures totaling 1,232 square feet. The maximum garage square footage allowed for a lot in the A-2 zone is 750 square feet. The subject parcel does not have easy access to street parking along Valerio Street, and there is no permitted parking along the private driveway that serves the parcel. Given these factors, staff recommended that additional parking opportunities be provided on-site. Staff can support the garage size modification given the large size of the lot, the benefit and necessity of providing additional off-street parking and the fact that the garages are not readily visible to the public.

Street Frontage Modifications (Parcels 1 and 2) – In the A-2 zone district, each newly created lot is required to provide 100 feet of frontage on a public street. The property is a flag lot that does not currently satisfy the required lot frontage requirements as there is only 25 feet of frontage on a public street. The proposed subdivision would create one additional lot that takes access off of West Valerio Street via the private drive. Staff is able to support this modification request given that it is a continuation of the existing situation and the creation of the new lot is compatible with the character and physical layout of surrounding parcels.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR on five separate occasions (meeting minutes are attached as Exhibit D). The Board had significant issues with the early design of the home. The project's architecture is a Craftsman theme and the new residence would be designed to tuck and blend into the hillside, and gradually step up the slope. At the ABR meeting on June 7, 2004, the Board commented that they were more comfortable with the project's mass, bulk and scale due to the redesign of the house, the reduction of upper floor square footage, and the setback from adjacent residences. The ABR recommended a pole study by the Planning Commission to verify the appropriateness of heights and mass and additional new landscaping to help screen the new residence. Given the lapse of time since that ABR review and the Planning Commission's review of the project, staff asked the applicant to return to the ABR for updated comments. On November 13, 2006, the ABR confirmed the previous determination.

Throughout project review, the ABR has worked with the applicants to reduce the mass of structure and retaining walls. The proposed grading design implements the City's Hillside

Housing Techniques and the grading plans for the project are compatible with the site's natural contours, as much as is feasible.

B. COMPLIANCE WITH THE GENERAL PLAN

The subject parcel is designated as Major Hillside in the General Plan. As identified in the City's Open Space Element of the General Plan, this category of open space has relatively steep slopes and is, for the most part, subject to limited development. This hillside area is specifically identified as the north slope of the Mesa Hills. As identified in the Open Space Element, in this area it is necessary to provide certain development controls so that the density is held down to an appropriate level. Also, the location of development should be controlled in a manner that will preserve the natural characteristics of the terrain and the native vegetation.

The project site is located in the Westside Neighborhood, which is bordered by Highway 101 on the north and east; Carrillo Street and the base of the Mesa Hills on the south, and the base of the hills containing Bel Air Knolls on the south. The majority of this neighborhood is developed with single-family homes. The site is immediately north of the Alta Mesa Neighborhood of the City.

Conservation Element

City Conservation Element policies call for significant environmental resources of the City to be preserved and protected. The Conservation Element requires implementation of resource protection measures for archaeological, cultural and historic resources; protection and enhancement of visual, biological and open space resources; protection of specimen and street trees; maintenance of air and water quality; and minimizing potential drainage, erosion and flooding hazards. Applicable policies with respect to hillside development are attached as Exhibit E.

The entire project area is located on a north-facing slope with gradients which vary from approximately 5 to 35 percent. The grading design for the new residence involves imbedding it into the hillside and stepping down the slope of the property. The total amount of grading for the project would be 2,800 cubic yards (cy). This includes 1,400 cy of cut and 1,400 cy of fill. Grading quantities would be balanced on site.

The City closely scrutinizes proposals on new lots with steep slopes. The project has been designed to minimize the grading as much as possible; however, it is generally not feasible to entirely eliminate grading on hillsides with slopes greater than 30 percent. In cases where projects have steep slopes, the City uses the Neighborhood Preservation Ordinance (NPO) findings and the Single-Family Residence Design Guidelines for direction in reviewing appropriate development on constrained sites such as these. The NPO findings (SBMC §22.68.060) implement policies focused on hillside development in the City's Conservation and Open Space Elements pertaining to protection of the public health, safety, and welfare, appropriateness of proposed grading and development given the site topography, protection of existing trees, preservation of public views, and compatibility with the neighborhood. These findings and guidelines have been considered throughout the review of this project.

In this case, grading outside the structure footprints would follow the natural landform as much as is feasible. The new driveway has been aligned to minimize grading while meeting the required design standards for width, gradient and cross fall. For the proposed new lot, the building and development envelopes would be 26.4% and 22%, respectively. Additionally, the Architectural Board of Review has reviewed the proposal numerous times to balance the use of retaining walls, maintenance of the natural topography, and minimizing the amount of grading proposed.

Site constraints, in addition to the steep slopes, have also played into the siting of the proposed new development. These include existing oak trees, access for the Fire Department, and existing easements. The current proposal was found to be the most feasible and appropriate for the constrained site, despite its slope.

The proposed project would not obstruct public scenic view corridors to the ocean or lower elevations of the City nor would it obstruct upper foothill or mountain views from the beach or lower elevations of the City. The project site is surrounded by existing residential development as well as significant vegetation that is proposed to remain. The project is not located near the top of the hill and is recessed into the hill, thus minimizing visibility, and would be consistent with surrounding urban development.

C. ENVIRONMENTAL REVIEW

The Guidelines of the California Environmental Quality Act (CEQA) include a number of types of projects that are generally exempt from environmental review. The Environmental Analyst has determined that the project qualifies for an exemption per §15332, which provides for in-fill development projects in urban areas where it is determined that there will be no significant effects as identified by the following criteria:

1. *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation regulations.*

The subdivision of the parcel and construction of a new single-family residence is consistent with the site's General Plan Land Use Designation of Major Hillside, Zoning designation of A-2, and applicable policies and regulations. The Zoning Ordinance also provides for consideration of modifications of zoning requirements. The General Plan policies and zoning regulations that apply to the project are discussed under Sections V and VI.B above.

2. *The proposed development occurs within city limits on a project of no more than five acres substantially surrounded by urban uses.*

This project site is 150,282 square feet (3.45 acres) and is substantially surrounded by urban uses in all directions. Immediately surrounding the site is single family residential development on West Valerio Street to the north, single family residences to the east, open space and single-family residences to the south, and Elings Park to the west.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The vegetation existing on site is primarily non-native avocado trees with oak trees scattered throughout the site. No sensitive species (animals or plants) are known or expected on site.

The proposed project would remove vegetation from approximately 8% of the lot. One oak tree is proposed to be removed. According to the arborist, Dan Condon, this oak is currently failing and should be removed and replaced with two healthy, 48" box oaks (Exhibit F). The arborist also notes that site grading should not affect existing oaks north of the proposed residence.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

a. Traffic/Access

The project site is located off of West Valerio Street, near its terminus. The addition of one residential unit, thus resulting in 9.57 average daily trips, does not have the potential to impact the existing street network or result in significant traffic impacts.

The project would generate construction-related traffic that would occur over the approximate one-year construction period, which would vary depending on the stage of construction. Generally, temporary construction traffic is considered an adverse but not significant impact. Standard conditions would be applied as appropriate, including restrictions on the hours permitted for construction trips and approval of routes for construction traffic to minimize short-term traffic effects.

Access to the project site, both the existing residence and the proposed new residence, would be via a private driveway off of West Valerio Street. Based on review by the Transportation Division, no significant vehicle, pedestrian, or bicycle circulation or safety impacts would result with project improvements. The project requires a modification of the City's parcel frontage requirements because the new parcels would not have 100 feet of street frontage. Additionally, a public street frontage waiver is required because the private driveway serves more than two lots. The applicant is proposing to include provisions for private pedestrian access to Elings Park, differentiated paving along the private driveway for pedestrians and a small section of sidewalk at the property frontage.

Currently, access to the existing residence does not meet minimum requirements because the driveway is less than 16 feet wide. Access to the existing residence also occurs along a driveway that exceeds the maximum driveway slope of 16%. This is an existing situation and the Fire Department has recommended conditions to ensure adequate access to this existing residence. The proposed

new single-family residence complies with all access requirements of the Fire Department. The Fire Department has reviewed the site plan for the proposed project and indicates that, with the recommended conditions, emergency vehicle maneuvering areas are adequate and access/distance from fire-fighting equipment to the proposed residential structures meets their standards.

b. Noise

The proposed project is not anticipated to have significant long-term noise impacts. Noise during construction is generally intermittent and sporadic and, after completion of initial grading and site clearing activities, tends to be quieter. Noise generated during project grading activities would result in short-term adverse construction impacts to sensitive receptors in the area. The level of the adverse effect could be further reduced through limiting the hours of construction activities and use of equipment mufflers and barriers as needed.

c. Air Quality

The City of Santa Barbara uses the SBCAPCD thresholds of significance for evaluating air quality impacts. The APCD has determined that a proposed project will not have a significant air quality impact on the environment if operation of the project will, for example, emit (from all project sources, both stationary and mobile) less than 240 pounds per day for ROC and NO_x, and 80 pounds per day for PM₁₀. The proposed project would only emit 0.15 pounds per day of ROC, 0.24 NO_x and 0.19 pounds per day of PM₁₀ (based on results obtained by URBEMIS 2002 computer program). Thus, long-term emissions associated with the project would be far less than the Santa Barbara County Air Pollution Control District threshold of impact significance for air quality impacts.

Exhaust from construction equipment also contributes to air pollution. The estimated length of construction is one year. As a guideline, SBCAPCD Rule 202.F.3 identifies a substantial effect associated with projects having combined emissions from all construction equipment that exceed 25 tons of any pollutant except carbon monoxide, within a 12-month period. Construction emissions for the proposed project are estimated to be less than the 25 ton per year maximum. Thus, construction emissions associated with the project would be less than the Santa Barbara County Air Pollution Control District threshold of significance for air quality impacts.

d. Water Quality

The existing onsite drainage sheet flows down toward West Valerio Street. Increased runoff from the proposed development would be retained on site in concrete "V" ditches located along the northern property line, along the driveway, and along the south side of the building. The proposed drainage ditches are concrete rather than permeable, per a recommendation from the

project geologist (Exhibit G – Preliminary Geologic Investigation and Exhibit H – Hydraulic Calculations).

Proposed grading for the project would consist of 500 cubic yards of cut and 1,300 cubic yards of fill outside the building footprints. 900 cubic yards of cut and 100 cubic yards of fill are proposed under the building footprints. Standard erosion and dust control measures have been included in the Conditions of Approval to minimize potential short term adverse impacts to water and air quality.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing and available at the site and can be extended to the development. The proposed project would result in an insignificant demand for public services, including police, fire protection, electrical power, natural gas and water distribution and treatment.

VII. FINDINGS

The Planning Commission finds the following:

A. GARAGE SIZE MODIFICATION (SBMC §28.92.110 (1))

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The subdivision would create one additional lot that takes access off of West Valerio Street through a shared private driveway. This new parcel does not have direct access to on-street parking along West Valerio. Therefore, the provision of additional off-street parking is important. The increased garage square footage provides ample area to accommodate additional parking on the site and does not create visual concerns on this large parcel given its design and location.

B. STREET FRONTAGE MODIFICATIONS (SBMC §28.15.080)

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The property is a flag lot that does not currently satisfy the required lot frontage requirements. The subdivision would create one additional lot that takes access off of West Valerio Street through a shared private driveway. The development satisfies the minimum Fire Department access requirements and does not compromise public health or safety.

B. PUBLIC ROAD WAIVER (SBMC §22.60.300)

1. The private driveway will be improved to provide adequate access to the proposed parcels. The proposed driveway is acceptable to the Fire Department and Public Works Department.
2. The proposed driveway and adjacent paved areas will provide adequate access for fire suppression vehicles, as required by applicable fire regulations.

3. There is adequate provision for maintenance of the proposed driveway because the owners of the proposed lots would be required to adequately maintain the private driveways pursuant to an agreement with the subdivider, to be recorded prior to or concurrent with recordation of the Parcel Map.
4. The waiver is in the best interests of the City and will improve the quality and reduce impacts of the proposed development. Development of a public road to serve the proposed lots would not improve the quality of the development and would likely increase the impacts of the development given the constraints of the site.

C. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

Exhibits:

- A. Conditions of Approval
- B. Tentative Map, Partial Site Plan, and Elevations (reduced)
- C. Applicant's letter, dated May 4, 2006
- D. ABR Minutes
- E. Applicable General Plan Policies
- F. Arborist Report, dated October 31, 2003
- G. Preliminary Geologic Investigation, dated September 3, 2003 (excluding Appendix)
- H. Modified Hydraulic Calculations dated January 25, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

1533 W. VALERIO STREET
TENTATIVE SUBDIVISION MAP, GARAGE SIZE MODIFICATION, LOT FRONTAGE MODIFICATIONS,
PUBLIC STREET FRONTAGE WAIVER, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS
JANUARY 11, 2007

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **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 an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", 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 water courses, 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 that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
 3. **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.
 4. **Development Rights Restrictions.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved Tentative Subdivision Map in order that those portions of the Real Property remain in their natural state. These restrictions include, but are not limited to, the right to develop the restricted portions with any grading, irrigation, buildings, structures or utility service lines. (The restricted areas shall be shown on the Final Map.) The Owner shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
 5. **Approved Development.** The development of the Real Property approved by the Planning Commission on January 11, 2007 is limited to 2 lots, the existing single-family residence, a new approximately 4,370 square foot single-family residence with 1,232 square feet of garage space, and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common access way, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the lots.
 - b. **Trash and Recycling.** Adequate space shall be provided and maintained for trash and recycling purposes.
 7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 8. **Oak Tree Protection.** The existing oak trees shown on the Tentative Subdivision Map and Landscape Plan shall be preserved, protected and maintained, with the exception of the oak tree designated for removal. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s). The following provisions shall apply to any oak trees to remain on the property:
 - a. No irrigation systems shall be installed within the drip line of any oak tree.
 - b. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
 9. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the 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 Building Official and/or the Public Works Director.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Oak Tree Removal and Replacement.** The oak tree proposed for removal, shall be replaced on-site at a two-to-one basis with 48-inch box sized nursery oak trees.
 2. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:
 - a. **Arborist's Report.** Include a note on the plans that recommendations/conditions contained in the arborist's report prepared by Dan Condon, dated October 31, 2003, shall be implemented.
 - b. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:

- (1) During construction, fencing or protective barriers shall be placed around the dripline of all oak trees located within 25 feet of development.
 - (2) No grading shall occur under any oak tree dripline, except as indicated on the drainage and grading plan. Grading within the dripline of any oak tree(s) shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - (3) Any oak tree roots encountered during grading or excavation shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
 - (4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
 - (5) Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR). No irrigation system shall be installed under the dripline of any oak tree.
 - (6) Oak trees greater than four inches (4") in diameter at four feet (4') above grade not identified for removal that are damaged or removed as a result of the project shall be replaced at a three to one (3:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
 - (7) Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
3. **Existing Tree Preservation.** The existing trees shown on the approved Site Plan to be saved shall be preserved and protected during construction.
 4. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway from the sidewalk through the use of a different paving material or design.
 5. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project, where feasible, to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.

6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 7. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:
1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
 4. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
 5. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on W. Valerio Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc., preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs. Existing private sewer lateral serving the existing structure on the property shall be repaired before new dwelling is occupied. Any existing sewer lateral identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

6. **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.
 7. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed private driveway, subject to the review and approval of the Public Works Director and City Attorney.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Parcel Map and Agreement.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the 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. **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.
 3. **Arborist's Monitoring.** Submit to the Planning Division a contract with a qualified arborist for monitoring of all work within the dripline of all oak trees during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
 4. **Soils Report.** Submit to the Building and Safety Division a soils report.

- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Technical Reports.** All recommendations of the geology and soils reports, approved by the Building and Safety Division, shall be incorporated into the construction plans.
 3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street.
 4. **Guest Parking.** One guest parking space shall be provided on the new lot in addition to the two (2) covered parking spaces required by the Zoning Ordinance.
 5. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
 6. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date	
----------------	------	--

Contractor	Date	License No.
------------	------	-------------

Architect	Date	License No.
-----------	------	-------------

Engineer	Date	License No.
----------	------	-------------

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

1. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
2. **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.

3. **Construction Parking/Storage.** 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.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
4. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

5. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
6. **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.
7. **Gravel Pads.** Gravel pads shall be installed at the access point to the project site to prevent tracking of mud on to public roads.
8. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
9. **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), contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
10. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Conditions of Approval.
11. **Tree Protection.** Notes on the grading plan that specify the following:
 - a. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which are required to be protected.
 - b. All excavation within the dripline of the oak tree(s) shall be done with hand tools.
 - c. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - d. No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
 - e. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

13. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
14. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, and as conditioned herein.

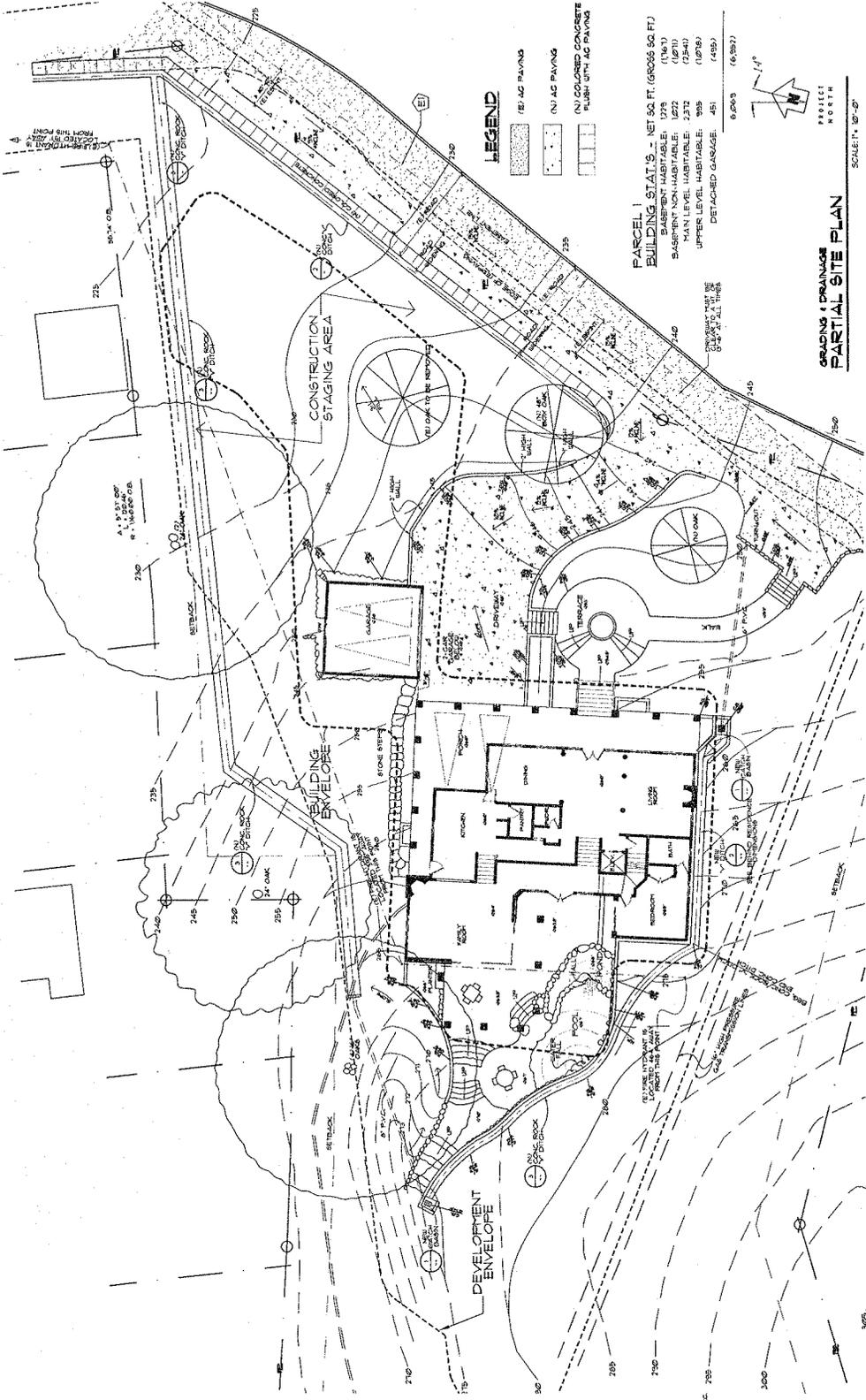
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.



LEGEND

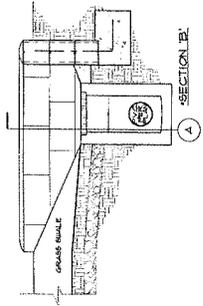
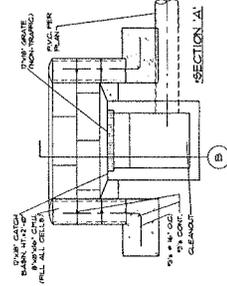
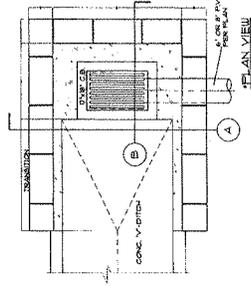
- 2" AG PAVING
- 4" AG PAVING
- 6" COARSE CONCRETE PAVING WITH AG FINISH

PARCEL 1
BUILDING STAT'S - NET SQ. FT. (GROSS SQ. FT.)
 BASINMENT HABITABLE: 1778 (1767)
 BASINMENT HABITABLE: 1778 (1767)
 MAIN LEVEL HABITABLE: 2322 (2311)
 UPPER LEVEL HABITABLE: 898 (887)
 DETACHED GARAGE: 481 (469)
 6,079 (6,093)

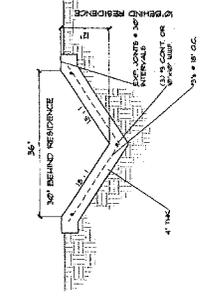
GRADING & DRAINAGE PARTIAL SITE PLAN

PROJECT NORTH
 SCALE: 1/8" = 1'-0"

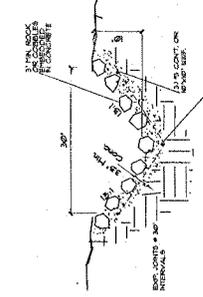
- SEE ALSO SHEETS:
- TM-1 TENTATIVE MAP
 - TM-2 ENLARGED SITE ACCESS PLAN
 - TM-3 UTILITIES PLAN
 - TM-4 PARTIAL SITE PLAN / DRAINAGE PLAN
 - TM-5 PAVEMENT PLAN
 - C-4 SLOPE ANALYSIS



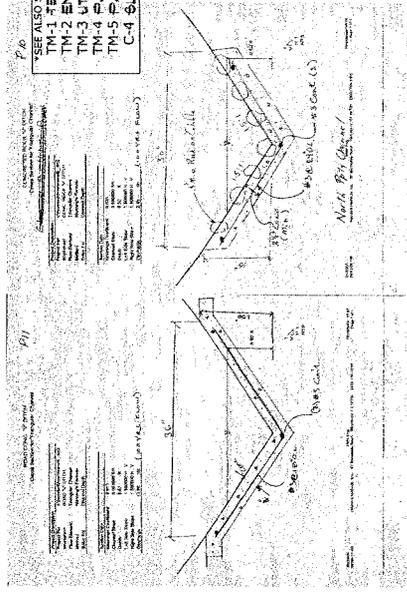
1 CATCH BASIN
 DETAIL
 SCALE: 3/4" = 1'-0"



2 CONCRETE V-DITCH
 DETAIL
 SCALE: 1" = 1'-0"



3 CONC. ROCK V-DITCH
 DETAIL
 SCALE: 1" = 1'-0"





ON DESIGN, ARCHITECTURE & PLANNING

829 De La Vina Street, Suite 200, Santa Barbara, CA 93101

Mailing Address: P.O. Box 489, Santa Barbara, CA 93102

PH: (805) 564-3354

FAX: (805) 962-3904

May 04, 2006

City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93102-1990

RECEIVED

MAY 11 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

**Subject: Two-Lot Subdivision for 1533 West Valerio
APN: 041-071-031**

Dear Mrs. Debusk,

ON Design Architects requests Planning Commission (PC) approval of a two-lot Subdivision, a Modification for the required Street Frontage, and a Public Street Frontage Waiver. The Pre-application Review Team (PRT) considered and commented on this proposal on June 19, 2003 (MST#2003-00338). The project was reviewed by the Architectural Board of Review (ABR) on November 24, 2003, and received positive comments. The ABR requested us to submit a PC application prior to further review.

Justification:

The property contains a failing commercial avocado orchard and single-family residence. The owners would like to divide the property and sell one of the parcels to the applicant.

Proposed parcel 1 is larger than the required minimum lot size. Based on the 29.2% slope of proposed parcel 1, we are required to provide a lot size of 50,000 sq. ft. The proposed lot size is 75,140 sq. ft., one-and-a-half times the required lot size. Proposed parcel 2 has a slope of 31% which requires a minimum lot size of 75,000 sq. ft. We meet this requirement with a proposed lot size of 75,142 sq. ft.

The new home is designed in the craftsman style with low-hipped roofs and covered porches which reduce and articulate the massing. The goal of the design is to create a house that the public can view as a 2,500 square foot single-story house (the approx. size of the first floor). With direction from the ABR, the second floor is concealed like an attic, under the roof. The basement also masks square footage by allowing a two-car garage to neatly tuck under the house. The exterior colors and materials will be dark

earth tones and stone to help wed the structure to its surroundings. Three mature oak trees provide extensive screening for existing homes on Valerio Street.

Potential Constraints:

Various constraints have shaped this two-lot subdivision. The existing parcel is split by an existing Southern California Gas Company easement (used for a large gas line). The existing shared driveway has a 16% slope up to proposed lot 1, and going up to proposed lot 2 the slope exceeds the Fire Department's maximum slope requirement. The driveway segment servicing the new lot must meet current slope requirements and, therefore, limits the location of the new house. The existing hydrant limits the house from being located farther to the west on the property. Several large oak trees on the site are important to preserve and protect. It is also important to locate the building envelope on a slope less than 30% while keeping the structure back from the shared driveway in order to minimize impacts to existing neighbors. The above-mentioned site constraints have been guiding force in the design process.

Property Background:

The subject property is approximately 3.45 acres. Prior to development, the property was used as an avocado orchard. Mr. Haldeman built the existing single-family residence and driveway in 1976. The driveway services the subject property and 1529 West Valerio Street. Southern California Gas Co. has a five-foot wide easement that restricts development within the easement. Several access and utility easements exist along the existing shared driveway, including a ten-foot wide access easement on the neighboring parcel (APN 041-071-032).

Lot Split Description:

The subject property has an average slope of 30.6%, according to the March 2003 survey. The proposed lot split creates two parcels served by the existing driveway which will be widened to improve circulation.

Proposed Parcel 1 has a 29.2% slope and a lot size of 75,140 square feet (gross and net). This parcel is closest to West Valerio Street. The Main Development Envelope is 35,938 sq. ft. with an average slope of 22%. The proposed building envelope for the main residence is 10,429 sq. ft. with one (1) accessory building envelope of approximately 2,082 sq. ft. located on a 19.4% slope. Grading to create the proposed house and pool pad is approximately 1,050 cubic yards of cut. An additional 350 cubic yards of cut creates the proposed basement. The total cut of 1,400 cubic yards will be used as fill to create the driveway turnaround and guest parking area, which balances cut and fill activity onsite.

Proposed Parcel 2 houses the existing residence and has a slope of 31%, with a lot size of 75,142 square feet. The Development Envelope is 22,873 square feet and has a slope of 26.0%. The Building Envelope is 10,685 square feet with a slope of 18.4%.

Proposed Development on Parcel 1:

It is the intent of the owner to create a buildable lot. ON Design Architects proposes a building pad location that uses the existing driveway. The development envelope avoids all oak tree critical root zones and will require removal of a few avocado trees and an oak tree that has been determined to be dying by a local arborist.

The future home is approximately 3,367 sq. ft. with an attached garage and a 1,229 sq. ft. basement. The two-car garage and shop is located in the basement, and additional parking is provided by a detached 23' x 23' garage. The gross square footage is 6,399 sq. ft. The house has been stepped into the existing slope to minimize the visual impact and blend the house into its natural surroundings. Hipped roofs and covered porches conceal the massing from public views.

Parking:

Parking for the existing residence on Proposed Lot 2 is six (6) existing covered spaces. The proposed parking for the new residence on Proposed Lot 1 consists of 4 covered spaces and one (1) uncovered space.

Required Questions for a PC letter:

1. Adjacent uses are residential to the north, east and west.
2. The proposed residence includes exterior lighting consistent with the City's zoning code for residential areas.
3. The proposed project does not involve the creation of smoke or odors.
4. The proposed project does not involve the creation of new noise sources.
5. The proposed project does not involve the use or disposal of hazardous materials and there is no known site contamination from hazardous materials.
6. A geotechnical study has been prepared for the project site and the report is included herewith.
7. Resource studies have been prepared for the project site and have been provided.
8. No designated recreational trails or easements traverse the project site.

Fire Department:

In the September 3, 1999 PRT letter, the Fire Department requested several changes to the existing residence that took months to resolve. Attached to the title sheet of the plans is a letter dated August 26, 2002 from the Fire Department. This letter defines the Fire Department's revised requirements for the existing residence.

Project Highlights:

On Design Architects believes the proposed project, which received positive comments from the ABR in 2003, is supportable for a number of reasons. The project is designed to minimize visual impacts related to structural massing and create a low visual profile through the use of dark earth tones and stone while stepping new construction into the existing slope as required in the City's Hillside Design Policies and Techniques language. This is achieved without obstructing any public views of the ocean, city, foothills, or mountains. Approval of the project would allow conversion of a failing commercial avocado orchard to infill housing within the City limits. As proposed, the project meets or exceeds the minimum required lot size for each parcel and existing natural vegetation (including mature oak trees) is preserved and protected to the maximum extent feasible. It should also be noted that, while the average slope of the entire property is 30.6%, great effort has been expended in siting new development on a slope of 22% or less while minimizing new paved area. Moreover, any necessary cut and fill activities have been carefully considered with the intent of achieving a balance (no import or export) of earthwork onsite while respecting public utility easements. The proposed project embraces the City's design criteria, development standards, and Architectural Review Board guidance. That information has been applied to a constrained property throughout the design process in order to achieve a well-balanced and visually appealing project worthy of support and approval.

Thank you for reviewing this DART application. Please evaluate the accompanying plans and call me at 564-3354, ext. 15 with any questions or concerns.

Sincerely,



Justin Van Mullem
On Design, LLC

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP.)

(4:15)

Justin Van Mullen, applicant, and Tom Ochsner, Architect, present.

Public comment:

Three letters were read into the record, expressing concerns with the excavation, soil retention and erosion, and street traffic resulting from the proposed development. One letter was signed by eight neighbors residing on Valerio Street. The other two letters were from Christina Franquet, 1529 W. Valerio Street, and Pauline Smith, 1561 W. Valerio Street.

Keith Clarke, 1555 W. Valerio Street, commented that the proposed development was very steep. A large amount of dirt would be removed and could result on mudslides and erosion. He also commented on possible fire hazard issues. His comments were not on the design style.

Motion: Two weeks continuance with the following comments: 1) A site visit should be scheduled prior to the next review. 2) The main structure and garage exterior corners should be marked with stakes. 3) A single pole should be placed at the center of the ridge height.

Action: Six/Christoff, 6/0/0.

ABR-Concept Review (Continued)

CONT

11/03/03

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP.)

(3:52)

Justin Van Mullen, Architect, present.

Motion: Continued one week for the Board members to drive by the site.

Action: Six/LeCron, 6/0/0.

ABR-Concept Review (Continued)

CONT

11/10/03

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP.)

(3:30)

Tom Oschner, Architect, present.

Public comment opened at 3:36 p.m.

A letter from Renate and Christina Franquet was read into the record noting that they were concerned about the size, style and neighborhood compatibility of the proposed three-story residence, and access to and from the site.

Public comment closed at 3:38 p.m.

Motion: Continued two weeks with the following comments: 1) The Board finds the aesthetic concept and the idea of some cut into the hillside, in order to create a two-story appearance to the street, acceptable. 2) The mass, bulk, scale, and design for the proposed residence is incompatible with the natural topography. 3) Restudy the size of the project and site layout to minimize the intrusion of the site's natural topography. 4) The proposed height for the retaining walls, encroachment to the oak trees, height difference between the street and house levels, double motor court drives all indicate that the site would be overdeveloped. This is unacceptable for a site located on a slope. 5) The proposed ridge height is acceptable.

Action: Pierron/Eichelberger, 7/0/0.

ABR-Concept Review (Continued) CONT 11/24/03

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP.)

(4:54)

Tom Oschner, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The general site plan and layout of the house has improved since last review. 2) Significantly reduce the mass of the upper level. 3) Study lowering the pitch of the detached garage.

Action: Christoff/Pierron, 7/0/0.

~~**ABR-Resubmittal Received RECD 12/09/03**~~

~~ABR resubmittal received.~~

~~**ABR-Correspondence/Contact READ 12/31/03**~~

~~Spoke with Kelly Brodison re project. The applicant's have not submitted for the DART process for the Lot Split. Advised applicant that the item will not be placed on another agenda without DART submittal. Renee Brooke stated that the development of the second house would need a Conditional Use Permit or a Lot split before the house could be approved. Verify with Renee prior to rescheduling~~

~~**PC-DART Received RECD 04/19/04 05/19/04**~~

~~DART #1~~

~~**PC-DART Site Visit HELD 04/29/04**~~

~~**PC-DART Working Meeting HELD 05/12/04**~~

~~**PC-DART Incomplete NEED 05/18/04 09/22/04**~~

~~DART #1~~

~~**PC-DART Applicant Meeting HELD 05/25/04**~~

~~**ABR-Resubmittal Received RECD 05/27/04**~~

~~Concept review again after dart~~

plans should show the precise locations of the oak tree canopies. 12) Provide photo documentation of the existing houses along the street.

Action: Christoff/Eichelberger, 4/5/0. Bartlett, Larson, LeCron, Manson-Hing, and Six opposed.

Motion fails.

Substitute motion: Continued two weeks with the following comments: 1) The massing is not acceptable as proposed. 2) The street elevations are too vertical and lack a significant amount of one-story massing to the street. 3) The three-story massing of the east elevation is unacceptable. 4) Study ways to reduce the apparent mass as seen by the public by introducing more one-story elements and pushing two-story elements away from the street. 5) Reduce the fourth-story deck, and eliminate the stair enclosure, so that the deck is accessed via an exterior stairway. 6) Alter the apparent volume ceiling of the master bedroom, either by hiding it within the roof form, pushing it back, or reducing the plate heights overall. 7) Study methods of reducing visual impact of the three-car garage to Manitou Road by creating a bigger elbow in the driveway, so that no more than a two-car garage is apparent and/or study rotating the garage to face less to the street, or eliminate the third door and devise a tandem parking configuration. 8) Study softening the retaining walls along the driveway by introducing more landscaping, including large-scale landscaping, at the toe of the walls. 9) In studying the reorientation of the garage, no additional height should be introduced to the retaining walls. 10) Introduce a stone base to the elevations to the street. 11) Study more traditional window and door break-ups. 12) Incorporate photo documentation of the immediate neighborhood. 13) Provide photos from the deck elevation as it looks toward the neighboring properties. 14) Notate the exact drip line of the oak trees as located on the site plan.

Action: Pierron/Bartlett, 8/1/0. Christoff opposed.

PRELIMINARY REVIEW

3. 1533 W VALERIO ST

A-2/R-1 Zone

Assessor's Parcel Number: 041-071-031
 Application Number: MST2003-00338
 Owner: James & Pamela Haldeman
 Applicant: Kelly Brodison
 Architect: Tom Ochsner

(Proposal for a two-lot subdivision of a 3.45-acre lot resulting in two 75,140 square foot lots and a 5,056 square foot three-story residence with an attached 1,014 square foot garage located in the Hillside Design District. The proposal includes a 1,575 square foot accessory space. The existing single-family residence currently occupies the property, which is proposed to remain.)

(Preliminary Review of the project is requested.)

(4:27)

Tom Ochsner, Architect, present.

Public comment opened at 4:38 p.m.

Chair Six read a letter from Renate and Christina Franquet, expressing concern over the size of the project and its effect on traffic during construction. They hope that the applicant would widen the street before construction begins.

Public comment closed at 4:40 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board generally accepts the reduction in the mass, bulk, and scale from previous reviews. 2) The cutting of the project into the hill is a successful way to mitigate its size. 3) The Board appreciates the reduction of the upper floor square footage. 4) The Board is comfortable with the massing, given that the structure is significantly set back from the neighbors below but wishes to ask the Planning

Commission to verify the findings with a pole study. 5) Incorporate significant new landscaping, and maintain the existing landscaping between the house and the neighbor below to further mitigate any overshadowing effect. 6) The Board is concerned about the survival and health of the significant oak trees and requires a report by an arborist on potential impacts to the oaks and to verify that that the oak proposed for removal is indeed unhealthy and not worth saving. 7) Restudy the back bedroom in the dug-in portion of the house to increase the height between grade and the roof eaves.

Action: Manson-Hing/LeCron, 9/0/0.

PRELIMINARY REVIEW

4. 632 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-293-007
 Application Number: MST2002-00851
 Owner: Thomas & Mary Rademacher, Trustees
 Architect: On Design

(This is a revised project. Proposal to construct 960 square feet of new commercial building and four apartments. Three new apartments totaling 2,650 square feet are proposed to be located above the existing 5,425 square foot warehouse on parcel 031-293-007. The existing 1,074 square foot single-story residence on parcel 031-292-009 is to be demolished, and a 960 square foot commercial building with a 938 square foot residence above are proposed to be constructed. The existing 1,240 square foot commercial building on parcel 031-293-008 is proposed to remain. Parking is provided by a two-car garage and seven uncovered parking spaces.)

(Preliminary review is requested. Modification approval granted on November 19, 2003.)

(4:27)

Justin Van Mullem and Keith Nolan, Architects, present.

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) The mass, bulk, and scale are acceptable as proposed. 2) Add subtle detailing in keeping with the warehouse vernacular to improve the quality of the proposed structure and the front building. 3) Ensure that the proposed doors are consistent with the character of the front doors, e.g., by adding an eyebrow or rounding the door. 4) Upgrade the quality of the gate between the two buildings using a good-quality utilitarian material in lieu of chain-link, and provide a solid mass for the fixed portion. 5) The Board appreciates the retention of the streetscape presence of the building. 6) Development Plan Approval findings can be made at the Consent Calendar hearing.

Action: Pierron/Manson-Hing, 8/0/0

CONCEPT REVIEW - CONTINUED ITEM

5. 1121 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-046
 Application Number: MST2004-00119
 Owner: Paula Wismer
 Contractor: Russell Banko Design & Construction

(This is a revised project. Proposal for a 3,663 square foot two-story residence with an attached 700 square foot, three-car garage on a vacant, 16,860 square foot lot located in the Hillside Design District. Modifications are required to allow the house and garage to encroach into the required front yard-setback. There is approximately 200 cubic yards of grading outside the building footprint.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND MODIFICATIONS.)

(5:15)

Russ Banko, owner's agent; Paula Wismer, owner, present.

~~3) Provide quality traditional craftsman style details. 4) Study minimizing the massing of south-west corner with landscaping. 5) Study the possibility of pulling in the side walls. 6) Diminishing the size of the shed dormer by narrowing the dormer width and extending the full width of the dormer. 7) Restore the existing fence and grading to preconstruction condition along the south property line.~~

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1533 W VALERIO ST

A-2/R-1 Zone

Assessor's Parcel Number: 041-071-031
 Application Number: MST2003-00338
 Owner: James and Pamela Haldeman
 Architect: Tom Ochsner

(Proposal for a two-lot subdivision of a 3.45 acre parcel and construction of a new single-family residence in the Hillside Design District. The proposal would create two 75,140 square foot lots. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 4,596 square foot three-story residence and attached 1,022 square foot garage and a detached 451 square foot garage. Planning Commission approvals are requested for: a Tentative Subdivision Map, a Modification for garage space in excess of 750 square feet, a street frontage Modification, Neighborhood Preservation Ordinance findings and a Public Street Frontage Waiver.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

(4:47)

Present: Justin Van Mullem, Architect; Jeff Minnelli, neighbor to the property owner. Allison DeBusk, Project Planner, was available to respond to questions from the Board.

Public comment opened at 4:57 p.m.

A letter received from Renate Franquet, resident, expressing concern with the garage size, was read into the record by Chair Bartlett.

Public comment closed at 4:58 p.m.

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

1) The Board carried forward the comment #'s 1-7 from the ABR meeting of June 7, 2004*: *1. The Board generally accepts the reduction in the mass, bulk, and scale from previous reviews. *2. The cutting of the project into the hill is a successful way to mitigate its size. *3. The Board appreciates the reduction of the upper floor square footage. *4. The Board is comfortable with the massing, given that the structure is significantly set back from the neighbors below but wishes to ask the Planning Commission to verify the findings with a story-pole study. *5. Incorporate significant new landscaping, and maintain the existing landscaping between the house and the

neighbor below to further mitigate any overshadowing effect. *6. The Board is concerned with the survival and health of the significant oak trees and requires a report by an arborist on potential impacts to the oaks and to verify that the oak proposed for removal is indeed unhealthy and not worth saving. *7. Restudy the back bedroom in the dug-in portion of the house to increase the height between the grade and the roof eaves. 2) There is some concern with the proximity of the V-ditch to the base of the oak tree at the north property line. 3) The Board finds the modification request is mostly technical in nature given that two of the covered garage stalls are subterranean and not adding to the mass. 4) The Board does have concern with the detached garage. The applicant is to study reducing the 10-foot plate height. 5) Demonstrate how access is gained to the subterranean storage below the detached garage.

Action: Wienke/Sherry, 7/0/0. Motion carried. (LeCron absent.)

PRELIMINARY REVIEW

5. **2553 MESA SCHOOL LN** E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-032
 Application Number: MST2004-00634
 Owner: Robin Davidson, 2003 Revocable Trust
 Agent: Lisa Plowman
 Architect: Peikert Group

(Proposal for a two-lot subdivision resulting in a 15,199 square foot Parcel 1 and a 10,424 square foot Parcel 2. The proposal for Parcel 1 includes construction of a 735 square foot additional dwelling unit, an attached 420 square foot two-car garage, an attached 210 square foot one-car garage, and one uncovered parking space. The two garages would be attached to the existing 1,483 square foot, one-story, single-family residence. The existing 508 square foot garage and 117 square foot shed would be demolished. Improvements to Parcel 2 would be to define development and building envelopes for a future single-family residence, relocate and improve the existing driveway, and provide an access and utility easement in favor of Parcel 1 as part of subdivision map recordation. Planning Commission approval is requested for a Performance Standard Permit for the additional dwelling unit, a modification to provide one of the required parking stalls as an uncovered stall, a lot frontage modification, a Coastal Development Permit, and a Tentative Subdivision Map.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 033-06.)

(5:12)

Present: Lisa Plowman, Agent; April Palencia, Project Manager; Allison DeBusk, Case Planner, City of Santa Barbara.

Public comment opened at 6:27 p.m.

Chair Bartlett acknowledged receipt of e-mail comments from resident Richard Boyce, expressing concern with the proposal.

Chair Bartlett acknowledged receipt of e-mail comments from resident Andrew Jasman, expressing concern with the location of the proposed second unit.

GENERAL PLAN POLICIES
(CONSERVATION ELEMENT)

APPLICABLE TO 1776 EUCALYPTUS HILL ROAD SUBDIVISION

Visual Resources Policy 2.0 – “Development on hillsides shall not significantly modify the natural topography and vegetation.”

Visual Resources Policy 2.1 – “Development which necessitates grading on hillsides with slopes greater than 30% should not be permitted...”

Visual Resources Policy 2.5 – “Height restriction ordinances should be changed to allow for “step-down” development design on hillsides to hid or break up large surface area views of structures facing down slope.”

Visual Resources Policy 4.3 – “Major trees removed as a result of development or other property improvements shall be replaced by specimen trees on a minimum one-for-one basis.”

Conservation Policy 3.0 – “New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.”

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APR 19 2004

CITY OF SANTA BARBARA
PLANNING DIVISION



October 31, 2003

Mr. James E. Haldeman
1533 W. Valerio Street
Santa Barbara, California 93101

Dear Mr. Haldeman,

Thank you for meeting with me this morning at 1533 W. Valerio concerning your proposed lot split. After reviewing the plans for the new home site, we inspected the trees that would be impacted by site grading and improvements.

There are about a dozen relatively insignificant orchard avocado trees that would need to be removed for proper grading to occur for the new home. I use the term insignificant because after the construction, there will remain several times this number of healthy avocado trees on the slope above and West of the home. The mature healthy coast live oak trees to the North of the home will remain and should not be affected by site grading.

The one 24" diameter oak that would be adversely affected by site grading is a structurally defective tree with an extensive downhill lean of about 30 degrees. The trunk of this tree is decayed in several locations and even if it could be saved, it would be a very low value and potentially hazardous tree after site grading improvements. I strongly recommend that this particular oak be removed and replaced with two healthy nursery grown 48" box size oaks to be planted in a better site arrangement, considering the new access driveway location and other improvements as shown on the preliminary plan.

I thank you for the opportunity to be of service to you in your endeavor to get plans finalized for your lot split.

Sincerely,

A handwritten signature in black ink that reads "Dan Condon". The signature is written in a cursive, flowing style.

Dan Condon
Arboricultural Consultant
(805) 698-8590



EXHIBIT F

PRELIMINARY GEOLOGIC INVESTIGATION

*Proposed Lot Split and Residential Development
Menelli Project
1533 West Valerio Street
Santa Barbara, California*

September 3, 2003

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SEP 16 2004

CITY OF SANTA BARBARA
PLANNING DIVISION

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September 3, 2003

Mr. & Mrs. Jeff Menelli
1535 West Valerio Drive
Santa Barbara, California 93109

Re: **PRELIMINARY GEOLOGIC INVESTIGATION**
Proposed Lot Split and Residential Development Project
1533 West Valerio Drive
Santa Barbara, California
.....

Dear Mr. Menelli:

1. INTRODUCTION

Pursuant to your request, we are herewith providing the results of our preliminary geologic investigation of the above referenced property. It is our understanding that you intend to create a lot-split and construct a new residence in the eastern portion of the newly created lot and accessory buildings in each of the northeast and northwest corners (see Figure 1 **REGIONAL GEOLOGIC MAP** for location).

The purpose of our study was to evaluate the general geologic conditions associated with the proposed construction. This report presents the results of reviews of both the regional and site specific geology and analyses of the potential for geologic hazards and their associated effects on the project. Specifically, this report addresses the potential for fault and seismic constraints, erosion and drainage control, groundwater conditions, and other geologic issues. We have also included within this report generalized and specific recommendations that are meant to minimize the potential for significant geologic hazards to impact the project.

It is our opinion that it is geologically feasible to construct the proposed buildings on the property, provided the recommendations within this report and those outlined by the Soils/Geotechnical Engineers are implemented. Our conclusions and recommendations presented in this report are based on an approximate one day field investigation of the property and vicinity, two exploration trenches excavated on the property, examination of historic aerial photographs of the area (dating back to 1938), review of relevant geologic and hydrologic maps and literature available to us from our library, and our geologic experience in the area.

This study was conducted in accordance with presently accepted procedures consistent with the scope of the proposed project, although no warranty is stated or implied. As with any development within a seismically active area, there is always some unpredictable risk of slope instability, differential settlement, seismic impacts, or other potential geologic hazards that could impact the project. Implementation of the recommendations outlined later in this report is meant to reduce the level of risk, although it cannot be totally eliminated.

2. FIELD INVESTIGATION

Representatives from our office spent a total of approximately one day on the site and surrounding area conducting a field investigation. Our field analysis consisted of a reconnaissance level geologic mapping of the subject property and surrounding area and the excavation and evaluation of two geologic inspection trenches. The inspection trenches, Trenches A - A' and B - B extended 9 feet below the existing ground surface and penetrated into firm Santa Barbara Formation bedrock. The purpose of the trenching was to identify and evaluate the local earth materials present on the property, to verify that the Lavigia Fault is located south of the proposed building site, and to gather strike and dip information in the vicinity of the proposed residence. The location of the geologic inspection trenches, the strike and dip of the bedding planes, and other geologic features in the area are shown on the **SITE GEOLOGIC MAP** (see Figure 2).

3. GEOGRAPHY

3.1. Setting

The subject property is located south of West Valerio Street and west of Calle Canyon, within the City of Santa Barbara, Santa Barbara County, California. The existing (pre-split) lot at 1533 West Valerio Street contains a residence located in the southwestern portion (Assessor's Parcel Number 041-071-31). The original parcel is 150,282 square feet/3.45 acres and after the proposed split the parcel for the new residence will be 75,140 square feet/1.725 acres, according to the Waters Land Surveyors, Inc., Tentative Map dated March 2003. The proposed residential building envelope is located in the eastern portion of the parcel, adjacent to the existing driveway that accesses the existing residence to the southwest (see Figure 2). A dense cover of oak trees, imported trees, and grasses currently exists at the proposed parcel.

3.2. Topography

The subject property is situated on the north-facing slope, west of a small drainage swale. The proposed parcel is situated on a hillside sloping to the NNW in the western portion of the lot and sloping ENE at the proposed building envelope. The slope at the proposed building envelope ranges from approximately 21% or 12° to a maximum of approximately 39% or 21°. The average slope angle in the vicinity of the proposed accessory building in the northeast corner of the parcel is relatively flat lying while the proposed accessory building site located in the west corner of the parcel slopes to the south at approximately 23% or 13°. The elevations at the proposed parcel range from 315 feet above mean sea level (MSL) to approximately 220 feet above MSL.

4. GEOLOGIC CONDITIONS

4.1. Regional Geology

The South Coast is part of the Transverse Range Province of California, locally dominated by the east-west trending Santa Ynez Mountain Range. Folding and faulting of the region through time have created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene ages make up the majority of the Santa Ynez Mountain Range. Much younger (typically Pleistocene age) unconsolidated sediments, composed of the erosional remnants of the upslope older formations, are commonly found between the high mountains and the shoreline, unconformably overlying the bedrock. The soil and geologic units that underlie or are in close proximity to the project site are described in greater detail below.

4.2. Local Stratigraphy

4.2.1. Fill Materials

A relatively thin wedge of Fill material is likely found along the downslope perimeter of the adjacent existing driveway. The fill material likely consists of reworked native soil and Santa Barbara Formation materials. The presence of fill material can normally be mitigated during construction by proper grading, recompaction and adequate foundation design.

4.2.2. Santa Barbara Formation

The subject property is underlain by the late Pleistocene to early Pliocene (?) age Santa Barbara Formation. This unit consists of dark orange brown to yellow brown to light gray, unconsolidated to weakly consolidated, massive to poorly bedded, marine deposited sands and clayey silt lenses. Clayey sand and silty clay lenses were encountered in beds of fine sand, silty sand, and clayey sand in the inspection trenches. Based upon measurements taken in the inspection trenches, bedding attitudes within the Santa Barbara Formation strike approximately N83°E to N83°W and bedding within these deposits at the project site are steeply sloping to the north at approximately 52° to 63°. The bedding planes are inclined at angles steeper than the surrounding slopes and therefore are not daylighted (unsupported). The total thickness of the Santa Barbara Formation on the property is not precisely known but is inferred from regional cross sections of the area to be greater than 500 feet.

4.2.3. Rincon Formation

Underlying the Santa Barbara Formation on the property, and exposed near the southwest corner of the pre-split property, behind the existing residence, is the Miocene age Rincon Formation. The Rincon Formation, graphically shown as "Tr" on Figures 1 and 2, is generally composed of weathered to fresh, greenish gray colored, poorly bedded, shale (or mudstone) with locally, interbedded dolomite lenses.

4.3. Air Photo Review and Analysis

Our office reviewed several historic aerial photographs of the area to determine if there is overt evidence of past slope instability or fault related features on or near the subject property. The photographs utilized for this study included the Fairchild (1938), Hurd (1956), and Pacific Western (1989 and 1997) photos, furnished by the Santa Barbara County Planning and Development Department, as well as photographs from our in house files. Based on review of these photographs, we did not observe any fault related topographic features (lineations) or evidence of deep seated landslide activity on or immediately adjacent to the proposed building sites. However, a possible visible lineation was observed approximately 40 feet south of the existing residence in the southeast corner of pre-split lot. This lineation is likely the contact between the Santa Barbara Formation and the Rincon Formation and may represent the location of the Lavigia Fault.

4.4. Slope Stability, Erosion, and Drainage Control

No evidence of past landslide activity was observed on the property. The proposed building sites are situated on a north facing slope, which consists mostly of the Santa Barbara Formation, Quaternary Alluvium at the toe, and the Rincon Formation at the top of the hillside. The Santa Barbara Formation is **not** normally associated with large, deep seated landslide activity. Although moderate sloping hillsides that are underlain by the Santa Barbara Formation are capable of shallow and sometimes deep seated slope instability along the South Coast, it is our opinion that the potential for landslides or debris flows impacting the proposed structures is low.

Although no past significant slope instability problems were apparent on or directly adjacent to the proposed building sites, careful planning will be necessary during grading and landscaping of the site to ensure the surrounding slopes do not become unstable. To reduce the potential for slope instability hazards acting upon the proposed structures, we have recommended that the foundations penetrate through any loose soil, Fill materials, and weathered bedrock into firm Santa Barbara Formation bedrock (see Section 6.2).

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow causing surface erosion. The soils, fill material, and weathered Santa Barbara Formation are susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. The potential for significant erosional damage will be relatively low provided proper drainage control measures are implemented during and after construction of the proposed structures. An erosion and drainage control plan will need to be designed and implemented to capture runoff from the proposed structures, driveways, and other impermeable surfaces (e.g., roofs, patios, decks, etc.).

4.5. Liquefaction

Liquefaction is the transformation of a granular material from a solid state to a liquefied state as a result of increased pore pressure. It is a localized phenomenon typically induced by ground shaking (commonly an earthquake) and can result in slope and/or foundation failure by the loss of bearing capacity. In order for liquefaction to occur during a seismic event, two prerequisite geologic conditions are normally required at a particular site: 1) a relatively high water table, and 2) the presence of thick unconsolidated to weakly consolidated, well sorted (uniform grain size), water saturated sediments (typically shallow marine deposited sand) within the subsurface.

Santa Barbara County Comprehensive Plan's Seismic Safety Element of the Comprehensive Plan (SBCSSE, 1979) indicates that the subject property is located in an area with a relatively low potential for liquefaction. It is our opinion that the potential for liquefaction on this site is relatively low because the water table is inferred to greater than 50 feet below the ground surface. Proper site grading and recompaction of the fill material and an engineered foundation design will further reduce the risk of liquefaction hazards impacting the site.

4.6. Groundwater Conditions

No groundwater was encountered within either of the geologic inspection trenches recently excavated on the property.

4.7. Perched Groundwater Conditions

While no groundwater or perched water was encountered within either of the trenches excavated on the property, it is our opinion that some of the local strata could cause a perched water condition to occur in some areas during heavy rainfall cycles. Perched groundwater conditions can occur when surface water or migrating groundwater (either natural or introduced) is restricted from passing downwards by the presence of relatively impermeable strata such as a clay layer at depth. It is our opinion that isolated perched water conditions could occur in the future on the property because of the interbedded nature of the Santa Barbara Formation. In order to reduce the potential for shallow perched or ponded groundwater intruding into any proposed additions constructed at or below existing ground surface, we have outlined within the recommendations section of this report mitigation measures that should be considered in the project design (see Section 7.2.2).

4.8. Faults

There are no universally accepted methods for determining the classification of the activity level for faults: i.e., should the fault be considered active, potentially active, or inactive. The State of California has, however, established guidelines for assigning levels of significance to fault activity based on recency of movement (Hart, 1990; Fault Rupture Hazard Zones in California; Alquist-Priolo Special

Studies Zones Act of 1972; CDMG, revised 1990). The State recommends that a fault be considered "active" if it shows evidence of surface displacement within Holocene time (about the last 11,000 years). The State defines "potentially active" as showing evidence of surface displacement during Quaternary time (about the last 1.6 million years before present). Inactive faults are generally classified as "not having been active during the Quaternary (1.6 million years before present).

The Santa Barbara County area is characterized by numerous active, potentially active, and inactive faults of varying length. We have analyzed each of the significant active and potentially active faults within a 62 mile (100 kilometer) radius of the project site as defined within guidelines presented by the CDMG; Notes Number 43 and Number 48. A small scale map of the major faults in this portion of Central California is shown within the Appendix (see **FAULT MAP**).

A review of a regional geologic map of the area, prepared by Mr. Thomas Dibblee Jr. (1986), and Hoover (1980) suggests that the closest known fault to the property is the **Lavigia Fault**. Based on the Dibblee Geologic Map and visual observations during site vicinity reconnaissance by our personnel, the closest approach of this fault to the proposed structures is inferred to be approximately 250 feet or more to the south, south of the existing residence at the southwestern corner of the pre-split property. The Lavigia Fault offsets older Rincon Formation on the south side of the fault with the younger Santa Barbara Formation on the north side of the fault. Based on our site specific field investigation of the area the closest outcrop of the Rincon Formation is located more than 250 feet south of the proposed residential building envelope. No evidence of faulting was observed within 50 feet of the existing and/or proposed building envelopes.

The Lavigia Fault is believed to be truncated by (or branch from) the Arroyo Parida/More Ranch Fault where the two faults intersect, approximately 3.4 miles to the west. The youngest known stratigraphic unit displaced by the Lavigia Fault is not known. Fault studies conducted by local geologists suggest that the Lavigia Fault offsets Older Alluvium at a point near its intersection with the Arroyo Parida/More Ranch Fault. Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". This fault system is considered inactive by the SBCSSE (1979). It is our opinion, however, that the Lavigia Fault should be considered potentially active because of the inferred age of its last movement and its possible structural relationship to the potentially active (active?) Arroyo Parida/More Ranch Fault system.

A concealed trace of the northwest-southeast trending **Mesa Fault** is located approximately 3,400 feet northeast of the subject property. This 4+ mile long fault is described as a steep south (70°?) dipping, reverse fault with south side up relative displacement (Muir, 1968). The youngest known stratigraphic unit displaced by the Mesa Fault is inferred to be Pleistocene in age (between 11,000 and 1.6 million years old; Dibblee, 1966). Geomorphic evidence of faulting by the Mesa Fault is inferred to be late

Pleistocene in age (between 11,000 and 700,000 years old; Ziony and others, 1974). Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". However, this fault system has been classified as "active" by the SBCSSE (1979). The Mesa Fault is inferred to extend into the Santa Barbara Channel with possible structural relationship with either the Rincon Creek Thrust Fault, Carpinteria, or Red Mountain Thrust Fault.

Another possibly more significant fault in the area is the **More Ranch/Arroyo Parida/Mission Ridge Fault** system located approximately 1.6 miles northwest of the subject property. This fault reportedly shows south side up relative displacement and offsets Late Pliocene-Early Pleistocene sediments by approximately 1,600 feet to 2,200 feet (Dibblee, 1966). The youngest known stratigraphic unit displaced by the western extension of this fault (the More Ranch Fault) is inferred to be Late Pleistocene in age (between 11,000 and 700,000 years old; Ziony and others, 1974). This fault system is considered active by the SBCSSE (1979) and the CDMG, although the evidence for active faulting is not clearly defined. The SBCSSE (1979) lists the More Ranch Fault as "active" because of reported creep and geomorphic evidence. The Mission Ridge segment of this fault system is listed as "potentially active" within the SBCSSE.

Other known active or potentially active faults within a 62 mile radius (100 km) are listed alphabetically within the APPENDIX on the TABLE entitled **DETERMINISTIC SITE PARAMETERS**. We have discussed below the significant faults included on the above described list.

Other major faults in the greater Santa Barbara County area that could (seismically) affect the subject property include the **east branch of the Santa Ynez Fault**, located approximately 7 miles north; the **North Channel Slope Fault**, located approximately 7 miles south (offshore); the **Ventura - Pitas Point Fault**, located approximately 7 miles southeast (offshore); the **Oak Ridge Fault**, located approximately 11 miles south (offshore); and the **Red Mountain Fault**, located approximately 12 miles south (offshore). The notorious **San Andreas Fault** system is located approximately 40 miles northeast of the site. All of these faults have been described within one or more publications as "active" or "potentially active".

In summary, there are no known active faults located in the immediate vicinity of the subject property. It is our opinion, based on review of the published data that the potential for ground surface rupture on this site due to faulting is relatively low. The subject property is not located within an **Alquist-Priolo Special Studies Zone**.

Near vertical fractures with offsets up to 2 inches in length were observed in the formation in Trench B - B'. The exposed clay filled fracture found in the Trench B-B' is **not** believed to be the main branch of the Lavigia Fault since the main branch likely offsets Santa Barbara Formation deposits against the Rincon Formation bedrock. In addition, the fracture observed within our exploration trench indicated the Santa Barbara bedrock was relatively undisturbed on either side of the fracture, suggesting only minor

movement. However, the main branch of the Lavigia Fault is inferred to exist near the southern property boundary of the pre-split property. This inference is based on the presence of Rincon like deposits observed approximately 30 feet south of the existing residence, near the southern property boundary of the pre-split property. Subsurface exploration of that area south of the existing residence would be needed to confirm the actual location of the main branch of the Lavigia Fault.

4.9. Seismicity

This site, along with the vast majority of the Santa Barbara County, is located in a high (Zone III) seismic risk area according to the SBCSSE (1979). The SBCSSE indicates that peak ground accelerations within the Zone III classification area during a large earthquake will be in the 0.5 to 0.7 g range (g = acceleration of gravity). We have conducted a more detailed seismic computer modeling study with input parameters based on Campbell and Bozorgnia (1994) ground acceleration attenuation curves. This model is used to calculate the deterministic and probabilistic seismic constraints of the project site. This computer model statistically analyzes the expected seismic response on the subject property using raw data from significant faults in the area and earthquake history for the region. This data is supplied by the United States Geologic Survey. The results of this modeling study are presented in the APPENDIX of this report.

The seismic evaluation of maximum estimated site accelerations presented herewith shall not be considered to be the ultimate design criteria for the proposed residence, but rather as a scientific data base to be used in an earthquake engineering evaluation, when a structural analysis is conducted. Site response spectra for the proposed structures have likewise not been made. Actual ground surface accelerations at a particular site will vary according to local soil conditions, depth to bedrock, depth to groundwater, and other factors that can attenuate or amplify ground motion. However, it is our opinion that the site acceleration calculations presented in this report are reasonably accurate from a planning perspective.

In summary, the closest moderate magnitude, historical earthquake to occur in the vicinity of the subject property was a 5.0 Richter Magnitude (RM) event that reportedly occurred approximately 2 miles to the southwest in 1806. A maximum site acceleration of 0.253 g's (gravity) has been calculated for this event. Since this location may not be very precise due to the date of the event a more updated (reliable) nearby earthquake was a 5.1 Richter Magnitude (RM) event that occurred approximately 5 miles to the southeast on August 13, 1978. A maximum site acceleration of 0.179 g's (gravity) has been calculated for this event. All of the above information is based on an earthquake search that ranges from 1800 through 2002.

According to the computer aided seismic analyses, a maximum credible peak acceleration of 0.804 g (gravity) could be generated on the subject property during a 7.4 Richter Magnitude earthquake on the

More Ranch/(Mission Ridge)/Arroyo Parida Fault system. A maximum probable peak acceleration of 0.524 g is estimated from a maximum probable earthquake event of 6.0 Richter magnitude on the Mesa - Rincon Creek Fault system (see APPENDIX).

We have also used the Campbell and Bozorgnia (1994) ground acceleration attenuation curves to generate a probabilistic seismic analysis of the project site. The probabilistic method considers expected earthquake magnitudes, peak ground accelerations, and recurrence interval. A site specific, probabilistic acceleration analysis was conducted for the site using the Horizontal Mean relationship (see **PROBABILITY OF EXCEEDANCE vs. ACCELERATION** chart in the APPENDIX). According to this graph, there is a 10% probability of exceeding 0.48 g peak ground acceleration within a 50 year period and a 10% probability of exceeding a 0.53 g peak ground acceleration within a 100 year period. This information is confirmed by a review of the **AVERAGE RETURN PERIOD vs. ACCELERATION** graph (see APPENDIX). In summary, the maximum peak ground acceleration expected at the project site using the probabilistic (recurrence interval) method is estimated to be ± 0.35 g for a 100 year design life and ± 0.30 g for a 50 year design life.

A large earthquake event on any of the listed active or potentially active faults could cause significant ground shaking to occur at the site. The relationship between the magnitude of an earthquake and the duration of strong shaking has been investigated by Bolt (1973). The period of strong shaking is defined as that period of time when the acceleration of the ground due to seismic waves is in excess of 0.05 g's. This relationship is presented in the APPENDIX table labeled **BRACKETED DURATION OF GROUND SHAKING AS A FUNCTION OF MAGNITUDE AND DISTANCE TO SOURCE** (adapted from Bolt, 1973). Interpolation of this data to the local earthquake seismological regime suggests that strong ground shaking at the project site could last for approximately 30 seconds or more from a 7.4 Richter Magnitude (maximum credible event) on the More Ranch-Arroyo Parida Fault system (see APPENDIX). Using the maximum probable event (6.0 Richter Magnitude) on the Mesa - Rincon Creek Fault system, the duration of shaking (in excess of 0.05 g's) could be approximately 12 seconds.

The above described seismic conditions, including severity and duration of shaking are relatively consistent with the area as a whole. Proper foundation and structural design of the proposed shear walls and additions should reduce the risk for seismic impacts affecting the structures.

5. ADDITIONAL GEOLOGIC CONSIDERATIONS

5.1. Drainage, Erosion and Flood Hazard

During our site inspection, there was no visible evidence of significant amounts of erosion that may have occurred in the recent past within the proposed building sites. Much of the rainfall is intercepted by the existing drainage system in place on driveway above, while the remainder is inferred to percolate directly

into the subsurface. However, it has been our experience that the Santa Barbara Formation in this area can exhibit perched water conditions and/or retarded downward percolation of fluids as the ground becomes water saturated during the winter months. Water that does not percolate into the subsurface can therefore be expected to pass down slope by sheet-flow processes toward the north and east. In order to reduce the potential for erosion in the vicinity of the proposed additions an engineered drainage control plan will need to be designed by your Project Civil Engineer and implemented to capture runoff from the proposed structures.

It is our opinion that the potential for high water/flood conditions impacting the proposed additions is not considered likely since this area sits atop the hill.

5.2. Settlement and Differential Compaction

Settlement of sufficient magnitude to cause significant structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill material. The existing fill materials and silty sandy soils have the potential for settlement and differential compaction due to their relatively low density. It has been our experience that the fill materials, silty sandy soils, and underlying Santa Barbara Formation deposits found in this area can be made suitable for foundation purposes using proper grading and recompaction techniques. The SBCSSE (1979) also concludes that the potential for compressible-collapsible soils affecting the property is low. Once this material has been properly graded and recompacted under engineered supervision and/or the footings penetrate through the loose materials, the potential for near surface soil settlement and/or differential compaction will be considered low.

6. ENGINEERING GEOLOGIST ON-SITE

The below signed geologist spent a total of approximately one day on and in the near vicinity of the subject property collecting field data used for the preparation of this report.

7. CONCLUSIONS AND RECOMMENDATIONS

It is our conclusion based on our field analysis of the subject property and surrounding area, a review of published and unpublished reports and maps of the area, and our local geologic experience in the area, that it is geologically feasible to construct the proposed residence and auxiliary structures within the designated building envelopes, provided the below listed standard recommendations are implemented. This conclusion is based on the following information:

7.1. GENERAL CONCLUSIONS

The near surface soils are generally composed of brown fine grained silty sand soil containing minor gravels. The soil profile is underlain by the Santa Barbara Formation deposits composed of

unconsolidated to weakly consolidated, interbedded silty clay and silty sand. Underlying the Santa Barbara Formation is the Miocene age Rincon Formation bedrock at depth.

The potential for landslides or seismically induced slope failure on the parcel during a large regional or locally derived earthquake is not considered a significant hazard because of the presence of moderate slopes, and the lithologic (sandy) character of the underlying sediments.

Review of several published and unpublished geologic maps of the area indicates that the closest known fault to the subject property is the Lavigia Fault, located approximately 250 feet to the south of the proposed building envelope. Our office excavated two geologic inspection trenches west of the proposed building envelope. No evidence of faulting was observed within 50 feet of the proposed building sites. It is our opinion that no known faults cross in the vicinity of the proposed building sites. Likewise, a review of historic aerial photographs did not reveal the presence of any lineations in the vicinity of the proposed building sites. The potential for ground surface rupture across the building sites due to faulting is therefore considered to be low. Seismic shaking hazards on this site are inferred to be consistent with the greater Santa Barbara area as a whole. Proper foundation design and application of grading and building techniques to meet Uniform Building Code (UBC) standards for Zone IV criteria will minimize the risk of damage to the proposed structure(s) during a large seismic event.

7.2. STANDARD RECOMMENDATIONS

7.2.1. Grading Guidelines

All cut slopes on the property should be no steeper than 2:1 (horizontal to vertical) without the use of engineered retaining walls or site specific evaluation by a representative from our office. All fill material should be recompacted to engineered standards as specified within the *UNIFORM BUILDING CODE* or by the Geotechnical Engineer (PML).

7.2.2. French Drains

Portions of the property could experience ponded and/or high water conditions because of the presence of interbedded low permeability clay rich strata in the shallow subsurface. Based on the potential for daylighting of perched water, we recommend that all building components including retaining walls and foundation stem walls **that are to be placed below existing ground surface**, be outfitted with a French drain system to intercept and transport all excess subsurface fluids away from buildings to an appropriate collection point. Proper design and function of these French drains is very important to minimizing the potential for water entry into the various structural components.

7.2.3. Erosion and Drainage Control

All runoff water from impervious areas such as roadways, roofs, patios, and parking lots should be captured and directed via an impervious conduit or paved surface to an appropriate disposal area (i.e. base of slope or driveway). The entire drain system should be inspected and cleaned on a regular basis to ensure it is functioning correctly. Details of the drainage system should be provided by the project Civil Engineers. Minimizing runoff is essential in reducing ground saturation and should thereby decrease the potential for erosion and other drainage control difficulties on the site.

7.2.4. Vegetation Program

The use of deep rooted, drought tolerant plants in the landscaping plan are recommended for the graded areas in order to further minimize the potential for oversaturation of the local earth material and associated erosion hazards. Thick and deep rooted plant varieties are recommended because they tend to stabilize the slope and keep it in a state of undersaturation. The re-vegetation program should be implemented as soon as practical after the rough grading process. We suggest that the project Architect work cooperatively with a reputable landscape architect or nurseryman to provide a landscape plan that includes the use of drought tolerant plant varieties. Timing of the installation of the re-vegetation program is also important to reduction of winter runoff and other potential drainage control constraints.

7.2.5. Further Geologic Review:

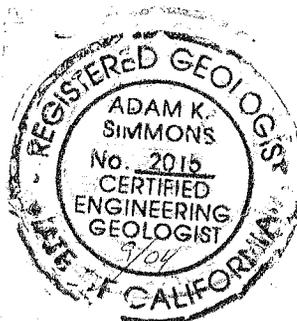
In order to determine the maximum temporary or permanent cut slope angles (i.e. behind any retaining walls), we recommend that a representative from our office be present during grading activities. We request that we be given at least 48 hours notice prior to the grading process for scheduling purposes.

.....
We trust this report provides you with the information you requested. If we can be of any further assistance in this matter, please do not hesitate to call upon us.

Sincerely,



Mr. Adam K. Simmons
Certified Engineering Geologist
State of California
RG #3740 EG #1135 HG #509



Enclosures

CC: On Design Architects
319 West Carrillo Street
Santa Barbara, California 93101
Attn: Justin

RMK ENGINEERING

P.O. BOX 41259
SANTA BARBARA, CA 93140
(805) 884-1132
E-Mail: RMKENG@AOL.COM

MENELLI'S RESIDENCE
1533 W. VALERIO ST.
SANTA BARBARA, CA 93101

MODIFIED HYDRAULIC CALCULATIONS

FOR

PARCEL 1, ON-SITE & OFF-SITE

SANTA BARBARA, CALIFORNIA
APN 41-071-31

(ALL IMPERVIOUS HYDRAULIC STRUCTURES)



SUBMITTED TO:
CITY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS

Date: Jan. 25, 2006

RMK ENGINEERING

P.O BOX 41259
 SANTA BARBARA, CA 93140
 PH.:884-1132 e-mail:rmkeng@aol.com

HYDRAULIC CALCULATIONS

DATE: 8/11/04
 DESIGNED BY: RMK

PROJECT: 1533 W. VALERIO ST.
 S.B., CA 93101

MAXIMUM FLOW CALCULATIONS FOR STORM PERIODS OF 10, 25 AND 100 YRS. STORMS.

INTENSITY AND FLOW COEFFICIENT FROM SANTA BARBARA CO. FLOOD CONTROL GRAPHS.

UNDEVELOPED AREAS	ACREAGE (AC.)	C10			C25			C100		
		I 10	Q10YRS. CFS	I 25	Q25YRS. CFS	I 100	Q100YRS. CFS	I 100	Q100YRS. CFS	
A1	3.94	0.59	2.4	0.64	2.9	0.72	3.7	10.50		
A2	1.30	0.59	2.4	0.64	2.9	0.72	3.7	3.46		
A3	0.87	0.59	2.4	0.64	2.9	0.72	3.7	2.32		
		<u>6.11 AC.</u>			<u>11.34 CFS</u>			<u>16.28 CFS</u>		

Q = CIA

DEVELOPED ACREAGE	MINELLI'S PARCEL 1	AREA A3			COVERS PARCEL 1					
		I 10	Q10YRS. CFS	I 25	Q25YRS. CFS	I 100	Q100YRS. CFS			
A1	3.94	0.59	2.4	0.64	2.9	0.72	3.7			
A2	1.30	0.59	2.4	0.64	2.9	0.72	3.7			
A3	0.87	0.66	2.4	0.71	2.9	0.76	3.7			
		<u>6.11 AC.</u>			<u>11.52 CFS</u>			<u>16.41 CFS</u>		

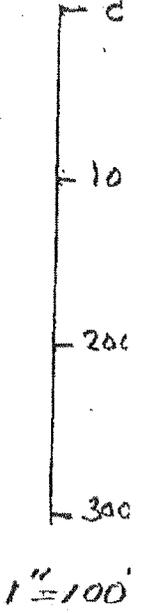
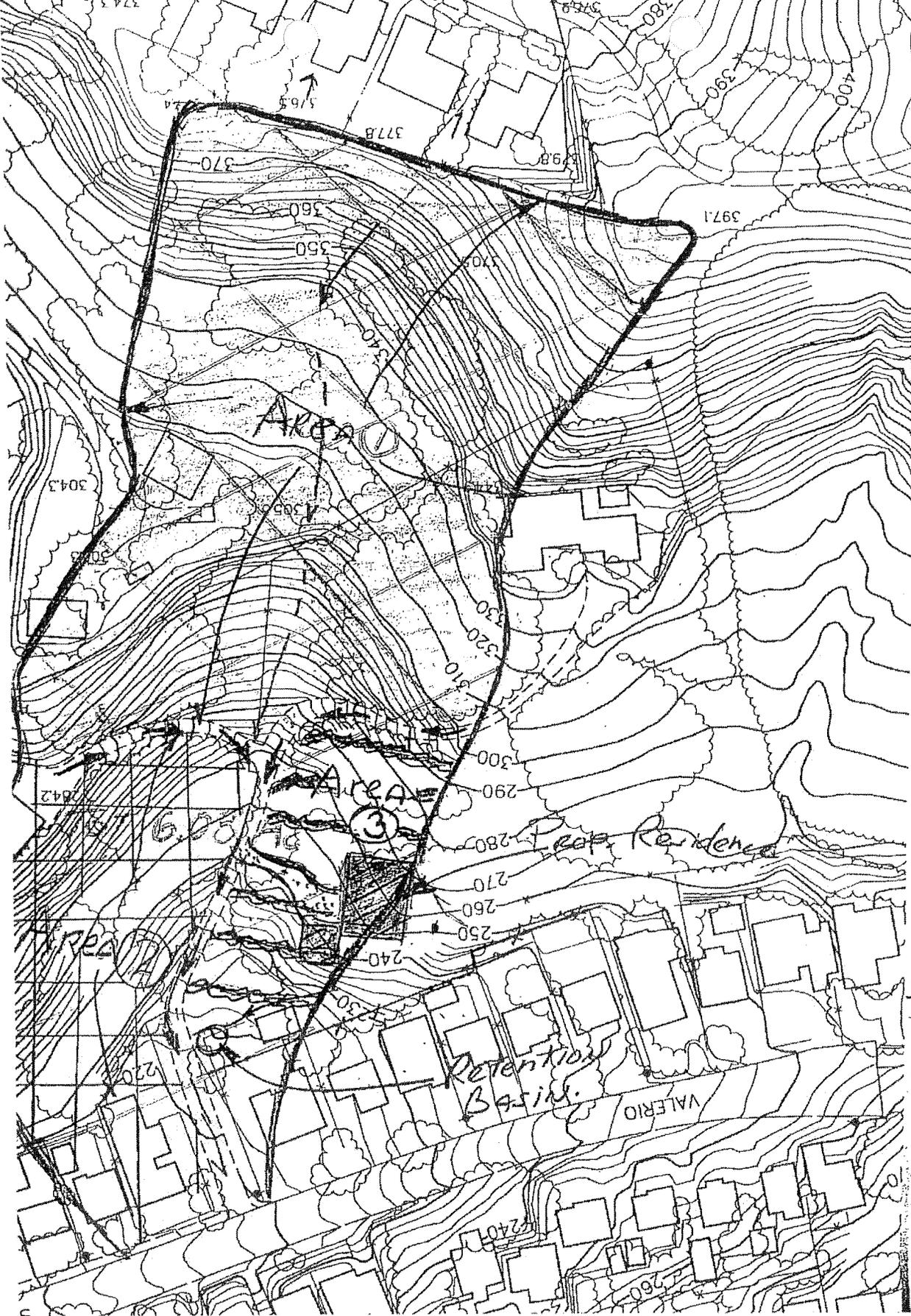
RMK ENGINEERING

HYDRAULIC CALCULATIONS (Continued)

PROJECT: 1533 W. VALERIO ST.
S.B., CA 93101

DATE: 8/11/04
DESIGNED BY: RMK

DEVELOPED AREAS	ACREAGE (AC.)	AREA A3 INCLUDING PARCEL 1 RETENTION BASIN				AREA A3 COVERS PARCEL 1		PEAK FLOWS REDUCED AVG. 33% IN PARCEL 1 Q100YRS. CFS	
		110	Q10YRS. C25	125	Q25YRS. C100	1100	100		
A1	3.94	0.59	5.58	0.64	7.31	2.9	0.72	3.7	10.50
A2	1.30	0.59	1.84	0.64	2.41	2.9	0.72	3.7	3.46
A3	0.87	0.44	0.92	0.48	1.21	2.9	0.52	3.7	1.57
6.11 AC.		8.34 CFS		10.94 CFS		15.63 CFS			

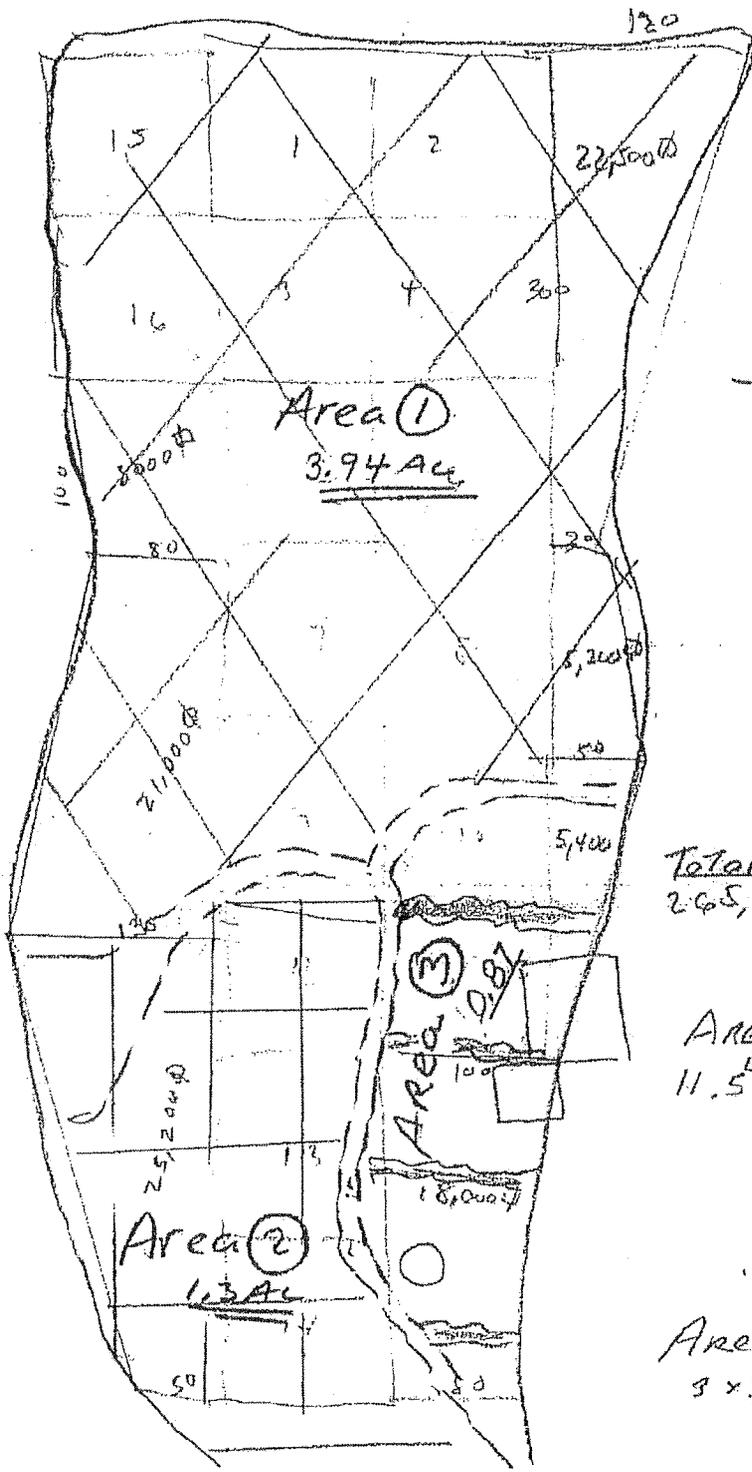


Section
 OF
 SHT. D10
 Topo Map
 City of
 S. B.
 R. Works
 April 10, 1919

Project Watershed

Fig. 4
Contributing Areas

Scale 1" = 100'



TOTAL

22,500
5,200
5,400
18,000
25,200
21,000
3,000
<hr/>
105,300
160,000
<hr/>
265,300

Total Area
 $265,300 / 43,560 = \underline{6.08 \text{ Ac}}$

Area 1
 $11.5 \times 10,000 = 115,000$
 $115,000 + 5,000 + 21,000 + 22,500 + 5,200 = 171,700$
 $171,700 / 43,560 = \underline{3.94 \text{ Ac}}$

Area 2
 $3 \times 30,000 = 90,000$
 $90,000 + 25,200 = 115,200$
 $115,200 / 90,000 = \underline{1.27 \text{ Ac}}$

Area 3
 $6.08 - 1.27 - 3.94 = \underline{0.87 \text{ Ac}}$

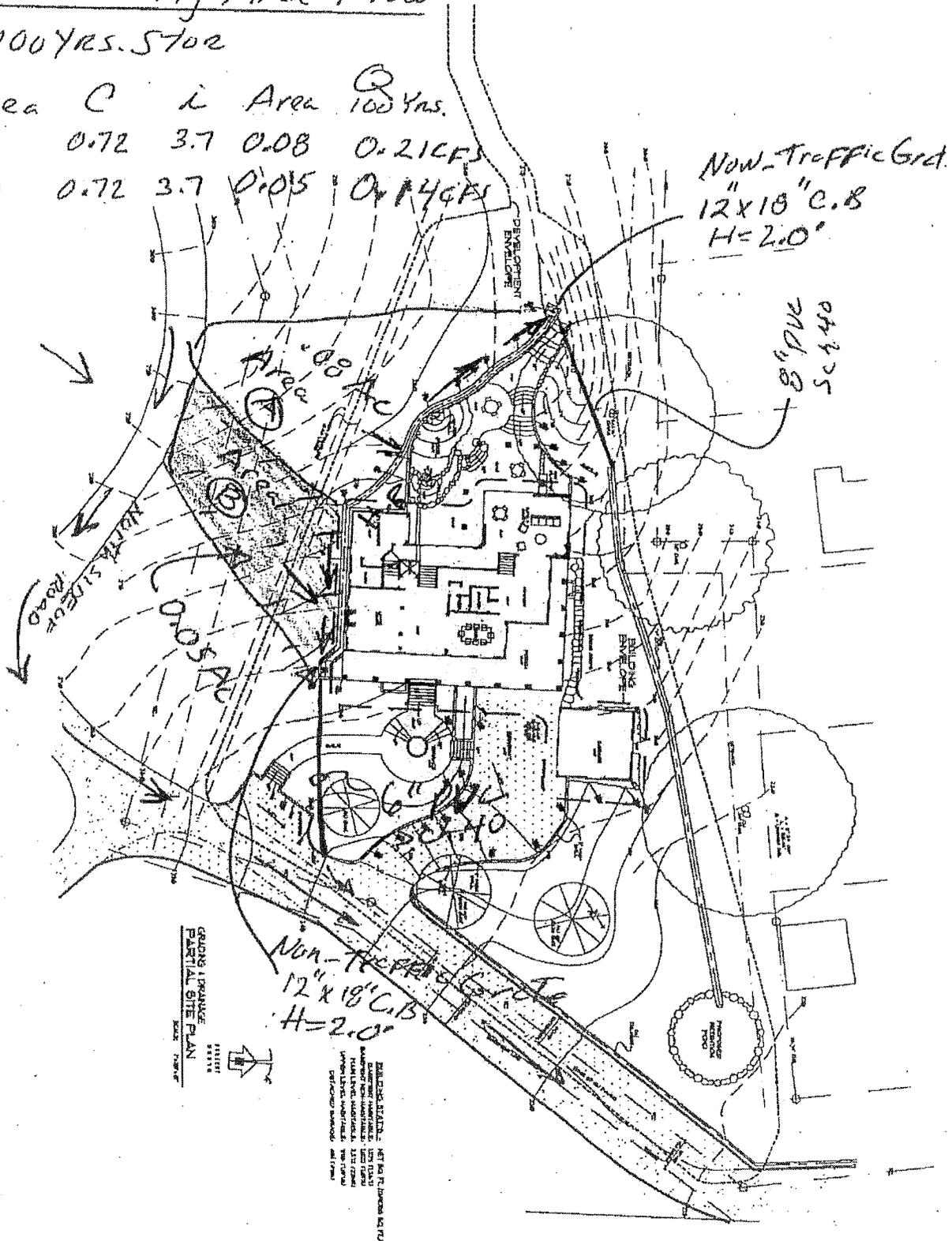
SUMMARY - Contrib. Areas -
 Area ① 3.94 Ac
 Area ② 1.27 Ac
 Area ③ 0.87 Ac

Contributing Area Flow

100 Yrs. Stor

Area	C	i	Area	Q	100 Yrs.
A	0.72	3.7	0.08	0.21	CFS
B	0.72	3.7	0.05	0.14	CFS

Non-Traffic Grd.
12" x 18" C.B
H=2.0'



GRADING PLAN
PARTIAL SITE PLAN



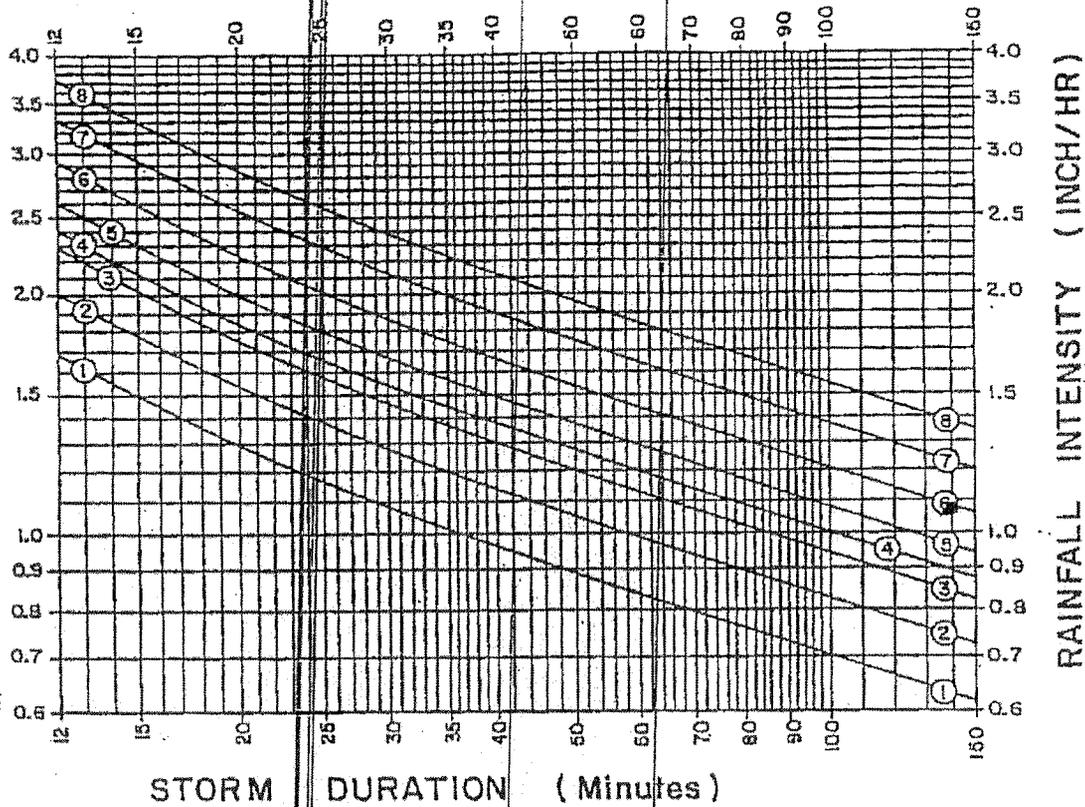
Non-Traffic Grd.
12" x 18" C.B.
H=2.0'

VALERIO LOT SPLIT
3555 EAST VALERIO STREET
SANTA BARBARA, CA 93101
PARTIAL SITE PLAN

	ON design architects 510 West Valley Street, Suite 100 Santa Barbara, CA 93101 Phone: 805-963-1111 Fax: 805-963-1112 www.on-design.com	Project No. 10-001 Date: 10/10/10 Scale: 1/8" = 1'-0"	Project No. 10-001 Date: 10/10/10 Scale: 1/8" = 1'-0"
	VALERIO LOT SPLIT 3555 EAST VALERIO STREET SANTA BARBARA, CA 93101 PARTIAL SITE PLAN	Project No. 10-001 Date: 10/10/10 Scale: 1/8" = 1'-0"	Project No. 10-001 Date: 10/10/10 Scale: 1/8" = 1'-0"

126

T_c = Time of Concentration



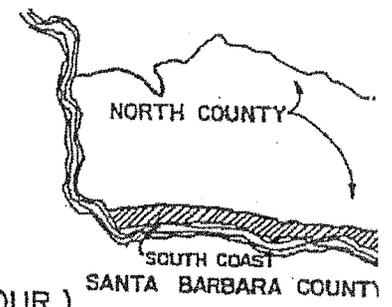
INDEX TO CURVES		FREQUENCY			
		10% (Q_{10})	4% (Q_{25})	2% (Q_{50})	1% (Q_{100})
SANTA MARIA ORCUTT		①	②	③	⑤
LOMPOC SANTA YNEZ		②	③	⑤	⑥
GOLETA SANTA BARBARA CARRINTERIA (Coastal Plain Only)		④	⑥	⑦	⑧

SANTA BARBARA COUNTY
DEPARTMENT OF PUBLIC WORKS
ROAD DIVISION

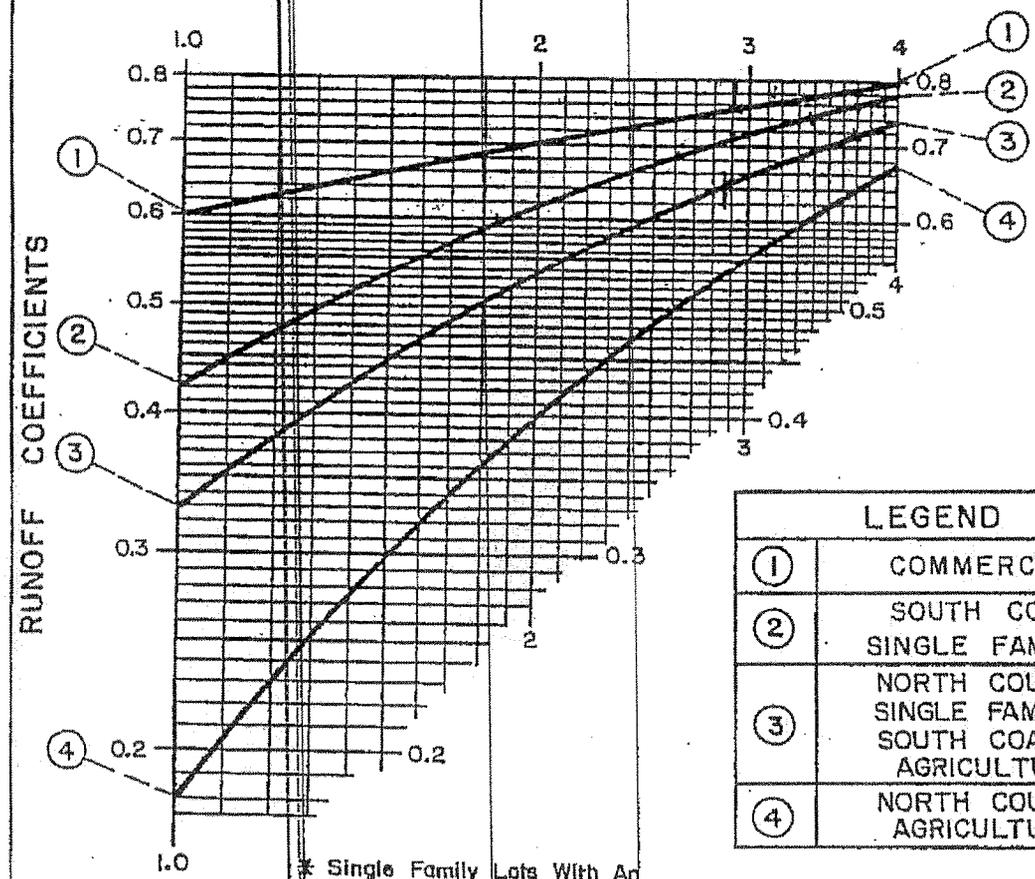
RAINFALL
INTENSITY - DURATION CURVES

FIGURE
1

10



RAINFALL INTENSITY (INCHES/HOUR)



LEGEND	
①	COMMERCIAL
②	SOUTH COAST SINGLE FAMILY *
③	NORTH COUNTY SINGLE FAMILY, * SOUTH COAST AGRICULTURE
④	NORTH COUNTY AGRICULTURE

* Single Family Lots With An Average Of 10,000 sq. ft. Or Less. Interpolate Between Single Family And Agriculture For Large Lots.

SANTA BARBARA COUNTY
DEPARTMENT OF PUBLIC WORKS
ROAD DIVISION

RUNOFF COEFFICIENTS VS. RAINFALL INTENSITY
For Subdivision And Small Watershed
Design in Santa Barbara County

FIGURE
2

13-3 Standard Conditions For Project Plan Approval (Continued)

13. The lowest finish floor elevation must be at least 2 feet above and the lot pad must be at least 1.5 feet above the 100-year water surface elevation. Finish floor elevations may be increased if deemed necessary by the Flood Control Engineer.

14. Retardation basins are required by the Flood Control District in the Orcutt/Santa Maria Area to reduce peak runoff generated from the development site, and must be designed according to the following criteria:

a. A volume of at least 0.07 acre-feet per developed residential acre or 0.10 acre-feet per developed commercial/industrial acre.

Pond
← Specs

b. Interior side slopes no steeper than 4 to 1 (horizontal to vertical).

c. A gravity bleeder line that reduces stormwater runoff from a 25-year period developed condition to 0.07 cubic feet per second per acre.

Bleeder
← Pipe Specs.

d. An adequate emergency overflow.

Overflow
← Required.

See Section 13-4.02 for a detailed description of Retardation Basin.

15. A Plan Check Fee made payable to the Santa Barbara County Flood Control and Water Conservation District must accompany the initial Grading and/or Improvement Plan submittal.

16. Where drainage waters are discharged from the project site in a concentrated manner, (e.g., roads, channels, culverts), such drainage must be conveyed to established water courses in a non-erosive manner.

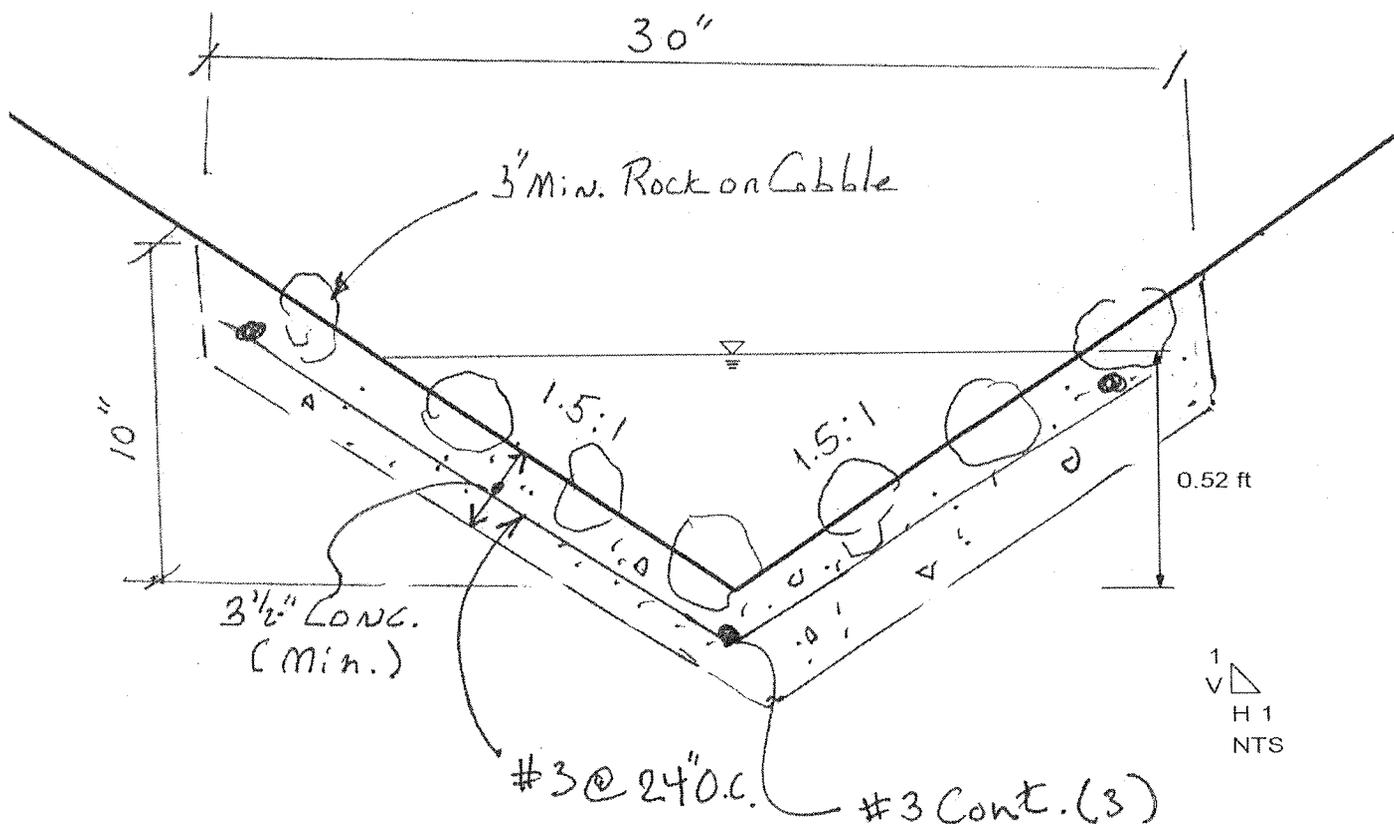
CONCRETED ROCK "V" DITCH
Cross Section for Triangular Channel

P 10

~~Channel Parallel To Road~~

Project Description	
Project File	c:\haestad\fmw\menelli_fm2
Worksheet	CONC. ROCK "V" DITCH
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.025
Channel Slope	0.080000 ft/ft
Depth	0.52 ft
Left Side Slope	1.500000 H : V
Right Side Slope	1.500000 H : V
Discharge	2.45 cfs (100 YRS. FLOW)



North Ppty Channel

01/23/06
06:42:05 PM

RMK Eng.
Haestad Methods, Inc. 37 Brookside Road Waterbury, CT 06708 (203) 755-1666

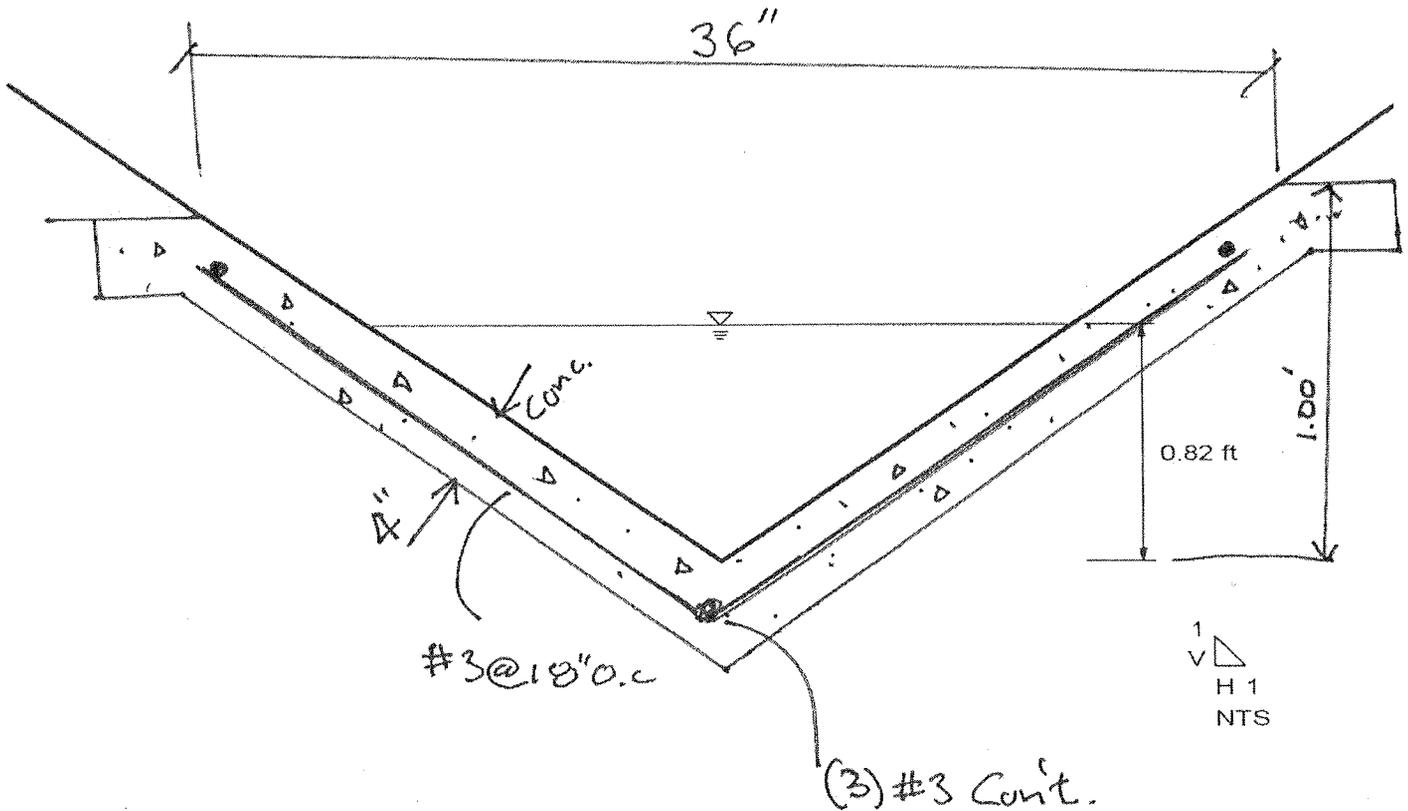
FlowMaster v5.08
Page 1 of 1

ROAD CONC. "V" DITCH
 Cross Section for Triangular Channel

P11

Project Description	
Project File	c:\haestad\fmw\menelli_fm2
Worksheet	ROAD "V" DITCH
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.013
Channel Slope	0.063000 ft/ft
Depth	0.82 ft
Left Side Slope	1.500000 H : V
Right Side Slope	1.500000 H : V
Discharge	13.96 cfs (100 YRS. FLOW)



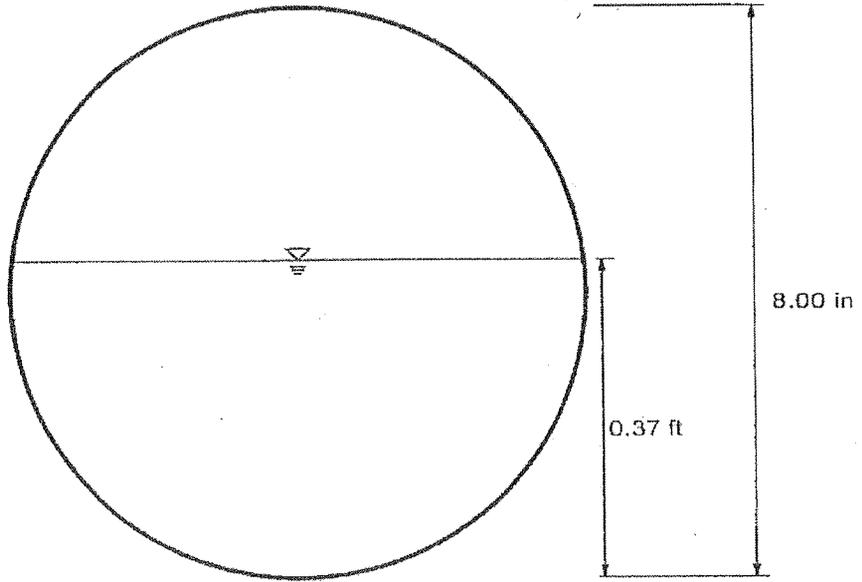
Cross Section
Cross Section for Circular Channel

Fig. 12

Pipe Connecting both "V" ditches

Project Description	
Project File	c:\haestad\fmw\minelli_fm2
Worksheet	PIPE FROM TOP V DITCH TO LOWER
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.012
Channel Slope	0.100000 ft/ft
Depth	0.37 ft
Diameter	8.00 in
Discharge	2.45 cfs



1
▽
H 1
NTS

