

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF DECEMBER 13, 2017

RE: *Bell Street Ordinance Amendment and Tentative Tract Map, Mixed-Use Land Use Permit and Government Code Conformity Determination; 17ORD-00000-00016, 16TRM-0000000002, 17LUP-00000-00413, 17GOV-00000-00005*

Hearing on the request of Tom Ochsner, agent for the owner, Sean McGrath, to consider the following:

- a) **17ORD-00000-00016** [application filed on October 6, 2017] for approval of an ordinance amending the County Land Use and Development Code (LUDC) of Chapter 35, Zoning, of the Santa Barbara County Code, in compliance with Chapter 35.104 of the County Land Use and Development Code by amending Section 35.24.070;
- b) **16TRM-00000-00002** [application filed on March 24, 2016] for approval of a Tentative Map in compliance with County Code Chapter 21 for a one-lot subdivision for condominium purposes, on property zoned CM-LA (Community Mixed Use- Los Alamos);
- c) **17LUP-00000-00413** [application filed on March 24, 2016] for approval of a Land Use Permit in compliance with Section 35.82.110 of the Santa Barbara County Land Use and Development Code, on property zoned CM-LA, to develop one commercial building and four residential units;
- d) **17GOV-00000-00005** [application filed on October 6, 2017] to determine that the proposed six-foot St. Joseph Street road abandonment is in conformance with the Comprehensive Plan, including the Los Alamos Community Plan, in compliance with Government Code § 65402(a); and

to determine that the environmental effects of the proposed project were covered in the previously adopted Los Alamos Community Plan Update EIR (08-EIR-05) pursuant to State CEQA Guidelines Section 15168(c). All project documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. Please contact the project planner, Nereyda (Rey) Montaña, in advance at (805) 934-6587 or nmontano@countyofsb.org to ensure that project materials will be available. The proposed Ordinance Amendment would apply to all parcels zoned CM-LA within the Los Alamos Community Plan. The Tentative Tract Map and Land Use Permit applications involve Assessor's Parcel No. 101-181-001, located at 230 St. Joseph Street, in Los Alamos, Third Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of December 13, 2017, Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (St. John absent) to recommend that the Board of Supervisors:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report dated November 22, 2017, including CEQA findings;
2. Recommend that the Board of Supervisors determine that, after considering the environmental review documents included as Attachment C [Supplemental Document dated November 22, 2017], together with previously adopted Program EIR included as Attachment J of the staff report dated November 22, 2017, determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project;
3. Adopt a resolution recommending that the Board of Supervisors approve Case No. 17ORD-00000-00016, an ordinance amending Section 35.24.070, CM-LA Zone Additional Standards of Section 35-1, of the Santa Barbara County Land Use and Development Code, Chapter 35, Zoning, of the Santa Barbara County Code (draft resolution included as Attachment F of the staff report dated November 22, 2017);
4. Recommend that the Board of Supervisors approve a Tentative Tract Map (Case No. 16TRM-00000-00002) subject to the conditions included as Attachment B.1 of the staff report dated November 22, 2017;
5. Recommend that the Board of Supervisors approve a Land Use Permit (Case No. 17LUP-00000-00413) subject to the conditions included as Attachment B.2 of the staff report dated November 22, 2017; and
6. Direct staff to transmit the conformity report required by Government Code § 65402 to Sean McGrath, owner, and the Board of Supervisors. The County Planning Commission Staff Report dated November 22, 2017, and the letter reflecting the County Planning Commission's action shall constitute the required report.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 17ORD-00000-00016, 16TRM-00000-00002, 17LUP-00000-00413, 17GOV-00000-00005
Planning Commission File
Dianne M. Black, Assistant Director
Agent: Tom Ochsner, 10 E. Yanonali Street, Santa Barbara, CA 93101

Planning Commission Hearing of December 13, 2017
Bell Street Ordinance Amendment and Tentative Tract Map, Mixed-Use Land Use Permit and Government Code
Conformity Determination; 17ORD-00000-00016, 16TRM-0000000002, 17LUP-00000-00413, 17GOV-00000-00005
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Owner: Sean McGrath, 1000 South Seward Avenue, Ventura, CA 93001
Engineer: Ashley & Vance Engineering, 924 Chapala Street, Santa Barbara, CA 93101
Jenna Richardson, Deputy County Counsel
Rey Montano, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment F – Resolution and Ordinance

DMB/dmv

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 FINDING THAT A PREVIOUS ENVIRONMENTAL DOCUMENT CAN BE USED (PER CEQA SECTION 15162)

CONSIDERATION OF THE SUPPLEMENTAL DOCUMENT AND FULL DISCLOSURE

The Planning Commission has considered the Supplemental Document dated November 22, 2017 together with the previously certified Environmental Impact Report (Attachment J of the staff report dated November 22, 2017, and incorporated herein by reference) for the Bell Street Ordinance Amendment and Mixed-Use project. The Supplemental Document reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA. The Supplemental Document, together with the Los Alamos Community Plan Update EIR (Attachment J of the staff report dated November 22, 2017, and incorporated herein by reference), is adequate for this proposal. On the basis of the whole record, including the Supplemental Document and the LACP EIR and any public comments received, the Planning Commission finds that the project changes described in the Supplemental Document are only minor technical changes or additions. As discussed in Section 6.1 of the Planning Commission staff report dated November 22, 2017, herein incorporated by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15162 since there are no substantial changes proposed in the project which will require major revisions to the EIR (Attachment J of the staff report dated November 22, 2017, and incorporated herein by reference); no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.3 FINDINGS ADDRESSING SUPPLEMENTAL DOCUMENT ISSUE AREAS

The Supplemental Document prepared for the project, dated November 22, 2017 addresses the following issues: Cultural Resources, Flooding and Water Resources, Aesthetics/ Visual Resources, Biological Resources, Transportation and Circulation, Land Use, Wastewater, Agricultural Resources, Public Services, Air Quality, Noise, and Hazardous Materials/ Risk of Upset. The Supplemental Document dated November 22, 2017, herein incorporated by reference, finds that the LACP EIR (Attachment J of the staff report dated November 22, 2017, and incorporated herein by reference) may be used to fulfill the environmental review requirements of the current project. Since none of the following have occurred, as discussed in Section 6.1 of the staff report to the Planning Commission dated November 22, 2017, herein incorporated by reference, no subsequent environmental review shall be prepared according to CEQA Guidelines Section 15168(c) and 15162: there are no substantial changes proposed in the project which will require major revisions to the EIR (Attachment J of the staff report dated November 22, 2017, and incorporated herein by reference); no substantial changes have

occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance.

2.0 ADMINISTRATIVE FINDINGS

2.1 ORDINANCE AMENDMENT

Findings Required for Approval of Amendments (§ 35.104.060).

An application for an Amendment to the Comprehensive Plan, Land Use and Development Code (LUDC), or Zoning Map may be approved only if the review authority first makes all of the following findings, as applicable to the type of Amendment.

A. Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

2.1.1 The request is in the interests of the general community welfare.

The Amendment would modify the CM-LA zoning regulations of the LUDC to allow residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. The proposed Ordinance Amendment is in the interests of the general community welfare because it would provide consistency with the Bell Street Design Guidelines and the LUDC's development standards for the CM-LA zone with regard to where residential units are allowed. In addition, the Ordinance Amendment would provide flexibility by allowing housing on both the first and second floors of buildings that are situated in certain locations. The density standard provided in the CM-LA zone section of the LUDC (a residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot) already encourages a balance of commercial and residential uses along Bell Street. With the approval of this Ordinance Amendment, housing would be encouraged in locations that are adjacent to existing residential uses and within walking distance to the community's commercial core along Bell Street. Therefore, with the approval of this Ordinance Amendment, mixed-use development along Bell Street would continue to be encouraged. Furthermore, the project will increase sales and property tax revenues to the County. Therefore, the request is in the interests of the general community welfare.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

As discussed in Sections 6.2 and 6.3 of the staff report dated November 22, 2017, incorporated herein by reference, the proposed project is consistent with the County's Comprehensive Plan, including but not limited to, the Los Alamos Community Plan and the Land Use Element, and State planning and zoning laws. As discussed in Section 6.0 of the staff report, dated November 22, 2017, incorporated herein by reference, the project includes an Ordinance Amendment that proposes modifying the CM-LA zoning regulations of the LUDC to allow for dwelling units on all floors of buildings with a building front line that abuts (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. With the approval of this Ordinance Amendment, the proposed project would comply with the CM-LA zone standards set forth in the LUDC.

2.1.3 The request is consistent with good zoning and planning practices.

Amending Section 35.24.070 of the LUDC would allow the project to be developed with mixed-use commercial/residential development consistent with the goals and policies of the Los Alamos Community Plan. In addition, the project would include residential development located adjacent to, and compatible with, existing residential development. Therefore, the project is consistent with good zoning and planning practices as it is consistent with local and state planning regulations, as stated above in these Findings, including but not limited to Finding 2.1(A)(2).

2.2 SUBDIVISION MAP ACT FINDINGS

A. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for the Bell Street Mixed-Use Tentative Tract Map, Case No. 16TRM-00000-00002/TRM 14,821.

2.2.1 State Government Code §66473.1. The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. Therefore, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

2.2.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) or Chapter 3 of Division 1.

The proposed project is consistent with the policies of the Santa Barbara County Comprehensive Plan, including the Los Alamos Community Plan, as discussed in Sections 6.2 and 6.3 of the staff report dated November 22, 2017, incorporated herein by reference. Therefore, the project is consistent with this finding.

2.2.3 State Government Code §66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 66451.

As discussed in Sections 6.2 and 6.3 of the staff report dated November 22, 2017, incorporated herein by reference, with the implementation of the conditions of approval set forth in Attachment B.1, the proposed project is consistent with the policies of the Santa Barbara County Comprehensive Plan, including but not limited to, the Los Alamos Community Plan and the Land Use Element. Therefore, the proposed project is

consistent with applicable general and specific plans as specified in Section 66451, and this finding cannot be made.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the map is consistent with all applicable policies of the Comprehensive Plan and the Los Alamos Community Plan. Therefore, the proposed project is consistent with the applicable Comprehensive Plan and the Los Alamos Community Plan, and this finding cannot be made.

c. That the site is not physically suitable for the type of development.

Development proposed on the subject parcel would consist of one commercial building and four residential units total. Total development would consist of approximately 12,143 square feet (gross) of development. The 0.46-acre project site is sufficient in size to accommodate the proposed mixed-use development. Access to the site would be provided from St. Joseph Street via a new 22-foot wide driveway. As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the proposed development complies with the requirements of the Comprehensive Plan, including the Los Alamos Community Plan. In addition, the development proposal would comply with the CM-LA zoning regulations of the LUDC upon approval of the proposed Ordinance Amendment. Therefore, the site is physically suitable for the type of development proposed, and this finding cannot be made.

d. That the site is not physically suited for the proposed density of development.

The subject parcel is physically suited for the proposed development, including adequate parking and landscape areas. The property is surrounded by other commercial and residential uses of similar densities. In addition, the proposal complies with Section 35.24.070.D.1 of the LUDC regarding the residential density requirement of "two bedrooms per 700 square feet of gross floor area of commercial development on the same lot." Furthermore, to ensure neighborhood compatibility, the proposed project is conditioned to be reviewed and receive preliminary and final approval by the Central Board of Architectural Review (CBAR) prior to Zoning Clearance (Attachment B.2, Condition No. 3). Therefore, the site is physically suited for the proposed density of development, and this finding cannot be made.

e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As discussed in Section 6.1 of the staff report dated November 22, 2017, the proposed project would consist of the construction of one commercial building and four residential units total. Grading for the site would be required for site preparation for the new units. Grading would consist of 300 cu. yd. of cut, and 180 cu. yd. of fill. The remaining 120 cu. yd. of excess material would be exported offsite. The project would result in the removal of four existing sycamore trees and the preservation of two existing sycamore trees. As discussed in Section 6.2 of the staff report dated November

22, 2017, incorporated herein by reference, the trees that are proposed for removal do not have an unusual scenic quality, do not have historic value, and do not provide important wildlife habitat.

The project site is not located in an area with a particularly sensitive environment or in an area with any mapped or designated environmental resource of hazardous or critical concern. No impacts to endangered, rare, or threatened species are anticipated with the proposed project. As discussed in the CEQA supplemental document (Attachment C) of the staff report dated November 22, 2017, incorporated herein by reference, the project does not have the potential to result in significant environmental impacts to the environment. As a result, the proposed subdivision and development would not cause substantial environmental damage or injure fish or wildlife or their habitat. Therefore, this finding cannot be made.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The project site is located in a floodplain. However, adherence to the Flood Control District's requirements (Attachment B.2, Condition No. 13), would ensure that all structures would have a finished floor located a minimum of one foot above the existing grade in order to minimize the potential for flood risk.

There are no identified or likely public health problems or hazards associated with future development of the proposed project. As evaluated in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, adequate water, utilities, and access are available to serve the proposed project. With the incorporation of conditions of approval from other departments, including Public Works Department, Project Clean Water Division, Flood Control District, Transportation Division, Air Pollution Control District, County Fire Department, and Community Services District, Parks Division (Attachment B.2, Condition 13), the proposed development is not likely to cause serious public health problems. Therefore, this finding cannot be made.

g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As discussed in Sections 4.0 and 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the project includes the abandonment of a six-foot portion of county road right-of-way along a portion of St. Joseph Street that fronts the project site. A covered walk is proposed in the area where this six-foot road right-of-way currently exists. The covered walk would provide one of three facades (Gallery Facade) that the LUDC and the Bell Street Design Guidelines encourage. The applicant's proposal to use a six-foot portion of St. Joseph Street would not affect the ability of the County to continue to provide services in this area of Los Alamos since the existing road and the remaining road right-of-way would be adequate to accommodate traffic in the community. Therefore, this finding cannot be made.

2.2.4 State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that

land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:

- a. A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.**

The subject parcel is not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

- b. An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 Division 1 of Title 5).**

The project is not subject to an open-space easement.

- c. An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.**

Division 10.2 of the Public Resources Code implements the Agricultural Lands Stewardship Program of 1995: Chapter 4 of this Division specifies the provisions of the Agricultural Conservation Easement. The subject parcel is not subject to an agricultural conservation easement. Therefore, these provisions do not apply.

- d. A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.**

Chapter 4 of Part 2 of Division 2 of the Civil Code includes provisions for conservation easements. The subject parcel is not subject to a conservation easement. Therefore, these provisions do not apply.

- 2.2.5 State Government Code §66474.6. The governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.**

As discussed in Section 6.2 of the staff report, dated November 22, 2017, incorporated herein by reference, the property is within the Los Alamos Community Services District (CSD) service area and the CSD would treat waste from the proposed development. Therefore, the proposed development would not contribute to any violation of existing requirements prescribed by the California Regional Water Quality Control Board regarding community sewer systems.

2.3 TENTATIVE MAP FINDINGS – COUNTY CODE, CHAPTER 21

- A. The following, among others, shall be cause for disapproval of a tentative map including tentative parcel maps, but the tentative map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant:

2.3.1 Easements or rights-of-way along or across proposed County streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded, in the Office of the County Recorder, provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations.

The project includes a five-foot-wide easement dedication to the County along Waite Street, as well as abandonment of a six-foot portion of County road right-of way along a portion of St. Joseph Street that fronts the project site. As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, staff from the Public Works Department, Transportation Division has reviewed and approved the proposed easement dedication and abandonment. Therefore, this finding can be made.

2.3.2 Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.

A proposed 22-foot wide pervious concrete private driveway off of St. Joseph Street would provide access to the property. The proposed St. Joseph Street six-foot abandonment would reduce the right-of-way width of the roadway from 80 feet to 74 feet. As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the existing and future traffic volumes on St. Joseph Street would be within the range specified in the County's design standards for Collector Streets, and the Bell Street/St. Joseph Street intersection would operate at an acceptable level of service. In addition, a traffic and circulation analysis (Attachment D) found that the proposed St. Joseph Street right-of-way abandonment would not result in additional traffic or parking impacts within Los Alamos. Therefore, this finding can be made.

2.3.3 Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.

As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the proposed project has been designed to minimize cut and fill operations to the maximum extent feasible. Grading for the site would be required for site preparation for the new units. Proposed grading would include approximately 300 cu. yd. of cut and 180 cu. yd. of fill. The remaining 120 cu. yd. of excess material would be exported offsite. Grading for the proposed project would not create steep slopes or great heights that are unsafe or unaesthetic. Therefore, this finding can be made.

2.3.4 Grading or construction work on any proposed street or lot. Grading or construction work shall not be commenced prior to recordation of the Final or Parcel Map without specific authority granted by and subject to conditions approved by the Board of Supervisors.

No grading or construction work has occurred nor is any required for any street or buildable area prior to recordation of the map. In addition, the Tract Map is conditioned to require

that the map be recorded prior to issuance of any permits for development including grading (Attachment B.1, Condition No. 13). Therefore, this finding can be made.

2.3.5 Potential creation of hazard to life or property from floods, fire, or other catastrophe.

The project site is not located in a designated high fire hazard area and the County Fire Department has provided only advisory conditions for future development (see Attachment B.2). The development will be required to meet the Fire Department's standards for defensible space and water storage for fire suppression purposes. With regard to flooding, the project site is located in a floodplain. Pursuant to the Flood Control District's requirements (Attachment B.1, Condition No. 16), all structures would have a finished floor located a minimum of one foot above the existing grade in order to minimize the potential for flood risk. Therefore, there is no potential creation of hazard to life or property from floods, fire, or other catastrophe and this finding can be made.

2.3.6 Nonconformance with the County's Comprehensive Plan or with any alignment of a state highway officially approved or adopted by the State Department of Transportation.

As discussed in Sections 6.2 and 6.3 of the staff report dated November 22, 2017, incorporated herein by reference, the project is consistent with the County's Comprehensive Plan and the Los Alamos Community Plan. The subject parcel has frontage along State Route 135. However, the project would not conflict with or impact the alignment or condition of the highway. Therefore, this finding can be made.

2.3.7 Creation of a lot or lots which have a ratio of depth to width in excess of 3 to 1.

The proposed one-lot subdivision for condominium purposes would not result in the lot having a depth to width ratio in excess of 3:1. Therefore, this finding can be made.

2.3.8 Subdivision designs with lots backing up to watercourses.

There are no watercourses in the proposed project area. Therefore, this finding can be made.

B. Pursuant to Chapter 21-8(d) of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.

The Tentative Tract Map was evaluated for consistency with applicable County policies and ordinance requirements in Sections 6.2 and 6.3 of the staff report dated November 22, 2017, incorporated herein by reference. As discussed in those sections, the one-lot subdivision for condominium purposes (as modified by the conditions of approval) is consistent with the County's Comprehensive Plan, Los Alamos Community Plan, LUDC, and Chapter 21 of the County Code, as well as the requirements of the State Subdivision Map Act. Finding 2.2 above, incorporated herein by reference, discusses the tentative map's consistency with applicable provisions of the State Subdivision Map Act.

2.4 LAND USE PERMIT FINDINGS

A. Findings required for approval. Pursuant to Section 35.82.110.E of the LUDC, a Land Use Permit application shall be approved or conditionally approved only if the Director first makes all of the following findings:

2.4.1 The proposed development conforms:

- a. **To the applicable provisions of the Comprehensive Plan including any applicable community or area plan; and**

As discussed in Section 6.2 of the staff report dated November 22, 2017, incorporated herein by reference, the proposed development is consistent with the County's Comprehensive Plan, including but not limited to the Los Alamos Community Plan and the Land Use Element. Therefore, this finding can be made.

- b. **With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

As discussed in Section 6.3 of the staff report dated November 22, 2017, incorporated herein by reference, the project includes an Ordinance Amendment that would modify the CM-LA zoning regulations of the LUDC to allow for residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. With the approval of this Ordinance Amendment, the proposed development would comply with the development standards set forth in the LUDC. Therefore, this finding can be made.

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

As discussed in Section 5.5 of the staff report dated November 22, 2017, incorporated herein by reference, Certificate of Compliance No. 15-CC-30, which was recorded on February 17, 2016, verified that the 0.46-acre parcel (APN 101-181-001) was legally created. Therefore, this finding can be made.

2.4.3 The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).

There is no existing structural development and no zoning violations exist on the subject property. Therefore, this finding can be made.

ATTACHMENT B.1:

CONDITIONS OF APPROVAL

BELL STREET MIXED-USE TENTATIVE TRACT MAP

CASE NO. 16TRM-00000-00002, TRM 14,821

APN: 101-181-001

- 1. Proj Des-01 Project Description.** This Tentative Tract Map is based upon and limited to compliance with the project description and all conditions of approval set forth below, including mitigation measures 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 involves a Tentative Tract Map for a one-lot (APN 101-181-001) subdivision for condominium purposes, for the construction of one commercial building and four residential units. The Los Alamos Community Services District will supply water and wastewater treatment services. A 22-foot wide pervious concrete private driveway off of St. Joseph Street will provide access to the project site.

Land Use Permit Case No. 17LUP-00000-00413 is for the construction of one commercial building and four residential units total. Total development will consist of approximately 12,143 square feet (gross) of development which includes four residential condominiums totaling approximately 7,007 square feet and one commercial building totaling approximately 5,203 square feet. On-site parking will include four covered parking spaces (one for each residential unit), two standard parking spaces, and one accessible parking space. Grading will consist of approximately 300 cubic yards of cut and 180 cubic yards of fill. The remaining 120 cubic yards of excess material will be exported offsite. Four sycamore trees are proposed for removal. Landscaping will consist of approximately 6,000 square feet of drought-tolerant, native species. The Los Alamos Community Services District will provide water and wastewater treatment services for the development. St. Joseph Street and a new proposed 22-foot wide private driveway will provide access to the site. In addition, the project includes the abandonment of a six-foot wide portion of county road right-of-way along a portion of St. Joseph Street that fronts the project site.

The project involves an Ordinance Amendment (Case No. 17ORD-00000-00016), to allow for residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. The proposed Ordinance Amendment would provide consistency with the Bell Street Design Guidelines and the Land Use and Development Code's development standards for the CM-LA zone with regard to where residential units are allowed. This Ordinance Amendment would apply to all parcels zoned CM-LA within Los Alamos along the Bell Street Corridor. Proposed changes are indicated below using underline font to indicate proposed additional text to be added to the regulations and strike-through font to indicate text that would be deleted:

35.24.070 - CM-LA Zone Additional Standards

Proposed development and new land uses within the CM-LA zone shall comply with the following standards in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

- A. Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 20 feet.
- B. Determining the front line of lot for properties in the CM-LA zone.** For the purposes of the CM-LA zone district, all lots (including through lots and corner lots) with a front line abutting Bell Street shall be considered to have a front line on Bell Street unless the review authority finds that reasonable development of the property would be precluded.
- C. Streets in the CM-LA zone.** Streets that are located parallel to Bell Street (Waite, Leslie, and portions of Main Street) shall be considered through streets. Streets that are located perpendicular to Bell Street (Centennial Street) shall be considered secondary streets.
- D. Limitations on bedrooms, floor area, uses, and location of dwelling units in the CM-LA zone.**
1. A residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot.
 2. Dwelling units are only permitted above the ground floor of buildings that abut: ~~located on a lot where the front line abuts Bell Street.~~
 - a. Bell Street; and/or
 - b. A secondary street on a lot with a Bell Street front line, unless the majority of the building façade abuts a through street as shown in Figure 2-1a.
 3. Dwelling units are permitted on all floors of buildings that abut: ~~located on a lot where the front line does not abut Bell Street.~~
 - a. A secondary street on a lot without a Bell Street front line; and/or
 - b. A through street.
 4. Dwelling unit access from Bell Street is prohibited.
- E. Commercial buildings in CM-LA zone.**
1. Commercial uses are allowed on all floors of buildings.
 - a. Only commercial uses are permitted on the ground floor of buildings that abut:
 - (1) Bell Street; and/or
 - (2) A secondary street on a lot with a Bell Street front line, unless residential uses are allowed on all floors in compliance with Subsections D.2 and D.3 above.
 2. The floor area devoted to commercial uses is limited by the setbacks and build-to-lines shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures).

3. Buildings with a Bell Street frontline shall be commercial on the ground floor.

F. Setbacks and Build-to-Lines for structures. The setbacks in Table 2-18 apply as measured from the front line. Buildings shall be located within the shaded area shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures) below.

Table 2-18 Setbacks and Build-to Lines for Structures

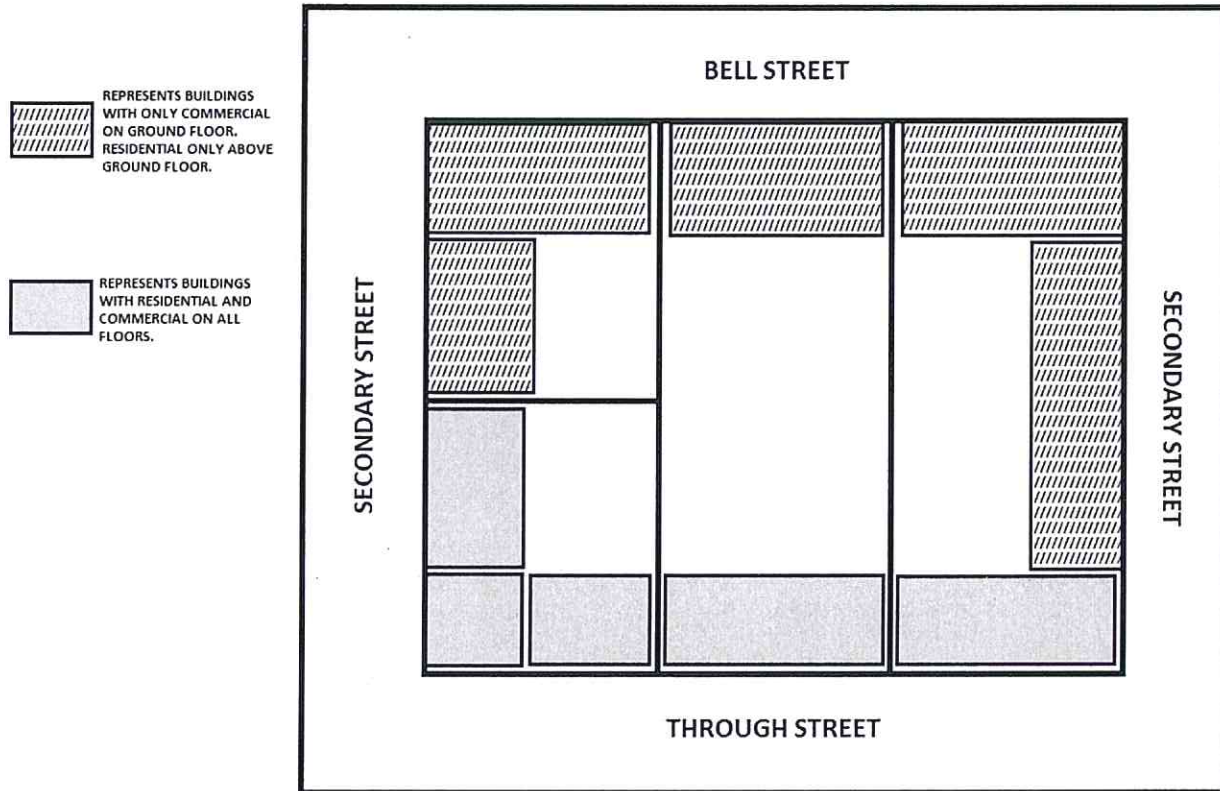


Figure 2-1a - Allowed Building Uses

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
3. **Buyer Beware Notice.** Prior to or concurrent with map recordation, the Owner/Applicant shall record a Buyer Beware Notice covering each lot to instruct future property owners that the lots

were created without a guarantee of public water and sewer service and that future lot owners will be required to demonstrate adequate public water and sewer service prior to obtaining Zoning and Building Permits for future lot development. A copy of said Notice shall be submitted to P&D for review and approval prior to Final Map Clearance.

4. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements, and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
5. **Map -01b Maps-Not Retroactive.** If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued permit.
6. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description, and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
7. **Map-06 Title to Common Space.** Title to the common open space and parking areas shall be held by a non-profit association of all homeowners within the project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.
8. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for the:
 1. Common area landscaping / irrigation;
 2. Storm Water Quality Management Plan components.The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project:
 1. Drought tolerant landscape;
 2. Restrictions on tree removal;
 3. Recycling requirements;
 4. Restrictions on water softeners;
 5. Any Air Quality Green House Gas requirements.The CC&R language is subject to approvals from P&D and County Counsel. In addition, the Owner/Applicant shall record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval for Amendments to any CC&R provision related to project requirements. All owners shall maintain property in compliance with all conditions of approval for the project."
9. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or

sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

- 10. Map-10 Public Utility Easements.** Prior to Recordation, utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Final Map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
- 11. 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.
- 12. Rules-06 Recorded Map Required.** Tentative Map No. 14,821 shall be recorded prior to approval of any permits for development, including grading.
- 13. Rules-19 Map Revisions.** If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.
- 14. Rules-23 Processing Fees Required.** Prior to issuance of a Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 15. Rules-29 Other Dept Conditions.**

Compliance with Departmental/Division letters required as follows:

 - a. County Surveyor dated April 26, 2016
 - b. Flood Control Water Agency dated May 5, 2016.
- 16. 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.
- 17. 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.
- 18. Rules-36 Map Expiration.** This Tentative Map expires three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

19. Rules-37 Time Extensions-All Projects. 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.

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

April 26, 2016

County Subdivision Development Review Committee
123 East Anapamu Street
Santa Barbara, CA 93101

RE: Tentative Tract Map No. 14,821 (16TRM-00000-00002)
230 St. Joseph Street, Los Alamos, CA 93440

Owner : Sean McGrath
Address: 1000 S. Seaward Ave.
Ventura, CA 93001

Agent : Tom Ochsner, Architect AIA
Address: 10 E. Yanonali St.
Santa Barbara, CA 93455

Requirements of the County Surveyor's Office

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Final Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

Any deviation from the monumentation policy must be approved by the County Surveyor in writing prior to being set.



Very truly yours,
E. Tenell Matlovsky

Deputy for:
Aleksandar Jevremovic
County Surveyor

TT14821_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director

Mark Paul, Chief Financial Officer

Chris Sneddon, Deputy Director

Aleksandar Jevremovic, County Surveyor

Mark A. Schleich, Deputy Director

www.countyofsb.org/pwd



Santa Barbara County Public Works Department
Flood Control & Water Agency

May 5, 2016

Florence Trotter, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd.
Santa Maria, CA 93455

Re: 16TRM-00000-00002, 16DVP-00000-00004; Bell Street Mixed Use Tract Map and
Development Plan
APN: 101-181-001; Los Alamos

Dear Ms. Trotter:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. Projects located in a FEMA designated Special Flood Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2016\16TRM-00000-00002_Bell Street Mixed Use\Condition Letter\16TRM-00000-00002end.doc

Naomi Schwartz Building

Scott D. McGolpin
Public Works Director

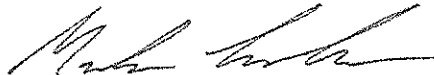
130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water

Thomas D. Fayram
Deputy Public Works Director

- e. The location of this site is in a Flood Zone designated by FEMA as Shaded X. This floodplain is defined as either 500-year floodplain or 100-year floodplain that is less than one (1) foot of depth. Due to this, the proposed structures shall have the finished floor elevated a minimum of one (1) foot above the highest existing grade for each structure.
 - f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
3. Prior to Final Map Recordation/Zoning Clearance
- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
 - b. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - c. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Mark Luehrs, P.E., CFM
Development Review Engineer

Cc: Seth McGrath, 1000 South Seaward Ave., Ventura, CA 93001
Ashley & Vance Engineering, 924 Chapala St., Santa Barbara, CA 93101
Tom Ochsner Architect, AIA, 10 E. Yanonali St., Santa Barbara, CA 93101

ATTACHMENT B.2:

CONDITIONS OF APPROVAL BELL STREET MIXED-USE LAND USE PERMIT CASE NO. 17LUP-00000-00413

APN: 101-181-001

1. **Proj Des-01 Project Description.** This Land Use Permit is based upon and limited to compliance with the project description and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

Land Use Permit Case No. 17LUP-00000-00413 is for the construction of one commercial building and four residential units total. Total development will consist of approximately 12,143 square feet (gross) of development which includes four residential condominiums totaling approximately 7,007 square feet and one commercial building totaling approximately 5,203 square feet. On-site parking will include four covered parking spaces (one for each residential unit), two standard parking spaces, and one accessible parking space. Grading will consist of approximately 300 cubic yards of cut and 180 cubic yards of fill. The remaining 120 cubic yards of excess material will be exported offsite. Four sycamore trees are proposed for removal. Landscaping will consist of approximately 6,000 square feet of drought-tolerant, native species. The Los Alamos Community Services District will provide water and wastewater treatment services for the development. St. Joseph Street and a new proposed 22-foot wide private driveway will provide access to the site. In addition, the project includes the abandonment of a six-foot wide portion of county road right-of-way along a portion of St. Joseph Street that fronts the project site.

The project involves a Tentative Tract Map for a one-lot (APN 101-181-001) subdivision for condominium purposes, for the construction of the commercial building and four residential units.

The project involves an Ordinance Amendment (Case No. 17ORD-00000-00016), to allow for residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. The proposed Ordinance Amendment would provide consistency with the Bell Street Design Guidelines and the Land Use and Development Code's development standards for the CM-LA zone with regard to where residential units are allowed. This Ordinance Amendment would apply to all parcels zoned CM-LA within Los Alamos along the Bell Street Corridor. Proposed changes are indicated below using underline font to indicate proposed additional text to be added to the regulations and strike-through font to indicate text that would be deleted:

35.24.070 - CM-LA Zone Additional Standards

Proposed development and new land uses within the CM-LA zone shall comply with the following standards in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

- G. **Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 20 feet.

H. Determining the front line of lot for properties in the CM-LA zone. For the purposes of the CM-LA zone district, all lots (including through lots and corner lots) with a front line abutting Bell Street shall be considered to have a front line on Bell Street unless the review authority finds that reasonable development of the property would be precluded.

I. Streets in the CM-LA zone. Streets that are located parallel to Bell Street (Waite, Leslie, and portions of Main Street) shall be considered through streets. Streets that are located perpendicular to Bell Street (Centennial Street) shall be considered secondary streets.

J. Limitations on bedrooms, floor area, uses, and location of dwelling units in the CM-LA zone.

1. A residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot.
2. Dwelling units are only permitted above the ground floor of buildings that abut: ~~located on a lot where the front line abuts Bell Street.~~
 - a. Bell Street; and/or
 - b. A secondary street on a lot with a Bell Street front line, unless the majority of the building façade abuts a through street as shown in Figure 2-1a.
3. Dwelling units are permitted on all floors of buildings that abut: ~~located on a lot where the front line does not abut Bell Street.~~
 - a. A secondary street on a lot without a Bell Street front line; and/or
 - b. A through street.
4. Dwelling unit access from Bell Street is prohibited.

K. Commercial buildings in CM-LA zone.

1. Commercial uses are allowed on all floors of buildings.
 - a. Only commercial uses are permitted on the ground floor of buildings that abut:
 - (1) Bell Street; and/or
 - (2) A secondary street on a lot with a Bell Street front line, unless residential uses are allowed on all floors in compliance with Subsections D.2 and D.3 above.
2. The floor area devoted to commercial uses is limited by the setbacks and build-to-lines shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
3. Buildings with a Bell Street frontline shall be commercial on the ground floor.

L. Setbacks and Build-to-Lines for structures. The setbacks in Table 2-18 apply as measured from the front line. Buildings shall be located within the shaded area shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures) below.

Table 2-18 Setbacks and Build-to Lines for Structures

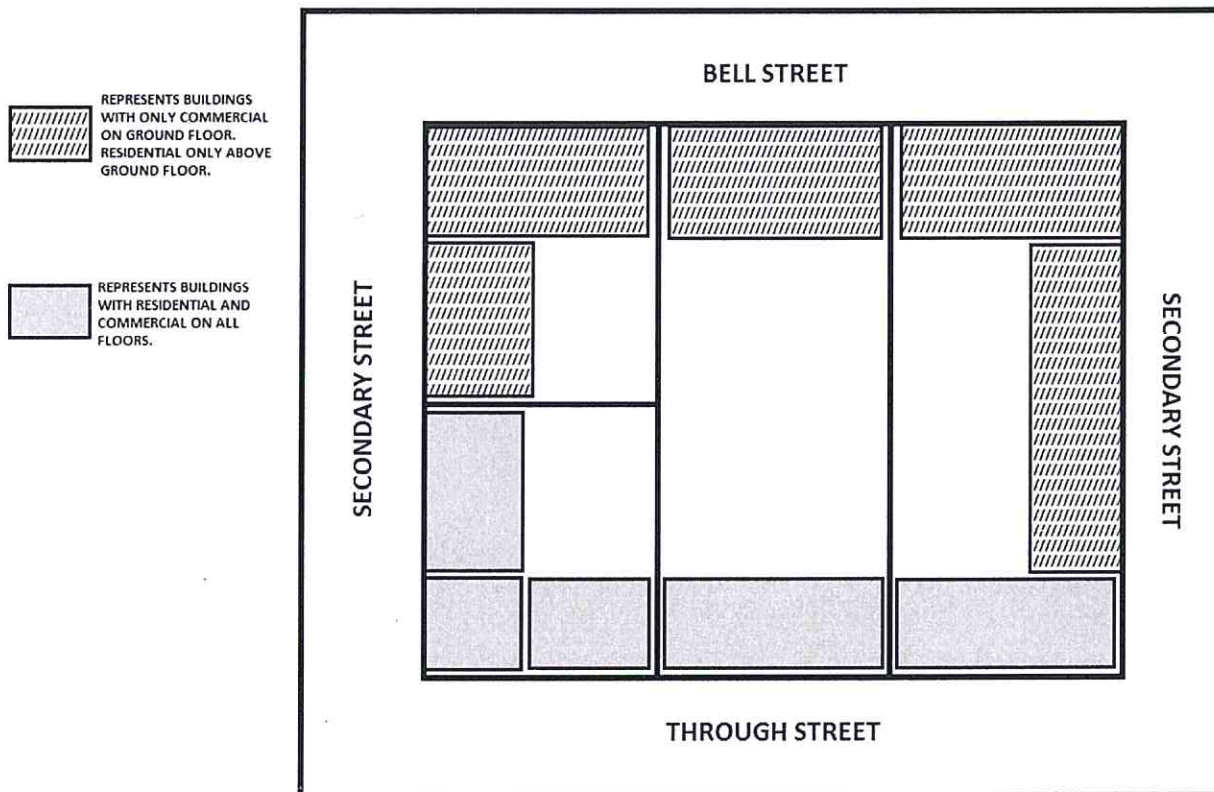


Figure 2-1a - Allowed Building Uses

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
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.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. 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 P&D 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, of low glare design, of minimum height, and 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 BAR and P&D staff approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. P&D staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. **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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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 / ISSUANCE] of [LAND USE PERMIT / COASTAL DEVELOPMENT PERMIT / ZONING CLEARANCE] and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

6. **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 4:00 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 and permit compliance staff shall spot check and respond to complaints.

7. Air-01 Dust Control. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, water the site at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to Grading Permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

8. DIMF-24d DIMF Fees-Fire. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Fire DIMF amount is currently estimated to be \$9,261. This is based on a project type of four residential units (7,007 square feet) and one commercial structure (5,203 square feet) and a project size of approximately 12,143 square feet.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 9. DIMF-24e DIMF Fees-Quimby.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Quimby DIMF amount is currently estimated to be \$5,116. This is based on a project type of four residential units (7,007 sq. ft.) and one commercial structure (5,203 sq. ft.) and a project size of approximately 12,143 sq. ft.

TIMING: Quimby DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 10. DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total DIMF amount for Transportation is currently estimated to be \$11,902. This is based on a project type of four residential units (7,007 sq. ft.) and one commercial structure (5,203 sq. ft.) and a project size of approximately 12,143 sq. ft.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 11. Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

- 12. Rules-25 Signed Agreement to Comply.** Prior to approval of Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits, and all conditions of approval. The form may be obtained from the P&D office. Owners of lots resulting from this land division shall record such agreements prior to issuance of Zoning Clearance for future development.

13. Rules-29 Other Dept Conditions.

Compliance with Departmental/Division letters required as follows:

- a. Air Pollution Control District dated April 22, 2016.
- b. County Surveyor dated April 26, 2016.
- c. Environmental Health Services Division dated May 23, 2017.
- d. Fire Department dated October 29, 2016.
- e. Flood Control Water Agency dated May 5, 2016.
- f. Parks Department dated May 26, 2017.
- g. Transportation Division dated October 9, 2017.
- h. Project Clean Water dated April 25, 2016.

- 14. 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.
- 15. 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.
- 16. Rules-37 Time Extensions-All Projects.** 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.
- 17. Undergrounding Utilities.** All new utilities shall be placed underground and shall avoid impacts to native trees.
- 18. WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal, and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and 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 Grading and Building permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: P&D staff shall ensure compliance prior to and throughout construction.
- 19. WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) 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 this area and removed from the site. The area 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 Grading and Building permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: P&D staff shall ensure compliance prior to and throughout construction.
- 20. Geo-02 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and

shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 8th and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.



**Santa Barbara County
Air Pollution Control District**

April 22, 2016

Florence Trotter-Cadena
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

**Re: APCD Suggested Conditions on Bell Street Mixed Use Project,
16TRM-00000-00002 & 16DVP-00000-00004**

Dear Ms. Trotter-Cadena:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the construction of a 18,329 square foot of development including 7 residential condos totaling 11,776 sq ft and 1 commercial space totaling 6,553 sq ft with 676 sq ft of commercial utility area (elevator, mechanical, etc.). Grading consists of 1,276 cubic yards (cy) of cut and 300 cy of fill with 976 cy to be exported. The subject property, a 0.46-acre parcel zoned Community Mixed Use – Los Alamos (CM-LA) and identified in the Assessor Parcel Map Book as APN 101-181-001, is located at 230 St. Joseph Street in the unincorporated Los Alamos area.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of grading/building permit issuance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter from diesel equipment as well as of ozone precursors.
4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and

certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at NightingaleK@sbcapcd.org.

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

April 26, 2016

County Subdivision Development Review Committee
123 East Anapamu Street
Santa Barbara, CA 93101

RE: Tentative Tract Map No. 14,821 (16TRM-00000-00002)
230 St. Joseph Street, Los Alamos, CA 93440

Owner : Sean McGrath
Address: 1000 S. Seaward Ave.
Ventura, CA 93001

Agent : Tom Ochsner, Architect AIA
Address: 10 E. Yanonali St.
Santa Barbara, CA 93455

Requirements of the County Surveyor's Office

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Final Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

Any deviation from the monumentation policy must be approved by the County Surveyor in writing prior to being set.



Very truly yours,
E. Tenell Matlovsky

Deputy For:
Aleksandar Jevremovic
County Surveyor

TT14821_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director
Mark Paul, Chief Financial Officer

Chris Sneddon, Deputy Director
Aleksandar Jevremovic, County Surveyor
www.countyofsb.org/pwd

Mark A. Schleich, Deputy Director

Santa Barbara County



Environmental Health Services

225 Camino del Remedio • Santa Barbara, CA 93110
805/681-4900 • FAX 805/681-4901

Carrie Topliffe, *Interim Director/Health Officer*
Susan Klein-Rothschild, *Deputy Director*

2125 S. Centerpointe Pkwy. #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

Lawrence Fay *Director of Environmental Health*

TO: Nereyda Montano, Planner
Planning & Development Dept.
Development Review Division

Date: May 23, 2017

Subject: Case No. 16TRM 00000-00002 (TM 14,821) and 16DVP-00000-00004
Bell Street Mixed Use

Applicant: Sean McGrath

Assessor's Parcel No. 101-181-001

Zoned: CM-LA Area: Los Alamos

Case No. 16TRM-00000-00002 / TM14,821 and 16DVP-00000-00004 is a request to develop one commercial condominium and seven residential condominiums.

Domestic water service is proposed to be provided by the Los Alamos Community Services District.

Sewer service is proposed to be provided by the Los Alamos Community Services District.

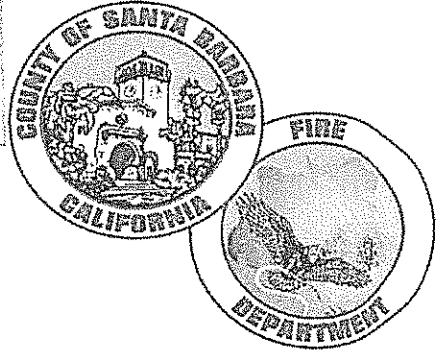
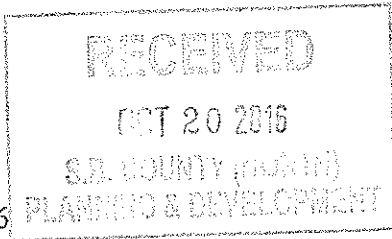
Environmental Health Services has reviewed the subject land use case and has no recommended conditions for approval.

A handwritten signature in cursive script that reads "Dana Solum". The signature is written in dark ink and is positioned above a horizontal line.

Dana Solum
Senior Environmental Health Specialist
Santa Barbara County
Environmental Health Services

LU 5292

MEMORANDUM



DATE: October 19, 2016

TO: Flo Trotter
Planning and Development
Santa Maria

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 101-181-001; Permits: 16TRM-00002, 16DVP-00004
Site: 230 St. Joseph Street, Los Alamos
Project: Bell Street Mixed Use Project

This Condition Memorandum Supersedes the Previous Condition Memorandum Dated April 26, 2016

Updated plans received October 5, 2016 replace plans received April 5, 2016.

All Conditions Remain the Same

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

NO CONDITIONS FOR TRACT MAP

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

**THE FOLLOWING CONDITIONS FOR FUTURE DEVELOPMENT
ARE ADVISORY ONLY AT THIS TIME**

We submit the following with the understanding that the Fire Protection Certificate applications may involve modifications, which may determine additional conditions.

1. Recorded addressing for both buildings and suites is required by the Fire Department prior to building permit issuance.*
2. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.

- Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
3. Access plans shall be approved by the Fire Department prior to any work being undertaken.
- All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Driveway shall have a minimum width of twenty (20) feet.
 - Surface shall be paved.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a Fire Department approved turnaround.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
4. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
- Temporary addressing shall be plainly visible and legible from the street or road fronting the property. Address numbers shall clearly contrast with their background and shall be a minimum of 6 inches high with 1/2 inch stroke.
5. One (1) new fire hydrant shall be installed.
- The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant shall be located per Fire Department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.
6. Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the Fire Department. Refer to current adopted California Fire Code.

7. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
8. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the Fire Department prior to installation.
 - A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - The Fire Department shall determine the location of any Fire Department Connection (FDC) that may be required.
 - Fire Department Connection shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the Fire Department.
9. The Fire Department Connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the FDC. Clearance around the FDC shall be a minimum of 3 feet.
 - Clearance shall be maintained for the life of the project.
10. An automatic fire or emergency alarm system shall be installed.
 - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the Fire Department.
 - Alarm panel locations and annunciator graphics shall be approved by Fire Department prior to installation.
11. Address numbers shall be a minimum height of six (6) or twelve (12) inches for buildings and four (4) inches for suites.
 - Address number location(s) shall be approved by the Fire Department.
 - Address numbers shall be a color contrasting to the background color.
 - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
12. Access way entrance gates shall conform to Fire Department requirements.

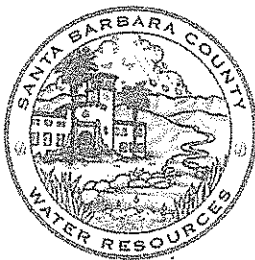
13. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
14. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new building.
- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Other Residential Housing	\$0.75 per square foot
Nonresidential-Retail/Commercial	\$0.77 per square foot
Nonresidential-Office	\$0.94 per square foot
 - Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:kk

*Information is posted at sbcfire.com. Select "Planning and Engineering (Development)" under the Doing Business Section. To have information provided, telephone 805-681-5523.



Santa Barbara County Public Works Department
Flood Control & Water Agency

May 5, 2016

Florence Trotter, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd.
Santa Maria, CA 93455

Re: 16TRM-00000-00002, 16DVP-00000-00004; Bell Street Mixed Use Tract Map and
Development Plan
APN: 101-181-001; Los Alamos

Dear Ms. Trotter:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. Projects located in a FEMA designated Special Flood Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2 year through 100-year storm events.

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2016\16TRM-00000-00002_Bell Street Mixed Use\Condition Letter\16TRM-00000-00002cnd.doc

Scott D. McGolpin
Public Works Director

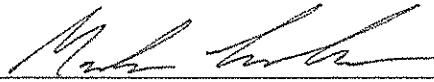
Naomi Schwartz Building
130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water

Thomas D. Fayram
Deputy Public Works Director

- e. The location of this site is in a Flood Zone designated by FEMA as Shaded X. This floodplain is defined as either 500-year floodplain or 100-year floodplain that is less than one (1) foot of depth. Due to this, the proposed structures shall have the finished floor elevated a minimum of one (1) foot above the highest existing grade for each structure.
 - f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
3. Prior to Final Map Recordation/Zoning Clearance
- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
 - b. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - c. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Mark Luehrs, P.E., CFM
Development Review Engineer

Cc: Seth McGrath, 1000 South Seaward Ave., Ventura, CA 93001
Ashley & Vance Engineering, 924 Chapala St., Santa Barbara, CA 93101
Tom Ochsner Architect, AIA, 10 E. Yanonali St., Santa Barbara, CA 93101




Community Services Department

George Chapjian, Director, Community Services
Brian Yanez, Deputy Director, Parks Division
Dinah Lockhart, Deputy Director, Housing & Community Development
Ryder Bailey, CPA, Chief Financial Officer, Community Services
Angela Hacker, Division Chief, Division of Energy & Sustainability Initiatives
Sarah York Rubin, Executive Director, Office of Arts & Culture



May 26, 2017

TO: Nereyda Montano, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: 16TRM-002 / TM 14,821 Bell Street Mixed Use
APN 101-181-001

County Parks recommends the following condition(s) to the approval of the above referenced project:

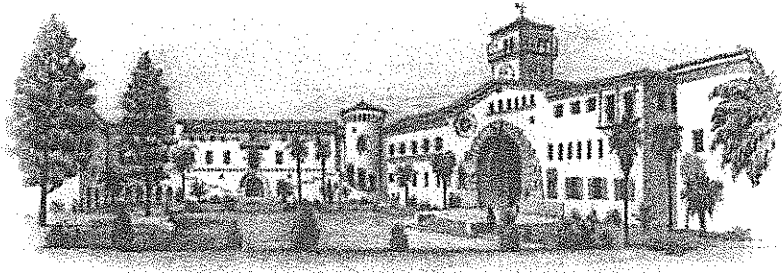
1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be **\$5,116.00** (\$1,279 x4 lot(s)/dwelling unit(s)). Fees are due prior to land use clearance for construction on each individual lot. The actual fee shall be based on the fee schedule in effect when payment is made. Fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

C: Owner:
Sean McGrath
1000 S. Seaward Ave.
Ventura CA 93001

COUNTY OF SANTA
BARBARA PUBLIC WORKS
DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



October 9, 2017

TO: Nereyda Montaña, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Bell Street Mixed Use Tract Map (TM 14,821)**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
16TRM-00000-00002;16DVP-00000-00004
APN: 110-181-001, Los Alamos

Notice to Buyer

1. The Owner/Applicant shall record with the FINAL MAP a buyer notification on a separate instrument that reads as follows:

“IMPORTANT: BUYER NOTIFICATION: This property, pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, is required to pay a fee for each newly generated peak hour trip (PHT), for the purpose of funding transportation facilities within the County. Transportation development impact mitigation fees (DIMFs) shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).”

Traffic Mitigation Fees

2. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$10,926** ((4 new single-family condos * .62 PHT/condo * \$607/PHT) + (5.203ksf Specialty Retail * 2.71 PHT/ksf * \$607/PHT)) Fractional PHT's are rounded up. **Fees are due prior to final occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun

Undergrounding of Utilities

3. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.
4. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

Sight Distance

5. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Access

6. **Prior to zoning clearance**, the developer shall design all driveways to provide a minimum of 20 feet between any proposed garage door and the road right-of-way.
7. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a minimum driveway width equal to the garage door/doors unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
8. **Prior to zoning clearance**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install a pedestrian path of travel on all fronting roadways, to the satisfaction of Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

9. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork, both public and private, based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

10. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

11. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

12. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
14. **Prior to occupancy clearance**, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must install all necessary lighting and deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Off-site Road Improvements

16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,



10/09/2017

William T. Robertson

Date

cc: 16TRM-00000-00002

Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

[https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/101-181-001/16TRM-00000-00002/Bell Street Mixed Use Tract Map 16TRM-Cond.rtf](https://dav.box.com/dav/Traffic/Transportation%20Planning/Development%20Review/Digital%20File%20Cabinet/101-181-001/16TRM-00000-00002/Bell%20Street%20Mixed%20Use%20Tract%20Map%2016TRM-Cond.rtf)

[https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/101-181-001/16DVP-00000-00004/Bell Street Mixed Use Tract Map 16DVP-Cond.rtf](https://dav.box.com/dav/Traffic/Transportation%20Planning/Development%20Review/Digital%20File%20Cabinet/101-181-001/16DVP-00000-00004/Bell%20Street%20Mixed%20Use%20Tract%20Map%2016DVP-Cond.rtf)

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way

8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
9. Developer shall furnish and install any required road name signs, traffic control signs and striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

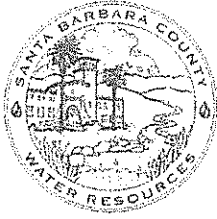
Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.

17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting the project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.

31. The Developer will be responsible for all fees required for materials testing and/or re-testing.
32. The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
44. On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.

45. Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.
46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

April 25, 2016

Florence Trotter-Cadena
Planning & Development Department
County of Santa Barbara
624 Foster Road
Santa Maria, CA

Re: **Bell Street Mixed Use, Los Alamos**
16DVP-00000-00004; 16TRM-00000-00002 (14,821)
APN 101-181-001

Dear Ms. Trotter-Cadena,

The proposed Bell Street Mixed Use Development Plan and Tract Map application is subject to State regulations for Post-Construction Stormwater Requirements pursuant to Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032. The proposed project would result in 14,190 square feet of new impervious surfaces onsite, which exceeds the established threshold of 5,000 square feet (sf) of Net Impervious Area. Therefore, the proposed project is required to treat storm water runoff from the design storm event.

In order to ensure compliance with the Post-Construction Stormwater Requirements, the following provisions apply to this project:

1. Prior to Application Completeness, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Draft Storm Water Control Plan. The Storm Water Control Plan shall follow the Storm Water Technical Guide in its approach. The Draft Storm Water Control Plan will include a map showing the Drainage Management Areas, the sizing and design of treatment facilities, and a description of the maintenance activities that would be required over the life of the project.

The Storm Water Technical Guide can be found on the Project Clean Water website under the development tab. See www.sbprojectcleanwater.org

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the

Water Resources Division (attention: Project Clean Water) for review and approval a Final Storm Water Control Plan.

The final Stormwater Control Plan must provide relevant details on the location and function of Low Impact Development (LID) facilities on a separate plan sheet within the engineering plan set. The construction checklist will be updated based on the final plan set sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the final Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check will be made payable to *County of Santa Barbara Project Clean Water*.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
4. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to final Building Inspection Clearance, an Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Sean McGrath 1000 South Seaward Ave. Ventura, CA 93001
Tom Ochsner, Architect, 10 E. Yanonali St. Santa Barbara CA 93101
Bruce Jones, Ashley Vance Engineering 924 Chapala St. Santa Barbara CA 93101

ATTACHMENT F

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD) RESOLUTION NO.: 17 - 16
OF SUPERVISORS THE ADOPTION OF AN AMENDMENT)
TO SECTION 35-1, THE SANTA BARBARA COUNTY) CASE NO.: 17ORD-00000-00016
LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35,))
ZONING, OF THE COUNTY CODE, AMENDING SECTION))
35.42.070, CM-LA ZONE ADDITIONAL STANDARDS,))
TO ALLOW FOR RESIDENTIAL DEVELOPMENT ON ALL))
FLOORS OF BUILDINGS THAT ABUT (1) A SECONDARY))
STREET ON A LOT WITHOUT A BELL STREET FRONT))
LINE; AND/OR (2) ABUT A THROUGH STREET, ON))
PARCELS ZONED CM-LA WITHIN LOS ALAMOS ALONG))
THE BELL STREET CORRIDOR.))

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code; and
- B. Whereas the County Planning Commission now finds that it is in the interests of the general community welfare, and important to assure the continuation of housing opportunities within the CM-LA zone, to recommend that the Board of Supervisors adopt an Ordinance (Case No. 17ORD-00000-00016) amending Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code to allow for residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or abut a through street, on parcels zoned CM-LA within Los Alamos along the Bell Street Corridor.

Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.

- C. Whereas the proposed Ordinance is in the interest of the general community welfare since it is supportive of Los Alamos Community Plan Goals and Policies and provides a permitting path for mixed-use development on property zoned CM-LA within Los Alamos along the Bell Street Corridor.
- D. Whereas the proposed Ordinance is consistent with the Santa Barbara County Comprehensive Plan including the Community and Area Plans, and the requirements of the State Planning, Zoning and Development Laws.
- E. Whereas the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendment to a zoning ordinance, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- F. Whereas Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the proposed amendment to applicable general and specific plan, which is hereby identified as necessary to assure the continuation of housing opportunities within the CM-LA zone.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the California Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the Planning Commission staff report dated October 19, 2017.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this 13th day of December, 2017 by the following vote:

AYES: Cooney, Brown, Ferini, Blough

NOES:

ABSTAIN:

ABSENT: St. John



C. MICHAEL COONEY, Chair
Santa Barbara County Planning Commission

ATTEST:



DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By 
Deputy County Counsel

EXHIBIT:

1. Ordinance (17ORD-00000-00016)

EXHIBIT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 35.24.070-CM-LA ZONE ADDITIONAL STANDARDS, TO ALLOW FOR RESIDENTIAL DEVELOPMENT ON ALL FLOORS OF BUILDINGS THAT ABUT (1) A SECONDARY STREET ON A LOT WITHOUT A BELL STREET FRONT LINE; AND/OR (2) A THROUGH STREET, ON PARCELS ZONED CM-LA WITHIN LOS ALAMOS ALONG THE BELL STREET CORRIDOR.

Case No. 17ORD-00000-00016

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.24.070, CM-LA Zone Additional Standards, of Chapter 35.24, Commercial Zones, to read as follows:

35.24.070 - CM-LA Zone Additional Standards

Proposed development and new land uses within the CM-LA zone shall comply with the following standards in addition to those in Section 35.24.040 (Commercial Zones Development Standards).

- A. Minimum lot width for residential use.** Development that includes dwelling units shall be located on a lot with a minimum net lot width of 20 feet.
- B. Determining the front line of lot for properties in the CM-LA zone.** For the purposes of the CM-LA zone district, all lots (including through lots and corner lots) with a front line abutting Bell Street shall be considered to have a front line on Bell Street unless the review authority finds that reasonable development of the property would be precluded.
- C. Streets in the CM-LA zone.** Streets that are located parallel to Bell Street (Waite, Leslie, and portions of Main Street) shall be considered through streets. Streets that are located perpendicular to Bell Street (Centennial Street) shall be considered secondary streets.
- D. Limitations on bedrooms, floor area, uses, and location of dwelling units in the CM-LA zone.**
 - 1. A residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot.

2. Dwelling units are only permitted above the ground floor of buildings that abut; ~~located on a lot where the front line abuts Bell Street.~~
 - a. Bell Street; and/or
 - b. A secondary street on a lot with a Bell Street front line, unless the majority of the building façade abuts a through street as shown in Figure 2-1a.
3. Dwelling units are permitted on all floors of buildings that abut; ~~located on a lot where the front line does not abut Bell Street.~~
 - a. A secondary street on a lot without a Bell Street front line; and/or
 - b. A through street.
4. Dwelling unit access from Bell Street is prohibited.

E. Commercial buildings in CM-LA zone.

1. Commercial uses are allowed on all floors of buildings.
 - a. Only commercial uses are permitted on the ground floor of buildings that abut:
 - (1) Bell Street; and/or
 - (2) A secondary street on a lot with a Bell Street front line, unless residential uses are allowed on all floors in compliance with Subsections D.2 and D.3 above.
2. The floor area devoted to commercial uses is limited by the setbacks and build-to-lines shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures).
3. Buildings with a Bell Street frontline shall be commercial on the ground floor.

F. Setbacks and Build-to-Lines for structures. The setbacks in Table 2-18 apply as measured from the front line. Buildings shall be located within the shaded area shown in Figure 2-1 (Setbacks and Build-to-Lines for Structures) below.

Table 2-18 Setbacks and Build-to Lines for Structures

Lot Building front line abutting Bell Street.	
a.	Bell Street setback: Zero ft.
b.	Secondary street setback: zero ft.
c.	Side setback: Zero ft., however, exceptions may be allowed by the review authority for side setbacks that provide access to commercial parking and enhance pedestrian circulation. However, in no case shall the distance between buildings on the subject lot and on an adjacent lot abutting Bell Street exceed 10 ft.
d.	From building rear build-to-line: 80 ft. maximum from edge of lot frontage.
Lot Building front line not abutting Bell Street.	
1.	Through street setback: Minimum five ft., not to exceed 15 ft.
2.	Rear setback when not adjacent to street: None required, however if provided shall be a maximum of 10 ft.
3.	Secondary street setback: None required, however, if provided shall not exceed 10 ft.
4.	Side setback: None required, however, if allowed by the review authority, shall not exceed 10 ft., unless additional setback area is needed to accommodate a driveway, in which case, the maximum setback shall be equivalent to the minimum required driveway width.
5.	Front building rear build-to-line: 60 ft. maximum from the edge of lot front line.

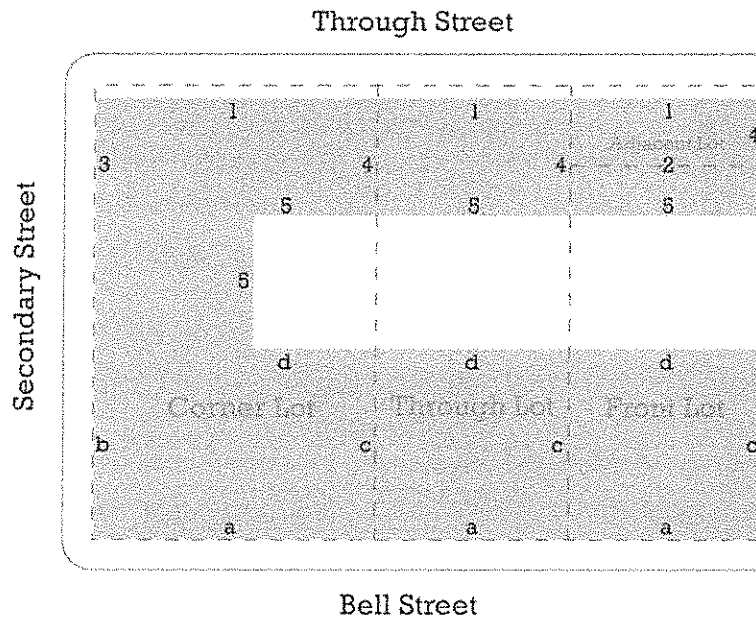


Figure 2-1 – Setbacks and Build-to-Lines for Structures

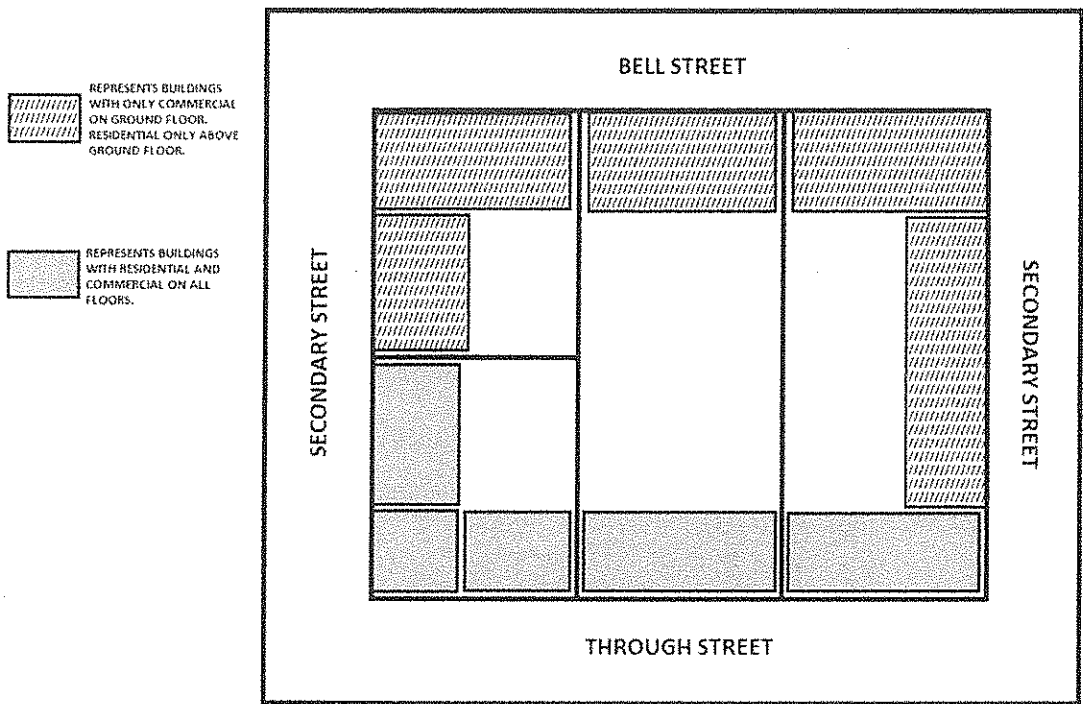


Figure 2-1a - Allowed Building Uses

SECTION 2:

Except as amended by this Ordinance, Article 35.2 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 3:

This Ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOAN HARTMANN, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel