

MONTECITO PLANNING COMMISSION

Staff Report for

Olsten Trust Single-family Dwelling Demo-Rebuild, Detached Garage & Pool

Alice McCurdy

Hearing Date: May 20, 2015
Staff Report Date: April 30, 2015
Case No.: 14CDH-00000-00014

Deputy Director: Alice McCurdy
Division: Development Review
Supervising Planner: Alex Tuttle
Supervising Planner Phone #: 884-6844
Staff Contact: J. Ritterbeck
Planner's Phone #: 568-3509

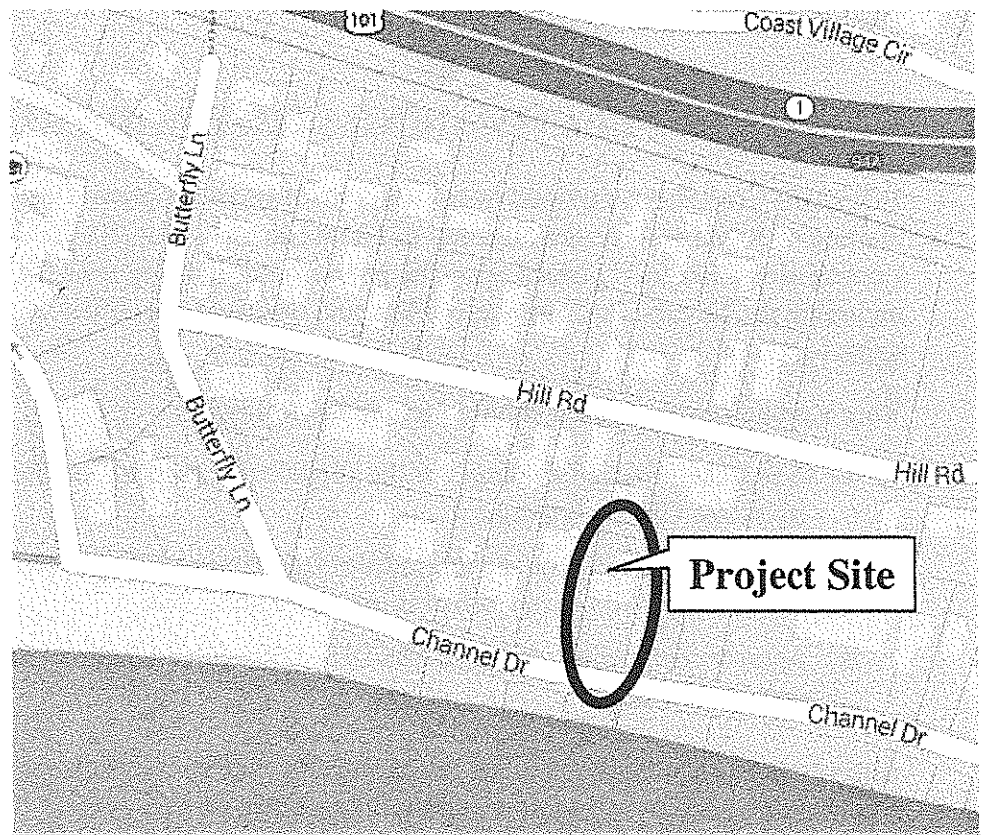
Environmental Document: CEQA Exemption
Pursuant to Sections 15301 and 15303

AGENT

Matthew Ewing
Warner Group Architects, Inc.
1250 Coast Village Road, #J
Santa Barbara, CA 93108
(805) 969-5074

OWNER / APPLICANT

Olsten Montecito Trust
6520 Meetinghouse Road
New Hope, PA 18938
(215) 579-6005



This site is identified as Assessor Parcel Number 009-352-019, is 0.44 acres in size, zoned 1-E-1, Residential (*Coastal, Urban*) and is located at 1154 Channel Drive in the Montecito Community Plan Area, First Supervisorial District.

Application Complete: January 6, 2015
Processing Deadline: 60 days from NOE

1.0 REQUEST

Hearing on the request of Matthew Ewing, agent for the property owner, Olsten Montecito Trust, to consider Case No. 14CDH-00000-00014, [application filed on June 10, 2014] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow the demolition of an existing 3,802 sq. ft. single family dwelling (SFD) and 520 sq. ft attached garage and the construction of a new 3,465 sq. ft. SFD with a 1,400 sq. ft. basement, a new 800 sq. ft. detached garage and a new swimming pool; and to accept the Exemption pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-019, a 0.44-acre parcel zoned 1-E-1, located at 1154 Channel Drive in the Montecito Community area, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 14CDH-00000-00014 as marked "Officially Accepted, County of Santa Barbara, May 20, 2015, Montecito Planning Commission Exhibit 1", based upon the project's consistency with the Comprehensive Plan, including the Montecito Community Plan, and based on the ability to make the required findings for approval.

Your Commission's motion should include the following:

1. Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings;
2. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, as specified in Attachment C; and
3. Approve the project, case no. 14CDH-00000-00014, subject to the conditions included as Attachment B.

Alternatively, refer back to staff if the Montecito Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This Coastal Development Permit is being considered by the Montecito Planning Commission based on Section 35-169.4.2 of Article II, the County Coastal Zoning Ordinance and Chapter 2, Section 2-29 of the Santa Barbara County Code.

Article II, Section 35-169.4.2 states that the Zoning Administrator shall be the decision maker for applications for Coastal Development Permits located within the geographic Appeals Jurisdiction of the Coastal Zone.

Santa Barbara County Code, Chapter 2, Section 2-29 states that the Montecito Planning Commission shall assume the powers and duties of the Zoning Administrator within the Montecito Planning Area.

The proposed project is located within the geographic Appeals Jurisdiction and the Montecito Planning Area. Therefore, the Montecito Planning Commission is the decision maker.

4.0 ISSUE SUMMARY

This project is for a Coastal Development Permit (with Hearing) to allow demolition of both an existing 3,802 sq. ft. SFD and a 520 sq. ft attached garage, and for the construction of a new 3,465 sq. ft. SFD with a 1,400 sq. ft. basement, a new 800 sq. ft. detached garage and a new swimming pool. While there is also an attached residential second unit being proposed as part of a separate permit (case no. 15CDP-00000-00032), it is not subject to discretionary review by either the Montecito Board of Architectural Review (MBAR) or by the Montecito Planning Commission (MPC). Pursuant to California State Law (Government Code, Section 65852.2), local governments that receive an application for a residential second unit are required to ministerially consider said application with the State's intent to create second units and not to constrain their development.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Coastal, Urban, SRR-1.0, Single-family residential, California Coastal Commission Appeals Jurisdiction, Montecito Community Plan area
Ordinance, Zoning District	Article II, 1-E-1 Residential (1-acre min. parcel size), View Corridor Overlay
Site Size	APN 007-380-019: 0.44-acres: 19,166 sq. ft.
Present Use & Development	Existing SFD, attached garage and swimming pool
Surrounding Uses/Zoning	<i>North:</i> Residential / 1-E-1 <i>South:</i> Butterfly Beach / REC & Pacific Ocean / Unzoned <i>East:</i> Residential / 1-E-1 <i>West:</i> Residential / 1-E-1
Public Services	Water Supply: Montecito Water District Sewer: Montecito Sanitary District Fire: Montecito Fire Protection District Police: Santa Barbara County Sheriff's Department Access: Channel Drive

5.2 Project Description

The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence, 520 square foot attached garage and swimming pool, and construction of a new 3,465 square foot, two-story single-family dwelling with a maximum height of 21'-4" above existing grade and a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool. The new two-story residence would have a first floor that is 2,065 square feet and a second floor of 1,400 square feet. The project would require approximately 60 cubic yards of site grading that would be balanced on-site and approximately 500 cubic yards of excavation and export for the construction of the basement and pool. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, the Montecito Fire Protection District, and the Santa Barbara County Sheriff's Department. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

5.3 Background Information

The existing single-family dwelling and garage were constructed circa 1978 and are approximately 37 years in age. As such, the structures are not considered potentially historic and do not require an historic analysis as part of the proposed demolition of the two structures.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The project can be found exempt from environmental review based upon Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15301(*l*) exempts the demolition and removal of individual small structures. Specifically, subsection (*l.1*) exempts demolition of one single-family dwelling, and subsection (*l.4*) exempts the demolition of accessory structures including: garages, carport, patios, swimming pools and fences. The current project proposes demolition of an existing 3,802 square foot two-story residence and 520 square foot attached garage, as well as the existing in-ground swimming pool and would therefore fall within the scope of this exemption.

Section 15303(*a&e*) exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, subsection (*a*) exempts the construction of one single-family residence, and subsection (*e*) exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes the construction of a new 3,465 square foot, two-story single-family dwelling with a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool and would therefore fall within the scope of this exemption.

6.2 Coastal Land Use Plan & Comprehensive Plan Consistency

<p>Coastal Land Use Plan Policy 2-4: <i>Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p> <p>Coastal Plan Policy 2-6: <i>Prior to the issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.</i></p>	<p>Consistent: The Montecito Water District has issued a Certificate of Water Service Availability and the Montecito Sanitary District has issued a Sewer Service Availability Letter for the proposed new SFD on the subject parcel (Attachments E & F). Access to the project site would be via the existing driveway off of Channel Drive. Driveway dimensions and access would be in conformance with Montecito Fire Protection District specifications. Water for the new swimming pool would be provided by RMR Water Trucks, located in Castaic, CA (see Attachment G).</p>
<p>Coastal Plan Policy 4-4: <i>In areas designated as urban on the land use plan and in designated rural neighborhoods, new structures shall be compatible with the scale and character of the surrounding neighborhood.</i></p> <p>Montecito Community Plan Policy LU-M-1.1: <i>Architectural and development guidelines shall be adopted, implemented, and enforced by the County in order to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.</i></p>	<p>Consistent: In 2014, the proposed project received design review by the Montecito Board of Architectural Review (MBAR) on six separate occasions (May 5, August 25, October 6, November 3, December 1, and December 15), including a site visit conducted before the November 3rd hearing. At the hearing of December 15, 2014, the MBAR took a straw vote and determined that the project, as designed, was compatible with the neighborhood and would fit in nicely with the surrounding community, and directed the applicant to return to the MBAR for design review approval after approval by the Commission. As conditioned, the project would be required to receive final approval from the MBAR before issuance of the Coastal Development Permit. Through conformance with MBAR requirements, the proposed development would be compatible with the scale and character of the surrounding neighborhood. The proposed new SFD would conform to the height limit (<25 feet), parking requirement and other specifications of Article II, Section 35-71 for R-1/E-1 Single-Family Residential development. Although the parcel is currently legal nonconforming as to size, this does not</p>

	<p>preclude the proposed project. The parcel would remain legal nonconforming following project approval.</p> <p>Large homes on small lots make up the majority of dwellings throughout the immediate neighborhood. The existing two-story dwelling on the subject parcel is 3,802 square feet in total size (first floor: 3,136 sq. ft; second floor: 666 sq. ft.) and is approximately 31% over the maximum recommended floor area for the 0.44-acre lot. The proposed new two-story dwelling would be 3,465 square feet in total size (first floor: 2,065 sq. ft; second floor: 1,400 sq. ft.) and would be approximately 19% over the maximum recommended floor area for the lot. Existing floor areas of some of the homes on surrounding parcels located on the same block as the subject parcel also exceed the maximum recommended floor area, ranging from 1% over to as much as 48% over. As such, the 19% overage would still fall within this range and would be lower than the existing dwelling on the lot.</p>
<p><i>Coastal Plan Policy 4-7:</i> Utilities shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</p>	<p>Consistent: All utility lines to the proposed development will be undergrounded as a condition of approval for the project.</p>
<p><i>Montecito Community Plan Policy F-M-2.1:</i> The County shall cooperate with the Montecito Fire Protection District while reviewing Fire District requirements applied to ministerial and discretionary development projects regarding access, vegetation clearance, and improvements with the intent of protecting development from fire hazards while maintaining community character and quality of life and preventing adverse environmental impacts.</p>	<p>Consistent: The proposed new SFD is conditioned to conform to all requirements specified by the Montecito Fire Protection District. The proposed project has been designed to meet all Fire requirements and will require final inspection before occupancy clearance for the dwelling.</p>

<p>Montecito Community Plan Policy PRT-M-1.6: <i>New development shall not adversely impact existing recreational facilities and uses.</i></p>	<p>Consistent: No trails or recreational facilities are located within the vicinity of the subject property and the proposed dwelling would not impact existing recreational uses of the beach.</p>
<p>Coastal Plan Policy 3-19: <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p> <p>Montecito Community Plan Policy BIO-M-1.20: <i>Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.</i></p>	<p>Consistent: The subject lot is located approximately 100 feet north of the Pacific Ocean and within the Montecito Groundwater Basin. No grading will occur within any creek, ESH area, or drainage way. The project is conditioned to prohibit any discharge of sediment or construction materials into any drainage way or onto the beach, and to apply appropriate construction site Best Management Practices (BMPs), including the installation and continued maintenance of an equipment wash-out area (See Attachment B, Conditions #5 & #6).</p>
<p>Coastal Plan Policy 3-13: <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p>	<p>Consistent: The project has been designed to be consistent with this policy. The project is located on relatively level terrain. The project proposes a total of 60 cubic yards of site grading and approximately 500 cubic yards of excavation and export to construct the basement and swimming pool. Such grading would not alter the natural terrain.</p>
<p>Montecito Community Plan Policy AQ-M-1.3: <i>Air pollution emissions from new development and associated construction activities shall be minimized to the maximum extent feasible. These activities shall be consistent with the Air Quality Attainment Plan and APCD guidelines.</i></p>	<p>Consistent: Standard Air Pollution Control District dust control conditions of approval would be applied to the Coastal Development Permit, per the APCD's condition letter (dated June 27, 2014) included with Attachment B to this staff report.</p>
<p>Montecito Community Plan Policy VIS-M-1.3: <i>Development of property should minimize impacts to open space views as seen from public roads and viewpoints.</i></p>	<p>Consistent: Throughout the design review process, the MBAR evaluated the proposed project for potential impacts to public views of the mountains from Channel Drive. During this period, multiple design revisions were made to the proposed project to address MBAR concerns. At the December 15, 2014 hearing, the MBAR concluded that its design concerns had been adequately addressed and that the MBAR's</p>

	suggestions had been effectively integrated into the project to address potential visual impacts to views of the mountains as seen from Channel Drive. Complete MBAR Approved Minutes from the six hearings are included as Attachment D to this staff report.
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6.3 Ordinance Compliance

6.3.1 Section 35-71.1 – Purpose and Intent [E-1 Single-Family Residential zone district] states: *The purpose of this district is to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health, welfare and safety. It is the intent of this district to protect the residential characteristics of an area and to promote a suitable environment for family life.*

Compliant: The proposed project is located on a legally created 0.44-acre lot that is currently nonconforming as to size for the 1-E-1 zone district. The project would be in conformance with the purpose and intent of the E-1 zone district, and would comply with all applicable requirements of the Coastal Zoning Ordinance for new development on an existing legal lot, including building height and parking requirements, as well as the setback requirement discussed below. Furthermore, the proposed new single-family dwelling and detached garage would be consistent with the residential characteristics of this area of the County and would also promote a suitable environment for family life.

6.3.2 Section 35-71.3.1 [Permitted Uses]

One single-family dwelling per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code Section 18551, and subject to the provisions of Section 35-141.

Compliant: The proposed project is for one single-family dwelling on an existing legal lot of record that is shown as lot 19 of the 1887 Recorded Map (Rack 1, Map 3), known as the Tract Map of the Montecito Land Company, as depicted on Assessor's Map Book 009, page 35, County of Santa Barbara.

6.3.3 Section 35-71.3.10 [Permitted Uses]

Uses, buildings, and structures accessory and customarily incidental to the above uses. When accessory to dwellings, said uses, buildings and structures shall be for the exclusive use of the residents of the premises and their guests and shall not involve the maintenance of a commercial enterprise on the premises.

Compliant: The proposed project includes a new detached garage and a new swimming pool, which are considered customarily incidental to a single-family dwelling use. The proposed accessory structures would be for the exclusive use of the residents of the premises and their guests and would not involve the maintenance of a commercial enterprise on the premises.

6.3.4 Section 35-71.6.1 [Minimum Lot Area]

Each main dwelling unit and its permitted accessory buildings and structures shall be located upon a lot having a minimum lot width and a minimum lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<u>Zoning Symbol</u>	<u>Minimum Lot Size</u>	<u>Minimum Net Lot Width</u>
1-E-1	1 acre (gross)	120 feet

Section 35-71.6.2

A dwelling may be located upon a lot with less area than required in Section 35-71.6.1 unless such lot is a fraction lot.

Section 35-71.6.3

A dwelling may be located upon a lot with less width than required in Section 35-71.6.1.

Compliant: The proposed project is located on a 0.44-acre lot that was legally created. The parcel is shown as lot 19 of the 1887 Recorded Map (Rack 1, Map 3), known as the Tract Map of the Montecito Land Company, as depicted on Assessor's Map Book 009, page 35, County of Santa Barbara. As noted in Sections 35-71.6.2 and 35-71.6.3, although the lot is less than 1 acre (gross) and is only 87.5 feet in width, the parcel's legal nonconforming status does not preclude the proposed project and would remain the case following project approval.

6.3.5 Section 35-71.7 – Setbacks for Buildings and Structures.

Front: 50 feet from the centerline and 20 feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more lots the setback shall be 20 feet from the easement line.

Side: On each side of the lot, 10 percent of the width of the lot except for lots that have a minimum lot area requirement of two acres or less, in no case shall the required side setback be less than five feet nor more than 10 feet.

Rear: 25 feet or 15 feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit.

Compliant: The proposed single family dwelling would comply with the front setback requirement of 50 feet from centerline and 20 feet from the right-of-way line, the required 8'-9" side setback (10% lot width) and the 25-foot rear setback.

6.3.7 Section 35-71.9 [Distance Required Between Buildings on the Same Building Site]

The minimum distance between a dwelling or guest house and any other detached building or structure on the same building site shall be five feet.

Compliant: The proposed single-family dwelling would be located approximately 22 feet from the proposed detached garage. The proposed garage would be approximately 11 feet from the residential second unit, which is currently being processed as a part of case no. 15CDP-00000-00032 because it is not subject to discretionary review.

6.3.8 Section 35-71.10 [Height limit]

No building or structure shall exceed a height of 25 feet.

Compliant: The proposed new dwelling would be 22'-4" in overall height and the proposed detached garage would be a maximum height of 12 feet.

6.3.9 Section 35-108.1 [Required Number of Spaces: Residential]

Parking spaces to be permanently maintained on the same building site on which the dwelling(s) is located, except as provided in Section 35-76, Medium Density Student Residential, and Section 35-77, High Density Student Residential.

Single family and two family dwellings: *Two spaces per dwelling unit.*

Compliant: The proposed project includes the construction of a new 22' x 35' three-car garage that would provide the required 8.5' x 16.5' parking spaces.

6.3.10 Section 35-210. Accessory Structures.

Accessory structures, except barns and stables, shall not exceed 16 feet in height and shall conform to the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback provided that it is located no closer than 10 feet to the principal structure; and that it occupies no more than 30 percent of the required rear yard; and that it does not exceed a height of 12 feet.

Compliant: The proposed detached garage would be located approximately 12 feet from the rear property line and would occupy approximately 22% of the required rear yard (481 square feet of the total 2,187.5 square foot rear yard area). Additionally, the proposed garage would be a maximum overall height of 12 feet.

6.4 Design Review

The proposed project (case 14CDH-00000-00014) is subject to review by the Montecito Board of Architectural Review (MBAR). The project was brought before the MBAR six times over the course of eight months. Throughout the design review process, the MBAR evaluated the proposed project, including the main dwelling, garage and pool, and also heard concerns from neighboring property owners and their representatives related to the overall size, bulk, scale, and massing of the proposed development at the site, as well as potential impacts to public views of the mountains from Channel Drive. During this period, multiple design revisions were made to the proposed project. At its December 15, 2014 hearing, the MBAR concluded that its design concerns had been adequately addressed and suggestions effectively integrated into the project. After taking a straw poll, the MBAR members indicated that the project as designed and proposed is compatible with the neighborhood and instructed the applicant to return to the MBAR [for Preliminary approval] after review by the MPC. Complete MBAR Approved Minutes from the six hearings are included as Attachment D to this staff report.

7.0 APPEALS PROCEDURE

The action of the Montecito Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days following the date of the Montecito Planning Commission's decision by the applicant, an aggrieved person, or any two members of the Coastal Commission.

The decision of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days from the date of receipt by the Commission of the County's notice of final action by the applicant, an aggrieved person, or any two members of the Coastal Commission.

Section 35-182.6 states that no appeal fee will be charged for any development within the Coastal zone that is appealable to the Coastal Commission.

8.0 ATTACHMENTS

- A. Findings for Approval
- B. Draft CDP, with Conditions of Approval and Departmental Letters
- C. Environmental Document: Notice of Exemption
- D. MBAR Minutes (six separate review dates)
- E. Montecito Water District letter, dated 12/02/14
- F. Montecito Sanitary District letter, dated 04/13/15
- G. Water Availability Certification
- H. Reduced Plan Sheets

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Montecito Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures]. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 FINDINGS REQUIRED FOR ALL COASTAL DEVELOPMENT PERMITS

In compliance with Section 35-60.5 of the Article II Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

As discussed in Section 6.2 of the staff report, dated April 30, 2015 and incorporated herein by reference, the Montecito Water District has issued a Certificate of Water Service Availability and the Montecito Sanitary District has issued a Sewer Service Availability Letter for the proposed new SFD on the subject parcel (Attachments E & F). Access to the project site will continue to be provided via the existing driveway off of Channel Drive. Driveway dimensions and access will be in conformance with Montecito Fire Protection District specifications.

2.2 ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

Findings required for Coastal Development Permit applications subject to Section 35-169.4.2. In compliance with Section 35-169.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2 the review authority shall first make all of the following findings:

2.2.1 The proposed development conforms:

- 1) **To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;**
- 2) **With the applicable provisions of this Article and/or the project falls within the limited exception allowed under Section 35-161.**

As discussed in Sections 6.2 and 6.3 of the staff report, dated April 30, 2015 and incorporated herein by reference, the proposed development conforms to all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan, and also conforms to all applicable provisions of Article II, the Coastal Zoning Ordinance. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

2.2.2 The proposed development is located on a legally created lot.

The proposed development is located on a legal lot of record that is shown as lot 19 of the 1887 Recorded Map (Rack 1, Map 3), known as the Tract Map of the Montecito Land Company, as depicted on Assessor's Map Book 009, page 35, County of Santa Barbara. Therefore, this finding can be made.

2.2.3 The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal non-conforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).

As discussed in Section 6.3 of the staff report, dated April 30, 2015 and incorporated herein by reference, there are no zoning or building violations recorded against the subject parcel. Additionally, as conditioned, the subject property and proposed project are in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of Article II, Coastal Zoning Ordinance for the E-1 zone district. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

2.2.4 The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.

The proposed project does not significantly obstruct public views from any public road or from a public recreation area to, or along the coast. The residence is on the mountain side of Channel Drive and does not obstruct views to and along the coast from Channel Drive or any other public road or viewing area. Additionally, although this finding relates to significant obstruction of public views to and along the coast, as noted in the Approved Minutes from the Montecito Board of Architectural Review's December 15, 2014 hearing, the project does not block any views from the beach and retains public views of the mountains as viewed from Channel Drive (see Attachment D to the staff report, dated April 30, 2015 and incorporated herein by reference). Therefore, this finding can be made.

2.2.5 The development is compatible with the established physical scale of the area.

As shown in Attachment D to the staff report, dated April 30, 2015 and incorporated herein by reference, the MBAR reviewed the proposed development at the conceptual level on six separate occasions. At the hearing of December 15, 2014, the MBAR took a straw vote and determined that the project, as designed, was compatible with the neighborhood and would fit in nicely with the surrounding community. Additionally, as a condition of approval, the project will require final review and approval by the MBAR prior to issuance of the Coastal Development Permit (see Condition #3, Attachment B to the staff report, dated April 30, 2015 and incorporated herein by reference).

Additionally, as discussed in Section 6.2 of the staff report, dated April 30, 2015 and incorporated herein by reference, large homes on small lots make up the majority of dwellings throughout the immediate neighborhood. The existing two-story dwelling on the

subject parcel is 3,802 square feet in total size (first floor: 3,136 sq. ft; second floor: 666 sq. ft.) and is approximately 31% over the maximum recommended floor area for the 0.44-acre lot. The proposed new two-story dwelling will be 3,465 square feet in total size (first floor: 2,065 sq. ft; second floor: 1,400 sq. ft.) and will be approximately 19% over the maximum recommended floor area for the lot. Existing floor areas of some of the homes on surrounding parcels located on the same block as the subject parcel also exceed the maximum recommended floor area, ranging from 1% over to as much as 48% over. As such, the 19% overage still falls within this range and is smaller than the existing dwelling on the lot. Therefore, this finding can be made.

2.2.6 The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan, including the Coastal Land Use Plan.

The proposed project does not impact public access to the beach along this area of the coast as the project site is not immediately adjacent to any public access points to the ocean and will not impede lateral access along the beach. Therefore, this finding can be made.

2.3 ADDITIONAL FINDINGS REQUIRED FOR SITES WITHIN THE MONTECITO COMMUNITY PLAN AREA

2.3.1 In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to approval or conditional approval of an application for a Coastal Development Permit on sites with the Montecito Community Plan area, the review authority shall first find for all development projects as development as defined in the Coastal Land Use Plan that the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

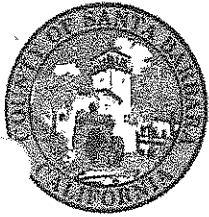
As discussed in Sections 6.2 and 6.3 of the staff report, dated April 30, 2015 and incorporated herein by reference, as proposed and conditioned, the project is in full compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable development standards of Article II, Coastal Zoning Ordinance for the E-1 zone district and all applicable standards of the Comprehensive Plan, including the Montecito Community Plan and the Coastal Land Use Plan. The parcel's legal nonconforming status as to size does not preclude the project and will remain the case following project approval. Therefore, this finding can be made.

2.3.2 In compliance with Section 35-215 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit on sites within the Montecito Community Plan area the review authority shall first find for projects subject to discretionary review that the development will not adversely impact recreational facilities and uses.

The proposed project does not impact public access to the beach along this area of the coast as the project site is not immediately adjacent to any public access points to the ocean and will not impede lateral access along the beach. Therefore, this finding can be made.

ATTACHMENT B

DRAFT CDP W/CONDITIONS OF APPROVAL



COASTAL DEVELOPMENT PERMIT NO.: 14CDH-00000-00014

Project Name: OLSTEN TRUST SFD DEMO-REBUILD, GARAGE & POOL
Project Address: 1154 CHANNEL DR, SANTA BARBARA, CA 93108
A.P.N.: 009-352-019
Zone: 1-E-1

The Montecito Planning Commission hereby approves this Coastal Development Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

APPROVAL DATE: 5/20/2015
LOCAL APPEAL PERIOD BEGINS: 5/21/2015
LOCAL APPEAL PERIOD ENDS: 6/1/2015

APPEALS:

1. The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (Article II Section 35-182).
2. Final action by the County on this permit may be appealed to the California Coastal Commission; therefore payment of a fee is not required to file an appeal of the approval of this Coastal Development Permit.

PROJECT DESCRIPTION SUMMARY: DEMOLITION OF EXISTING RESIDENCE & GARAGE; CONSTRUCTION OF NEW TWO STORY RESIDENCE OF APPROX. 3,500 SQUARE FEET; NEW DETACHED GARAGE OF 800 SQUARE FEET; AND NEW POOL & LANDSCAPING. THE PROJECT WILL REQUIRE APPROX 60 CY OF ONSITE GRADING AND APPROX. 500 CY OF CUT/EXPORT FOR BASEMENT AND POOL. To receive additional information regarding this project and/or to view the application and/or plans, please contact J. Ritterbeck at 123 East Anapamu Street, Santa Barbara, by email (jritterb@co.santa-barbara.ca.us), or by phone ((805) 568-3509).

PROJECT SPECIFIC CONDITIONS: See Attachment A.

ASSOCIATED CASE NUMBERS: 15CDP-00000-00032

PERMIT ISSUANCE: This Coastal Development Permit will be issued following the close of the appeal period, including the Coastal Commission appeal period, provided an appeal is not filed, or if appealed, the date of final action on the appeal which has the effect of upholding the approval of the permit. Issuance of this permit is subject to compliance with the following terms and conditions:

1. **Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit, including an action on any appeal of this permit (Article II Section 35-181). The *Proof of Posting of Notice on Project Site* shall be signed and returned to the Planning and Development Department prior the issuance of the permit.
2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.

3. **Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.
4. **Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County, and an appeal of the approval of this permit has not been filed with the Coastal Commission within the 10 working days following the receipt of the County's Notice of Final Action on the project by the Coastal Commission. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred, including appeals filed with the Coastal Commission, which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.
5. **Other approvals.** Any other necessary approvals required prior to issuance of this Coastal Development Permit have been granted.

PERMIT EXPIRATION AND EXTENSION: This permit shall remain valid only as long as compliance with all applicable requirements of the Article II Coastal Zoning Ordinance and the permit continues, including the conditions of approval specific to this permit. Additionally:

1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (Article II Section 35-169).
2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (Article II Section 35-169).
3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period, including an appeal to the Coastal Commission, provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal, including an appeal to the Coastal Commission, which has the effect of upholding the approval (Article II Section 35-57B).

WORK PROHIBITED PRIOR TO PERMIT ISSUANCE: No work, development, or use intended to be authorized pursuant to this permit approval shall commence prior to issuance of this permit and/or any other required permit (e.g., building permit).

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all conditions and terms thereof. Undersigned permittee also acknowledges that issuance of this permit for this project does not allow construction or use outside of the project description, nor shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

_____ / _____

Print name **Signature** **Date**

Coastal Development Permit Approval By:

_____ / _____
Chair, Montecito Planning Commission **Date**

PERMIT ISSUANCE: The permit shall be issued and deemed effective on the date signed and indicated below.

Planning and Development Department Issuance By:

_____ / _____
Planner **Date**

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, the May 20, 2015 hearing exhibits, and all conditions of approval set forth below, and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence, 520 square foot attached garage and swimming pool, and construction of a new 3,465 square foot, two-story single-family dwelling with a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool. The project would require approximately 60 cubic yards of site grading that would be balanced on-site and approximately 500 cubic yards of excavation and export for the construction of the basement and pool. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, the Montecito Fire Protection District, and the Santa Barbara County Sheriff's Department. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to the BAR approved plans associated with case no. 14BAR-00000-00082.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of this Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to building inspection staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10 Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.
PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for MBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.
TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.
MONITORING: P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to design review approval and prior to issuance of this Coastal Development Permit. P&D planner shall review Building plans for compliance as well. Building & Safety inspection staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to final occupancy clearance.
5. **Bio-10 Storm Water BMPs:** To minimize pollutants impacting downstream waterbodies or habitat, the parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property.
PLAN REQUIREMENTS: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans.
TIMING: The plans and maintenance program shall be submitted to P&D for approval prior to approval of first grading or building permit.
MONITORING: Building inspection staff shall site inspect for installation prior to Final Building Inspection Clearance.
6. **Bio-20a Equipment Washout:** The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site weekly. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all site plans for zoning and building permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: B&S inspection staff shall ensure compliance prior to and throughout construction.
7. **CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to

evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to approval of first grading or building permit and B&S inspection staff shall spot check in the field throughout grading and construction.

8. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:30 p.m., Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors shall spot check and respond to complaints.

9. **Parking-02 Onsite Construction Parking:** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for building and grading permits.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of first grading or building permit. This restriction shall be maintained throughout construction.

MONITORING: Building and Safety inspection staff shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

10. **WatCons-03 Water Conservation in Landscaping:** The project is subject to the California Water Conservation in Landscaping requirements. The Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a [Residential Water Authorization Supplemental application or Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area].

TIMING: The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of this Coastal Development Permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

MONITORING: Building inspection staff shall check in the field prior to Final Building Inspection Clearance.

County Rules and Regulations

11. **Rules-02 Effective Date:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
12. **Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
13. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
14. **Rules-10 CDP Expiration:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Montecito Planning Commission. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Montecito Planning Commission may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
15. **Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
16. **Rules-23 Processing Fees Required:** Prior to approval of first Grading or Building permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
17. **Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated June 27, 2014.
18. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

19. **Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
20. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
21. **Rules-35 Limits:** This approval does not confer legal status on any existing structure(s) or use(s) on the property unless specifically authorized by this approval.
22. **Rules-37 Time Extensions:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C

ENVIRONMENTAL DOCUMENT: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 009-352-019

Case Nos.: 14CDH-00000-00014

Location: 1154 Channel Drive, Montecito, CA 93108

Project Title: Olsten Trust Single-family Dwelling Demo-Rebuild, Detached Garage & Pool

Project Description: The project is for a Coastal Development Permit to allow demolition of the existing 3,802 square foot two-story residence, 520 square foot attached garage and swimming pool, and construction of a new 3,465 square foot, two-story single-family dwelling with a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool. The project would require approximately 60 cubic yards of site grading that would be balanced on-site and approximately 500 cubic yards of excavation and export for the construction of the basement and pool.

The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, the Montecito Fire Protection District, and the Santa Barbara County Sheriff's Department. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Olsten Montecito Trust, Property Owner

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption(s)
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections: The project can be found exempt from environmental review based upon Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings:

The project can be found exempt from environmental review based upon Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15301(*l*) exempts the demolition and removal of individual small structures. Specifically, subsection (*l.1*) exempts the demolition of one single-family dwelling, and subsection (*l.4*) exempts the demolition of accessory structures including: garages, carport, patios, swimming pools and fences. The current project proposes demolition of an existing 3,802 square foot two-story residence and 520 square foot attached garage, as well as the existing in-ground swimming pool and would therefore fall within the scope of this exemption.

Section 15303(*a&e*) exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, subsection (*a*) exempts the construction of one single-family residence, and subsection (*e*) exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes the construction of a new 3,465 square foot, two-story single-family dwelling with a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool and would therefore fall within the scope of this exemption.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

There are no designated or mapped environmental sensitive habitat (ESH), biological or cultural resources or other resources of hazardous or critical concern located in or within close proximity to the area of the proposed project. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated from the project site by existing dwellings and roads. Impacts associated with the project would be insignificant as all proposed development would be located on already disturbed portions of the site and all exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order to minimize any impacts off-site. Therefore, this exception to categorical exemption 15303 would not apply.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project is for the construction of a new 3,465 square foot, two-story single-family dwelling with a 1,400 square foot basement, a new 800 square foot detached three-car garage, and a new swimming pool on a legal lot of record. The proposed development meets all applicable criteria

of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan. The proposed project would create no significant impacts to protected resources. Additional minor structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity would not result in a cumulatively significant impact. Therefore, this exception to the categorical exemptions does not apply.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no designated or mapped sensitive biological, cultural, or other environmental resources or any other resources of hazardous or critical concern located in or within close proximity to the area of the proposed development. Additionally, all proposed development would be located on portions of the subject parcel that are already developed. Furthermore, the circumstances under which the proposed project is requested and under which construction is proposed are not unusual. The proposed project consists of typical residential development and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated by existing dwellings and roads. Therefore, this exception to the categorical exemptions would not apply.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed project would not cause damage to any designated scenic resources and there is no development proposed within a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemptions is not applicable to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the categorical exemptions does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: J. Ritterbeck, Planner

Phone #: (805) 568-3509

Signature: Department/Division Representative _____ / ____ / 2015
Date

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Hearing Support Staff

Project file (when P&D permit is required)
Date Filed by County Clerk: _____.

ATTACHMENT D

**APPROVED MINUTES
MONTECITO BOARD OF ARCHITECTURAL REVIEW**

7. 14BAR-00000-00002 Sternin Pool Cabana & Garage 485 Pimento Lane
14LUP-00000-00002 (Tammy Weber, Planner 568-3017) Ridgeline: N/A

Request of Adele Goggia, Harrison Design Assoc., architect for the owners, Robert Sternin, to consider Case No. 14BAR-00000-00002 for preliminary approval of a new detached garage of approximately 800 square feet and a cabana addition of approximately 100 square feet. The following structures currently exist on the parcel: a single family dwelling of approximately 3,499 square feet and a detached garage of approximately 400 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-067, located at 485 Pimento Lane in the Montecito area, First Supervisorial District. (Continued 1/27/14, 3/10/14, 4/21/14)

ACTION: Watson moved, seconded by Sharpe and carried by a vote of 7-0 to drop the project 14BAR-00000-00002 from the agenda at the request of the applicant.

CONCEPTUAL REVIEW

8. 14BAR-00000-00082 Demo, New Single Family Dwelling and Garage 1154 Channel Drive
(No Planner Assigned) Ridgeline: N/A

Request of Matthew Ewing, architect for the owner, Olsten Montecito Trust, to consider Case No. 14BAR-00000-00082 for conceptual review of new two story single family dwelling with the first floor being approximately 2,150 square feet, the second floor being approximately 1,600 square feet, an attached garage of approximately 800 square feet and a detached studio of approximately 600 square feet. The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,802 square feet total (to be demolished) and an attached garage of approximately 520 square feet (to be demolished). The proposed project will require approximately <50 cubic yards of cut and approximately <50 cubic yards of fill. The property is a .44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito area, First Supervisorial District. (Appearance by Matthew Ewing, Tip Chung)

MBAR Comments:

1. Site visit with story poles required
 2. Would prefer that neighbors work with each other prior to story poles
 3. Very contemporary building not appropriate in this neighborhood
 4. Proposal would block mountain views and would therefore have substantial impacts and set precedent for future approvals
 5. Additional square footage of massing on second floor that is not counted in FARs
 6. Issue with structure located in rear yard setback
 7. Deck will impact neighbors
 8. Restudy proposal
 9. Concerned with public view
 10. Consider private views
 11. Appreciate style – very challenging site
 12. Would like to see story poles, concerned with size, bulk and scale. The architecture is a bit monolithic
 13. Concerned with reflectivity impact of lighting
 14. Style is very exciting
 15. Story pole or modify
- The project received comments only. The project may return for further conceptual review and planner has been assigned.

Public Comment:

1. Kellam de Forrest

MBAR Comments:

1. Enclosing carriage house is not in keeping with the overall character of site
2. Improvements are appropriate
3. Concerns with use issues
4. Concerned with changes; reconsider architectural quality of interior courtyard
5. Concerned with front entrance treatment
6. Restudy tower to be less imposing
7. House worked out very nicely
8. Consider not enclosing building in its entirety to keep character, expand courtyard
9. Return with photos of courtyard and area
10. Return with historic report

The project received comments only (Mendro abstained). The project may return for further conceptual review.

- Olsten Montecito Trust**
7. 14BAR-00000-00082 Demo, New Single Family Dwelling and Garage 1154 Channel Drive
14LUP-00000-00014 (No Planner Assigned) Ridgeline: N/A

Request of Matthew Ewing, architect for the owner, Olsten Montecito Trust, to consider Case No. 14BAR-00000-00082 for further conceptual review of new two story single family dwelling with the first floor being approximately 2,150 square feet, the second floor being approximately 1,600 square feet, an attached garage of approximately 800 square feet and a detached studio of approximately 600 square feet. The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,802 square feet total (to be demolished) and an attached garage of approximately 520 square feet (to be demolished). The proposed project will require approximately <50 cubic yards of cut and approximately <50 cubic yards of fill. The property is a .44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 5/5/14)(Matt Ewing, Thiep Cung)

Public Comment:

1. John Reedy- letter
2. Michael Hair present & letter
3. Mr. Marakechian

MBAR Comments:

1. Site visit and story poles required
2. The neighbors opposition has to be taken into consideration
3. Too much glass on front of house
4. MBAR will provide comments after site visit
5. Setbacks could be an issue
6. Very concerned about neighborhood compatibility
7. One member could not personally approve such a contemporary structure in this area

The project received comments only. The project may return for further conceptual review with a site visit and story poles.

8. Lowering tower 2-4 feet would improve design
9. Restudy windows (style, number of panes, glazing height)
10. Bring landscape plan
11. Appreciate work done on tower
12. Reduce windows to avoid lantern effect
13. Tower and roof pitch of residence should have the same pitch
14. Landscape- add plant materials with height near gate
15. Bring photo's of view from tower

The project received comments only (Maphis & Eichelberger absent). The project may return for preliminary approval with planner approval.

- Olsten Montecito Trust**
6. 14BAR-00000-00082 Demo, New Single Family Dwelling and Garage 1154 Channel Drive
14LUP-00000-00014 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Matthew Ewing, architect for the owner, Olsten Montecito Trust, to consider Case No. 14BAR-00000-00082 for further conceptual review of new two story single family dwelling with the first floor being approximately 2,150 square feet, the second floor being approximately 1,600 square feet, an attached garage of approximately 800 square feet and a detached studio of approximately 600 square feet. The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,802 square feet total (to be demolished) and an attached garage of approximately 520 square feet (to be demolished). The proposed project will require approximately <50 cubic yards of cut and approximately <50 cubic yards of fill. The property is a .44 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 5/5/14, 8/25/14)(Appearance by Matthew Ewing, Thiep Cung)

Public Comments:

Sophie Calvin,
Eric Stille
David Cornwall
Susan Petrovich
Michael Hair

MBAR Comments:

1. House design obstructs public views of the mountains from Channel Drive
2. Project would set bad precedent for blocking mountain views
3. Consider breaking up the 2nd story to leave a portion open to maintain views
4. Project would completely eliminate certain private views of the ocean
5. Project is inconsistent with design guidelines
6. Contemporary style may work, but not as currently designed; though one MBAR member is against contemporary style in any design in this neighborhood.

The project received comments only (Mendro & Eichelberger absent). The project can return for further conceptual review. (Maphis, Mendro, Gottsdanker, Watson, & Johnson present for the site visit, Eichelberger & Sharpe absent)

CONCEPTUAL REVIEW

3. **14BAR-00000-00082** **Olsten Montecito Trust**
Demo, New Single Family Dwelling and Garage 1154 Channel Drive
14LUP-00000-00014 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Matthew Ewing, architect for the owner, Olsten Montecito Trust, to consider Case No. 14BAR-00000-00082 for further conceptual review of new two story single family dwelling with the first floor being approximately 2,150 square feet, the second floor being approximately 1,600 square feet, an attached garage of approximately 800 square feet and an attached residential second unit of approximately 600 square feet. The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,802 square feet total (to be demolished) and an attached garage of approximately 520 square feet (to be demolished). The proposed project will require approximately <25 cubic yards of cut and approximately <25 cubic yards of fill. The property is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at 1154 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 5/5/14, 8/25/14)

Public Comments:

1. Susan Petrovich
2. Michael Hair
3. Sophie Calvin
4. Riley Stile
5. David Cornwall
6. Stephen Young
7. Mindy Wolfe
8. Kellam de Forest

MBAR Comments:

1. Improved project
2. Largely in favor of the style of architecture, it is moving in the right direction now being softer.
3. Not unreasonable to have a second story
4. Architect encouraged to restudy to get some amount of program off the second story; understand neighbors concerns
5. Like the idea of a reflection pool. Appreciate reduction in windows and addition of green wall.
6. One member thinks it is still too contemporary with respect to the neighborhood
7. Architect has done a great job with respect to mountain views. This iteration allows those views and has protected views from Channel Drive
8. East & West elevation don't have glass at upper elevation, therefore it is not a problem.
9. Landscaping on Channel Drive appears to be encroaching into pedestrian walkway
10. Need to balance the neighbor's concerns with the property owners desires
11. Project is moving in the right direction; applicant has reduced the height and width, pulled the 2nd story away from the property line, reduced impacts to the public views of the mountains and private views of the ocean, reduced the amount of glazing area, opened up ridgeline, and reduced the center massing
12. Pay particular attention to detailing
13. Consider overhangs in glazing/glass area
14. Residential second unit and parking issues to be worked out w/staff

The project received comments only. (Watson absent from the discussion, but attended the site visit) The project is to return for further conceptual review.

ATTACHMENT E

MONTECITO WATER DISTRICT LETTER

DATED 12/02/2014



583 San Ysidro Road
Santa Barbara, CA 93108
(805) 969-2271

**MONTECITO WATER DISTRICT
CERTIFICATE OF WATER SERVICE AVAILABILITY**


To the County Planning Department of Santa Barbara:
Montecito Water District has received the following application for water service availability:

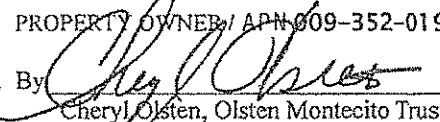
Date of Application	12/02/14
Name of Applicant	Matt Ewing, Warner Group Architects, Inc.
Property Owner	Olsten Montecito Trust
Service address	1154 Channel Drive
Assessor's Parcel Number(s) to be served	009-352-019
Parcel/property size	0.44
Brief Project description	SFR demo 4 bedroom, new SFR 3 bedroom w/garage; new 1 bedroom RSU; no pool, pond, spa or water features approved herein
Permit(s) applied for	BDP

Having reviewed application and architectural plans by Warner Group Architects dated 06/10/14, letter by owner dated 01/09/15 affirming continued use of private well for irrigation and having considered the District's available water supply the District hereby notifies your office that the District can and will serve the subject property in accordance with Montecito Water District Ordinances 89, 92 & 93 and the following limitations:

1. The available quantity of water shall be in accordance with the terms and conditions in paragraph 3 of Ordinance 89 with the understanding that such available quantity, due to the small parcel size of less than 0.3 acres, shall reflect reasonable and comparable water use for this size property.
2. A monthly allocation of water has been determined for this property pursuant to District Ordinance 93. This allocation was mailed to the property owner on March 10, 2014 and is also on the reverse of this page or the second page. Water usage needs to remain within the monthly allocations to avoid penalties.
3. Service to be provided through existing 3/4 inch water service.
4. Property owner must enter into agreement with District to install the following facilities to connect with District's existing service: **None**
5. Applicant must provide the following additional documents for District approval: **None**
6. Applicant agrees to install state-of-the-art water-saving technologies and to use no more water than is authorized under this Certificate. Applicant acknowledges that the District may apply penalties for all water delivered in excess of the property's monthly allocations and/or limit service to the property to no more than the monthly allocation.
7. This Certificate represents a determination of water availability as of the date of the Application. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances and requirements.

Dated January 21, 2015

MONTECITO WATER DISTRICT
By 
Tom Mosby, General Manager

PROPERTY OWNER / APN 009-352-019
By 
Cheryl Olsten, Olsten Montecito Trust

Acct No 06-1306-02

ATTACHMENT F

MONTECITO SEWER DISTRICT LETTER

DATED 04/13/2015



Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108
General Manager: Diane M. Gabriel, P.E.

A Public Service Agency

PHONE: (805) 969-4200
FAX: (805) 969-9049
E-MAIL: dgabriel@montsan.org

Sewer Service Availability Letter Residential Development Existing Parcel/Lot

April 13, 2015

COUNTY OF SANTA BARBARA
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93108

Assessor's Parcel Number (APN)	009-352-019
Street Address	1154 CHANNEL DRIVE
Property Owner	OLSTEN MONTECITO TRUST

The Montecito Sanitary District (District) has made the following determinations based on the location of the real property stated above:

1. The property is located within the District boundaries.
2. The property is currently being served by the District.
3. Public sewers are available to serve the property.
4. Owner has submitted plans to the County of Santa Barbara for the demolition and reconstruction of a Single family residence.

This letter serves to notify the County of Santa Barbara that sanitary sewer services are currently serving and are available to this property. The owner cannot make improvements to the property until approved plans from the County are reviewed by the District and all requirements and applicable fees are paid to the District. If you have any questions, please contact the District Office at (805) 969-4200.

Sincerely,

Caroline M. Martin
Accounting/Administrative Assistant

ATTACHMENT G

WATER AVAILABILITY CERTIFICATION



County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director
Dianne Black, Assistant Director

COUNTY OF SANTA BARBARA PLANNING & DEVELOPMENT DEPARTMENT WATER AVAILABILITY CERTIFICATION

Project Address: 1154 CHANNEL DRIVE
Planning Permit Number: ACDH-0000-00014
Property Owner: OLSTEN MONTECALTO TRUST

I, the undersigned, hereby certify that I am the owner of the above referenced property. I further certify that offsite water will be used for construction and completion of the above permit with the following information. I understand that the issuance of the permit described below is based upon the statements that I make within this document.

- Name of entity providing water: RMR WATER TRUCKS
- Contact information of entity providing water: 661-510-8516
- Address or Assessor's Parcel Number of water source: 32016 CASTAIC RD.
CASTAIC, CA 91384

- Specifics on water delivery (how is water reaching project site, number of truck trips, amount of water, etc.):

AMOUNT OF WATER REQUIRED TO FILL THE POOL + SPA = 22,500 GAL
DELIVERED IN (6) 4,000 GALLON TRUCK TRIPS

- Routine maintenance/delivery: how often/number of truck trips:

ONE 500 GALLON TRUCK DELIVERY PER MONTH

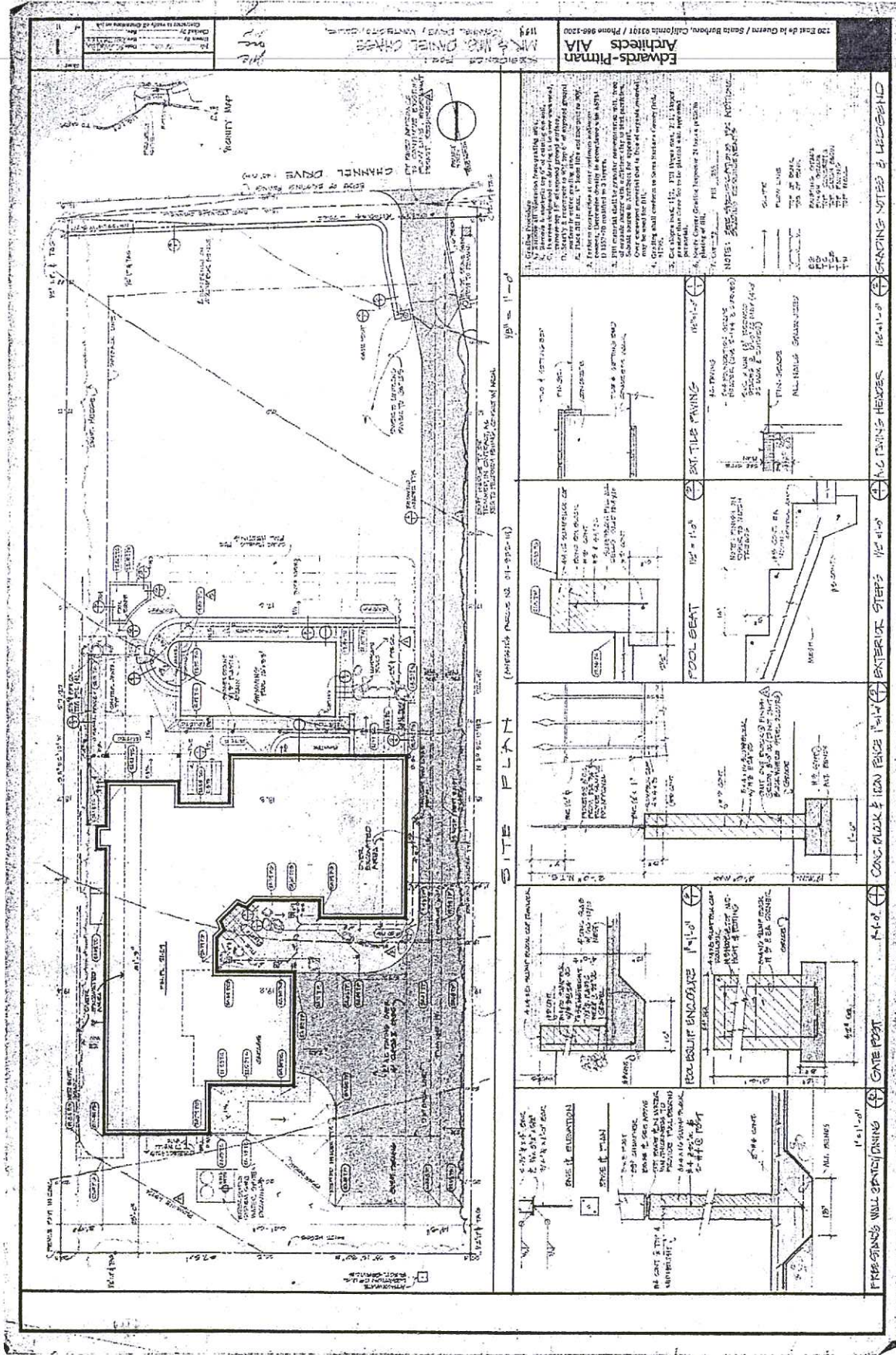
I understand that my permit may be revoked if the statements made in this document are false.

Name: STEVEN GRABOWSKI Signature: [Signature] Date: 4/17/15
TRUSTEE

ATTACHMENT H

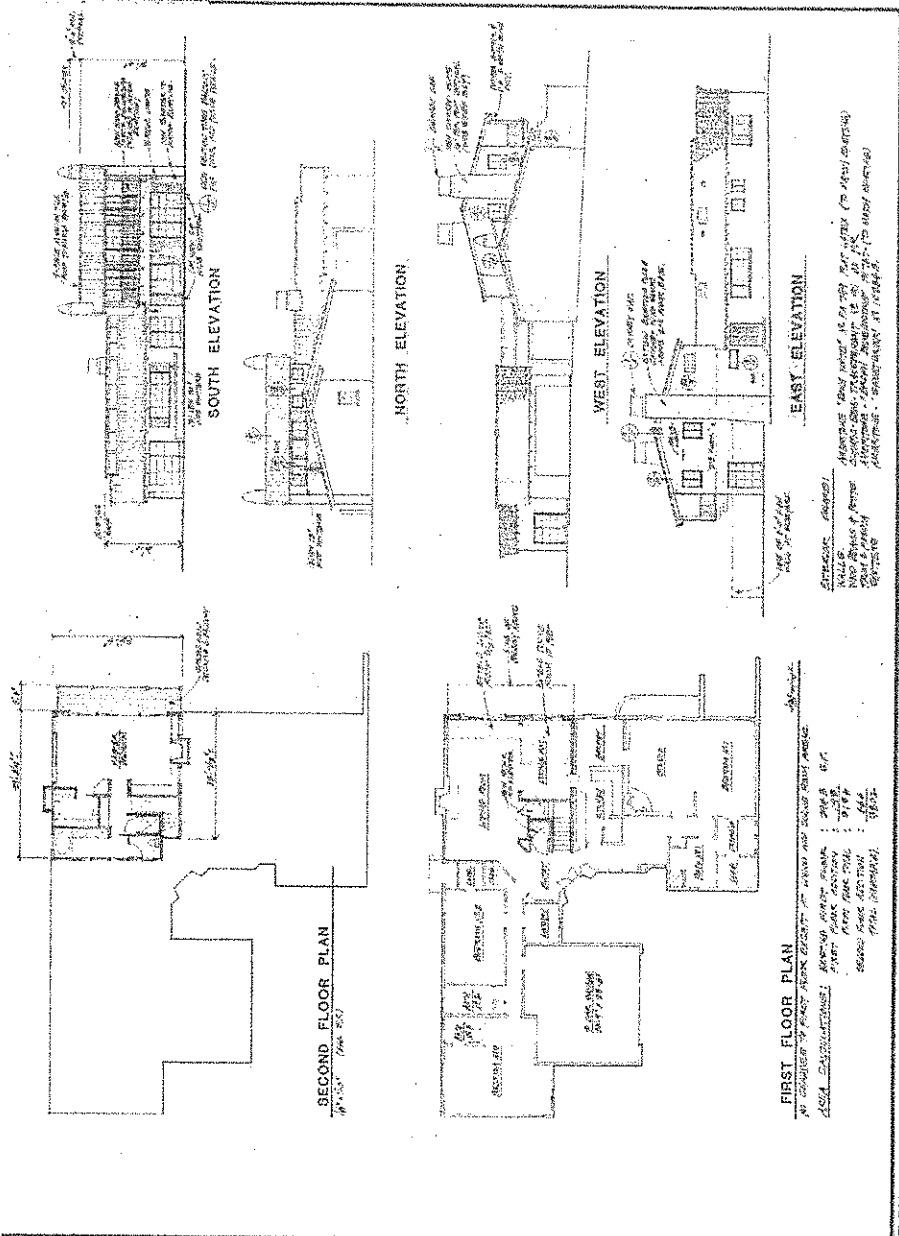
REDUCED PLAN SHEETS

Project No.	13115
Sheet No.	12/08/2014
Client	Grabowski-Olsten
Architect	Warner Group Architects, Inc.
Date	12/15/14



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Open Architectural
Remodel and Addition to
CHASE RESIDENCE
1154 Channel Drive, Monrecho, California



GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.

FIRST FLOOR PLAN
NO CHANGE TO FIRST FLOOR EXCEPT FOR WARD AND BATH ROOM ADDED.
AREA CALCULATIONS:
TOTAL FLOOR AREA: 2,148 S.F.
TOTAL EXTERIOR WALL AREA: 1,178 S.F.
TOTAL EXTERIOR WALL PERIMETER: 1,178 S.F.
TOTAL EXTERIOR WALL PERIMETER: 1,178 S.F.

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SETBACK ENCROACHMENT CALC.
 ANALYSIS PERFORMED BY ARCHITECT - 12/15/14
 EXISTING SETBACK ENCROACHMENT (APN 000-352-019)
 APPROVED SETBACK ENCROACHMENT (APN 000-352-019)

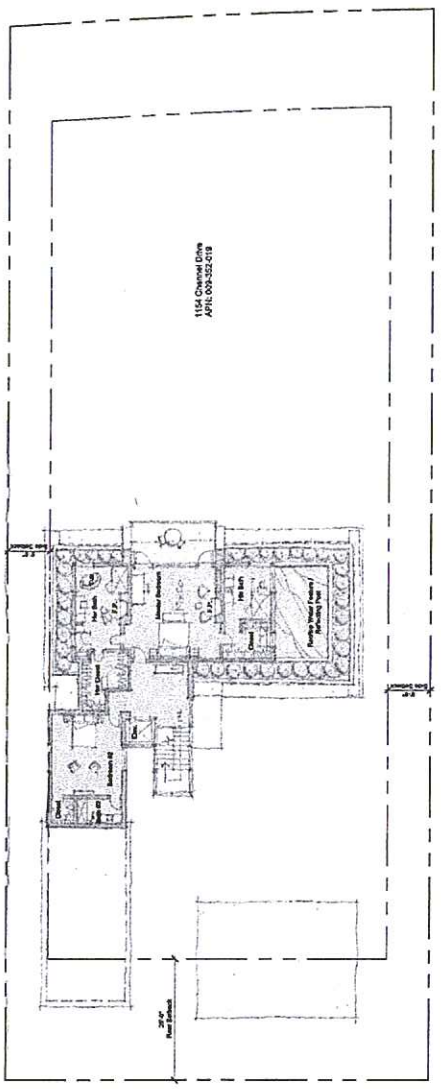


1154 Channel Drive
 Santa Barbara, CA 93108
 Telephone (805) 968-5074
 Fax (805) 968-5075
 Email www.warnergroupp.com

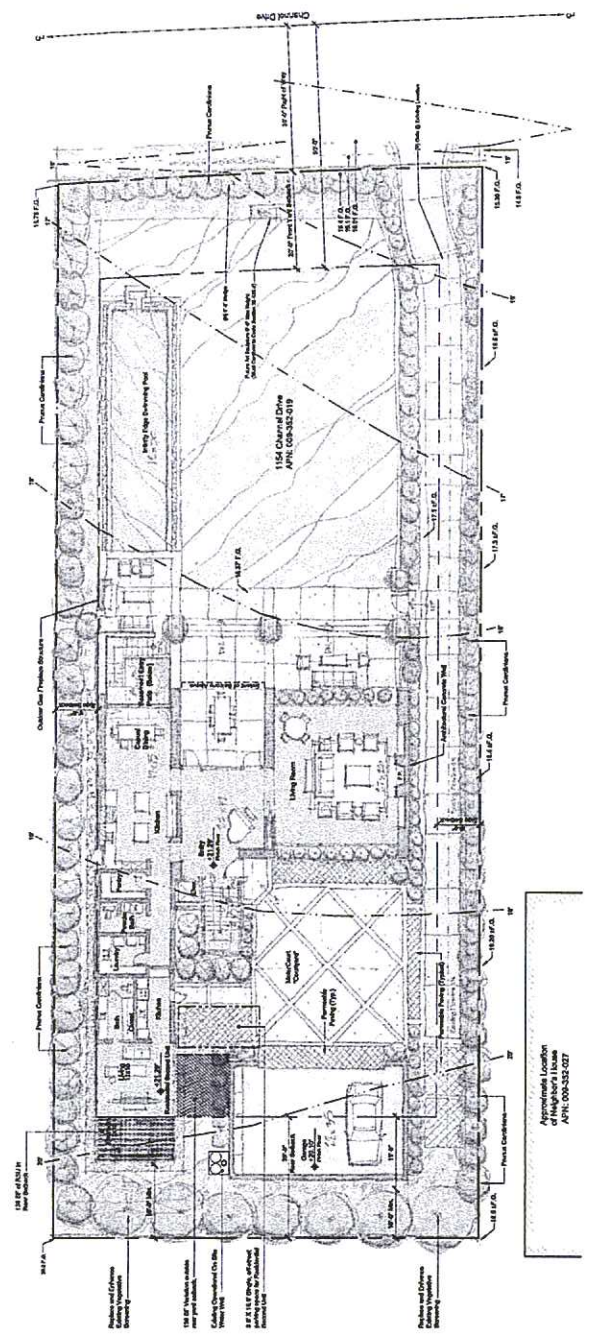
Grabowski-Olsten Residence
 1154 Channel Drive
 Santa Barbara, CA 93108
 Montecito BAR Conceptual Submittal - 12/15/14 Hearing

Sheet Title	Site & Grading Plan First & Second Floor Plan
Project No.	21315
Client	12/01/2014
Scale	1" = 10'-0"
Sheet No.	1

A 2.0



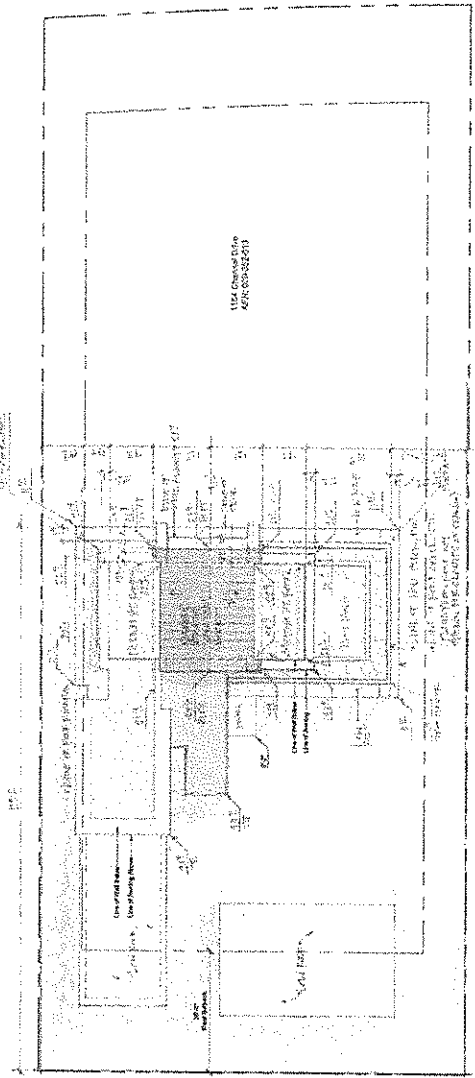
SECOND FLOOR PLAN
 Scale 1" = 10'-0"



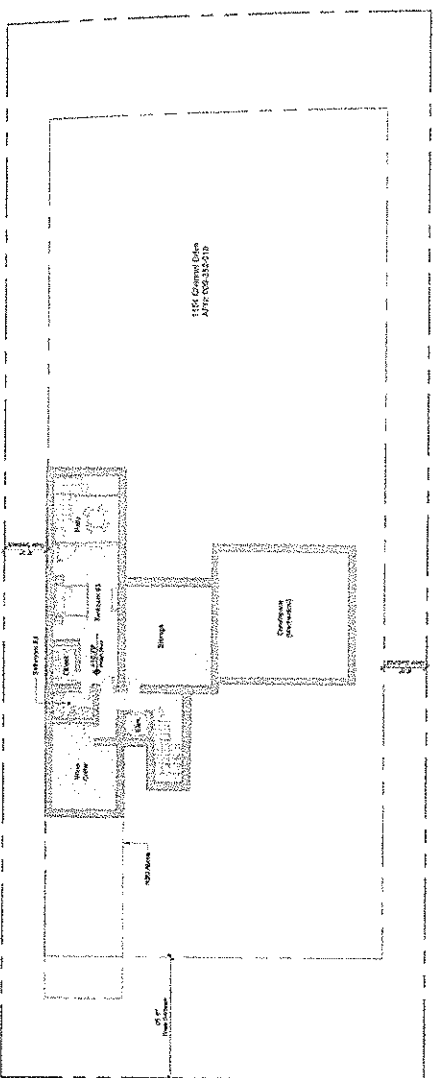
SITE PLAN & FIRST FLOOR PLAN
 Scale 1" = 10'-0"

Approximate Location
 1154 Channel Drive
 APN 000-352-019

Project No.	21110
Client	Grabowski-Olsten
Architect	Warner Group
Date	12/15/14
Scale	1/8" = 1'-0"
Sheet No.	17 of 18
Sheet Title	Basement Floor Plan



ROOF PLAN
Scale: 1/8" = 1'-0"



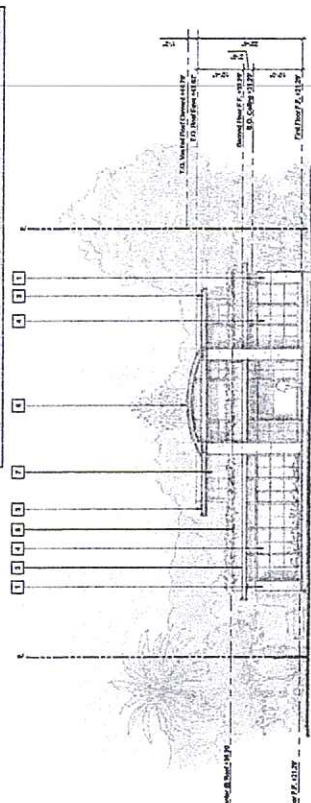
LOWER LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"



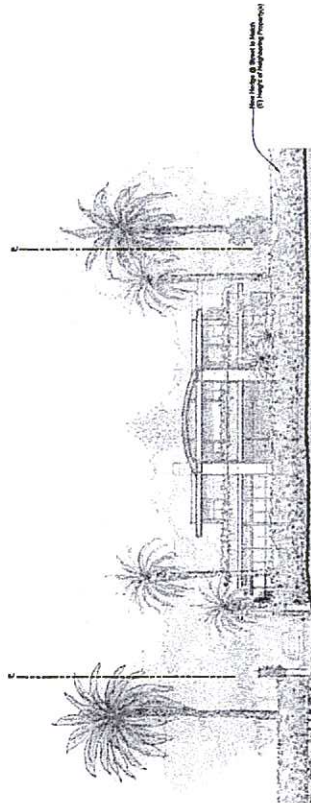
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Key Notes

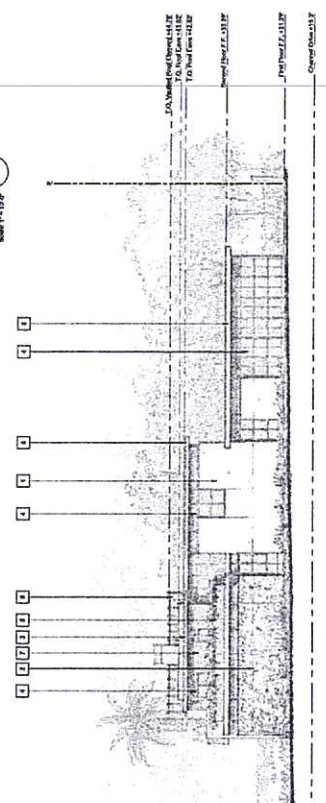
1. Wood Panel Lumber
2. Custom Architectural Concrete Wall
3. Poured Concrete Wall System
4. Steel Lintel of Stone Slabs
5. Stone Panels with 1/2" Thick Spacers (1/2" or 3/4")
6. Traditional Landscape Irrigation
7. Standing Seam Metal Roofing @ 1/2" Panel Deck, 1/2" Insulation (1/2")
8. Wood Panel Wall System



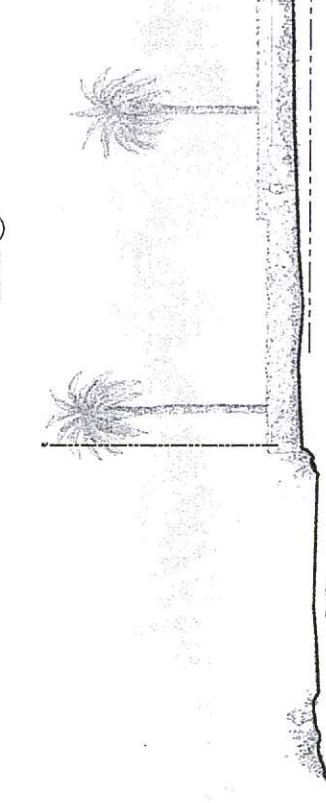
1
 SOUTH ELEVATION
 Scale: 1" = 10'-0"



4
 SOUTH ELEVATION @ CHANNEL DRIVE
 Scale: 1" = 10'-0"



2
 EAST ELEVATION
 Scale: 1" = 10'-0"



3
 WEST ELEVATION
 Scale: 1" = 10'-0"



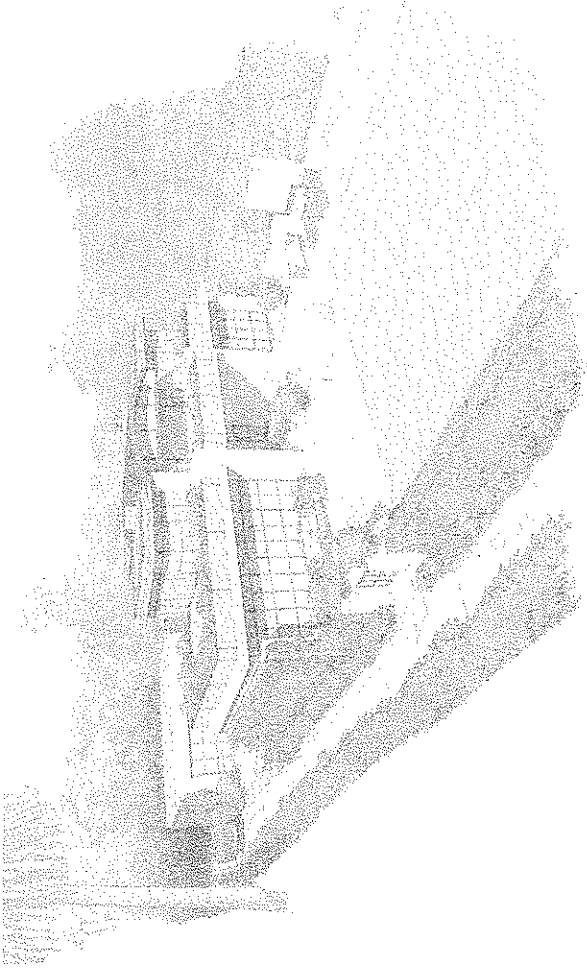
3
 WEST ELEVATION
 Scale: 1" = 10'-0"

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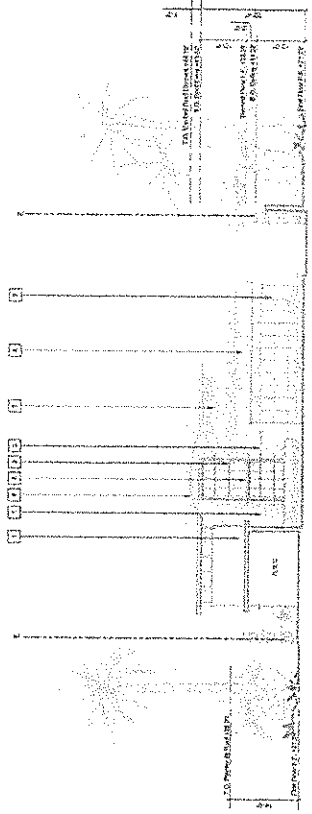
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Project No.	1215
Client No.	1215
Project Name	Grabowski-Olsten Residence
Project Location	1154 Channel Drive, Santa Barbara, CA 93108
Project Start	12/15/14
Project End	12/15/14

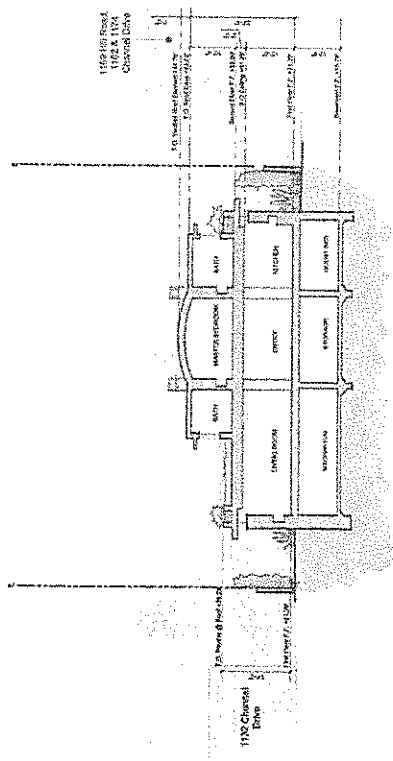
- Key Notes**
1. Project Information of Grabowski-Olsten Residence
 2. Project Name: Grabowski-Olsten Residence
 3. Client: Warner Group
 4. Project Location: 1154 Channel Drive, Santa Barbara, CA 93108
 5. Project Start: 12/15/14
 6. Project End: 12/15/14
 7. Project Status: Conceptual Submittal
 8. Project Architect: Warner Group
 9. Project Designer: Warner Group
 10. Project Engineer: Warner Group
 11. Project Contractor: Warner Group



3 EXT. PERSPECTIVE
Sheet A4.1



1 NORTH ELEVATION
Sheet A4.1



2 SECTION THROUGH MASTER
Sheet A4.1