



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** June 12, 2008  
**AGENDA DATE:** June 19, 2008  
**PROJECT ADDRESS:** 211 Castillo Street and 210 Wilson Street (MST2005-00277)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The proposed project involves the development of a 14,762 square foot, three-story building consisting of six (6) residential condominium units (three 3-bedroom and three 1-bedroom units). The existing single-family residence and garage at 211 Castillo Street and the residential duplex and garage at 210 Wilson Street would be demolished. Parking would be located on the ground floor with 11 residential parking spaces and one guest parking space. Grading for the project would be approximately 500 cubic yards of cut that would be transported offsite. The merger of APN 033-022-009 and 033-022-024 is also proposed. (See Exhibits B and C).

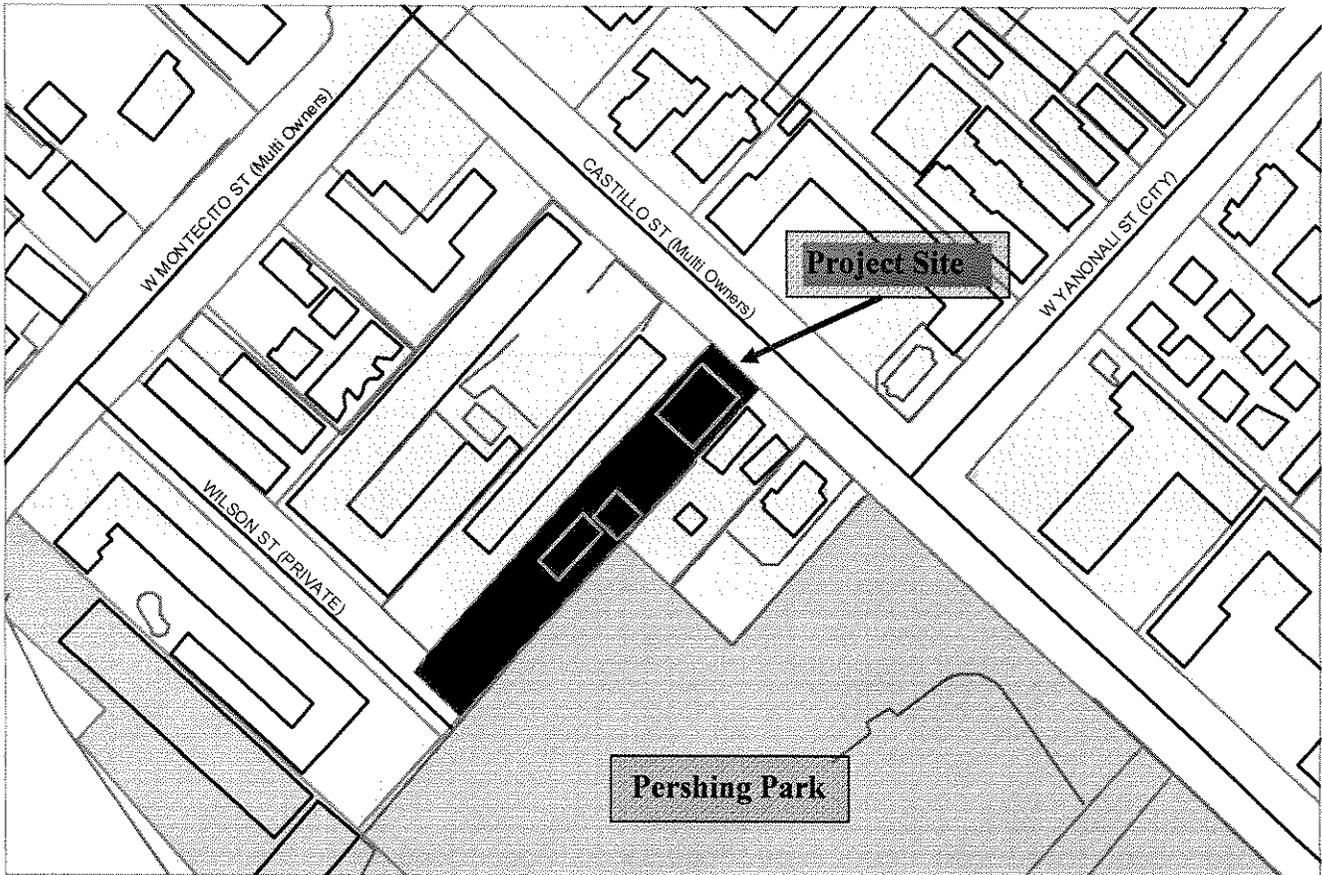
### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow an interior yard setback encroachment (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow the minimum 20 x 20' common open yard area to be located in the front yard on Wilson Street (SBMC §28.21.081.b);
3. A Tentative Subdivision Map for a one lot subdivision of parcels 033-022-009 and 033-022-024 for six (6) condominium units (SBMC §27.07 and 27.13); and
4. A Coastal Development Permit (CDP2008-00003) to allow for multiple-family residential development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44).

### III. RECOMMENDATION

Upon approval of the requested modifications, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal 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 VIII of this report, and subject to the conditions of approval in Exhibit A.



**VICINITY MAP FOR 211 CASTILLO STREET AND 210 WILSON STREET**

<b>APPLICATION DEEMED COMPLETE:</b>	January 24, 2008
<b>DATE ACTION REQUIRED:</b>	April 13, 2008
<b>90 DAY EXTENSION:</b>	July 12, 2008

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Jan Hochhauser	Property Owner: Charles Butler
Parcel Number: 033-022-009 & -024	Lot Area: 210 Castillo Street – 9,328 sq. ft. 211 Wilson Street - 7,772 sq. ft. Pending Lot Merger 17,050 sq. ft.
General Plan: Commerce-Hotel/Residential	Zoning: R-4/SD-3 Hotel-Motel Multiple Residence and Coastal Zone
Existing Use: Residential	Topography: ~4%
Adjacent Land Uses: North – Multiple Residential                      East –Castillo Street and Commercial South – Pershing Park/Residential                  West - Commercial	

**B. PROJECT STATISTICS (EXISTING)**

	Living Area	Garage
211 Castillo (residence)	1,491 sq. ft.	500 sq. ft.
210 Wilson (duplex)	1,600 sq. ft.	400 sq. ft.
Total	3,091 sq. ft.	900 sq. ft.

**C. PROJECT STATISTICS (PROPOSED)**

	# of Bedrooms	Unit Size (Net)	Parking
Unit A	1	1,436 sq. ft.	2-car garage (475 sq. ft.)
Unit B	1	1,682 sq. ft.	2-car garage (475 sq. ft.)
Unit C	3	2,209 sq. ft.	2-car garage (499 sq. ft.)
Unit D	3	2,158 sq. ft.	2-car garage (499 sq. ft.)
Unit E	1	1,578 sq. ft.	1-car garage (365 sq. ft.)
Unit F	3	2,488 sq. ft.	2 car garage (499 sq. ft.)

\*One additional guest parking space is provided for a total of 12 covered parking spaces.

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
R-4 Setbacks -Front	10' (1st & 2nd story) 15' (3 <sup>rd</sup> story)	13' & 19;	10' (1st & 2nd story) 15' (3 <sup>rd</sup> story)
Interior	6' (1 <sup>st</sup> & 2 <sup>nd</sup> story) 10' (3 <sup>rd</sup> story)	<5' (house)	4'
-Rear	6' (1 <sup>st</sup> & 2 <sup>nd</sup> story) 10' (2 <sup>nd</sup> & above)	<4' (garage)	N/A
Building Height	3 stories or 45'	Two-story	35' (three story)
Parking	12 covered (including 1 guest)	4 covered 2 uncovered	12 covered (including 1 guest)
Lot Area Required for Each Unit (Variable Density)	1-Bdrm = 1,840 sq. ft. 2-Bdrm = 2,320 sq. ft. 3-Bdrm = 2,800 sq. ft.	17,050 sq. ft.	(3) 1,840 sq. ft. (3) 2,800 sq. ft. Total Rqd.: 13,900
15% Common Open Yard Area	2,557.5 sq. ft.	N/A	4,011 sq. ft.
Additional Private Outdoor Living Space	N/A	N/A	Unit A = 740 sq. ft. Unit B = 161 sq. ft. Unit C = 884 sq. ft. Unit D = 858 sq. ft. Unit E = 153 sq. ft. Unit F = 833 sq. ft.
Lot Coverage			
-Building	N/A	Approx 26% developed	10,355 sq. ft. 60.7%
-Paving/Driveway	N/A		2,080 sq. ft. 12.2%
-Landscaping	N/A		4,615 sq. ft. 27.1%

The proposed project would meet the requirements of the R-4 Zone, with the exception of the modification to allow a portion of the open yard occurring within the front yard on Wilson Street and the encroachment of the garages into the interior yard setback. These are further discussed below.

**A. RESIDENTIAL CONDOMINIUM DEVELOPMENT**

The project would be consistent with the general City requirements and physical standards for new condominium development, per SBMC 27.13.050 and 27.13.060, respectively. The project would provide the required covered parking, 300 cubic feet of private storage space and laundry facilities for each unit. Each unit would have its own utility meters, and all utilities are proposed to be underground. Each unit would also exceed the requirements for private outdoor living space.

## VI. ISSUES

### A. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on three separate occasions (see Exhibit D HLC Minutes). On June 8, 2005, the HLC stated they would prefer less parking and more at-grade planting and that the applicant should look for ways to reduce the mass, bulk and scale. They also requested more landscaping and simplified building forms.

On January 25, 2006, the HLC reviewed the project for a second time before forwarding it to Planning Commission. The HLC stated that the project had improved, and requested the applicant to further study the elevations making them more fluid and less formal, address treatment of garage doors, keeping the fenestration traditional. One Commissioner commented that breaking up the buildings would be beneficial to the overall appearance. The HLC requested that the applicant prepare a view study to analyze the impact of the proposed on the public view from Pershing Park.

At the request of Staff, the project returned to the HLC for a third Conceptual Review on May 28, 2008, due to the amount of time since the last review. The Commission found the modification for the interior yard encroachment acceptable based on the unusual narrow configuration of the lot (approximately 45' wide). The modification to provide the 20' x 20' open space in the front yard on Wilson Street was found to be acceptable but not preferable and the HLC suggested placing this space closer to the middle of the lot even if this were to create the need for a front yard encroachment on Wilson Street. The HLC stated that the Landscape Plan will be critical for this project and shall return to the Full Board after Planning Commission. The HLC found the size, bulk and scale to be generally acceptable however, reserved final judgment until the story poles are installed.

### B. MODIFICATIONS

***Interior Setback Modification.*** In the R-4 Zone, the interior yard setback for three-story buildings is ten feet (10). However, if a building is designed so that the total floor area of the third story is one half or less of the total floor area of the first floor, then the setback is 10' for the third story only and 6 feet for the first and second floors. The proposed project includes a request to allow a portion of the building, on the first floor only, to encroach into the required southerly side yard setback by 2'. The portion of the development that would be encroaching into the setback would be for ground floor garage space only. The adjacent property to the south, directly affected by this structural encroachment, is the parking lot for Pershing Park on the easterly end of the lot and a one-story residential building on the westerly end of the lot. The adjacent residence is oriented away from the proposed building. Due to the minimal width of the lot (approximately 49'), and to meet accessibility requirements to enable cars to back up from the garages, Staff supports this modification finding that it is consistent with the purposes and intent of the Zoning Ordinance and necessary to prevent an unreasonable hardship.

***Open Yard Modification.*** A modification is required to allow the minimum 20 x 20' common open yard area to occur in the front yard on Wilson Street. The project is on a narrow (approximately 49'), through lot with street frontage on both sides. The front yard setbacks are

10 feet for 1 and 2 story buildings and 15 feet for 3 story building, in which the open yard is not allowed to be located without a modification. Further, the lot is less than 50' wide. Due to these site constraints and the fact that Wilson Street is a dead end at the border of the park, staff believes that this modification request is supportable and believes that the findings can be made that the modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to prevent an unreasonable hardship. The Historic Landmarks Commission found this acceptable, although they stated relocating the open space to the center would be better.

### C. COMPLIANCE WITH THE GENERAL PLAN

Before a condominium project and a tentative subdivision map can be approved, they must be found consistent with the City's General Plan.

**Land Use Element:** The proposed project is located within the West Beach Neighborhood and has a General Plan designation of Commerce/Hotel & Residential and is zoned R-4/SD-3, Hotel-Motel Multiple Residence and Coastal Zone. West Beach is bounded on the southeast by Cabrillo Boulevard and Shoreline Drive; on the southwest by the western property line of Santa Barbara City College; on the northwest by Montecito Street, Castillo Street, and Highway 101; and on the northeast by Yanonali and Chapala Streets and Kimberly Avenue. The West Beach neighborhood is characterized by a combination of Spanish style motels along the ocean frontage, which merge into an attractive residential area of single and multiple-family dwellings behind Cabrillo Boulevard.

The General Plan calls for a density of twelve dwelling units per acre, which is reflected by the R-4 Zoning District. Although the residential population of West Beach increased as a result of new apartment construction, it is anticipated that substantial portions of existing residential areas will be converted into motel uses. Therefore, it will be likely that West Beach will experience a net loss in residential population. The General Plan reflects this trend by expanding the area designated for mixed hotel and residential development as far toward the ocean as Mason Street.

Approximately half the land area of the West Beach neighborhood is City College, including the area between Oceano Avenue and Loma Alta Drive. In addition, the area contains Pershing Park, which is shared with City College for athletic facilities. The subject property is on a lot adjacent to Pershing Park and is consistent with the Land Use Element.

**Housing Element:** Santa Barbara has very little vacant land for new residential development and, therefore, City housing policies support infill housing units in the City's urban areas. The City's Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The project would be consistent with the Housing Element as it will contribute six additional residential units to the City's existing housing stock. The development would provide for home ownership opportunities in a neighborhood with close proximity to the commercial area of the Mesa and downtown shopping areas, the beach front, Santa Barbara City College and Highway 101.

A goal of the Housing Element associated specifically with new housing development is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains six units with three (3) three-bedroom units and three (3) one-bedroom units. This configuration meets the density for a lot of this size. The proposed residential units would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

*Urban Design Guidelines and Neighborhood Compatibility:* In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be compatible in scale, size and design with the surrounding neighborhood. The surrounding neighborhood is comprised of a mix of hotel and multi-residential building varying between 1, 2 and 3 stories. Across Castillo Street, there is a three story hotel. Adjacent to the subject property there are one story residential structures to the south and a two-story apartment building to the north. Nearby hotels are two stories as they front on Castillo Street but are three stories as they front on Wilson Street in response to the difference in grades.

One of the goals of the Urban Design Guidelines is compatibility of new development with the character of the City, the surrounding neighborhood, and adjacent properties. The Historic Landmarks Commission considers the Urban Design Guidelines in reviewing development proposals. As discussed in the Design Review Section of the report, the HLC is supportive of the mass, bulk and scale of the project and its design and, while some project details still need study as part of subsequent design reviews, the Commission is supportive of the development of this project in this neighborhood

The maximum height of the proposed structure would be approximately 35 feet and is comparable with other structures in the surrounding neighborhood. Additionally, the building can be considered compatible with the architectural style of surrounding buildings. The project can be found consistent with the type and massing of surrounding development in the neighborhood.

While staff did originally have some concerns about the change to mountain views from Pershing Park, a view analysis (Exhibit F) that mountain views would remain substantially similar to the existing views. Thus, the project can be found consistent with the type and massing of surrounding development in the neighborhood.

***Conservation Element:*** One of the policies of the Conservation Element is that new development shall not obstruct scenic view corridors, including those of the ocean. The proposed project would not obstruct scenic corridors or existing public views of the ocean and would be consistent with the scale of neighboring residential development. The project can be found consistent with the Conservation Element of the General Plan. See further discussion under Environmental Review.

#### **D. COMPLIANCE WITH THE LOCAL COASTAL PLAN**

The project site is located within the Coastal Zone. Development in the Coastal Zone must be found consistent with the City's Local Coastal Plan (LCP), which implements the California

Coastal Act. A Coastal Development Permit (CDP) is required for this project because it is located within the Non-Appealable Jurisdiction of the Coastal Zone and includes a one-lot subdivision for the purposes of creating six new condominiums.

The proposed project site is located in Component Three of the LCP, also known as the West Beach neighborhood, which is described in Section C. LCP policy concerns within the West Beach neighborhood include: hazards from flooding of Mission Creek and potential soil liquefaction during earthquakes; protection of existing recreational facilities; provision of visitor serving uses, primarily hotel/motel related; problems of circulation and parking related to the waterfront area in general.

LCP Policy 5.4 states that new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted. As discussed above, staff believes the project is consistent with this policy.

LCP Policy 9.9 states that the City shall seek to minimize view interruption or blockage from surrounding public areas including roads, parks, and other open spaces. At Staff's request the applicant prepared a view analysis. It was determined that the project would not have an adverse impact on public views. Therefore, the project complies with applicable portions of the Coastal Act.

The project is not located on a coastal bluff and would not affect public access or open space areas. The project is located adjacent to Pershing Park. The proposed two-story building would not block existing public views of the ocean, nor be visible from the public beach or public lookouts along the bluff top. Finally, the project has been designed to be compatible with the prevailing character of the surrounding neighborhood, which includes mostly multi story apartment buildings and hotels. Therefore, Staff believes the project is consistent with the applicable policies of the Local Coastal Plan, and all implement guidelines.

## VII. ENVIRONMENTAL REVIEW

***Cultural Resources – Archaeological:*** The project site is located within three cultural resource sensitivity zones (Hispanic-American Transition Period 1850 – 1870, American Period 1870-1900 and Early 20<sup>th</sup> Century 1900-1920). A Phase 1 Archaeological Resources Report was prepared by David Stone, Stone Archaeological Consulting and accepted by the Historic Landmarks Commission. The report concluded that the potential for encountering buried historic cultural materials within the proposed area of ground disturbance is very unlikely and that the proposed project is not considered to have the potential to impact historic cultural resources. The project is not expected to result in adverse impacts to cultural resources, and no further archaeological measures are required. In the unlikely event that unknown prehistoric materials are encountered during excavations, work should be temporarily suspended until a

City-qualified archaeologist and Native American representative can be retained to assess the importance of the finds consistent with the City MEA for Cultural Resources criteria. This requirement has been included in the conditions of approval.

**Visual Resources:** During the application review process, Staff expressed concerns regarding the change in massing that would result from the proposed project, as well as potential adverse impacts to the existing mountain views from adjacent Pershing Park. Staff requested that the applicant provide a visual representation of the view changes in order to understand the mass, bulk, and scale in relationship to neighboring properties and the changes to surrounding mountain views. Photo simulations were prepared to assist staff in determining whether the proposed three-story building would result in visual aesthetic issues related to the potential blockage of the Santa Ynez Mountains.

Based on the photo simulations of the proposed building (see Exhibit F) and specifically the simulation showing the vantage point from Pershing Park, Staff concluded that view blockage of the mountains by the proposed project would not be substantial enough to result in a significant visual impact.

The six-unit residential development would not be out of character with the neighborhood. The project vicinity is a mixture of hotel and commercial uses, as well as multi-family residential complexes.

***Infill Exemption (CEQA Section 15332)***

The Guidelines of the California Environmental Quality Act (CEQA) include a number of types of projects that are generally exempt from environmental review. Staff and the Environmental Analyst have determined that the project qualifies for an exemption per CEQA Section 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:

**General Plan & Zoning Consistency** – The project is consistent with the R-4 Zone District and the General Plan policies as discussed in the staff report. The Zoning Ordinance allows for modifications and the applicant has demonstrated to staff that the modification is necessary to provide adequate maneuvering room for the garage.

**Site Location and Size** – The project site is within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

**Habitat Value** – The project site is currently developed, and has no value as habitat for endangered rare or threatened species.

**Significant Effects** – The proposed project would not result in a significant increase in traffic and parking will be accommodated on site. Use of the site would be consistent with the zone district and not cause any significant noise impacts. Residential uses on the site would be protected from adverse noise impacts as described in a noise study dated September 12, 2006, prepared by David Lord, Ph.D. (Exhibit E). Standard dust mitigation measures would address short term air quality impacts and given the allowed uses of the zone district, long term impacts

would be minimal. Standard measures for water quality, consistent with the Storm Water Management Program, are included as conditions of approval. The proposed project would not result in hazards from flooding by Mission Creek and the finished floor would be raised above the Base Flood Elevation.

**Utility Service** – All utilities are existing and available at the site and can be extended to the development.

## **VIII. FINDINGS**

The Planning Commission finds the following:

### **A. INTERIOR YARD MODIFICATION (SBMC §28.21.060)**

The Planning Commission finds that the requested interior yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification would allow the parking garages to be constructed approximately three feet into the required six foot interior yard setback. This structural encroachment can be supported because the adjacent residential structure is oriented away from the proposed building. In addition, this modification is minor in nature, allows the provision of enclosed parking and adequate maneuvering room.

### **B. OPEN YARD MODIFICATION (SBMC §28.21.081)**

The Planning Commission finds that the request front yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The front yard setback modification would allow the 20' x 20' open yard area to be located in the front yard on Wilson Street, a private dead end, and is consistent with the purposes and intent of the Zoning Ordinance and necessary to prevent an unreasonable hardship on a narrow lot with two front yards.

### **C. 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.

### **D. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.

*The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.*

2. The proposed development is consistent with the General Plan of the City of Santa Barbara.

*The project can be found consistent with policies of the City's General Plan including the Land Use Element and Housing Element. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources. The project will provide infill residential development in the downtown area that is compatible with the surrounding neighborhood.*

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

*The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The project would not adversely impact other community resources, such as water, sewer, police, fire, and schools. The design has been reviewed by the Historic Landmarks Commission, which found the architecture and site design appropriate.*

#### **E. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan as amended. In addition, the size and massing of the project would be consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined below, and subject to the conditions of approval in Exhibit A.

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

*The project is consistent with the Coastal Act Policy 30251, which requires new development to be visually compatible with the character of surrounding areas.*

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

*The project is found to be consistent with the Housing Policies of the Local Coastal Plan, with regard to neighborhood compatibility.*

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

*The project would not have any effect on public access or public recreation.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan and Elevations
- C. Applicant's letter, dated October 10, 2007
- D. Historic Landmarks Commission Minutes
- E. Sound Level Assessment Study
- F. View Analysis photos

## PLANNING COMMISSION CONDITIONS OF APPROVAL

211 CASTILLO STREET AND 210 WILSON STREET  
COASTAL DEVELOPMENT PERMIT, TENTATIVE SUBDIVISION MAP AND MODIFICATIONS  
JUNE 19, 2008

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 watercourses, conduits and any access road, as appropriate.
  2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
  3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
  4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Approved Development.** The development of the Real Property approved by the Planning Commission on June 19, 2008, is limited to six (6) condominium units 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 areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
    - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
    - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
    - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
    - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Public Works Submittal Prior to Final 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 Final Map and prior to the issuance of any permits for the project:
1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final 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 in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
  3. **Drainage Calculations.** The Owner shall submit final drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
  4. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (such as ...), or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
  5. **Castillo Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Castillo Street, and all improvements shall be reviewed by HLC. As determined by the Public Works Department, the improvements shall include the following: *sidewalk, +/- 14 lf curb & gutter, residential driveway apron modified to meet Title 24 requirements, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, underground service utilities (SBMC§22.38.125 and §27.08.025), connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe, curb drain outlets, preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site*. Any work in the public right-of-way requires a Public Works Permit.
  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.
- C. **Design Review.** The following items are subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Useable Common Open Space.** Adequate usable common open space shall be provided in a location accessible by all units within the development.

2. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway to the units at the rear of the property from the sidewalk using a different (paving) material.
  3. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
  4. **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.
  5. **Permeable Paving.** Incorporate a permeable paving system for the project driveway, walkway, and parking areas that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Transportation Manager.
- 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 Agreements.** 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. **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.
  2. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).
- 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 Historic Landmarks Commission, outlined in Section C above.

2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and each Subcontractor.

3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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

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

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Building and

Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition A.4., above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

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

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

6. **Project Directory.** A project directory, (including map and parking directional signs) listing all units on-site shall be indicated on the project plans. This directory shall be lit sufficiently for readability for site visitors and placed in a location or locations acceptable to the Fire Department, shall meet current accessibility requirements, and is subject to Sign Committee Approval.

7. **Driveway Improvements.** The proposed driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.

8. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.

9. **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:

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Property Owner

Date

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Contractor

Date

License No.

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Architect

Date

License No.

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Engineer	Date	License No.
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G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction. (Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.)

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
4. **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.
5. **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.

6. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
7. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
8. **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.

9. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
  10. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
  11. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  12. **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, telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
  13. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and any related Conditions of Approval.
  14. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
  15. **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.
- 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 caused by construction (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
  2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
  3. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Historic Landmarks Commission (HLC).

4. **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.
  5. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
- 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 COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

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

**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.





SHEET PLAN 1

**GENERAL NOTES**

- 1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
- 3. ALL UTILITIES SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
- 4. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

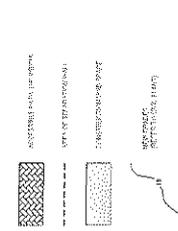
**RECYCLING AND TRASH NOTES**

UNIT	NO. OF RECYCLING	NO. OF TRASH
A	1	1
B	1	1
C	1	1
D	1	1
E	1	1
F	1	1

**GREENWASTE NOTE**

ALL GREENWASTE SHALL BE RECYCLED THROUGH THE GREENWASTE PROGRAM. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL GREENWASTE RECYCLING ACTIVITIES AND SUBMIT THEM TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

**LEGEND**



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R















Hochhauser  
Blatter

October 10 2007

ARCHITECTURE  
AND PLANNING

City of Santa Barbara Planning Commission  
Community Development Department  
City of Santa Barbara  
630 Garden Street

RECEIVED

OCT 12 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

DART Submittal MST 2006-00109 / 2005 -00277  
211 Castillo Street / 210 Wilson Street

Please find enclosed our DART submittal for a residential condominium project located at 211 Castillo and 210 Wilson Street. The current zoning is R4.

#### REQUESTED ENTITLEMENT

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- A tentative subdivision map to allow [the new parcel created by the merger] a one lot subdivision for the purposes of six (6) residential condominium units.
- A Coastal Development permit for multiple family residential development in the non-appeal-able jurisdiction of the Coastal Zone (SBMC 28.45.009)
- A zoning modification to allow the required 20 x 20 open space [ *as required by SBMC 28.21.081b* ] to occur the front yard setback of the Wilson Street private alley. [ *Effectively treating this as the rear yard* ]
- A zoning modification for the encroachment [ 2 ft.] of carports / garages into the interior yard setbacks. The interior side yard setback is required to be six feet.
- Design review and approval by the Historic Landmarks Commission

#### PREVIOUS CITY REVIEW

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- Pre-application Review Team – April 20, 2006
- Historic Landmarks Commission
  - Concept Review – June 8, 2005
  - Concept Review – January 25, 2006

The Concept Review presentation on January 25, 2006 received very positive responses to the projects size, bulk and scale. The applicant's revised design was commended for its responsiveness to the comments received at the June 8, 2005 HLC meeting.

- DART Meeting with Staff- December 5, 2006
- DART Meeting with Staff- August 28, 2007

#### PROJECT IDENTIFICATION

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211 Castillo Street / APN 033 022 09

122 EAST ARRELLAGA ST.  
SANTA BARBARA  
CALIFORNIA  
93101

EXHIBIT C

210 Wilson Street / APN 003 02 24

PARCEL AREA

211 Castillo Street –	7,772 sq. ft. -	.178 acres
210 Wilson Street –	9,328 sq. ft. -	.214 acres
TOTAL –	17,100 sq.ft. -	.39 acres

EXISTING STRUCTURES AND USES

211 Castillo Street – existing single family residence – single story with detached garage.

Single story Residence	1491 sq. ft.
Garage	500 sq. ft.

210 Wilson Street -existing two story [ 800 sq. ft. each ] residential duplex with a detached two story two car garage [ 400 square feet ]

Both parcels are currently zoned R4 and are utilized for residential purposes. They are proposed to be razed as part of the project description.

PROPOSED USE / PROJECT STATISTICS

- Zone – R4 and S-D-3 Overlay
- General Plan Designation : Hotel and Residential
- Project parcel area 17,100 sq. ft. .39 acres
- No commercial uses are proposed
- Residential – three story, multi-family. Six (6) units
- Total net project square footage [ includes garage spaces ] 14,761 sq.ft.
- Total gross project square footage [ includes covered drive/paseo ] 22,736 sq.ft.
- Net residential (habitable) 11,551 sq.ft.
- Net covered parking/garage 3,210 sq.ft.
- Total building coverage (all roofed area footprint) 60.7% of site area 10,355 sq.ft
- Open space ( driveways, patios and landscape areas ) 6,799 sq.ft.
- Open space area as per SBMC 28.21.081.b 4,011 sq.ft.
- Total proposed FAR (calculated using net sq. ft.) .67

NUMBER OF UNITS USING LOT AREA / VARIABLE DENSITY AS PER SBMC 28.21.080

3 – 3 bedroom @ 2,800 sq. ft. each = 8400  
 3 – 1 bedroom @ 1,840 sq. ft. each = 5520

Total lot area required to support density 13,920 sq. ft.  
 Available lot area o.k. 17,100 sq. ft. [ 81% utilization ]

OPEN SPACE

1

4115 Sq.ft. of open space is provided as per SBMC 28.21.081.b  
 2557 Sq.ft. is required. The amount provided exceeds this requirement by 161%

PARKING

3 - 3 bedroom .....	6 spaces
3 - 1 bedroom .....	4.5 spaces
SUBTOTAL REQUIRED .....	10. 5 spaces [6 covered ]
Guest spaces .....	1.5 spaces
Total required spaces .....	12 spaces [ 6 covered ]
Parking provided .....	12 spaces [12 covered ]

SURROUNDING USES / ZONING / PROJECT CONTEXT

The project site is configured as a rectangle which is 50 ft. in width (the frontage on Castillo Street) and 345 ft. in total length running southwest to the Wilson Street alley at the opposite end.

The property is located within a ¼ mile of the Santa Barbara Waterfront and is in fact in the S-D-3 Coastal Overlay Zone. Castillo Street, the primary street that serves the parcel, quickly transgresses commercial, residential, hotel, and park/recreation (Pershing Park) zones linking the Highway 101 interchange to the waterfront.

Directly across Castillo Street from the project is a 2-story motel located in the HRC-1 Zone. Directly straddling the half of the rectangular parcel closest to Castillo are residential properties (R4-Zoning). The property to the west, which does about the entire western property line of the subject site [211 Castillo Street and 210 Wilson Street] is a somewhat dated two (2) story apartment house whose architectural style is not consistent with Santa Barbara’s El Pueblo Viejo standards. The apartment houses employs on grade uncovered parking relegating much of this parcels open space to paving and asphalt.

The property to the east of the northern half of the subject site is also residential (Zoned R4) and is currently occupied by an older multi-family, two unit development. Much of the rear portion of this property is poorly maintained and occupied by deteriorating structures and debris.

The southwestern half (210 Wilson Street) of the project site has Pershing Park as its neighbor as the park adjoins the 190 ft. of the subject parcel’s easterly property line. It must be noted that the Public Parking field for Pershing Park is the predominant feature of the park that interfaces with this half of the project site. Fortunately, there is a significant landscape buffer between this public parking area and the project.

The Wilson Street alley serves the very southerly end of the site and provides another vehicular linkage to the property [Montecito Street]. Wilson Street serves two motel enterprises which are in the project vicinity and two other residential properties.

The project site presents a topography that slopes approximately six feet from Castillo Street to the Wilson Street alley. The property is in the Mission Creek floodplain and base flood elevations have been determined by the City's Building & Safety Department.

#### DESIGN CONCEPT

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Due to the configuration of the two parcels the proposed project is organized in a linear manner to accommodate the requirements for pedestrian and vehicular access. However, this linearity is deliberately obscured by extensions of the 2<sup>nd</sup> story architectural volumes over this paseo, and by the terracing of building mass in concert with the slope of the site's topography.

The paseo is located to the northwesterly side of the site and more or less mirrors the access/circulation space of the adjacent property on this side of the project. It provides for through access from Castillo to Wilson. As one moves down this paseo they engage a variety of both protected and open spaces that allow for a very legible interface with the residential entry and garage spaces.

The architectural volumes necessary to address the residential units are arrayed in a 2 and 3 story variegated manner along and over the paseo. The intention is to deliver a playful composition of scaled architectural elements and courts which appear to ramble along the axis of the site. Interspersed within this composition is a generous variety of balconies, terraces and decks, which not only serve to embellish the architecture but also to provide ample outdoor private living space for the residential units.

Third story mass is extremely limited comprising only 14% of the gross square footage and only occupying 18% of the site area. It is located in a way that facilitates compliance with the solar ordinance [SBMC 28.11]. An analysis of building heights in the surrounding area demonstrates that the proposed project would be contextually consistent to the general area. A number of one, two, and three story buildings can be found along Castillo Street. The project proposes a two story component along Castillo Street to create a project identity and size, bulk and scale response that fits nicely with the nature of Castillo and its immediate multi-family residential and hotel neighbors.

The architecture is consistent with the rich Andalusia heritage of Santa Barbara. A variety of elements are employed to articulate mass, provide scale, and in general deliver a development that enriches the context in which it is found.

Adhering to HLC requirements for this area, the project retains those features such as mission tile roofs, wrought iron detailing, smooth troweled plaster surfaces and decorative tile accents that are hallmarks design. The paseo, and its detailing, brings an intimate residential quality and hierarchy to the project. Landscaping will occur throughout the project using a Mediterranean xeriscape palette.

**Outdoor Living Space**

Outdoor living space requirements are met through application of private outdoor living spaces for each residential unit. Compliance with SBMC 28.21.081-a is achieved.

Per SBMC §28.21.081a(1)-(5) private outdoor living space shall be provided as follows:

<b>211 Castillo / 210 Wilson Street – Residential Private Outdoor Living Space Provided by Unit</b>			
<b>UNIT</b>	<b>TYPE</b>	<b>NET. SQ. FOOTAGE</b>	<b>PRIVATE OUTDOOR LIVING SPACE</b>
A	1 BR TOWNHOUSE	740	[ 262 on grade, 478 terrace &/or balcony]
B	1 BR TOWNHOUSE	161	[ 0 on grade, 161 terrace &/or balcony]
C	3 BR TOWNHOUSE	884	[ 384 on grade, 500 terrace &/or balcony]
D	3 BR TOWNHOUSE	858	[ 330 on grade, 528 terrace &/or balcony]
E	1 BR TOWNHOUSE	153	[ 0 on grade, 153 terrace &/or balcony]
F	3 BR TOWNHOUSE	833	[ 393 on grade, 440 terrace &/or balcony]

**Private Laundry Facilities**

*Pursuant to SBMC §27.13.060 either each condominium unit shall have its own laundry facilities, or a common laundry areas shall be provided....* In this project, each residential condominium shall be self-contained with private laundry, kitchen, and outdoor living spaces. Laundry and other private facilities are called on individual unit plans.

**Private Storage Space**

PRT Staff notes that.” *Each unit shall have at least 300 cubic feet of enclosed, weather-proofed and lockable private storage space provided in one location. This requirement is waived for units with enclosed garages.*” All residential condominium units in this project will have private, secured storage space provided on site as each unit has allocated private garage space.

**Planting Strips**

“SMBC §28.90.007.7 requires a three-foot wide planting strip along a driveway that abuts any main buildings on the same lot. Given the nature of the central paseo as a joint pedestrian and vehicular access to the residential units we are requesting that the HLC reduce or waive this requirement because alternative landscaping and designs are presented that result in a design composition that is equally effective. Please see the drawings for further detail.

### **Mailing Labels**

Three sets of mailing labels for property owners and tenants within 450 ft have been provided as part of this submittal.

### **ENVIRONMENTAL CONCERNS**

**Lighting.** The proposed project will include exterior lighting, for residential uses, for security measures, and to address the limited frontage on Castillo, and Wilson Streets. The lighting fixtures and placement will be consistent with City standards and be reviewed by the HLC. The project would not generate any significant smoke or odor.

**Geotechnical Study.** A Foundation Exploration has been developed for the site, specific to the proposed project parameters. Please see enclosed report from Pacific Materials Laboratory [ file no. 01-10734-2].

**Archaeological Phase I.** A Phase 1 study has been prepared by David Stone, M.A. and submitted for review by the HLC and is also submitted herewith.

**Acoustical Analysis.** An acoustical analysis has been requested by Staff in that the project site is located in an area exposed to a noise level of 60 to 65 dB(a). A report has been prepared by David Lord, Ph.D. [ **45dB.com** Acoustics and Noise ], evaluating noise levels for the project. Exterior decks on the units facing Castillo street will require mitigation to abate noise levels. The submitted design does not propose any decks or balconies facing Castillo. Please see report included herein.

**Trees.** All existing vegetation and trees will be removed from the subject site to develop the project. There are no significant species /trees with in the property boundary.

### **Anticipated Generation of Hazardous Materials**

The proposed project will not use or dispose of unusual hazardous materials.

### **Tentative Subdivision Map / CC & R**

A Tentative Subdivision Map (per Subdivision Map Act and SBMC Title 27) has been executed by Penfield and Smith and is included as part of this package. All engineering comments included in the PRT response letter have been included on the preliminary plat / civil design documents. As part of the subdivision map review and development of the final subdivision agreement, private CC & R's will be developed for all commonly shared features, including but not limited to shared sewer laterals, driveway maintenance, and a long term plan for handling of solid waste and recycling.

### **ENGINEERING DIVISION**

**New concrete curb, gutter and sidewalk.** Per Engineering requirements, the majority of curb, gutter and sidewalk fronting the project site will be replaced, as well as the incorporation of the new proposed driveway. These proposed improvements are indicated on the civil drawings which are included with the application.

**Trash and recycling.** The trash and recycling enclosures have been shown on the drawing set. Two 95 gallon container / carts are proposed, one for green waste and one for trash, for each residential unit.

### **FIRE DEPARTMENT**

**Fire Hydrant.** The closest existing fire hydrant is located across Castillo Street approximately 167 feet southeast of the easterly corner of the site on Castillo Street. [ Hydrant # G11-007 1463 gpm and 150 psi static pressure ]. There is also a hydrant at the southeast corner of Castillo and Montecito Streets. This hydrant is approximately 288 feet from the most northerly corner of the site [ Hydrant # G10 -039 1463 gpm and 150 psi static pressure. ], and another located near the intersection of Wilson and Montecito Streets [ Hyrant # G11 -009 1602gpm and 150psi static pressure ].

**Automatic Fire Sprinklers.** Per Fire Department standards, an automatic fire sprinkler system is required to be installed in all new buildings having floor areas in excess of 5,000 sf. In this particular project, fire sprinklers will be included in all buildings, including garage and attic spaces, and will be design for the specific occupancy they are servicing. Fire sprinklers will be provided under separate permit as a deferred submittal.

### **BUILDING AND SAFETY**

**ADA Accessibility.** All floor plans have been called out on the drawing set for Staff determination of accessibility requirements. This project will also comply with all “accessibility” requirements of the 2001 C.B.C. 101.17.9 and Chapter 11A, which applies to condominium buildings with four or more dwelling units:

- Site accessible routes of travel from the public way and/or parking to entrances and “common-use” areas will comply with 1107A and 1117A.
- All town home units will comply with SB 1025 which requires that at least 10% of the residential units shall be designed with an accessible path of travel to the primary entrance level and the public and common areas of each unit. Access shall also be provided to at least one bathroom on the primary entrance level.

**Code Analysis.** A preliminary code analysis has been provided as part of this submittal. See Appendix A.

**Soils Report.** As noted earlier in the response to Planning, a soils report has been included as part of the submittal package.

**Drainage.** A grading and drainage plan that addresses existing and proposed drainage patterns has been developed by Penfield and Smith Civil Engineers. Please see drawings for more detail.

## **TRANSPORTATION COMMENTS/RESPONSES**

**Vehicular Parking.** Vehicular parking requirements for the project have been addressed earlier in this letter and are also shown the plans.

**Parking Lay-out and Design / Site Plan Requirements.** Shown on plan-set.

## **DEMOLITION AND CONSTRUCTION TIMING**

### **Demolition**

Existing structures of approximately 4689 square feet will be razed as part of this proposal. All surrounding asphalt will also be removed. It is anticipated that demolition would take approximately 2 weeks to execute.

### **Grading / Cut and Fill Calculations**

Grading is estimated to take three weeks. Preliminary calculations based on proposed design indicate that the total cut from site will be approximately 560 cubic yards, and the fill will be 95 cubic yards. At this time it is anticipated that

one D-6 demolition tractor / dozer and one 10-yard dump truck will be required to complete the demolition. Up to 10 people may be on site at any one time.

### **Construction**

Construction is estimated to take approximately 16 months. It is anticipated that up to fifteen skilled workers will be on site at any given time. A construction trailer will be placed on site as well construction fencing and appropriate erosion control procedures. Equipment staging would occur within the boundary of the property.

We believe this proposal is ideally suited for this site. As an infill residential use project, the property presents significant opportunities to address many of the City's goals and policies for provision of housing in the downtown core. Some of the more valuable benefits of the proposed project include the following:

- Proposed residents of the project will have ready pedestrian access to service and retail amenities in the immediate area, as well as transit lines with more far-reaching citywide access.
- There will be a mix of one and three bedroom units, which will provide an array of downtown / Santa Barbara waterfront housing opportunities in an area with a diversity of uses and attractions [ e.g. beach, harbor, park, ].

We very much look forward to working with City staff to achieve an efficient completion of this application and a successful review with the Planning Commission as the merits of this proposal are made clear.

Sincerely,

Jan R. Hochhauser A.I.A.

Cc Chuck Butler

## APPENDIX A – Preliminary Building Code Analysis

PRELIMINARY BUILDING CODE ANALYSIS			
211 Castillo / 210 Wilson			
<b>Occupancies</b>	Residential (R-1)		Parking / Carports (U-1)
<b>Occupancy Separations</b>			
R-1 / U-1	1 hour		
<b>Construction Height and Allowable Area</b>			
R-1	Type V / N	12000 sf / 2-story Fire sprinklering Allows height increase to 3 story	Allowed by code
U-1	Type V / N	3000 sf / 1-story	Allowed by code
<i>Area separation wall as per 504.6 allows partitioning structure into two distinct buildings for the purposes of evaluating compliance with allowable area</i> Building A [ Castillo ] R-1 7000 / 12,000 sq.ft. + U-1 [ exempted as per 312.2.2-1] < 1 ok Building B [ Wilson ] R-1 8632 / 12,000 sq.ft. + U-1 [ exempted as per 312.2.2-1] < 1 ok			
<b>Table 5A</b>			
R-1	Type V / N	1 hour ext. walls	Openings not allowed less than five feet from property line
U-1	Type V / N	1-hour exterior walls	Openings not allowed less than three feet from property line
		less than 3 ft. from property line	

ACCESSIBLE UNIT [ UNIT F ] LOCATED ADJACENT GUEST PARKING SPACE WHICH IS VAN ACCESSIBLE



HISTORIC LANDMARK COMMISSION  
CASE SUMMARY

**MST2005-00277**

R- NEW CONDOS            211 CASTILLO ST

Page: 1

**Project Description:**

This is a revised project. The project consists of a proposal to construct a 14,761 square foot, six unit, 3-story condominium project including three 3-bedroom units and three 1-bedroom units, with 11 residential parking spaces and one guest parking space, all on a 17,050 square foot lot. The project also includes the demolition of a single family residence and garage at 211 Castillo Street and the demolition of a residential duplex and garage at 210 Wilson Street.

**Activities:**

**5/28/2008                    HLC-Concept Review (Continued)**

*(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission approval of a Tentative Subdivision Map.)*

**FOLLOWING ARE DRAFT MINUTES ONLY:**

*(5:05)*

*Present: Jan Hochhauser, Architect*

*Public hearing opened at 5:24 p.m.*

*Kellam de Forest, local resident, commented that, since this is at the border of Pershing Park, it seems the proposed project with three story elements is too large for the site. He inquired as to where in the surrounding area there may be other three-story buildings.*

*Public hearing closed at 5:25 p.m.*

*Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Commission supports the side yard encroachment. 2) Having open space in the middle of the project site would be preferred even if it means a front yard encroachment on Wilson Street. 3) There is more support for the previous massing scheme, with its building composition, expression of the fenestration, and massing. 4) The landscaping will be critical, including screening from both Castillo Street and the property to the north, and framing screening to the south. 5) The size, bulk and scale are generally acceptable, but there is an opportunity to observe the*

**Activities:**

story poles. 6) Minimize or avoid the use of solid roof covers over the outdoor living space on the third floor.

Action: Hausz/Naylor, 6/0/0. (Adams/Curtis/Pujo absent.) Motion carried.

Staff comment: The Commission will be notified when the story poles are placed at the site in preparation for the Planning Commission's June 19th site visit.

**11/1/2006 HLC-Archaeology Report**

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

(1:50)

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, due to the absence of prehistoric or historic cultural remains, the project is not expected to result in adverse impacts and no further archaeological measures are required.

Motion: The Commission accepts the report.

Action: Rager/Naylor, 7/0/0. (Hausz/Hsu absent.) Motion carried.

**11/1/2006 HLC-Archaeology Rpt Accepted**

PHASE 1 Archaeological Resources Report, prepared by David Stone, M.A., dated September 2001, received by City of SB Planning Division 10/20/06.

Report accepted by HLC FB 11-1-06; Staff recommendation: To accept with standard Discovery Condition to be on bulding permit plans.

**10/26/2006 HLC-Building Permit Conditions**

The following language shall be reproduced on the construction plans submitted for building plan check and the directives of this mitigation measure followed. The language should be on the plans prior to Final Approval:

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.

**Activities:**

*If a 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 a 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.*

**1/25/2006****HLC-Concept Review (Continued)**

*(Second Concept Review for continued comments on size, bulk, and scale of the proposed project.)*

*(COMMENTS ONLY; PROJECT REQUIRES ZONING COMPLIANCE REVIEW, ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)*

*(5:36)*

*Charles B Butler, Owner and Applicant, and Jan Hochhauser, Architect, present.*

*Public comment opened at 5:43 p.m.*

*Kellam De Forest expressed concern regarding the loss of views from Pershing Park through the construction of the proposed 3-story building in consideration of the Planning Commission's Visionary Plan supporting the retention of mountain views.*

*Public comment closed at 5:45 p.m.*

*Motion: Continued indefinitely (with generally favorably review) to the Planning Commission with the following comments: 1) Provide a view study on the impact of the project from Pershing Park toward the mountains. 2) The Commission feels the project has improved considerably over the previous proposal. 3) Study the elevations, making them more fluid and less formal and less stacking of the windows and fenestration with subtle changes. 4) Address treatment of garage openings which are deemed important. 4) The fenestration should be kept traditional. 5) At least one commissioner felt it important that there be a study to review breaking up the buildings to avoid the appearance of one big building.*

*Action: Hausz/Naylor, 7/0/0.*

**1/11/2006****HLC-Concept Review (Continued)**

*(Second Concept Review for continued comments on size, bulk, and scale of the proposed project.)*

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

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**Activities:**

**1/3/2006**                      ***HLC-Resubmittal Received***

*Resubmittal received.*

**6/8/2005**                      ***HLC-Concept Review (New)***

*(Applicant requests comments with regard to size, bulk, and scale of the proposed project.)*

*(COMMENTS ONLY; PROJECT REQUIRES ZONING COMPLIANCE REVIEW, ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)*

*(3:48)*

*Charles Butler, Owner; Jan Hochhauser, Architect; and Nigel Gomersall, Architect, present.*

*Motion: Continued indefinitely with the following comments: 1) The Commission appreciates the early project review. 2) The Commission appreciates the underground parking but would like to see less parking and more in-grade planting. 3) Reduce the mass, bulk, and scale. 4) Add more landscaping. 5) Simplify the building forms.*

*Action: Hausz/Pujo, 8/0/0.*

**45dB.com**

Acoustics and Noise

299 Albert Drive

San Luis Obispo

CA 93405

[dl@45dB.com](mailto:dl@45dB.com)

David Lord, Ph.D.

*Principal Consultant*

September 12, 2006

## Sound Level Assessment

RE:

Proposed Condominium Complex  
211 Castillo Street  
Santa Barbara, CA

Requested by :

Hochhauser Blatter Architecture & Planning  
122 E. Arrellaga  
Santa Barbara, CA 93101

### Description and Noise Criteria:

The boundary dimensions, street locations, plans and elevations used in this noise analysis are taken from architectural drawings and a boundary and topographic site survey supplied by Hochhauser Blatter Architecture and Planning, undated. The primary potential noise issue is the transportation source of Castillo Street to the east and secondarily Pershing Park to the south of the site. The potentially affected areas and the sound level findings are described in text and figures on the following pages.

With regard to land use, potential noise conflict and noise mitigation measures, the noise level standards contained in the Uniform Building Code and the Noise Element of the City of Santa Barbara General Plan, are used to evaluate the outdoor activity areas and residential unit layout and construction. The maximum acceptable noise exposure (Day-Night Average Level, LDN) is:

interior = 45 dBA

exterior = 60 dBA, normally

### Existing Sound Levels

The existing sound levels at the east boundary (Station "A") and south boundary (Station "B") of the proposed residential unit development were measured Friday and Saturday, September 1 and 2, 2006 (see Figure 1 for location of sound level measurement). These two days were chosen for

maximum summertime sound levels from any potential transportation or recreation activities near the proposed development. Sound levels were measured every ten seconds continuously for 24 hours and the Day Night Level (LDN) was derived from the measurements. LDN is a single-number value that determines acceptability in the planning standards and in the Noise Element of the General Plan for the City of Santa Barbara. Instantaneous noise peaks and valleys of a short time period (shown on pages 8 and 9 of this report) have only little individual influence on the overall daily LDN value. LDN values for the two measurement locations are shown on page 10. Wind speed can play a role in accuracy of measurements, and windspeeds for the two days of measurement are shown on page 11. Wind speed was marginally high during a few afternoon hours on Friday, September 1, but the results were examined for wind noise and judged to be acceptable.

The values from each measurement station were used to construct existing and future noise contour maps for the site, using CADNA noise mapping and prediction software. The existing and future noise contour maps are shown on pages 6 and 7. Future sound levels at the east side are expected to grow slightly along with the growth in Average Daily Traffic. As sound level is a logarithmic value, it will require an estimated decade of growth in average daily traffic volume to result in an additional one dBA of LDN sound level increase.

Castillo Street is a moderate-to-heavy level transportation noise source, traveled by cars, trucks, and motorcycles, with a direct noise impact on the proposed condominium east elevation. The traffic flows at about 25 to 35 m.p.h. and consists of about 15 percent truck traffic, half of which are medium trucks (having two axles and six wheels). Because of their noise characteristics, buses and motorcycles are included in the medium truck category. The remaining half of the truck traffic is heavy trucks, having three or more axles and designed for the transportation of cargo with a gross weight greater than 25,000 lbs.

The intersection of Castillo St. and West Montecito St., with resulting deceleration and acceleration of traffic, adds a small amount to the transportation noise load. Seasonal variations in traffic may be evident, due to the nearby commercial areas, which will contribute to somewhat higher traffic density during the holiday season. However, this would be at a time when residential unit windows may be shut due to cooler weather. Average Daily Traffic (ADT) is shown by City of Santa

Barbara Public Works Department to be 19,500 on this segment of Castillo Street. CalTrans lists ADT of 26,500 for State Highway 225 near this location (for postmile 4.5) that is higher than the above figure. Noise modeling is based on the higher level of traffic, representing the worst case.

### **Conclusion**

Both northbound and southbound travel lanes of Castillo Street will be visible from the second and third floor of the proposed residential units. Noise from Pershing Park to the south of the site is not judged to be as significant in comparison to Castillo Street. The LDN sound level at the east side of the site, at the proposed east elevation, at five feet above grade level and higher is greater than the allowable LDN = 60 dBA. Sound level increases with elevation above grade for potential second floor or higher dwelling units. Therefore, noise mitigation for habitable spaces and outdoor activity areas facing Castillo St. is required in order to meet building code and General Plan requirements.

### **Recommended Outdoor Activity / Deck Front / Balcony Construction.**

Outdoor activity areas are required by the Noise Element to have less than LDN = 60 dBA sound levels. For all proposed outdoor activity spaces facing Castillo Street, the following construction specification will result in the required performance of less than 60 dBA exterior noise level:

Proposed outdoor porches or patios require a vertical, solid noise barrier wall six feet high with reference to nearby finish floor elevation. Second floor and above balconies or decks require a vertical, solid noise barrier wall three feet high with reference to finish floor elevation, with no openings or gaps facing the noise source. The patio or deck wall facing the noise source shall have a minimum ¾ inch solid thickness, sealed with non-hardening acoustical sealant at all edges, seams and construction joints. However, if glazing is used for this wall, the glazing shall be minimum 1/2 inch thick laminated glass (three unequal layers: ¼", 0.060 innerlayer, 3/16"). Floor drains facing the noise source shall have a 90 degree bend incorporated in their design, with one opening facing away from the transportation noise source.

### **Recommended Construction for East-facing Elevations.**

The following construction specification will result in an acoustical performance of less than LDN = 45 dBA interior noise level along the east elevation, where construction assemblies face the transportation noise source. Noise mitigation may fail to perform if each and every following recommendation is not followed. A small crack or air leak in the construction may completely compromise all other sound-proofing.

**Vents and roof penetrations:** Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north, west and south elevation) wherever possible. If kitchens or bathrooms are located on the east side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening.

**Walls:** Only the east-facing exterior walls closest to the transportation noise sources require mitigation. The wall enclosing habitable spaces nearest the noise source shall be constructed with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For instance, stucco exterior or fiber-cement panel siding, with 30 pound felt on 5/8" sheathing, on 2" x 6" stud walls with R-21 fiber glass batt insulation, a 1/2" layer of interior sound deadening board (Homasote 440 Sound Barrier or equivalent), and a layer of 5/8" Type X Gypsum Board will provide an S.T.C. rating of 30 or greater. Metal studs are preferable to wood studs for noise resistance.

Construction of the east-facing walls must include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Apply Homasote 440 Sound Barrier directly to the interior side of conventional 2" x 6" framing, 16" o.c. using 5d adhesive coated nails. Space nails 3/8" from edges, 6" apart around panel edges and 12" apart on each stud in panel field. Countersink all nails at least 1/16" below surface. Provide a gap of 1/8" between abutting edges, 1/4" between floor and ceiling. Using a good grade drywall laminating compound and a notched trowel, apply a 6" wide strip down the vertical center of 5/8" thick Type X Gypsum Board and a 6" wide strip down each side, 2" away from edges. Apply the compound coated Gypsum Board directly to the 440 Sound Barrier. Avoid coinciding butt joints of Gypsum with 440 Sound Barrier joints. Secure Gypsum with double headed nails, or bracing, until laminating compound sets. Apply resilient acoustical sealant (Johns Manville or equivalent) to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. Seal all peripheries and apertures and joints around windows.

**Acoustic Leaks:** Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east sides of the dwelling units nearest transportation noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on east-facing walls shall be insulated, sealed and caulked with expanding foam and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

**Windows:** To meet the interior LDN 45 DBA requirements, windows for habitable spaces on all floors of affected west elevation facing the noise source shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 35 or better, as determined in testing by an accredited

acoustical laboratory. An example that meets this requirement is Milgard Quiet Line windows with laminated glass.

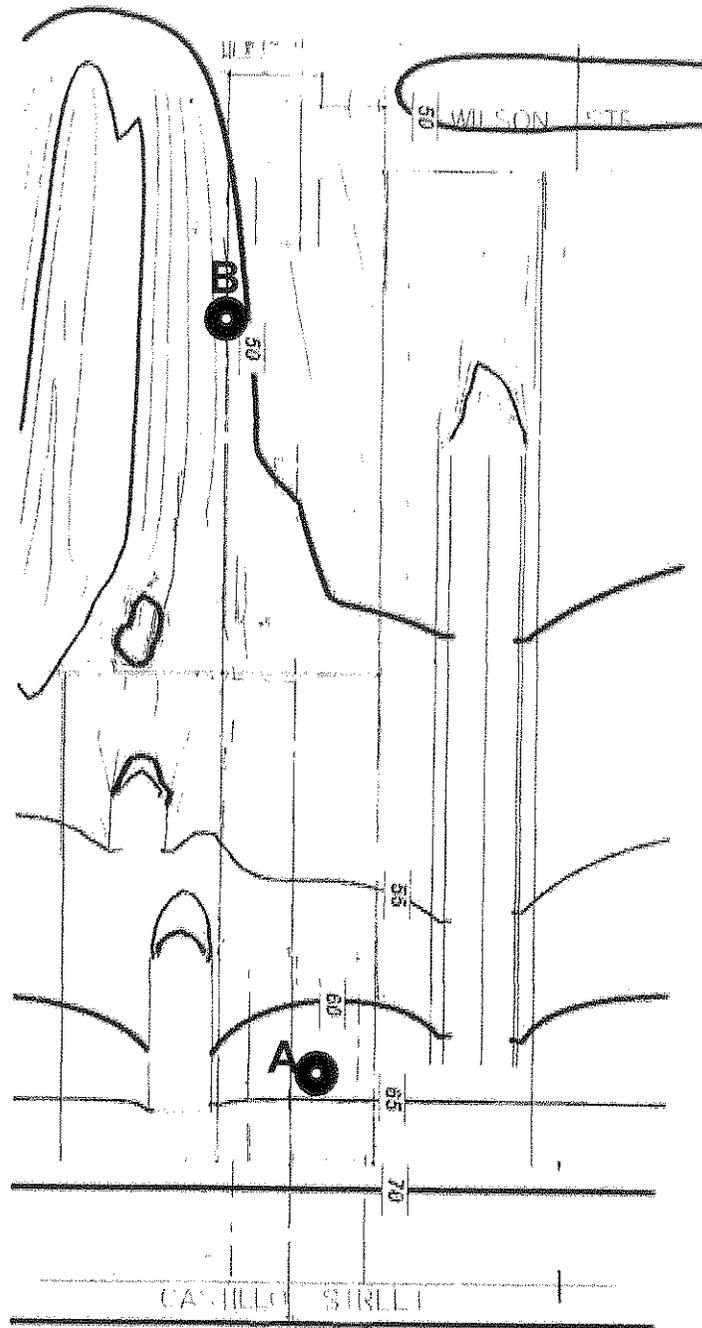
**Doors:** More than 90% of all exterior noise comes in through windows and doors. To meet the interior LDN 45 DBA requirements, doors directly facing the noise source shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall S.T.C. rating of 35 or better, as determined in testing by an accredited acoustical laboratory.

SIGNED: \_\_\_\_\_

*David Lord*

for 45dB.com

September 12, 2006

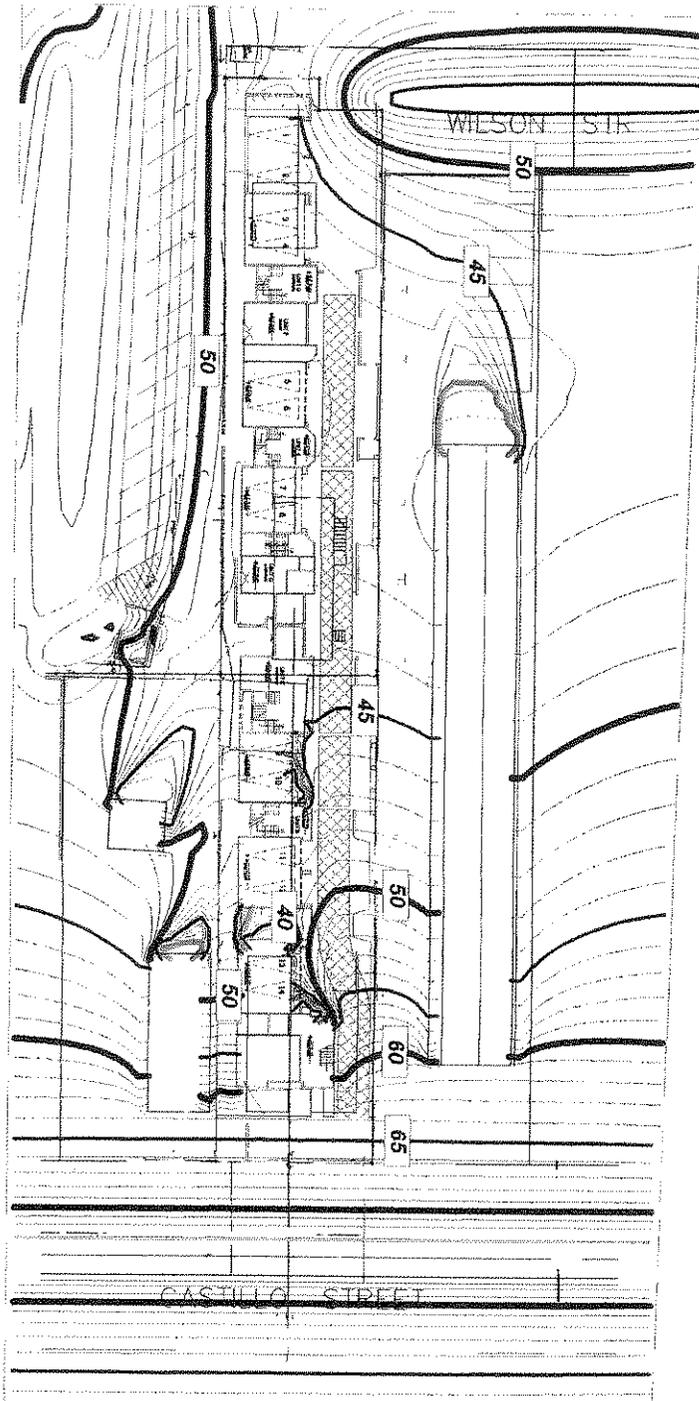


Existing noise contour map with no buildings on site.

September 1 - 2, 2006  
**45dB.com Acoustics and Noise**  
 San Luis Obispo, CA 93405  
 tel 805.549.8046

**211 Castillo St.**  
**Noise Contour Map**  
 LDN = 24 hour Day / Night Level

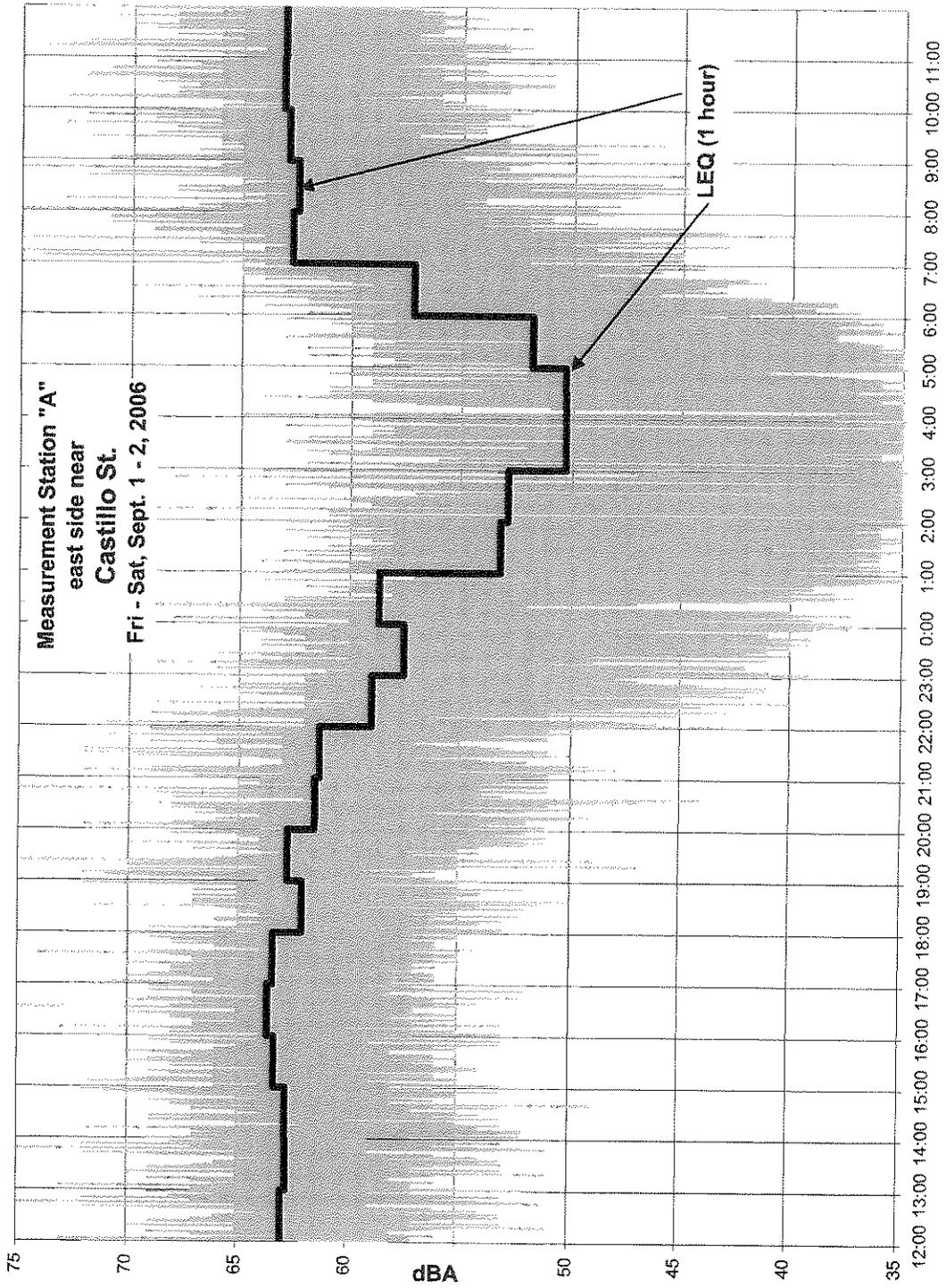
**A**  Long Term Measurement

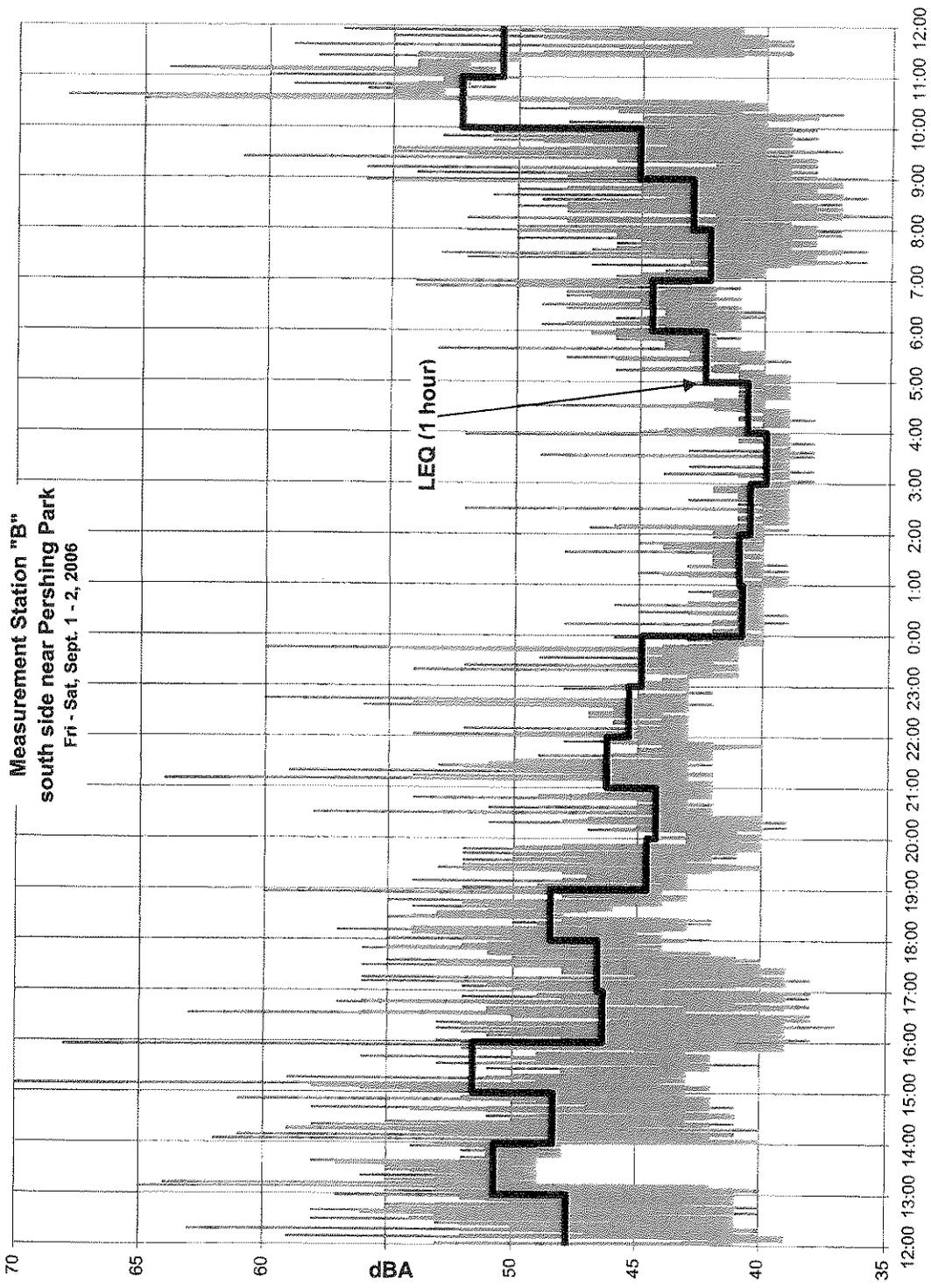


Future noise contour map with proposed buildings in place

45dB.com Acoustics and Noise  
 San Luis Obispo, CA 93405  
 tel 805.549.8046

211 Castillo St.  
 Noise Contour Map  
 LDN = 24 hour Day / Night Level





**LDN Calculation**

**45dB.com**

David Lord, Principal Consultant

**211 Castillo St.**

**Santa Barbara, CA**

5 feet above existing grade

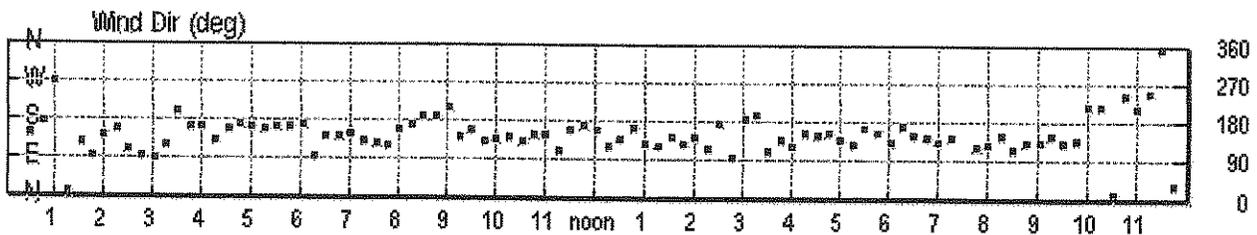
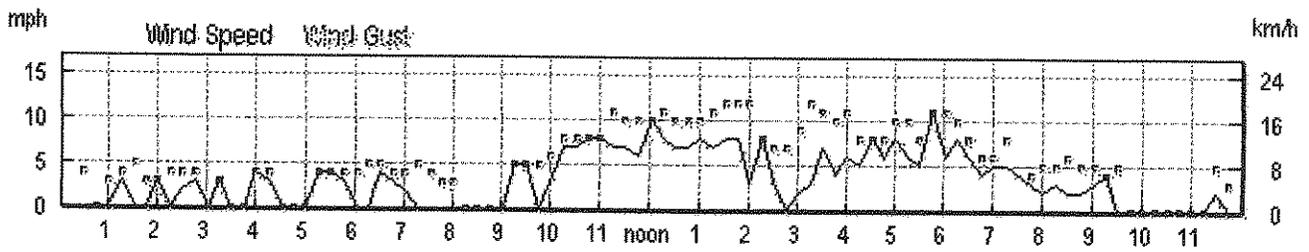
**Facing PershingPark** Sept 1 - 2, 2006

5 feet above existing grade

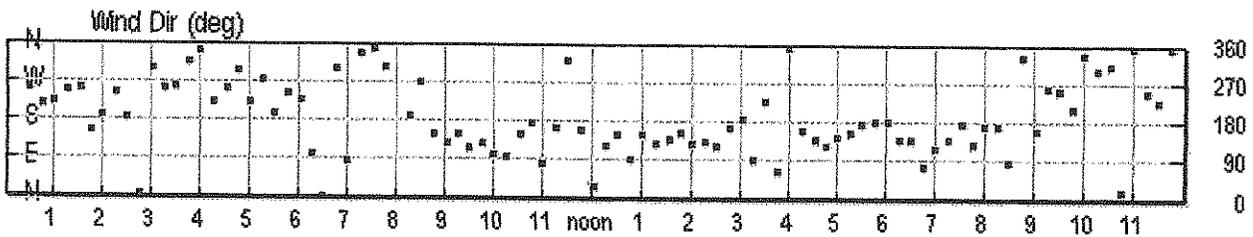
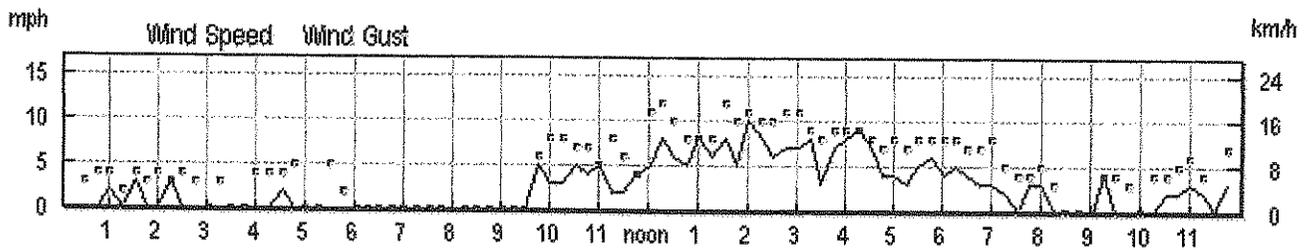
**Facing Castillo St**

LEQ (hour) calculated from 10 second continuous measurements

	dB	hour		dB	hour
Calculated DAY LEQ:	42	0700		63	0700
Calculated DAY LEQ:	43	0800		62	0800
Calculated DAY LEQ:	45	0900		63	0900
Calculated DAY LEQ:	52	1000		63	1000
Calculated DAY LEQ:	51	1100		63	1100
Calculated DAY LEQ:	48	1200		63	1200
Calculated DAY LEQ:	51	1300		63	1300
Calculated DAY LEQ:	48	1400		63	1400
Calculated DAY LEQ:	52	1500		63	1500
Calculated DAY LEQ:	46	1600		64	1600
Calculated DAY LEQ:	47	1700		63	1700
Calculated DAY LEQ:	49	1800		62	1800
Calculated DAY/EVE. LEQ:	45	1900		63	1900
Calculated DAY/EVE. LEQ:	44	2000		62	2000
Calculated DAY/EVE. LEQ:	46	2100		61	2100
Calculated NIGHT LEQ:	45	2200		59	2200
Calculated NIGHT LEQ:	45	2300		57	2300
Calculated NIGHT LEQ:	41	0000		59	0000
Calculated NIGHT LEQ:	41	0100		53	0100
Calculated NIGHT LEQ:	41	0200		53	0200
Calculated NIGHT LEQ:	40	0300		50	0300
Calculated NIGHT LEQ:	41	0400		50	0400
Calculated NIGHT LEQ:	42	0500		52	0500
Calculated NIGHT LEQ:	45	0600		57	0600
(penalty added for evening or night hours)					
<b>LDN:</b>	<b>50</b>	<b>dB</b>		<b>64</b>	<b>dB</b>
<b>C.N.E.L.:</b>	<b>51</b>	<b>dB</b>		<b>65</b>	<b>dB</b>



September 1, 2006



September 2, 2006

Wind speed and wind direction, nr. Las Positas Park.

## APPENDIX I: Notes, Definitions

**ADT (Average Daily Traffic Count)** Annual average daily traffic is the total volume for the year divided by 365 days. For CalTrans, the traffic count year is from October 1st through September 30th. Traffic counting is generally performed by electronic counting instruments moved from location to location throughout the State in a program of continuous traffic count sampling. The resulting counts are adjusted to an estimate of annual average daily traffic by compensating for seasonal influence, weekly variation and other variables which may be present.

Data for State Highway 225 is taken from Traffic and Vehicle Data Systems Unit, California State Highway System. <http://www.dot.ca.gov/hq/traffops/saferecr/trafdata/2004all.htm>

**Sound Level, dB:** Sound level - Ten times the common logarithm of the ratio of the square of the measured A-weighted sound pressure to the square of the standard reference pressure of 20 micropascals, SLOW time response, in accordance with ANSI S1.4-1971 (R1976) Unit: decibels(dB).

**dBA or dB(A):** A-weighted sound level. The ear does not respond equally to all frequencies, but is less sensitive at low and high frequencies than it is at medium or speech range frequencies. Thus, to obtain a single number representing the sound level of a noise containing a wide range of frequencies in a manner representative of the ear's response, it is necessary to reduce the effects of the low and high frequencies with respect to the medium frequencies. The resultant sound level is said to be A-weighted, and the units are dBA. The A-weighted sound level is also called the noise level. A-weighted, slow response time measurements are used for this assessment.

**CNEL / LDN:** Since the sensitivity to noise increases during the evening and at night—because excessive noise interferes with the ability to sleep—a 24-hour descriptor has been developed that incorporates an artificial noise penalty added to quiet-time noise events. The Community Noise Equivalent Level, CNEL, is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7 - 10 p.m.) and a 10 dB addition to nocturnal (10 p.m. - 7 a.m.) noise levels. The Day-Night Average Sound Level, LDN, is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this 3-hour period are grouped into the day-time period with no dB penalty.

**Time weighting:** Different, internationally recognized, meter damping characteristics are available on sound level measuring instruments: Slow (S), Fast (F) and Impulse (I). In this community sound level measurement, the Fast (F) response time is used.

**LEQ** Because sound levels can vary markedly in intensity over a short period of time, some method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, one describes ambient sounds in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called LEQ. In this report, both a 15 minute and an hourly period is used.

**Subjective Loudness Changes.** In addition to precision measurement of sound level changes, there is a subjective characteristic which describes how most people respond to sound:

A change in sound level of 3 dBA is *barely perceptible* by most listeners.

A change in level of 6 dBA is *clearly perceptible*.

A change of 10 dBA is perceived by most people as being *twice* (or *half*) as loud.

## Appendix II: Instrument Specifications

### Wind Measurement

Wind speed and direction were gathered throughout the measurement period at the Bel Air Knolls, Santa Barbara Weather Station listed below. Sound level measurements become less reliable when average wind speed is greater than 11 m.p.h. at the measurement site. Wind protection for all microphones was in place at all times.

Weather Station: KCASANTA23 Bel Air Knolls, Santa Barbara, CA Elevation: 70 ft  
Station Hardware: Oregon Scientific WMR968 Software: VWS V12.07 Distance Calculation Results: between 211 Castillo St. (34.4099N 119.6963W) and weather station (34.4190N 119.7400W) is 2.57 statute miles This calculation assumes the earth is a perfect sphere with a radius of 3963.1 statute miles

### Sound Level Meters

**Precision of Sound Level Meters.** The American National Standards Institute (ANSI) specifies several types of sound level meters according to their precision. Types 1, 2, and 3 are referred to as "precision," "general-purpose," and "survey" meters, respectively. Most measurements carefully taken with a type 1 sound level meter will have an error not exceeding 1 dB. The corresponding error for a type 2 sound level meter is about 2 dB. The sound level meters used for measurements shown in this report are Larson-Davis Laboratories Model 812 and Model 820. These meters meet all requirements of ANSI s1.4, IEC 651 for Type 1 accuracy and include the following features:

110 dB dynamic range for error free measurements.  
Measures FAST, SLOW, Unweighted PEAK, Weighted PEAK, Impulse,  $L_{eq}$ , LDOD, LOSHA, Dose, Time Weighted Average, SEL,  $L_{max}$ ,  $L_{min}$ ,  $L_{DN}$ .

Time history sampling periods from 32 samples per second up to one sample every 255 seconds.

Field calibration of the meter is accomplished before and after all field measurements with an external calibrator. Laboratory calibration of the all instruments is performed at least biannually and accuracy can be traced to the U.S. National Institute of Science and Technology standard.

### Type 1 Sound Level Meter Used for this Study:

Larson Davis model 812 Sound Level Meter, Serial Number 0433.  
Factory calibrated, Certificate Number 2006-77140  
Certificate of Calibration and Conformance issued 07 FEB 2006  
Preamp 828, Serial Number 1482  
Factory calibrated, Certificate Number 2006-77138  
Certificate of Calibration and Conformance issued 07 FEB 2006  
Microphone 2560, Serial Number 3153  
Factory calibrated, Certificate Number 2006-76883  
Certificate of Calibration and Conformance issued 09 FEB 2006.

The above instruments meet factory specifications per ANSI S1.4 1983.

### Calibrator used in this study

Larson Davis CA250 Acoustic Calibrator, Serial Number 1931. Certificate of Calibration and Conformance, Certificate Number 2006-66284. Factory Calibrated on 01-22-2006. The instrument meets factory specifications per Procedure D0001.8192. The instrument was found to be in calibration as received. Full calibration report available on request.

### **Appendix III: Sound Level Measurement and Analysis Protocol:**

Two nationally recognized sound level protocols are followed; the first is the Caltrans Traffic Noise Analysis Protocol. The second protocol is defined in American Society for Testing and Materials (ASTM) in their E 1014 publication.

The Caltrans Traffic Noise Analysis Protocol and Technical Noise Supplement, October 1998, contains Caltrans noise policies that fulfill the highway noise analysis and abatement/mitigation requirements stemming from California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The Protocol recognizes the profound effect of meteorological conditions on traffic noise levels. Any before and after comparisons of noise data should therefore be matched as carefully as possible by meteorological conditions in order to be meaningful. Consideration is given in this study to the following variables described in The Protocol:

- Measurement Times
- Measurement Duration
- Number of Measurement Repetitions
- Noisiest Hour for Highway Traffic
- Adjusting for other-than-noisiest Hour
- Normalizing Measurements for Differences in Traffic Mixes and Volumes

The ASTM protocol procedures and standards applicable to this project are met or exceeded for sound level measurements shown in this report. The standards of E 1014 are exceeded by using Type 1 sound level meters for all measurements in this report instead of the less accurate Type 2 meters called for in the standard. Therefore, the precision of the measurements in this report is likely to be better than +/- 2 dB as stated in ASTM E1014.

The ASTM E 1014 publication is not widely available and is excerpted with annotations in this Appendix for further information:

#### **ASTM E 1014 - 84 (Reapproved 2000)**

##### **Standard Guide for Measurement of Outdoor A-Weighted Sound Levels**

This standard is issued under the fixed designation E 1014; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval.

#### **1. Scope**

1.1 This guide covers the measurement of A-weighted sound levels outdoors at specified locations or along particular site boundaries, using a general purpose sound-level meter.

1.2 Three distinct types of measurement surveys are described:

1.2.1 Survey around a site boundary,

1.2.2 Survey at a specified location,

1.2.3 Survey to find the maximum sound level at a specified distance from a source.

1.3 Since outdoor sound levels almost always vary with time over a wide range, the data obtained using this guide may be presented in the form of a histogram of sound levels. The data obtained using this guide enables calculations of average or statistical sound levels for comparison with appropriate criteria.

#### **2. Referenced Documents**

C 634 Terminology Relating to Environmental Acoustics.

2.1 ASTM Standards

2.2 ANSI Standard S1.4 Specification for Sound Level Meters'

### 3. Terminology

3.1 Definitions—For definitions of terms used in this guide,

see Terminology C 634.4

3.2 Definitions of Terms Specific to This Standard:

3.2.1 barrier - any obstacle that blocks the line-of-sight between a source and a receiver or a measurement location.

3.2.2 impulse noise - a brief, intrusive sound, such as that associated with a tire blowout, operation of a power press, the discharge of a firearm, or a shout.

3.2.3 measurement set—the set of data obtained at a measurement location during a specific time period. For the types of measurements covered by this guide, evaluation of a site may require several measurement sets. The time period is flexible but should not extend beyond the time when the conditions influencing noise, or atmospheric conditions affecting noise propagation, are reasonably uniform. As an example, a significant change in traffic density or start-up of a machine indicates the beginning or end of a measurement set.

### 4. Significance and Use

4.1 There are numerous situations for which outdoor sound level data are required. These include, but are not limited to, the following:

4.1.1 Documentation of sound levels before the introduction of a new sound source (for example, assessment of the impact due to a proposed use).

4.1.2 Comparison of sound levels with and without a specific source (for example, assessment of the impact of an existing source).

4.1.3 Comparison of sound levels with criteria or regulatory limits (for example, indication of exceedance of criteria or non-compliance with laws).

4.2 This guide provides a means for selecting measurement locations, operating a sound level meter, documenting the conditions under which the measurements were performed, and recording the results.

4.3 This guide provides the user with information to (1) make and document the sound level measurements necessary to quantify relatively steady or slowly varying outdoor sound levels over a specific time period and at specific places and (2) make and document the physical observations necessary to qualify the measurements.

4.4 The user is cautioned that there are many non-acoustical factors that can strongly influence the measurement of outdoor sound levels and that this guide is not intended to supplant the experience and judgment of experts in the field of acoustics. The guide is not applicable when more sophisticated measurement methods or equipment are specified. This guide, depending as it does on simplified manual data acquisition, is necessarily more appropriate for the simpler types of environmental noise situations. As the number of sources and the range of sound levels increase, the more likely experienced specialists with sophisticated instruments are needed.

4.5 This guide can be used by individuals, regulatory agencies or others as a measurement method to collect acoustical data for many common situations. The data are obtained in the form of a histogram, a graph, or a table indicating the number of occurrences of each sound level observed during the measurement. Criteria for evaluating or analyzing the data obtained are beyond the scope of this guide.

4.6 Note that this guide is only a measurement procedure and, as such, does not address the methods of comparison of the acquired data with the specific criteria. No procedures are provided for estimating or separating the influences of

two or more simultaneously measured sounds. This guide can be useful in establishing compliance when the measured data are below a specified limit.

4.7 Paragraph 8 2.1 outlines a procedure that can be used for a survey of the site boundary; paragraph 8.2.2 for a survey of specified monitoring points; and paragraph 8.2.3 for determining the location and magnitude of maximum sound level.

## **5. Apparatus**

### 5.1 Acoustical Measurements:

5.1.1 Sound Level Meter (required), Type 2, as defined by ANSI S 1.4-1971 preferably with an a-c output port to permit the use of headphones.

5.1.2 Microphone Windscreen (required), recommended by the sound level meter manufacturer.

5.1.3 Acoustical Calibrator (required), with adaptors necessary to fit the microphone.

5.1.4 Set of Headphones (desirable), compatible with and electrically connected to the a-c output of the sound level meter. Monitoring the output of the sound level meter with headphones may enable the operator to detect equipment malfunctions or anomalies in the data caused by wind, humidity, and electrical interference.

5.1.5 Tripod (desirable), to ensure a steady and repeatable microphone position.

### 5.2 Physical Measurements:

5.2.1 To assure an accuracy of 1 dB in values derived from these measurements, the accuracy of distance measurements must be within 5 %. Any instrument that provides this degree of accuracy is satisfactory.

5.2.2 Pocket compass, used for site layout work and for determination of wind direction.

5.2.3 Site Map (optional).

5.3 Meteorological Measurements: the many available general-accuracy meteorological instruments may be used in order to enable the measurement of:

5.3.1 Wind speed (5-km/h or 2.5-mph increments),

5.3.2 Wind direction (in octants),

5.3.3 Relative humidity (in 10 % increments).

5.3.4 Dry bulb temperature (in 2° C or 5°F increments).

## **6. Calibration**

6.1 The calibration of the sound level meter shall be checked using an acoustical calibrator immediately before and after each measurement set in a manner prescribed by the manufacturer. Adjustments, if required shall be made at this time. Calibration shall also be verified if the sound level meter is abused (dropped, etc.). If the change in the calibration reading, as shown on the sound level meter, is 1 dB or greater, the data gathered since the preceding calibration are considered invalid and should be discarded.

6.2 The sound level meter and the acoustical calibrator shall have been thoroughly calibrated with equipment traceable to the National Institute of Standards and Technology within 1 year before the survey. Included in this calibration shall be checks of frequency response, amplifier sensitivity, internal noise, and verification of correct operation of meter circuits and microphone.

## **7. Interference**

7.1 Wind may influence sound level measurements even with a windscreen in place, particularly at wind speeds above 20 km/h (12 mph). Manufacturers' instructions shall be followed with respect to meter limitations under windy conditions. When wind speeds approach or exceed 20 km/h, headphones shall be used to monitor the sound level meter output or the sound level meter indicator shall be carefully observed to determine if fluctuations correspond to wind speed or actual sound sources. Data obtained during intervals when wind is influencing the measurements shall not be used. No measurements shall be made when steady wind speeds exceed 20 km/h.

7.2 Measurable precipitation almost always influences outdoor sound levels. For example, tires rolling on a paved surface result in higher sound levels when the pavement is wet. Also, fallen snow may affect the propagation of sound so that sound levels may be different with and without fallen snow. For these reasons, making measurements during precipitation or when pavement is wet or snow covered is discouraged. If it is necessary to obtain data when ground surfaces are wet or snow covered, the conditions shall be carefully described in the report. High humidity can influence certain microphones: manufacturers' instructions should be closely followed under these conditions.

7.3 This guide is not intended to evaluate impulse noise because Type 2 sound level meters operating in "fast" or "slow" modes do not accurately or precisely measure impulse noise. If occasional impulses occur during the survey, estimation of their magnitude may be attempted using the fastest available meter response, either "fast," or "impulse." The maximum meter reading, the meter response setting, and the repetition rate within the measurement set shall be reported. Whenever most of the sound level meter readings in any measurement set are influenced by impulse noise, this guide shall not be used.

7.4 Occasionally it is necessary to measure sources of pure tone noise perceived as a "buzz," "hum," or "whistle." Since both the operator's body and reflections can significantly influence the sound level meter indication when tones are present the report must include observations of tonal noise when present.

7.5 Electromagnetic radiation from high voltage transmission lines, or strong television or radio signals may affect they sound level meter indication. The operator should use caution when these are nearby. Such electrical interference problems, he they occur, might result in wild and unexpected swings of the sound level meter indicator or upward indications even when the instrument is turned off. These effects may be audible through monitoring headphones. This is the most effective way to detect these conditions and other anomalies.

7.6 Temperature inversions and other meteorological conditions may strongly influence the propagation of sound over long distances. Therefore, when sound from sources at horizontal distances of about 500 m (1600 ft) or more need to be measured, an acoustical specialist should be consulted.

7.7 During certain times of the year, naturally occurring sounds such as from birds or insects (crickets, locusts) may dominate A-weighted sound levels particularly during evening and nighttime periods. Such noises should be noted in the report. Where possible, an effort may be made to document their influence by making measurements at different times or different locations to document conditions with and without such naturally occurring sound.

## **8. Procedure**

8.1 Preparation of Equipment - Prepare the sound level meter for use as follows:

8.1.1 Check the battery condition indicator (recheck every 15 to 30 min during the measurement set). Check and calibrate instrument clock with time.nist.gov time signal.

8.1.2 Verify calibration of the sound level meter in accordance with the manufacturer's instructions

8.1.3 Place the windscreen over the microphone.

8.1.4 Set the weighting to "A."

8.1.5 Set the response to "slow" or as required in 7.3 (unless otherwise specified).

8.1.6 Select a range so that the sound level meter reading is on scale.

8.1.7 Support the instrument and orient the microphone in accordance with the manufacturer's instructions. In the absence of a specified height, position the microphone between 1.2m (4 ft) and 1.5m (5 ft) above the ground.

## 8.2 Selecting Measurement Locations and Times:

8.2.1 Survey Around a Site Boundary -Follow procedures in 8.2.1.1 - 8.2.1.5 when it is necessary to measure A-weighted sound levels at the boundary of a site.

8.2.1.1 Select the time periods of the survey. In general, the time of day that each measurement set is obtained should be such that the sound levels are representative of a specific condition. The period of operation of a time-varying or time-restricted source may also dictate the time to measure. In the absence of specified time periods the following shall apply: day (7 am through 7pm), (2) evening (7 pm through 10pm.) and (3) night (10 pm through 7 am).

(1) Unless otherwise specified, at least one measurement set within each time period should be taken. For example, if the source is predominantly traffic noise, it may be useful to subdivide the daytime period into "rush" hours (that is, from 7 to 9 am and from 4 to 6 pm and "non-rush" hours for purposes of comparing noise levels with and without peak traffic flow.

(2) Both a weekday (Monday to Friday) and a weekend day (Saturday or Sunday) should be monitored if a difference in sound levels is expected unless otherwise specified. Whenever a particular noise source tends to dominate the measured sound level only intermittently, the survey shall include periods with and without the source present, as two different measurement sets.

8.2.1.2 The sound level meter may be used in selecting the locations on the basis of sound level. For each time period, walk the site boundary, measure and note the trend of sound levels. Select a minimum of two locations to meet one or more of the following:

(1) Local maximum, the location where the highest A-weighted sound level is observed.

(2) Local minimum, the location where the lowest A-weighted sound level is observed.

8.2.1.3 Alternatively, locations may be selected for other reasons:

(1) Sensitive Locations, considering sound sources and receivers either inside or outside the site, including upper floors of nearby structures.

(2) Locations Nearest to a Community, considering sound sources within the site.

(3) Intermediate Locations, locations selected so that the indicated sound level at adjacent locations might not differ by more than 5 dB.

(4) Other Locations (1) so that locations are separated by no more than one-half the site perimeter, (2) so that such conditions as variable terrain, acoustical barriers adjacent to site activities, and presence of adjoining structures are considered.

Note 1 -The location of the microphone, relative to barriers and large reflecting surfaces influences they indicated sound level. It is extremely important to record the location of the microphone relative to other objects.

(5) Measurement locations should be chosen so that they are at least 1.5 m (5 ft) apart.

8.2.1.4 Measure the sound levels at each location in accordance with 8.3.1.

8.2.1.5 Measure the meteorological conditions in accordance with 8.3.2.

8.2.2 Survey at a Specified Location—Follow procedures in 8.2.2.1- 8.2.2.3 for those surveys where a particular sound source is being evaluated. These steps can be used to determine compliance with a criterion given in terms of A-weighted sound level at a specified location relative to the source. When a local ordinance or other requirement states

the exact location of the microphone (that is, "4 ft from the center of the building facade and 4 ft off the ground"), these steps are applicable,

8.2.2.1 Select the time period(s) for the survey in accordance with 8.2.2.1. Note the period and the day of week the survey is conducted. An additional measurement set is recommended during the same time period with the source not operating. When a specific noise source is being evaluated, specify its mode of operation clearly for each measurement. For example, if the equipment cycles on and off, the sound levels and duration should be reported for each cycle.

8.2.2.2 Measure the sound levels at each location with and without the source operating in accordance with paragraph 8.3.1.

8.2.2.3 Measure the meteorological conditions in accordance with 8.3.2.

8.2.3 Survey to Find the Maximum Sound Level at a specifies Distance from a Source - follow procedures in 8.2.3.3 when a particular noise source is being evaluated and the applicable criterion specifies the maximum sound level at a given distance from the source. When an ordinance or regulation states that the microphone must be located at a fixed distance from the source (that is "10 ft. from the cooling tower in any direction, etc."), this measurement procedure should be used.

8.2.3.1 Select the time period of the survey from those given in accordance with 8.2.1.1. Note the period and the day of week the survey is conducted and the operating mode of the source, including- off.

8.2.3.2 Walk slowly and quietly along points at the specified distance from the source while measuring the sound level. Obtain a measurement set in accordance with 8.3.1 at the position where the A-weighted sound level from the test source appears highest. Repeat the measurements for each principal operating mode of the source.

8.2.3.3 Measure the meteorological conditions in accordance with 8.3.2.

### 8.3 Measuring and Recording the Data:

8.3.1 Obtain a measurement set using the sound level meter by reading the indication to the nearest decibel at approximately equal time intervals of from 5 s to 20 s. The operator should avoid visually averaging the movement of the sound level meter indicator. The reading should be obtained by glancing at the indicator and noting the sound level at that instant. Continue recording at the same interval until the number of observations is at least ten times the range of the readings in decibels. The range is the difference between the maximum and minimum sound levels (that is  $90 \text{ dB} - 80 \text{ dB} = 10 \text{ dB}$ .  $10 \text{ dB} \times 10 = 100$  observations required). A minimum of ten readings must be obtained.

8.3.2 Measure the wind speed, wind direction, relative humidity and dry bulb temperature, and note the general sky condition. This information shall be obtained for each day of the survey and is recommended for each measurement set or on an hourly basis, whichever is less.

Note 2- in place of direct measurement, data from National Oceanographic and Atmospheric Administration (NOAA) Weather is acceptable for all weather data except wind velocity values.

8.3.3 Record data as follows on suitable data sheets. See Fig. I for a sample data sheet.

8.3.3.1 Record the measurement locations on a map, plan, or chart, and, when not obvious, indicate the reason for each selection, together with a brief description of the area, including ground cover.

8.3.3.2 Note the characteristics of the dominant noise sources and expected changes. Note any acoustical events such as intermittent operation of machinery aircraft, sound made by animals, and impulse noise events including estimated rate of occurrence.

8.3.3.3 Record the sound levels measured in accordance with 8.3.1 in either tabular or graphical form.

8.3.3.4 Record the ambient temperature, relative humidity, barometric pressure, wind speed, wind direction, and sky condition measured in accordance with 8.9.2. If NOAA weather radio is used, record the station location the call letters, and the station frequency, or the source from which the data were taken.

8.9.3.5 Record the start time, stop time, and date of the measurements and the serial number, type, and manufacturer of the sound level meter, microphone, and calibrator.

8.3.3.6 Using the acoustical calibrator, record the sound level meter indication before and after the measurement .set.

## **9. Report**

9.1 The report shall include the following:

9.1.1 A tabulation of sound levels for each measurement set with identification of the location and time the data were obtained.

9.1.2 Information on the weighting network and meter response setting ("fast" or "slow," etc.) used for the measurements.

9.1.9 Calibration data including time of calibrations. If applicable, battery checks should also be noted.

9.1.4 Meteorological data including notations of wet pavement or fallen snow.

9.1.5 A schematic map of the area showing:

9.1.5.1 Measurement locations.

9.1.5.2 Nearby sensitive noise receivers,

9.1.5.3 Location of potential future noise receivers within the area,

9.1.5.4 Identifiable noise sources,

9.1.5.5 Explanatory legend relating measurement locations and observation periods, if necessary,

9.1.5.6 Relevant topography and foliage.

9.1.5.7 Barrier locations including their height and other dimensions.

9.1.6 Instrument data, including manufacturer, model, and serial number, and dates of the last factory or laboratory calibration of the sound level meter and acoustical calibrator.

9.1.7 Times, dates, and durations of measurements, and the names and telephone numbers of persons making the measure.

9.1.8 A description of the measured sounds (steady, tonal, impulse) the identified or suspected sound sources, and the rate of repetition of any impulsive components.

9.1.9 A statement, to the extent true that this guide was followed. Any exceptions should be noted.

9.2 It is recommended that all raw data sheets, whether or not they are included in the report, be permanently retained.

## **10. Precision and Bias**

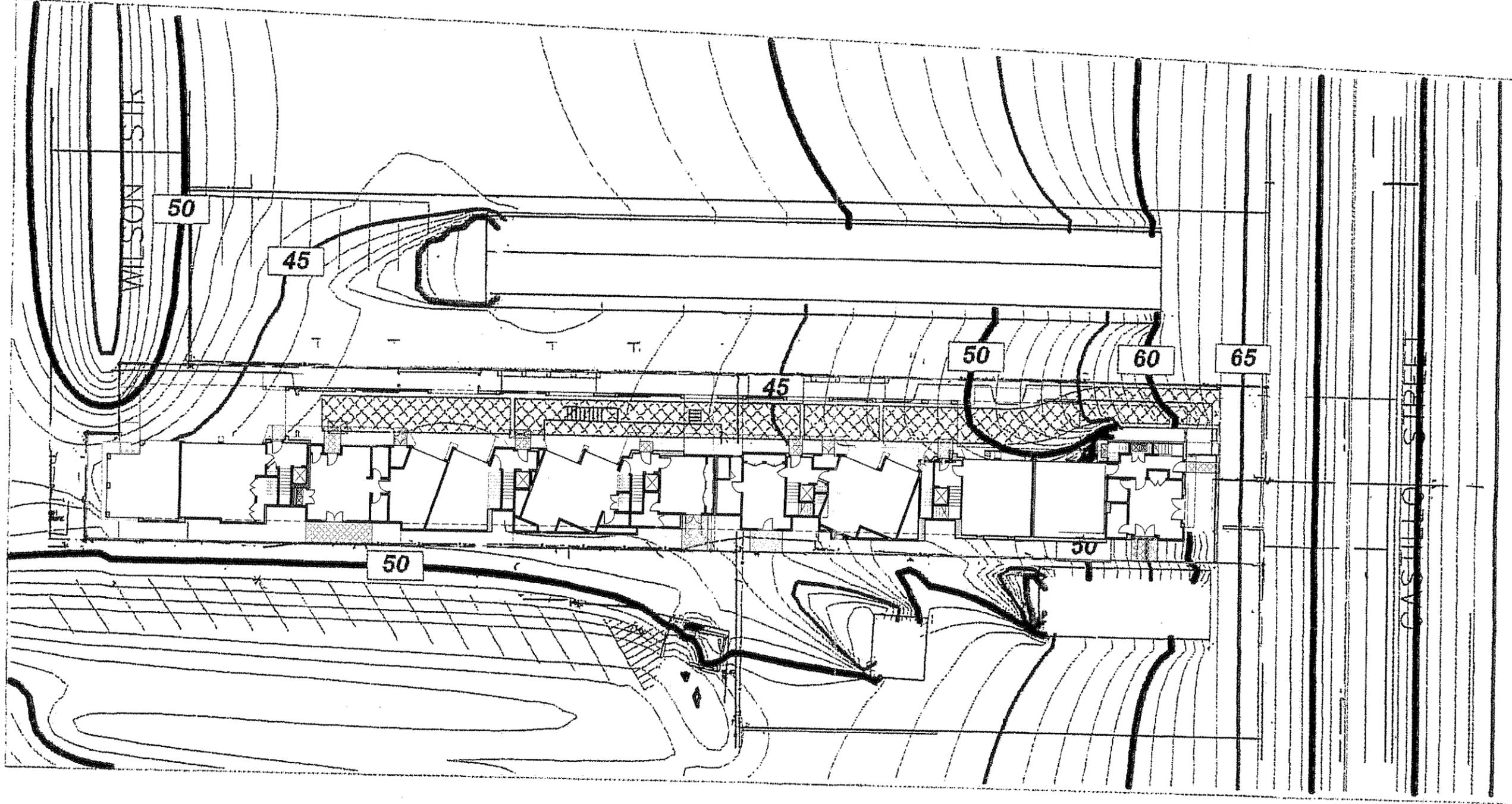
10.1 Precision--The precision of this guide is estimated to be +/- 2 dB for the arithmetic mean sound level off a given measurement set. This precision is estimated from the prescribed ratio of ten to one (10:1) of the number of

observations, to the range of observed sound levels. It is expected to hold true for most typical outdoor environmental data.

10.2 Bias -- Bias is limited to the accuracy of the acoustical instruments (see ANSI S1.4-1971)

**Qualifications of 45dB.com Personnel**

The qualifications of 45dB.com personnel who conducted the sound level measurements and analysis and who produced this report are available on request.



Future noise contour map with proposed buildings in place

45dB.com Acoustics and Noise  
 San Luis Obispo, CA 93405  
 tel 805.549.8046

211 Castillo St.  
 Noise Contour Map  
 LDN = 24 hour Day / Night Level

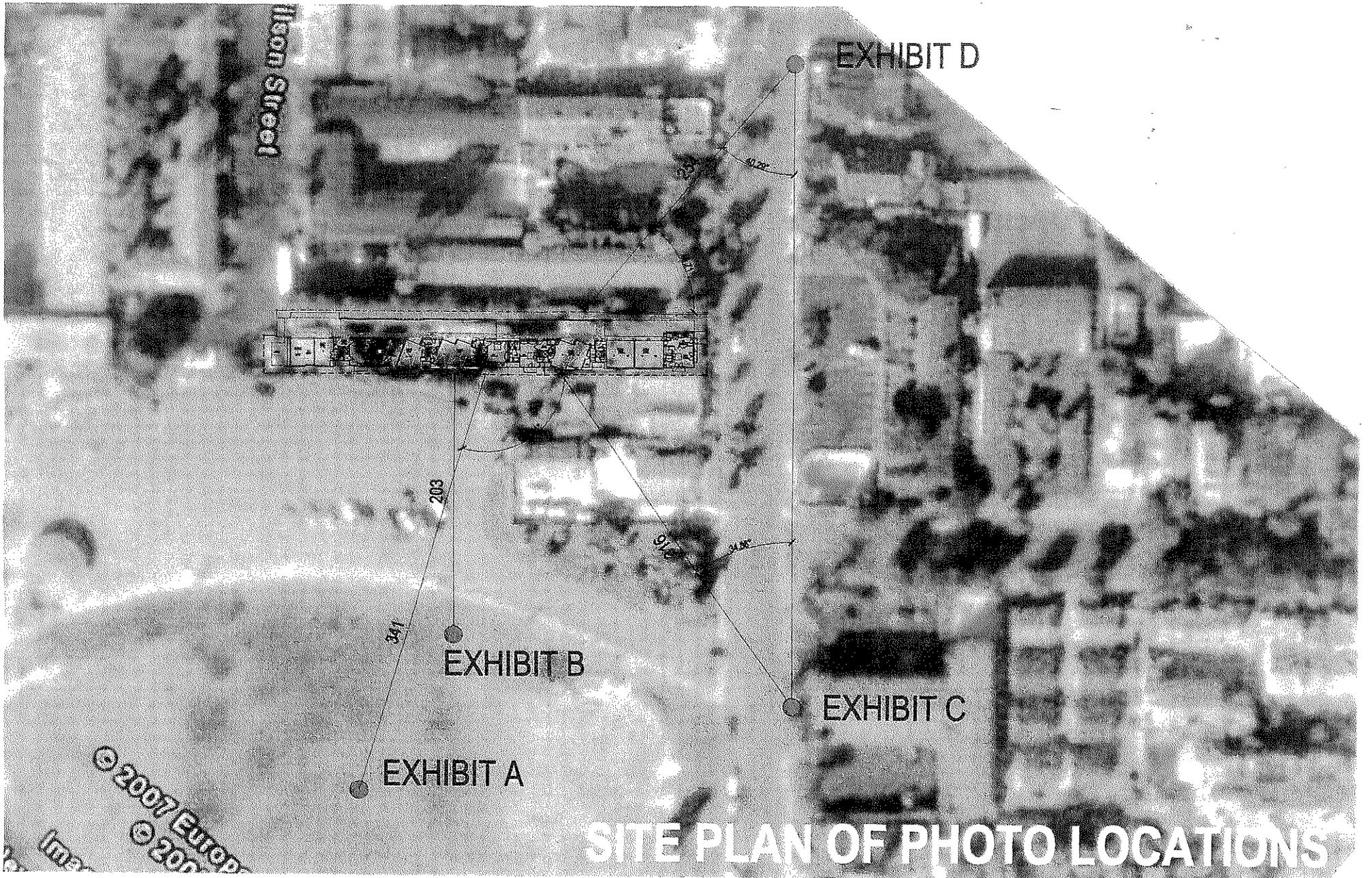


EXHIBIT F



*PHOTO SIMULATION EXHIBITS*  
*211 CASTILLO STREET, SANTA BARBARA, CA*

Hochhauser  
Blatter



**SITE PLAN OF PHOTO LOCATIONS**

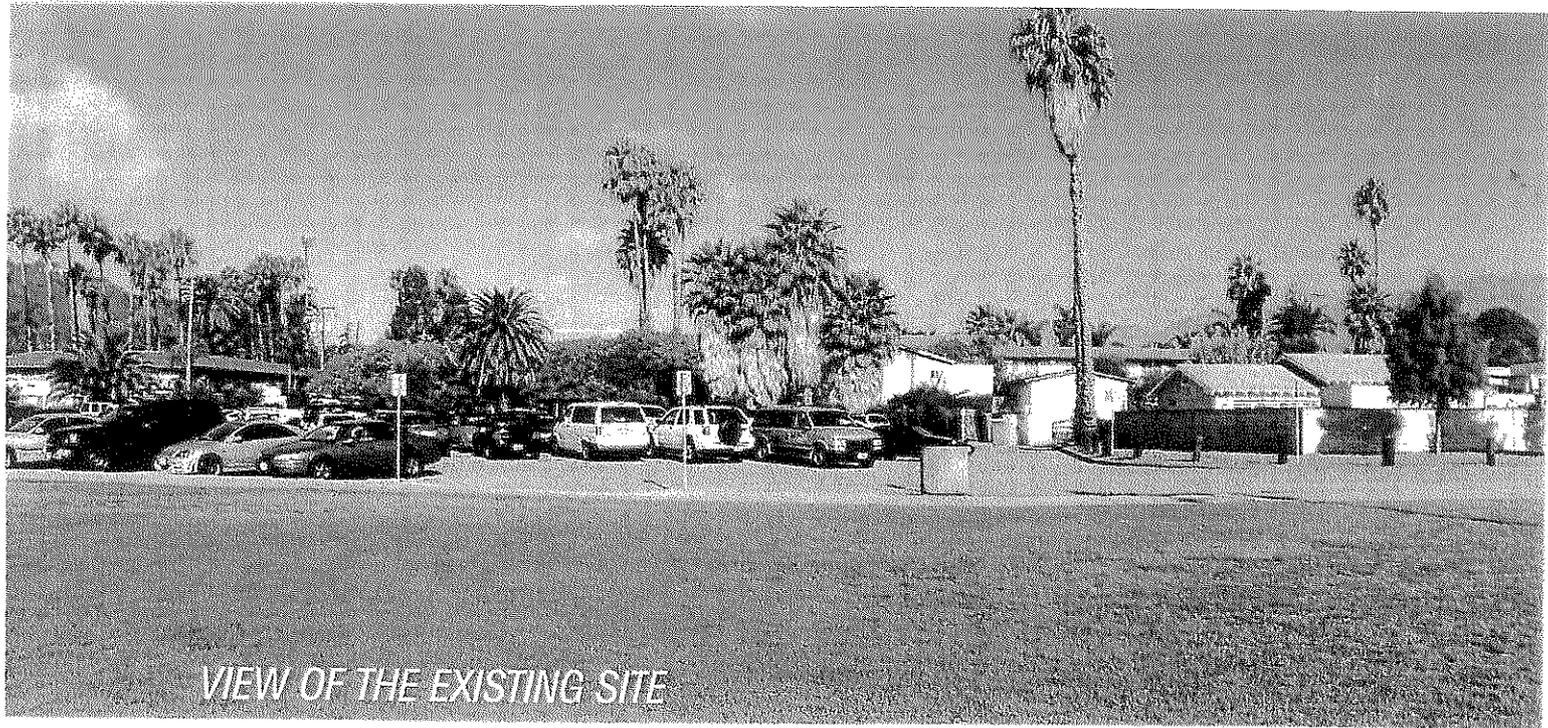


Hochhaus  
Blatter

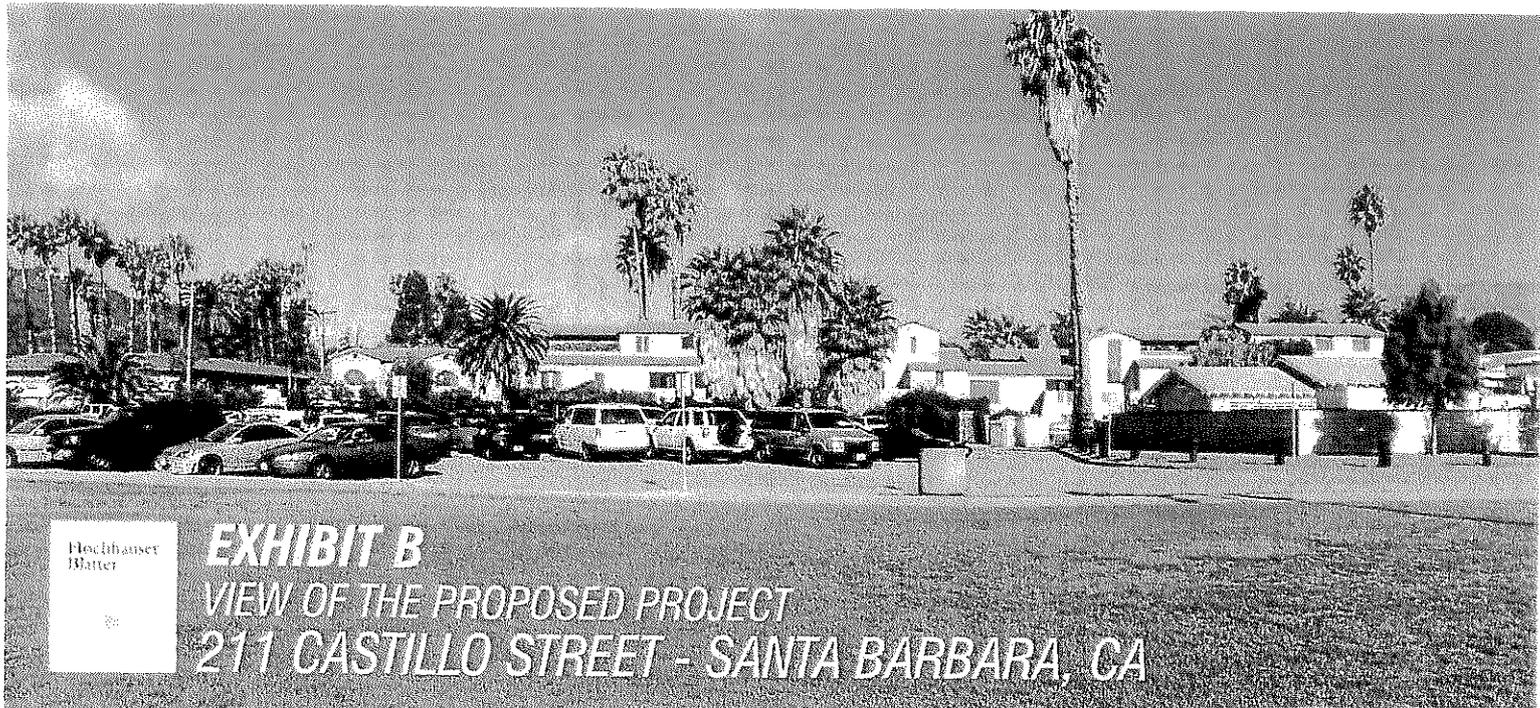
**EXHIBIT A**

*LOOKING NORTH FROM PERSHING PARK*

*211 CASTILLO STREET, SANTA BARBARA, CA*



*VIEW OF THE EXISTING SITE*



***EXHIBIT B***  
*VIEW OF THE PROPOSED PROJECT*  
*211 CASTILLO STREET - SANTA BARBARA, CA*

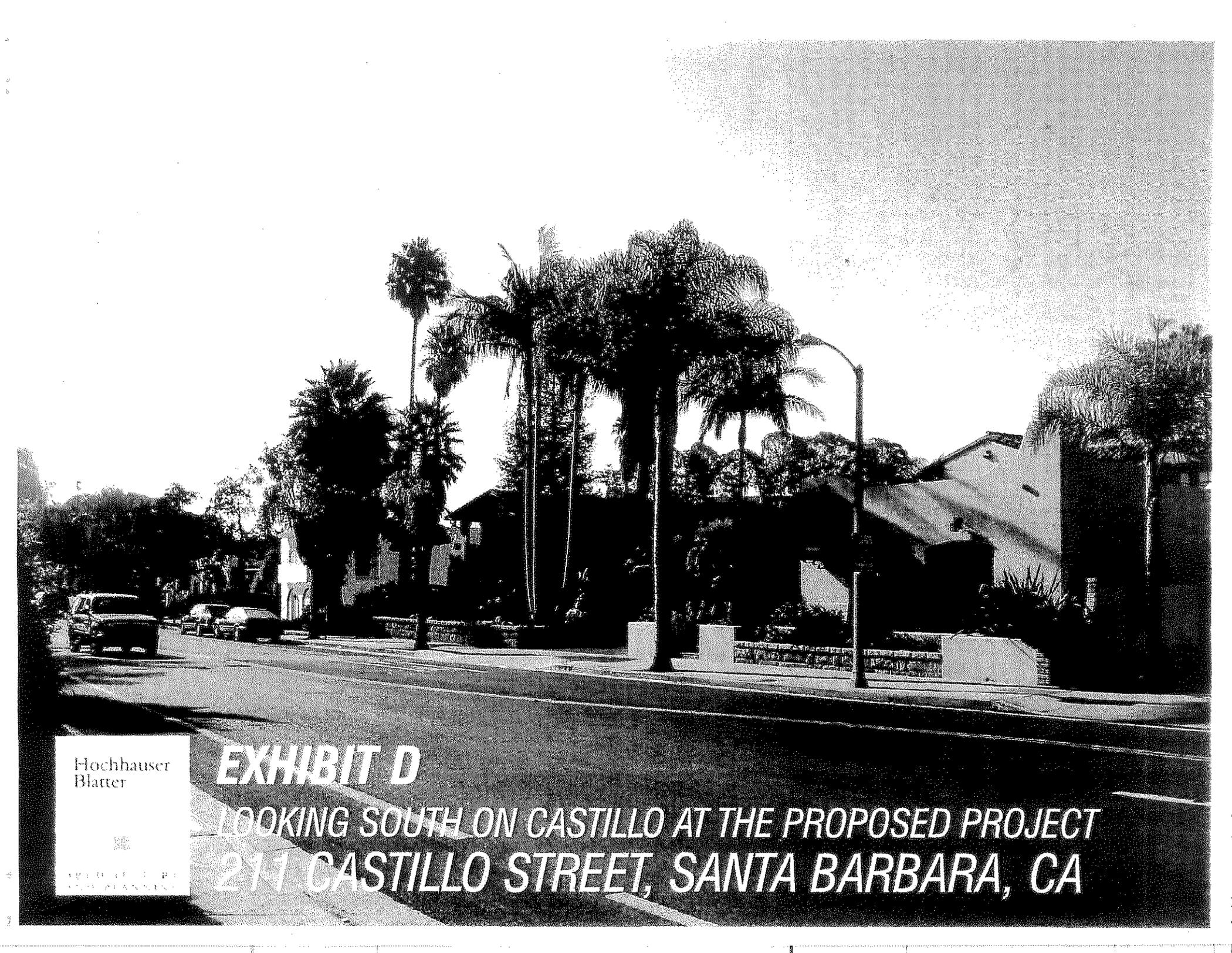


Hochhauser  
Blatter

***EXHIBIT C***

***LOOKING NORTH ON CASTILLO AT PROPOSED PROJECT***

***211 CASTILLO STREET - SANTA BARBARA, CA***



Hochhauser  
Blatter

## **EXHIBIT D**

**LOOKING SOUTH ON CASTILLO AT THE PROPOSED PROJECT  
211 CASTILLO STREET, SANTA BARBARA, CA**

ARCHITECTURAL  
FIRM

