



City of Santa Barbara California

PLANNING COMMISSION

STAFF REPORT

REPORT DATE: March 29, 2007
AGENDA DATE: April 19, 2007
PROJECT ADDRESS: 2108 Las Canoas Road (MST2005-00456)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Jaime Limon, Senior Planner

I. SUBJECT

The proposed project consists of a proposal to construct a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. There is approximately 995 cubic yards of proposed grading associated with the project.

The discretionary application required for this project is:

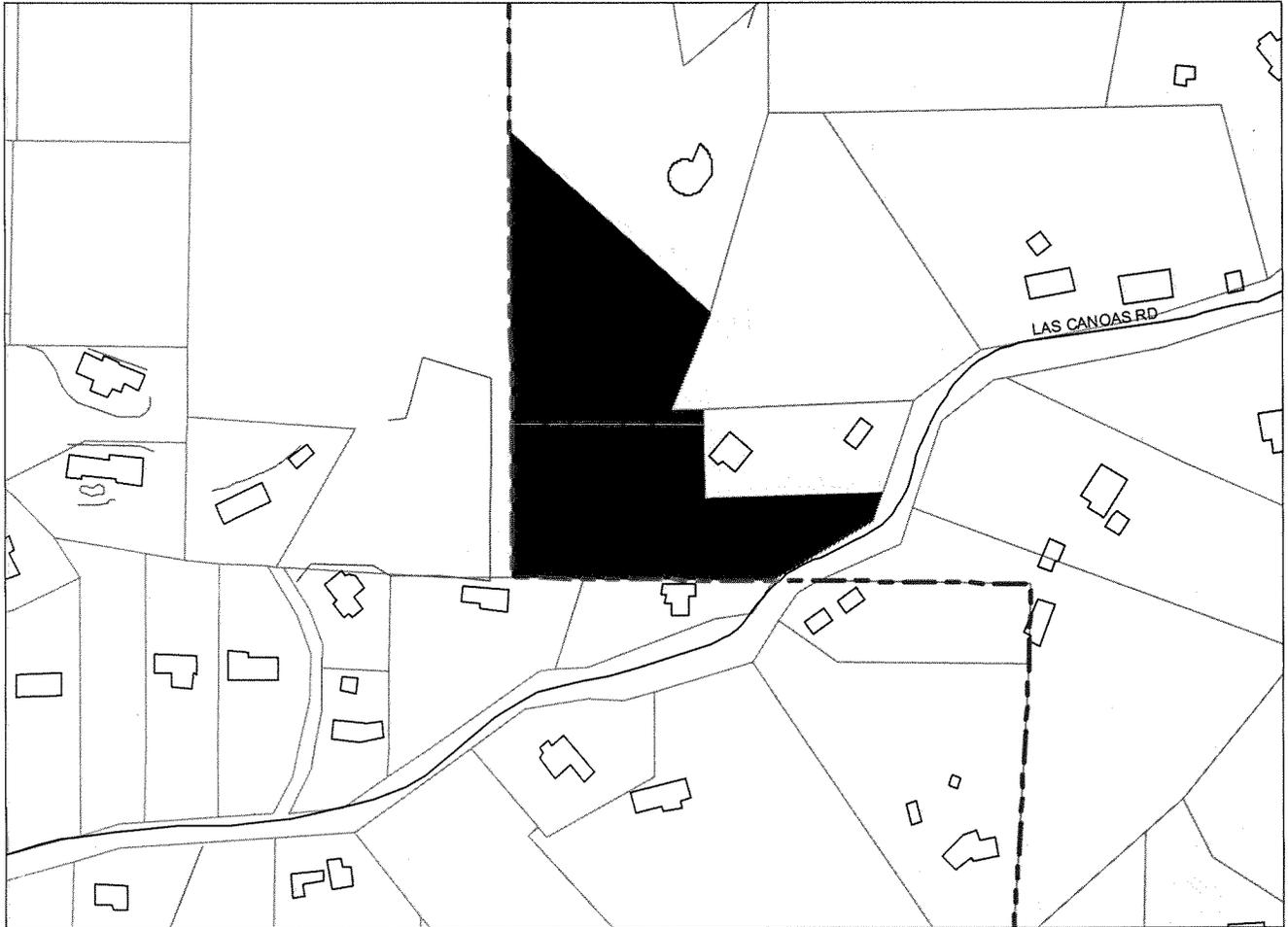
Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (SBMC § 22.68.070).

II. EXECUTIVE SUMMARY

There are no major issues associated with the proposed residence in a single-family residentially zoned parcel. The project will not result in obstruction of significant public scenic views. Staff believes that this project meets the criteria for findings of consistency with the Neighborhood Preservation Ordinance. The original project received ABR final approval but it was later discovered during plan check that the project exceeded 500 cubic yards of total grading. The ABR later reviewed a revised proposal involving the different grading plan. The ABR concluded that the current grading plan as proposed is preferred, appears appropriate to the site and will mainly alter the existing topography at rear portion of the lot to accommodate the new residence and retaining walls. The ABR and Planning Staff have reviewed the project and found it to be appropriate and consistent with the neighborhood and with the City's Hillside Design District guidelines. Therefore, Staff recommends that the Planning Commission make the required findings for the project.

DATE APPLICATION ACCEPTED: February 28, 2007
DATE ACTION REQUIRED: May 28, 2007

Vicinity Map



III. SITE DESCRIPTION

Applicant: Scott Branch, Burnell & Jewett Architects
Property Owner: Dan and Lorna McGilvray
Project Address: 2108 Las Canoas Road
Parcel Number: 021-030-031
General Plan: Residential, One Unit Per Acre
Zoning: A-1, Single Family Residential
Environmental Assessment: Categorical Exemption under CEQA Section 15301, New Small Structures
Existing Use: Vacant Site
Proposed Use: Single-Family Residence with Accessory Structure
Topography: Average 32% Slope
Access: Las Canoas and private driveway access to serve residences
Adjacent Land Uses:
North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

IV. SITE STATISTICS

LOT AREA: 4.64 acres
OPEN YARDS:
-Required: 1,250 square feet
-Provided: > 1,250 square feet
PARKING:
-Existing: 0 covered spaces
-Required: 2 covered spaces
-Provided: 2 covered spaces

V. PROJECT BACKGROUND AND DESCRIPTION

The existing 4.64 acre property is located off a private access driveway being served by Las Canoas Road in the El Cielito Neighborhood area. The property is zoned A-1, Single-Family Residential Zone, and is vacant. The entire parcel has an average slope of approximately 32% in the north/south direction with the proposed residence to be sited in the upper northern sloped portion of the site. The proposed project involves the construction of a private driveway extension and paved turn around area to an existing road already serving an adjacent residence. The project site is currently accessed via a long

private driveway off of Las Canoas Road that does not meet the minimum 16-foot required width dimension at various points.

The subject project consists of a proposal to construct a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Under the current plan, grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint (Exhibits B and C, Applicant Letter and Plans). The original grading plan submittal is also provided to help explain why the original grading plans were abandoned. The total amount of grading for the original residence design exceeded 500 cubic yards because it involved terracing the existing sloping hillside below the residence and other site grading. The original grading plan also had proposed an eight-foot stone retaining wall behind the proposed residence located along the driveway, which has also been revised when the applicant discovered the wall construction costs. (Exhibit D)

The applicant's current grading plan no longer involves terracing below the residence and proposes lower height retaining walls on the northern corner of the building envelope. The 4-foot maximum height retaining wall runs parallel to the northern property line and would be located outside the required 15-foot setback. A majority of the grading proposed for the project is for the driveway grading and the necessary re-grading behind this proposed retaining wall. Because the grading will exceed 500 cubic feet outside of the main building, the Planning Commission must make Neighborhood Preservation Ordinance findings to approve the project. New landscaping proposed for the entire area surrounding the proposed residence complies with High Fire Area Landscaping requirements. Please refer to the landscape plan for details regarding the planting.

VI. OTHER COMMITTEE REVIEW

A. DEVELOPMENT APPLICATION REVIEW TEAM (DART)

The project underwent one review through the City's standard DART process in February of this year. At the urging of Planning Staff, the DART process was expedited given the application submittal was at a late stage in the City's review process. The DART review focused primarily on the site plan configuration, proposed grading, and drainage.

B. ENVIRONMENTAL REVIEW

The subject site is located in a High Fire Hazard Area of the City and would need to comply with any fire regulations for the area. The Fire Department has reviewed the project and issued a waiver on 7/12/06 from the 16-foot wide emergency access requirement. The driveway on this lot is approximately 13.5 feet wide. As a condition of granting the current fire waiver, a new Fire Department access turnaround and private fire hydrant are required to be installed and maintained and an automatic residential sprinkler system installed in all new primary structures.

The subject site is located in an area where it is currently not feasible to hook up to City sewer. The four proposed drywell locations have been deemed feasible. A proposed septic tank is proposed to hold 1,200 gallons, which is sized appropriately for the modest sized house. A condition that requires connection to City sewer when it becomes available has been included in the Conditions of Approval (Exhibit A).

The site is located in a highly expansive to very highly expansive clay soil location. A soils report was prepared addressing soils in the area of residence and accessory building. The conclusions and recommendations of the report have all been incorporated as requirements for the construction of the structures.

Staff has determined that the project qualifies for exemption from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. This section exempts from further review additions to existing private structures that do not exceed 50% of the existing floor area, or 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan), and which are located in areas not deemed environmentally sensitive. Staff and the Environmental Analyst have determined that the project qualifies for an exemption under this category.

C. ARCHITECTURAL BOARD OF REVIEW (ABR)

The original project was reviewed by the ABR in 2005 and received generally positive comments. The ABR supported how the residence is integrated into the existing topography of the site that will result in minimal visual impact on the site and neighbors. The Board commented that the mass of the house is nicely broken up into smaller components and appropriate for the site. The Board eventually granted final approval of the original project on March 13, 2006. After it was discovered that the project required Planning Commission review due to the quantity of grading involved; a revised grading plan was presented to the ABR for review and comments on January 29, 2007. The Board felt comfortable with current plan and appreciated how the applicant revised the original development plans to lessen the height of the rear retaining wall despite the amount of increased grading. The Board requested the revised wall be enhanced with either paint or stucco to cover the concrete block face.

The ABR requested that the southern portion of the residence which involved some high terrace retaining walls be reduced in height and be designed to have additional landscaping. (Exhibit E, ABR Minutes). The landscape plans have been revised per the ABR's direction.

VII. ISSUES

A. GENERAL PLAN CONSISTENCY

The project is located within the El Cielito area of the Land Use Element of the General Plan. This neighborhood is described as consisting of large parcels which are either vacant or contain single-family dwellings. The proposed structures would be consistent with the allowed residential use and general plan designation for the area.

B. ZONING ORDINANCE CONSISTENCY

The proposed project meets all of the requirements of the A-1 Zone, including building height, setbacks, the required 1,250 square feet of open yard area, and provides the required two covered parking spaces. Since a detached accessory artist studio living area is proposed, staff has added a condition requiring the recordation of a Zoning Compliance Declaration.

The appearance and size of the residence and accessory structure were also viewed favorably by the ABR and will not be out of character with the surrounding neighborhood.

C. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS

This ABR Ordinance requires Planning Commission (PC) review on any residential property when total development exceeds 6,500 square feet or when the grading exceeds 500 cubic yards. The proposed single-family residence and detached garage/accessory building are below the 6,500 square feet threshold; however, the proposed grading exceeds 500 cubic yards. In order for the PC to approve the grading, residence and accessory building, several findings must be made.

A soils report (Exhibit F, Foundation Exploration Report) prepared for this project shows that the existing surface soils are expansive and that there is some encompassed fill at the building site. The report included recommendations including removal and recompacting loose soils removed to a depth of 30 inches, or 12 inches below finished subgrade elevation, whichever is deeper. The proposed building site, although located at a higher point on the parcel, was selected due to easier access and the potential design problems associated with uncompacted fill at a potential building pad located lower on the parcel.

The applicant is proposing a new six-inch storm drainpipes diverting drainage from the residence and driveway areas to the southern corner of the site. The pipes will end at two energy dissipaters. The applicant is also proposing that the landscaping will be irrigated with a drip irrigation system. The applicant has addressed concerns regarding having adequate drainage away from the structures. The plans will include erosion control methods as part of the grading. All recommendations of the soils report will be imposed at time of building permit.

The total grading proposed is 505 cubic yards of cut, 495, cubic yards of fill. Cumulatively, if the project goes forward, a total of 995 cubic yards of earthwork will be necessary.

The proposed project will not involve removal of any specimen, skyline, or oak trees. The project has been reviewed by the ABR and found to be acceptable in design. As discussed above, the proposed structures would be consistent with the pattern of development in the surrounding neighborhood. The proposed accessory building is a small two-story structure at the rear of the property that will sit well into the topography of the site, therefore minimizing visibility from any neighbors.

It is not expected that any significant public scenic views would be affected by the proposed one story residence. The hillside as viewed from different views would remain primarily the same with large expanses of vegetations and a scattering of hillside houses along with low-level retaining walls.

The proposed residence and accessory structure have been designed in a Spanish Mediterranean architectural style using with high quality materials and details. The structures will fit well into the hillside and have been designed to meet hillside design techniques.

VIII. RECOMMENDATION/FINDINGS

Staff is of the opinion that the proposed structures on this site are appropriate and therefore, recommend that the Planning Commission make the following findings and approve the proposed project, subject to the attached Conditions of Approval in Exhibit A and making the findings for Neighborhood Preservation:

FINDINGS FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE:

The grading as proposed appears appropriate to the site and will not significantly modify the existing topography. The project was reviewed by the Architectural Board of Review and found to be appropriate and consistent with the neighborhood and with the City's Hillside Design District practices. Therefore, Staff recommends that the Planning Commission make the following findings and approve the project subject to the Conditions of Approval contained in Exhibit A.

1. The public health, safety and welfare will be protected, as the project is designed appropriately for erosion control and meets engineering requirements. With incorporation of the requirements outlined in the soils report, no erosion is expected.
2. The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside, as the project does not impact the ridgeline and will be revegetated to cover exposed soil.
3. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches measured four feet from the base of the trunk. There are no trees in the project area, and new trees are proposed in the landscape plan. Designated Specimen, Historic, and Landmark trees will not be removed, as there are no such designated trees on site;
4. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood due to the high quality of materials and landscaping;
5. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and the neighborhood, as the finished appearance of the developed lot will be consistent with surrounding residential development; and
6. The development will preserve significant views of and from the hillside, as the new landscaping will mask the exposed earth and cover the hillside with appropriate plant species.

Exhibits:

- A. Conditions of Approval
- B. Applicant letter dated 1/31/07
- C. Reduced Site Plan- Current Plan Submittal 2006
- D. Reduced Site Plan- Original Plan Submittal 2007
- E. Architectural Board of Review Minutes dated 1/29/07, 3/13/06,9-12-05

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F. Foundation Exploration Report dated March 3, 2005

PLANNING COMMISSION CONDITIONS OF APPROVAL

NEIGHBORHOOD PRESERVATION ORDINANCE

2108 LAS CANOAS ROAD

APRIL 19, 2007

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 a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any 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. **Allowed Development.** The development of the Real Property approved by the Planning Commission on April 19, 2007 is limited to construction of 2,192 square foot residence and detached 478 square foot accessory building as shown on the Site Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 3. **Zoning Compliance Declaration.** The Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community that limits the residential site development to one residential dwelling unit.
 4. **Irrigation System.** Any future irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
- B. **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 permits.
1. **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.
 2. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
 3. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on

EXHIBIT A

site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

4. **Grading work and/or vegetation removal.** Shall be prohibited from Nov 1 to April 15 of any year unless specific erosion control measures are in place as approved by Building and Safety Division.
 5. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.
 6. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
 7. **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 Transportation Operations Manager.
- C. **Public Works Submittal 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. **Agreement Assigning Water Extraction Rights.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. 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.
 3. **Drainage and Water Quality.** Any increase in runoff above existing conditions shall be retained on site, consistent with the City's NPDES Guidelines. Runoff should be directed into a bioswale-type area or landscape features such as planter beds and/or lawns to increase soil infiltration where it is a feasibly sound practice as determined by the Hydrology and/or Geotechnical Reports. Project plans for grading, drainage, stormwater facilities, and project development, shall be subject to review and approval by City Building Division and Public Works Department per City regulations. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the storm drain energy dissipater consistent with an approved maintenance plan. This plan shall be provided with the building plan submittal for review and approval by Community Development prior to approval of building permits.

4. **Sewer System Requirement.** The Owner shall submit engineered plans for a private sewage system for approval that shall comply with all local codes and ordinances. The Owner understands and acknowledges that the City will not issue a building permit for building expansions until such plans for the private sewer system are approved. It is the Owner's obligation to demonstrate to the City that all rights and easements to install improvements to convey sewage have been acquired as necessary to demonstrate feasibility of the proposed private sewage system.
4. **Improvement Plans.** The Owner shall submit building plans for construction of improvements. As determined by the Public Works Department, the improvements shall include *connection to City water and sewer mains*. A licensed plumber shall verify if the property requires a backwater valve

D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **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.

2. **Technical Reports.** All recommendations of the soils reports, approved by the Building and Safety Division, shall be incorporated into the construction plans.
3. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.
4. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
5. **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 Transportation Operations Manager.
6. **Construction Hours.** Construction (including preparation for construction work) is prohibited before 8:00 a.m. and after 5:00 p.m., Monday through Friday, and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

7. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Streets, Parking, and Transportation Operations Manager.
 - b. On-site or off-site storage shall be provided for construction materials and equipment. Any off-site storage location for equipment or materials shall be approved by the Community Development Director.
 - c. Storage of construction materials within the public right-of-way is prohibited without an encroachment permit issued by the City.

8. **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) name, contractor(s) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
9. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
10. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. 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.

- E. **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.** Install public improvements as shown on C-1 public improvement plans.
 3. **Cross Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
- F. **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.

RECEIVED

FEB 06 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

January 31, 2007

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

Re: 2108 Las Canoas; McGilvray/Moore Residence; Grading Review by Planning Commission

Dear Commissioners,

Thank you for your consideration of the grading change for 2108 Las Canoas Rd.; the McGilvray/Moore Residence. The project is required to have Planning Commission review because the grading (outside the building footprint) proposed exceeds the 500 cubic yard limit. The plans submitted at this point have been revised to reduce grading impact to the site and to lower the retaining wall behind the house. The Architectural Board of Review looked favorably upon these changes at their January 29 meeting.

The following changes have been made:

1. The original submittal had 627 linear feet of retaining wall to accommodate the driveway. At its highest point, the retaining wall had an exposed height of 10 feet. The current proposal has only 157 feet of retaining wall with a maximum exposed height of 4 feet. To accommodate this, grading above and below the driveway was 'feathered' at 2:1 slopes. This created grading quantities of 490 cubic yards of cut, and 505 cubic yards of fill.
2. The original submittal had extensive terracing (including pool) and grading (490 cubic yards of fill, and 6 cubic yards of cut) involved along the south slope. This has been eliminated and replaced with natural grasses and trees over existing grade (0 cubic yards).

The plans for the residence remain unchanged with the following exceptions:

1. The lower level 'Firesafe Room' was reduced in size by 201 sq. feet because the deck outside the Master Bath was eliminated and replaced with a wrought iron balcony.
2. The railings along the south terracing were changed from stone to wrought iron.

EXHIBIT B

The overall impact of these changes will benefit the project as a whole in that there will be significantly less impact to the site during construction. This will, in turn, also be less of an impact to the surrounding community. And, when complete, the site will have more trees and landscaping than it did before. The Architectural Board of Review agreed that these changes would be an overall improvement to the project at their January 29 meeting.

Thank you for your review of the McGilvray/Moore Residence.

Regards,

Dan McGilvray
Lorna Moore
Owners

Scott Branch, AIA
Burnell & Jewett Architects

CURRENT
SUBMITTAL

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

PLANTING PLAN

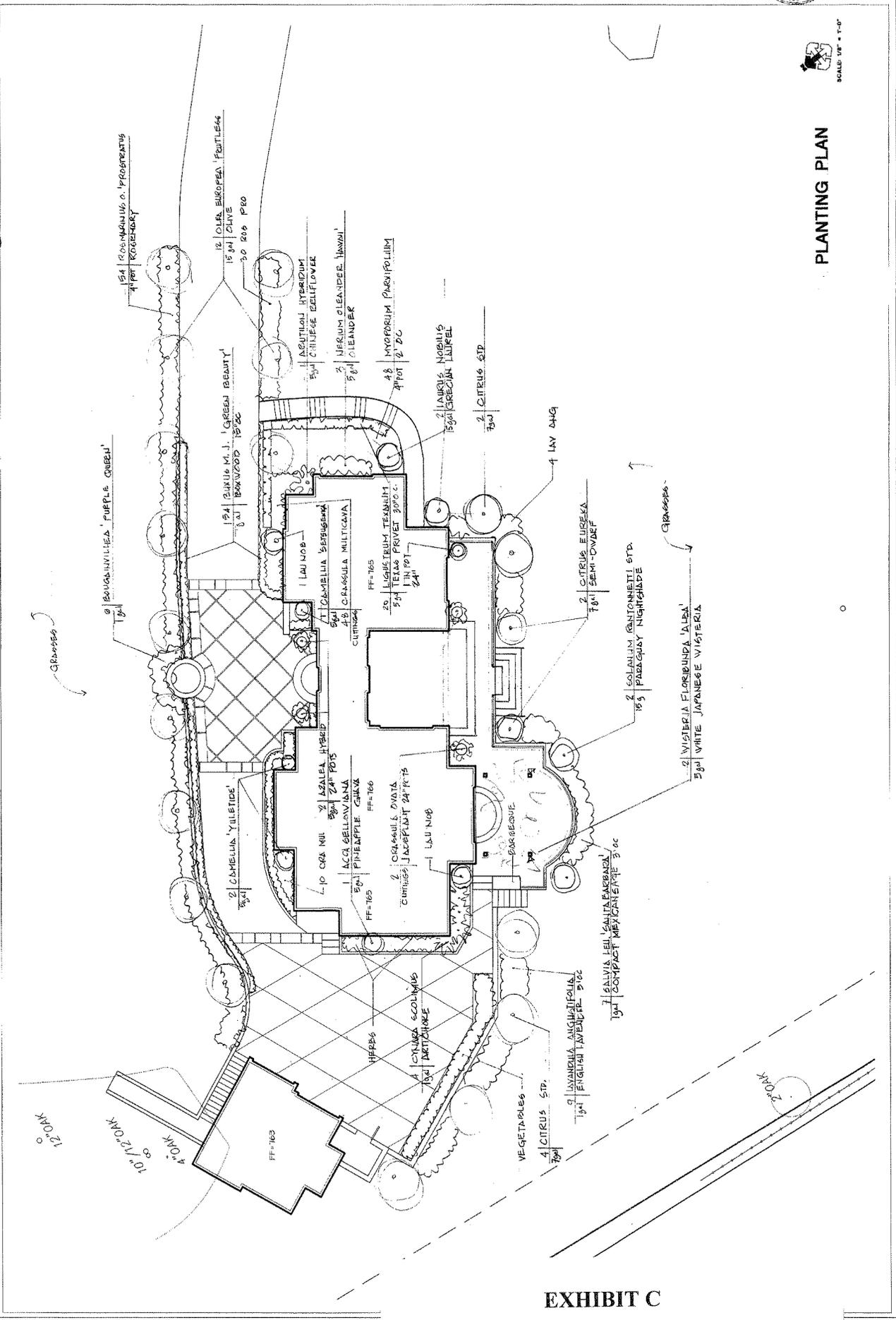
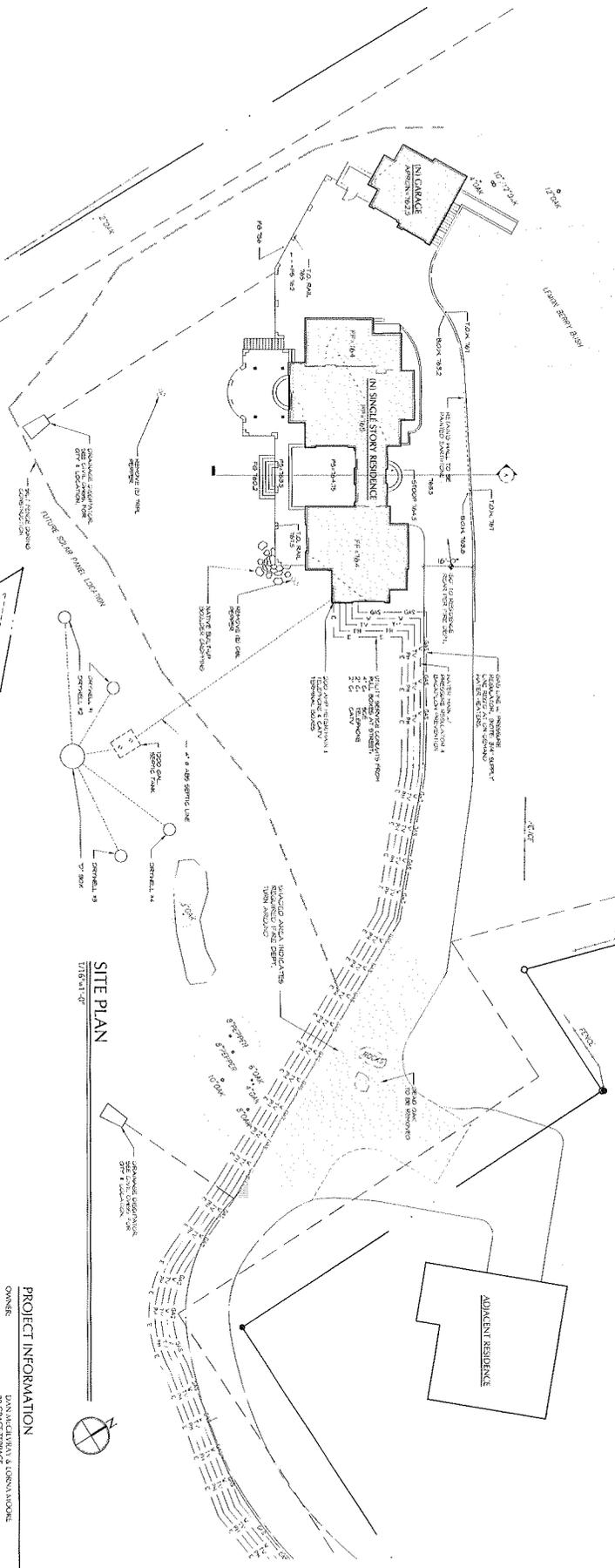


EXHIBIT C

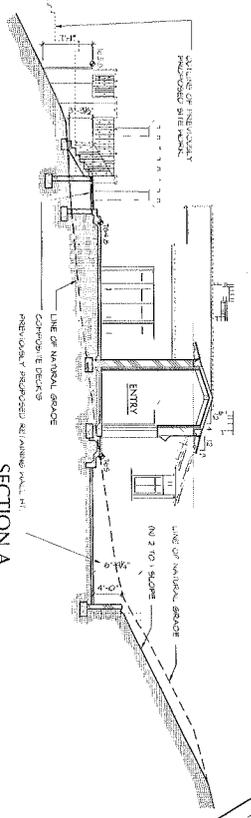
1/2" = 1'-0"



SITE PLAN
1/8" = 1'-0"

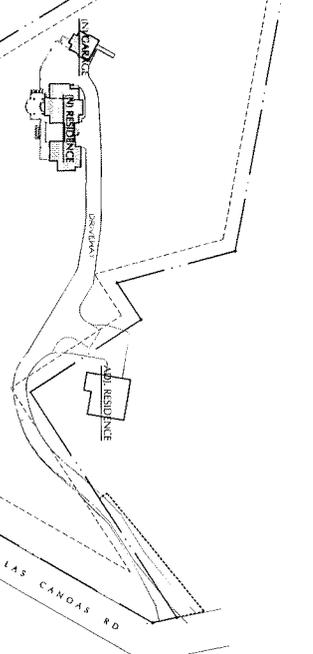
COMPARATIVE ANALYSIS

ITEM	ORIGINAL PROJECT	CURRENT PROJECT
SETBACKS		
FRONT	244' 0" (84 ACTUAL)	480' 0"
REAR	210' 0" (68 ACTUAL)	505' 0"
REAR YARD ON SOUTH SLOPE		
REAR	480' 0"	0' 0"
RETAINING WALLS		
MAX. HEIGHT	427' 0"	157' 0"
LENGTH	18' 0"	4' 0"
MAX. HEIGHT ALONG SOUTH	288' 0"	171' 0"
MAX. HEIGHT	11' 0"	11' 0"

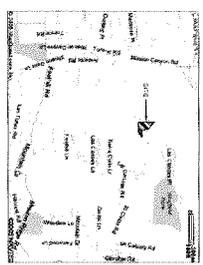


SECTION A
1/8" = 1'-0"

PLOT PLAN
1" = 40'



VICINITY MAP



PROJECT INFORMATION

OWNER: DAVIS GILBERT & CORNANOONE
PASADENA, CA 91105

PROJECT ADDRESS: 2108 LAS CANOAS RD
PASADENA, CA 91105

A.P.N.: 021-341-351

ZONE: A-1

INDICATED DESIGN DISTRICT: YES

SCALM FOOTING: YES

LOT: 4.6 AC

SDV RESIDENCE: 2,224 SF

DETACHED GARAGE: 2,224 SF

DETACHED CARPARK: 611 SF

DETACHED FOOTING: 511 SF

ADJACENT RESIDENCE: 342 SF

NET FOOTING: 479 SF

PROPOSED GARAGE: 443 SF ORIGINAL, 224 SF

PROPOSED CARPARK: 148 SF ORIGINAL, 157 SF

FIRE SHEDS REQUIRED PER CITY FIRE LETTER DATED 2/12/06



SITE PLAN

DATE: 11-29-06
SHEET NO.: 3-16-07

SCALE: A:1

ARCHITECTS:

ARCHITECTS:
BURNELL & JENETT
3024 ANACAPITA
SANTA BARBARA
CALIFORNIA
8050 964 8074

McGILVRAY-MOORE RESIDENCE
2108 LAS CANOAS RD
SANTA BARBARA, CA

**ORIGINAL
SUBMITTAL**

Drawn by	
Date	
Revised	

Castleberg Associates
 450 East Center, Suite 1000, San Jose, CA 95101 | Tel: 408-950-9888 Fax: 408-965-8535



McILVRA / MOORE RESIDENCE
 2108 LAS CANOAS ROAD
 SANTA BARBARA, CA 93106



L-4
 OF 5
 1/8" = 1'-0"



PLANTING PLAN

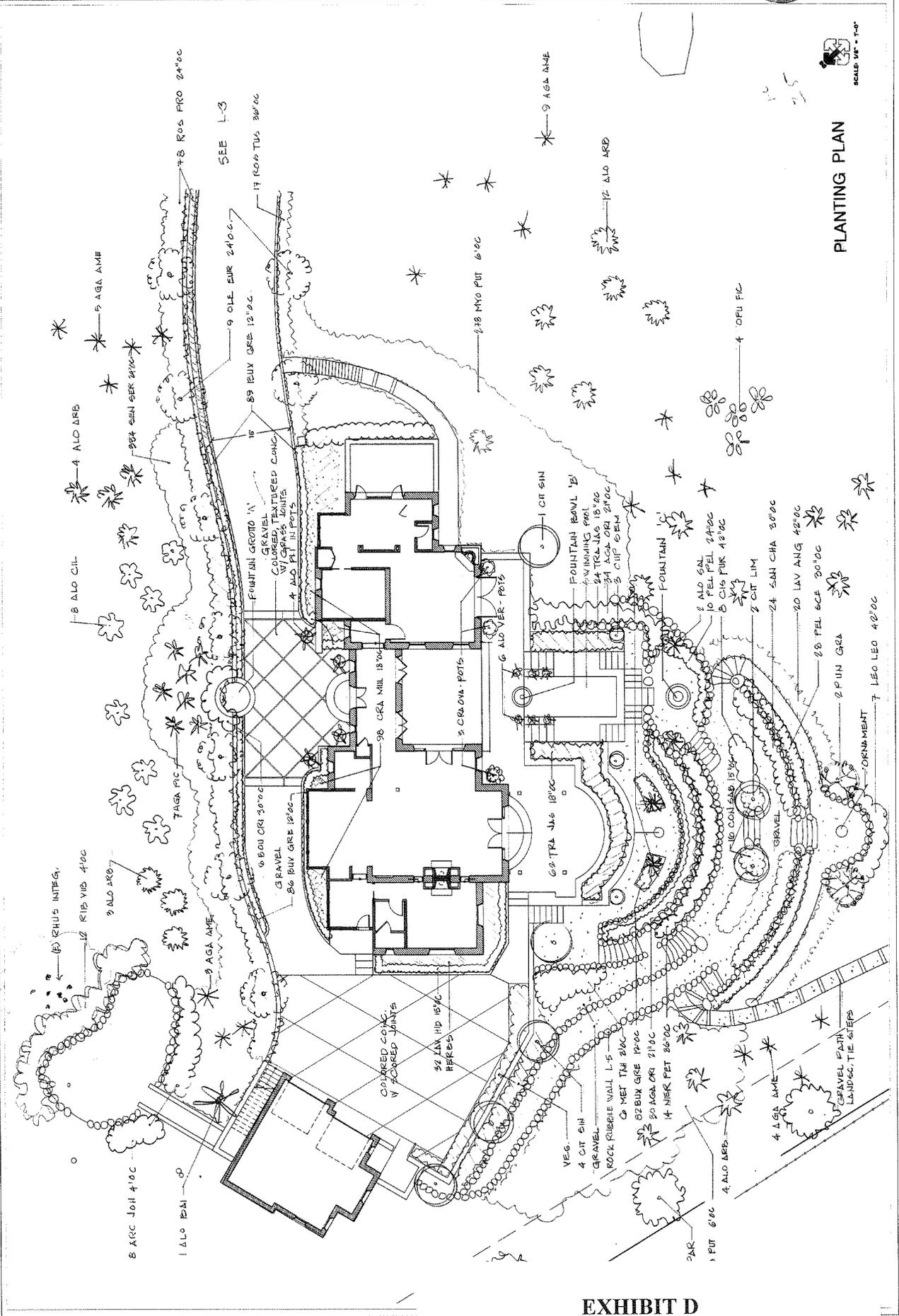
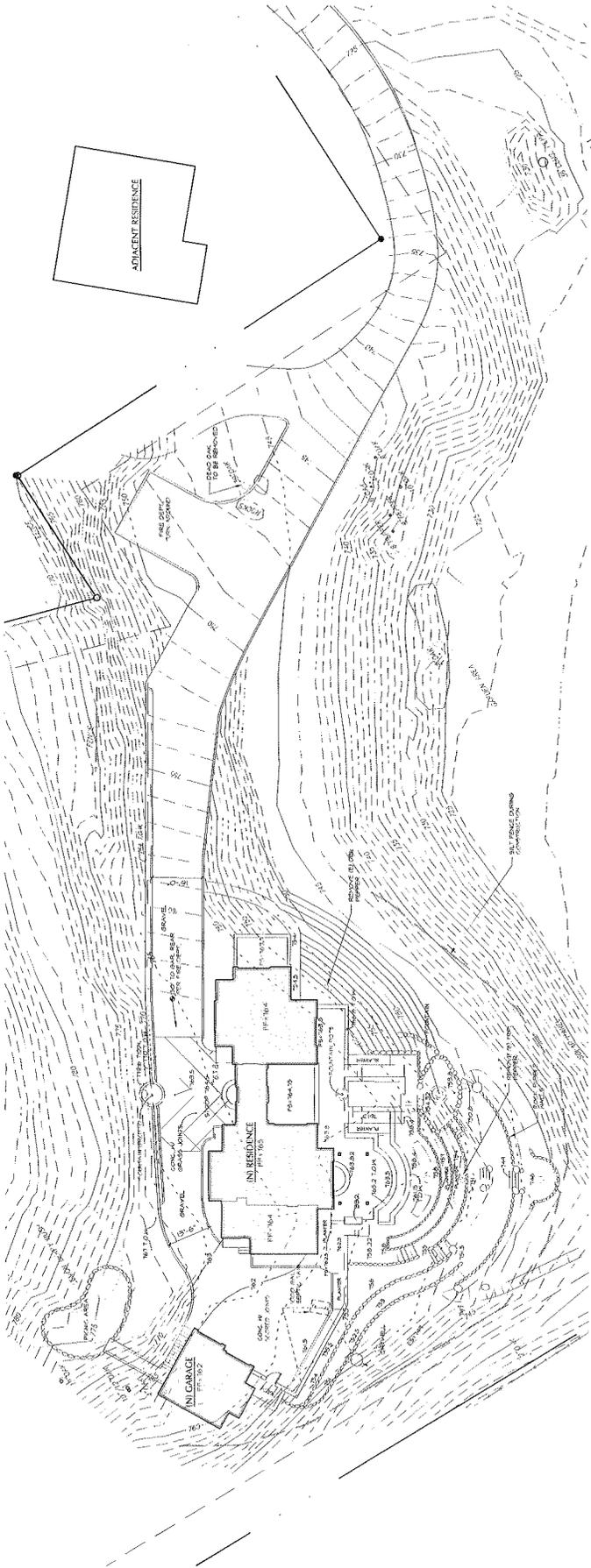
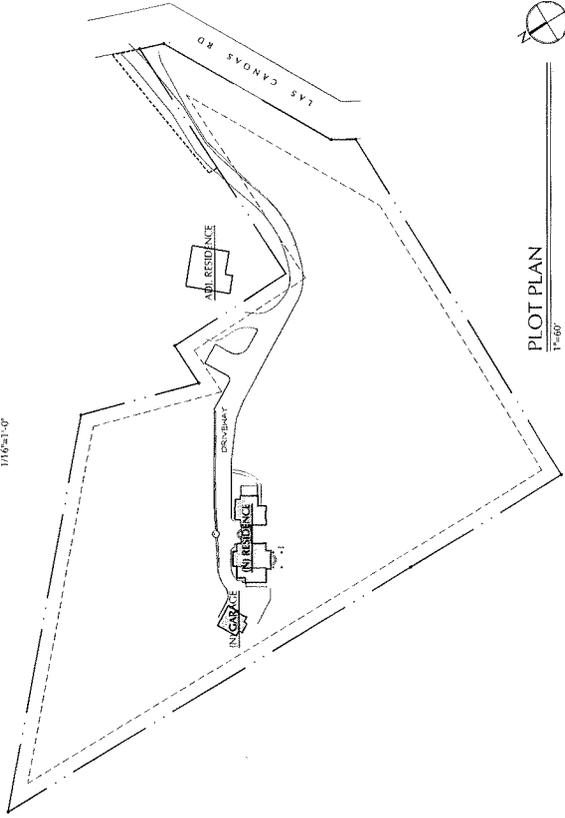


EXHIBIT D

**ORIGINAL
SUBMITTAL**



SITE PLAN
1/16"=1'-0"



PLOT PLAN
1"=60'

ARCHITECTS
BURNELL & JEWETT
904 HARBOR
SUITE 200
SANTA BARBARA
93101
(805) 564-0774

ARCHITECTS
MCGILVRAY-MOORE RESIDENCE
2108 LAS CANOAS RD
SANTA BARBARA, CA



SITE PLAN
DATE

SHEET NO
A.1

ARCHITECTS

PRELIMINARY NOT FOR CONSTRUCTION

ABR MINUTES 1-29-07

REVIEW AFTER FINAL

1. 2108 LAS CANOAS RD

Assessor's Parcel Number:021-030-031
Application Number: MST2005-00456
Owner: Donald and Lorna Lea McGilvray
Architect: Scott Branch
Architect: Burnell and Jewett

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

(Review After Final for changes to retaining wall at rear of house and revised grading quantities.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR GRADING MORE THAN 500 CUBIC YARDS OUTSIDE OF THE MAIN BUILDING FOOTPRINT.)

(3:22)

Mr. Limón, Design Review Supervisor, provided comments clarifying issues concerning the revised project and the proposed amount of grading.

Present: Scott Branch, Architect; Grant Castleberry, Landscape Architect; Donald and Lorna McGilvray, Owners.

Public comment opened at 4:32 p.m., and as no one wished to speak, public comment closed at 4:32 p.m.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

- 1) The Board finds that the reduced amount of grading is a benefit, and the reduction to the amount of retaining wall at the driveway is appropriate.
- 2) The wall on the back driveway, at the rear of the house, designed as concrete block with stone cap, shall be designed in such a way as to cover the concrete block face with either paint or stucco in addition to the proposed landscape.
- 3) The septic system and the energy dissipaters should be studied as to their location in proximity to each other.
- 4) Heights of all of the retaining walls shall be placed on the drawings.
- 5) Heights of the retaining walls on the south side shall be designed to have additional landscaping, as proposed, and other planting so as to diminish the height of the corners that are approaching fourteen feet in height.
- 6) Study reducing the height of the retaining wall at the south-east corner terraces.

Action: Mudge/Sherry, 5/0/0. Motion carried. (Blakeley absent.)

ABR MINUTES 3-13-06

FINAL REVIEW

I. 2108 LAS CANOAS RD

Assessor's Parcel Number: 021-030-031
Application Number: MST2005-00456
Owner: Donald A. McGilvray/Lorna Lea
Architect: Scott Branch

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(Final Approval of the Architecture and Landscape Plans is requested.)

Final Approval as submitted of the Architecture and Landscape Plans, with the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and of minimal visual impacts.

ABR MINUTES 9-12-05

CONCEPT REVIEW - CONTINUED ITEM

8. 2108 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-030-031
Application Number: MST2005-00456
Owner: Donald A. and Lorna Lea McGilvray
Architect: Scott Branch
Applicant: Scott Branch

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED PRIOR TO THE HEARING.)

(6:30)

Scott Branch, Architect; and Donald McGilvray, Owner; present.

Motion: Continued indefinitely to the Consent Calendar with the following comments:
1) The project is ready for Preliminary Approval. 2) The proposed one story dwelling is beautifully designed and hidden from the public view. 3) The applicant is to return with a landscape-hardscape plan. 4) The Board finds that although tall, the retaining walls are deeply hidden from public view. 5) The Board appreciates that the guest house blends well with the natural topography. 6) It is understood that the retaining walls and under story are to be a stone face.
Action: Wienke/Bartlett, 5/1/0. Mudge opposed.

MST 2005-00456

*Coast-Valley
Testing, Inc.*

Order Number

44762

Reference Number

05-5630

Foundation Exploration

For

Dan McGilvray

2108 Las Canoas Road

Santa Barbara, CA 93105

Proposed

Single Family Residence

2108 Las Canoas Road

Santa Barbara, California 93105

March 3, 2005

RECEIVED

SEP 07 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

360 South Fairview Avenue Suite A, Goleta, California 93117

Goleta Office (805) 964-3509

Los Olivos Office (805) 688-3577

Fax (805) 964

(805) 686-5997

EXHIBIT F

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March 3, 2005

Order Number: 44762

Reference Number: 05-5630

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❖ RECOMMENDATIONS-----	2 thru 4
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INTRODUCTION

The proposed single family residence is to be located at 2108 Las Canoas Road in Santa Barbara, California as shown on Appendix # 1. The site is presently undeveloped. Site drainage is to the south/west at slopes of 10 to 15 percent.

It is the purpose of this investigation to provide sufficient information about the soils in the supporting soil mantle to enable a suitable foundation design for the proposed structure. This investigation does not include analysis of any geological conditions such as: faults, fractures, potential geological movement, or slope stability. This investigation was conducted in accordance with presently accepted soils engineering procedures consistent with the proposed development and no warranty is implied.

FIELD INVESTIGATION

The subsurface soil conditions were explored by 4 truck mounted auger borings that were drilled to depths of up to 15.0 feet below present ground surface.

Soil samples were obtained during the drilling operations for laboratory testing and analysis and the borings were supplemented by 4-field density test that were performed by the tube method.

The boring and density test locations are shown on Appendix # 1, while the boring data is presented graphically on Appendix # 2 through #5.

LABORATORY TESTING

Laboratory testing and analysis consisted of soil field moisture content summary, Maximum Density-Optimum Moisture content determinations, field density summary, soil grain size analysis (mechanical and hydrometer method), and soil expansion potential tests. The results of our laboratory testing are presented in the Appendix.

FINDINGS

1. No free ground water was encountered in the borings.
2. Previous grading has occurred on site with up to 5.0 to 6.0 feet of previously placed fill encountered at boring locations B-2 & B-3. This fill was found to be loose and porous to only moderately firm. At boring locations B-1 & B-4 firm soil conditions were encountered at approximately 18 inches below existing grade.
3. The existing surface soils were found to be slightly expansive to expansive.
4. At the time of this exploration, surface vegetation consisted of low grasses and weeds and scattered trees.

RECOMMENDATIONS:

It is the understanding of this office that the proposed construction will consist of a one and/or two-story wood frame residence, with raised wood and slab on grade floors. Based upon the results of our testing, this office recommends the following.

GRADING RECOMMENDATIONS:

1. The area to be graded shall be cleared of all surface vegetation, including roots and root structures.
2. Remove all previously placed fill as directed by the soil engineer. Stockpile the removed soil for re-use.
3. A keyway shall be placed at the toe of all fill slopes.
4. The keyway shall be a minimum of 10.0 feet wide and 24 inches deep and shall be inclined slightly into the uphill slope.
5. The soil engineer shall inspect the exposed keyway.
6. Upon approval, the exposed keyway shall be scarified an additional 6 inches, moistened or dried to near optimum moisture content and compacted to a minimum of 90 percent relative compaction, as tested and certified by the soils engineer.
7. The Compaction Standard shall be the ASTM D 1557-91 Method of Compaction.

Grading Recommendations – continued

8. Fill, if free of deleterious material and rocks greater than 6 inches in diameter, may then be placed in lifts not to exceed 6 inches in depth, moistened or dried to near optimum moisture content and compacted to a minimum of 90 percent relative compaction, up to final pad grade, as tested and certified by the soils engineer.
9. During fill placement, the fill shall be keyed and benched into firm original ground, such that the contact surface is either horizontal or vertical and extends a minimum of 30 inches below original grade.
10. All keys and benches shall be inspected and approved by the soil engineer, prior to fill placement.
11. To reduce differential settlement, the structure shall not be placed partially on cut and partially on fill. Therefore, the soils in the cut portion of the building area and for a minimum distance of 5.0 feet beyond the exterior perimeters of the structure, shall be over excavated and recompacted to a minimum of 90 percent relative compaction, to a depth of 24 inches below the bottom of the footings, as tested and certified by the soil engineer.
12. Cut and/or fill slopes shall not exceed 2 horizontal to 1 vertical.
13. Positive drainage shall be provided away from the proposed structure (2 percent minimum for 5.0 feet).
14. In patio areas and walkways, the top 1.0 foot of subgrade soils shall be removed and recompacted to a minimum of 90 percent relative compaction, as tested and certified by the soils engineer.
15. In driveways and/or parking areas, the top 1.5 foot of subgrade soils shall be removed and re-compacted to a minimum of 95 percent relative compaction, as tested and certified by the soils engineer.

FOUNDATION RECOMMENDATIONS:

1. All exterior footings shall be continuous.
2. All exterior footings shall extend a minimum of 24 inches below outside yard grade, or 12 inches below interior crawl space grade, whichever is deeper and/or applicable.

FOUNDATION RECOMMENDATIONS: continued

3. All interior footings shall extend a minimum of 18 inches below pad grade, or 12 inches below interior crawl space grade, whichever is deeper and/or applicable.
4. All continuous footings shall be reinforced with a minimum of 4-#4 horizontal rebar, placed 2 in the base (bottom) and 2 in the top (stem) of the footing.
5. This office shall be notified to inspect and approve all footing excavations prior to placing formwork or reinforcing steel slab.
6. The concrete slab on grade shall be a minimum of 4 inches thick and shall be reinforced with a minimum of #3 rebar, at 24 inches on center each way (placed at mid-depth) and shall be underlain with a 4-inch sand blanket, in which an impervious membrane is embedded.
7. The concrete slab on grade shall be doweled into all exterior footings using #3 rebar dowels at 24 inches on center, embedded 24 inches into the footing and bent 36 inches into the slab.
8. Concrete slabs shall be placed at a maximum slump of 4 ½ inches to reduce shrinkage cracks. In addition, control shrinkage joints shall be placed at intervals not to exceed 10.0 foot on center each way.
9. If tile or other brittle surfacing is to be placed over concrete slabs a “slip sheet” is recommended to reduce the potential for reflective cracking.
10. All footing excavations and slab on grade subgrade soils shall be kept moist to very moist until concrete is placed.
11. If applicable the following equivalent fluid pressures are applicable for retaining wall design (fully drained condition).

Active Earth Pressure	Pa	=	40	pcf	(level backfill/yielding condition/non-constrained)
Active Earth Pressure	Pa	=	55	pcf	(2:1 backfill/yielding condition/non-constrained)
Active Earth Pressure	Par	=	60	pcf	(level backfill/fully constrained/non yielding)
Active Earth Pressure	Par	=	75	pcf	(2:1 backfill/fully constrained/non-yielding)
Passive Pressure	Pp	=	300	pcf	
Friction Factor	Ff	=	0.35		
Maximum Toe Pressure	Mtp	=	2000	psf	

FOUNDATION RECOMMENDATIONS: continued

12. The finished structure shall be fitted with rain gutter and down spouts that effectively collect and discharge all roof rain water run-off a minimum 10.0 feet away from the structure.
13. Based upon compliance with the above recommendations, a maximum safe soil bearing value 2000 psf, may be assumed, with a one third increase when considering wind or seismic movement.
14. Compliance with the above recommendations will reduce the potential for total settlement to 1 inch and differential settlement to $\frac{3}{4}$ of an inch in 30.0 feet.

SUPPLEMENTAL:

The soils at this site are expansive. Failure to provide proper drainage away from the structure or over-watering of landscaped areas, at/or near the foundation line, will result in "soil heave" and damage to the structure. Typical damage associated with "soil heave" is cracked and lifted concrete slabs, cracked drywall and cracked stucco.

CC: Dan McGilvray
Burnell * Jewett AIA

TJD/cp



Respectfully,
Coast Valley Testing, Inc.
Timothy J. Dolan, President
RCE 33758 Expires 06-30-2006

APPENDIX

I. MAXIMUM DENSITY-OPTIMUM MOISTURE DETERMINATIONS

Maximum Density-Optimum Moisture data was determined in the laboratory using the ASTM D-1557-91 Method of Compaction. The results are as follows:

SOIL TYPE	SOIL DESCRIPTION	DRY DENSITY (LBS/CU.FT)	MOISTURE (%)
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I	brown silty sand with binder & sandstone	123.4	11.5
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curve points: (119.0 @ 9.4) (121.1 @ 10.5) (119.7 @ 13.3)

II FIELD DENSITY SUMMARY

TEST NUMBER	DEPTH (ft)	SOIL TYPE	FIELD MOISTURE (%)	DRY DENSITY (lbs/cu. ft)	% OF MAXIMUM DRY DENSITY
--------------------	-------------------	------------------	---------------------------	---------------------------------	---------------------------------

1	1.2	I	17.3	96.4	78.1
2	1.2	I	17.7	93.7	75.9
3	1.2	I	14.6	95.9	77.7
4	1.2	I	17.0	98.1	79.4

III SOIL PARTICLE SIZE ANALYSIS
MECHANICAL ANALYSIS (Values in percent passing)

SIEVE SIZE	B-1 @ 1.0	B-1 @ 3.0	B-1 @ 5.0	B-1 @ 8.0	B-1 @ 10.0
3/8	100	100	100	100	100
No. 4	100	100	99	100	100
No. 8	99	99	98	100	100
No. 16	98	98	97	100	100
No. 30	96	98	97	99	99
No. 50	90	95	95	98	97
No. 100	68	66	62	61	58
No. 200	56	40	38	33	36

IV SOIL PARTICLE SIZE ANALYSIS
MECHANICAL ANALYSIS (Values in percent passing)

SIEVE SIZE	B-3 @ 1.0	B-3 @ 3.0	B-3 @ 5.0	B-3 @ 7.0	B-3 @ 10.0	B-3 @ 10.0
3/8	100	100	100	100	100	100
No. 4	100	100	100	100	100	100
No. 8	99	99	99	99	99	98
No. 16	98	99	98	98	98	97
No. 30	96	98	98	98	98	97
No. 50	85	93	97	98	98	97
No. 100	69	81	94	97	97	96
No. 200	57	70	88	93	94	95

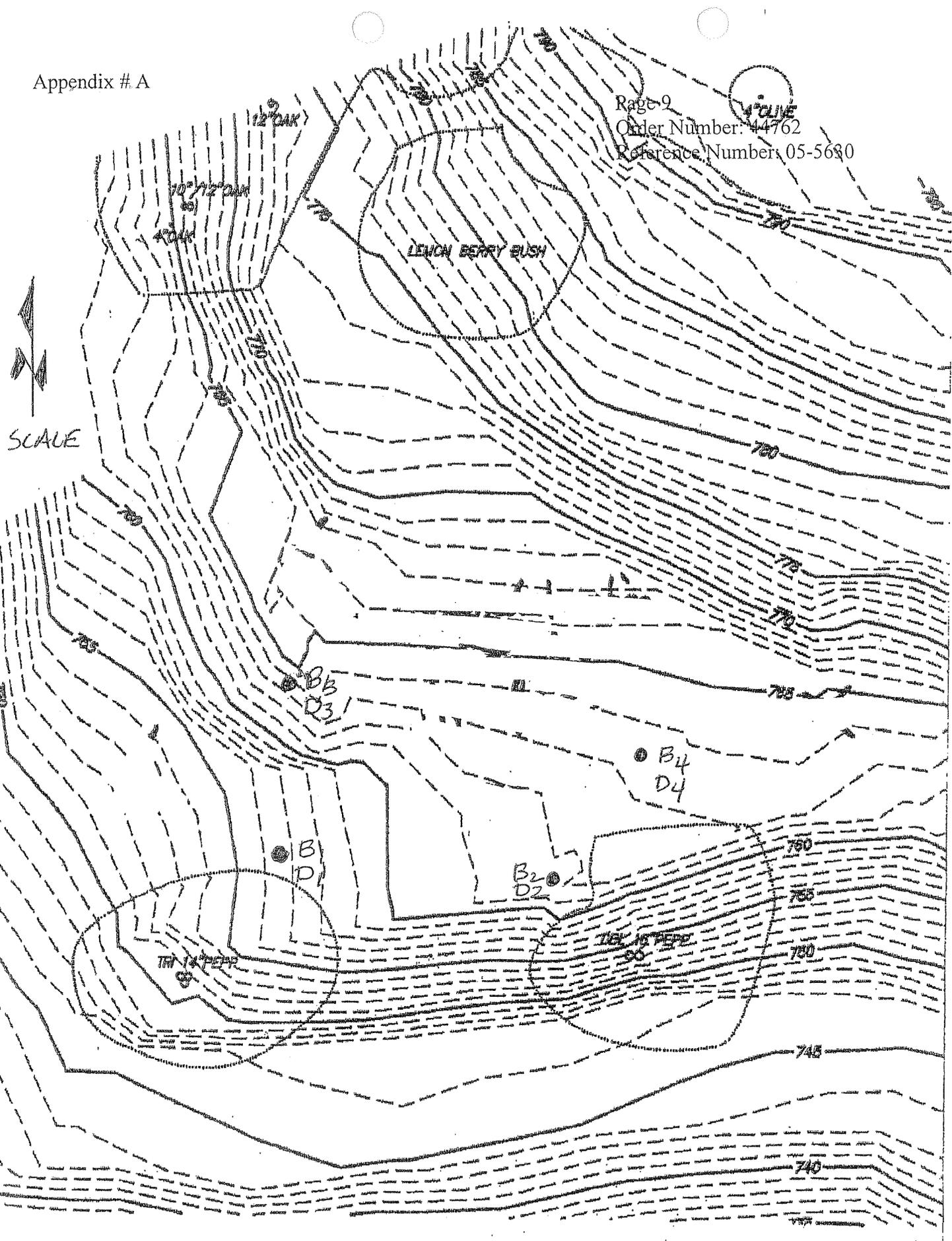
V. BORING NO.	BY HYDROMETER DEPTH (FT)	SAND (%)	SILT (%)	CLAY (%)	SOIL DESCRIPTION
1	1.0	46	30	24	clayey silt & sand
1	3.0	65	28	7	silty sand
1	5.0	66	25	9	silty sand
1	8.0	68	24	8	silty sand
1	10.0	63	27	10	silty sand
3	1.0	47	28	25	clayey silt & sand
3	3.0	37	26	37	sandy silty clay
3	5.0	17	39	44	silt clay
3	7.0	12	40	48	silty clay
3	10.0	10	48	42	silty clay
3	15.0	10	55	35	silty clay

VI.

EXPANSION TESTS

Expansion tests were performed on a representative soil sample which was recompactd to 90 percent relative compaction at near optimum moisture content, and allowed to air dry to a moisture content below the shrinkage limit:

<u>SOIL TYPE</u>	<u>SURCHARGE PRESSURE</u>	<u>EXPANSION %</u>
I	60	5.8



**Earthquake Design Factor
UBC 1997 Edition Chapter 16**

Design Values	
Seismic Source	<u>Mission Ridge Arroyo Parida Santa Ana Fault</u>
Distance to Seismic Source	<u>less than 2 km</u>
Seismic Zone	<u>4</u>
Table 16-I Seismic Zone Factor Z	<u>0.40</u>
Table 16-J Soil Profile Type	<u>SD</u>
Table 16-Q Seismic Coefficient Ca	<u>0.44 Na</u>
Table 16-R Seismic Coefficient Cv	<u>0.64 Nv</u>
Table 16-S Near Source Factor Na	<u>1.3</u>
Table 16-T Near Source Factor Nv	<u>1.6</u>
Table 16-U Seismic Source Type	<u>B</u>

BORING LOG

Boring # 1

Moisture %

Depth

SOIL DESCRIPTION

<u>Moisture %</u>	<u>Depth</u>	<u>SOIL DESCRIPTION</u>
	1	reddish brown clayey silt and sand moist porous
11.4	2	
	3	
11.1	4	
	5	
	6	
	7	
10.5	8	
	9	
10.3	10	yellow silty fine sand and sandstone rock damp firm

BORING LOG

Boring #1

Moisture %

Depth

SOIL DESCRIPTION

	1	brown clayey silt sand moist porous
	2	
17.8	3	
	4	
19.5	5	
	6	reddish brown silty clay moist porous moderately firm @ 5.0 feet (old fill)
16.6	7	
	8	
	9	
13.7	10	
	11	
12.2	12	
	13	
	14	yellow clayey silt sand with sandstone rock moist firm
12.8	15	

BORING LOG

Boring # 3

Moisture %

Depth

SOIL DESCRIPTION

<u>Moisture %</u>	<u>Depth</u>	<u>SOIL DESCRIPTION</u>
	1	brown clayey silt sand moist porous
	2	
17.6	3	reddish brown silty clay moist porous to moderately firm @ 6.0 feet
	4	
15.6	5	
	6	
15.2	7	reddish brown clayey silt sand with some siltstone rock damp firm
	8	
	9	
13.1	10	
	11	
	12	
	13	
11.4	14	
	15	

BORING LOG

Boring # 4

Moisture %

Depth

SOIL DESCRIPTION

