



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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December 12, 2011

Peikert Group Architects, LLP
Attn: Lisa Plowman
10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF DECEMBER 7, 2011

RE: Santa Barbara Student Housing Cooperative Change of Use; 10DVP-00000-00019, 10CUP-00000-00033, 10CDP-00000-00082

Hearing on the request of the Peikert Group Architects, LLP, representing the Santa Barbara Student Housing Cooperative, to consider the following:

- a) **10DVP-00000-00019** [application filed December 9, 2010] for a Development Plan in compliance with Section 35-174 of the Coastal Zoning Ordinance to convert an office building of approximately 7,641 square-feet (gross) into a dormitory-style student housing facility with 12 bedrooms on property zoned High Density Student Residential, with Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks;
- b) **10CUP-00000-00033** [application filed September 15, 2010] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Coastal Zoning Ordinance for a meeting room for non-profit organizations within the proposed student housing facility, with Conditional Use Permit modifications to the parking regulations to allow a parking space in one of the front setbacks and a combination of on-site and off-site parking in order to provide the required number of parking spaces;
- c) **10CDP-00000-00082** [application filed September 16, 2010] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance for the proposed student housing facility and meeting room for non-profit organizations;

and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP No. 075-020-037, located at 777 Camino Pescadero, in the Isla Vista Area, Third Supervisorial District. (Continued from 8/17/11 and 10/19/11)

Dear Ms. Plowman:

At the Planning Commission hearing of December 7, 2011, Commissioner Brooks moved, seconded by Commissioner Brown and carried by a vote of 4 to 0 (Valencia absent) to:

1. Make the required findings for the project specified in Attachment A of the staff report, dated August 9, 2011, including CEQA findings;
2. Determine the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines;
3. Approve the Development Plan for the proposed student housing facility, 10DVP-00000-00019, subject to the conditions included as Attachment B of the staff report, dated August 9, 2011, and as revised below, including Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure in the front setback north of the existing building, and two uncovered bicycle racks in the front setback east of the existing building;
4. Approve the Minor Conditional Use Permit for the proposed meeting room for non-profit organizations, 10CUP-00000-00033, subject to the conditions included as Attachment B of the staff report, dated August 9, 2011, and as revised below, including Conditional Use Permit modifications to the parking regulations to allow a parking space in the front setback north of the existing building, modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the proposed student housing facility, and increase the maximum distance between the proposed student housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet; and
5. Approve the Coastal Development Permit, 10CDP-00000-00082, subject to the conditions included as Attachment B of the staff report, dated August 9, 2011, and as revised below.

REVISIONS TO STAFF REPORT

Staff recommended and the Planning Commission accepted that the project does not require one visitor parking space as shown in the table in Section 6.3.1, Parking Regulations (page 12) of the staff report and stated elsewhere in the staff report. The visitor parking space is required for multiple dwelling units (Section 35-108.2.e of the Coastal Zoning Ordinance). The proposed project is a dormitory-style student housing facility (Section 35-108.5 of the Coastal Zoning Ordinance). As a result, the total required parking spaces for the project is reduced from 28 to 27 and the off-site parking spaces is reduced from 16 to 15.

REVISIONS TO CONDITIONS OF APPROVAL

The Planning Commission approved the following revisions to Condition No. 1, Project Description (Strikethrough = deleted text; Underline = new text):

1. **Proj Des-01 Project Description.** This Development Plan and Conditional Use Permit are based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated December 7, 2011 . . .

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and ~~occasional dinners~~ up to four meals per year for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room ~~is for non-profit organizations and~~ will not be used by or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, ~~two~~ three covered bicycle parking structures for ~~12~~ 18 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately 100 gross square feet. The project will not affect the height or overall footprint of the existing building . . .

The project includes ~~28~~ 27 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and ~~16~~ 15 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The ~~16~~ 15 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility, and allow a parking space in the front setback north of the existing building.

The Planning Commission approved the following revisions to Condition No. 10, Off-Site Parking (Strikethrough = deleted text; Underline = new text):

10. **Special-Parking-01 Off-Site Parking.** The project shall include ~~16~~ 15 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014) . . .

PLAN REQUIREMENTS:

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required ~~16~~ 15 off-site parking spaces for this project ~~shall be available~~ have been secured for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. The agreement/lease shall include a requirement that the Owner/Applicant notify P&D at least 90 days prior to termination of the agreement/lease. This agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office . . .

TIMING: All above requirements must be satisfied prior to ~~issuance of the Land Use Permit occupancy clearance.~~ . . .

The attached findings and conditions reflect the Planning Commission's actions of December 7, 2011.

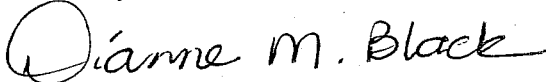
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, December 19, 2011 at 5:00 p.m.**

Final action by the County on this project may be appealed to the Coastal Commission by the applicant, an aggrieved person, as defined above, or any two members of the Coastal Commission within the 10 working days following the date the County's Notice of Final Action is received by the Coastal Commission.

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.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 10DVP-00000-00019, 10CUP-00000-00033, 10CDP-00000-00082
Planning Commission File
California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001
Owner: Santa Barbara Student Housing Cooperative, Attn: Emily Lippold Cheney, 777 Camino
Pescadero, Suite J, Isla Vista, CA 93117
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Doreen Farr, Third District Supervisor
Marell Brooks, Third District Planning Commissioner
Rachel Van Mullem, Senior Deputy County Counsel

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment E – Coastal Development Permit

DMB/dmw

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

2.0 FINAL DEVELOPMENT PLAN FINDINGS

According to Section 35-174.7 (Findings Required for Approval) of the Coastal Zoning Ordinance (CZO), a Preliminary or Final Development Plan application shall be approved or conditionally approved only if the decision-maker first makes all of the following findings, as applicable:

2.1. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.*

The subject parcel has a net lot size of 15,246 square feet/0.51 acres (gross lot size of 22, 223 square feet/0.35 acres). The existing development on the parcel includes a two-story office building of with a net floor area of approximately 6,095 square feet (gross floor area of approximately 7,641 square feet) and a parking lot with 12 parking spaces. The proposed project would convert the office building into a 12-bedroom student housing facility. It would not increase the size, height or footprint of the existing building.

The existing building has adequate space for 12 bedrooms and related uses, including, but not limited to, a dining room, living room, meeting room, kitchens, and bathrooms. The bedrooms meet or exceed the policy and zoning standards for size and density. In addition, the subject parcel includes adequate space for an exterior patio, courtyard, and landscaping.

The parking regulations in the CZO require the proposed project to include 27 parking spaces. These parking spaces may be located on-site or off-site. With minor modifications to the parking regulations, the project would comply with these regulations by providing 12 on-site parking spaces and 15 off-site parking spaces at the San Clemente Housing Project. Therefore, this finding can be made.

2.2. *That adverse impacts are mitigated to the maximum extent feasible.*

The potential impacts of the proposed project are generally limited to short-term impacts associated with construction activities for exterior and interior alterations, such as impacts on air quality (possible asbestos removal), water quality (possible discharge of concrete, paint or other construction materials), noise (construction-related vehicles, equipment, activities) and transportation (construction-related vehicles and equipment). The long-term impacts are generally limited to potential impacts on aesthetics (exterior design, lighting, landscaping). The conditions of approval for this project include standard conditions that would avoid or mitigate these impacts to the maximum extent feasible. For example, the applicant must provide a washout area to protect water quality and obtain final approval from the Board of Architectural Review to ensure the project conforms to the character of the existing community. Therefore, this finding can be made.

2.3. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The existing office building on the subject parcel was constructed in 1970. The surrounding streets are public, paved streets and are adequate to serve the existing office building. A County transportation planner reviewed the proposed project and concluded that it would generate no more vehicle trips than the existing office building. The proposed project would not necessitate any street or highway improvements. Therefore, this finding can be made.

2.4. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Goleta Water District and Goleta West Sanitary District provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have adequate capacity to serve the proposed student housing facility. The County Sheriff and County Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

2.5. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The subject parcel is located in the unincorporated community of Isla Vista and zoned High Density Student Residential (SR-H). The purpose of this zone district is to “. . . provide for residential development which is unique to a student-oriented community . . .” The surrounding area is predominantly medium to high-density housing developments, such as apartments, sororities, and fraternities. The proposed project will convert an existing office building into a 12-bedroom student housing facility. This use conforms to the purpose of the zone district and will be compatible with the surrounding area. Therefore, this finding can be made.

2.6. *That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161.7.*

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and regulations of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and bicycle racks in the front setbacks. Allowing the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. Siting the bicycle racks in the front setbacks makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include allowing a parking space in one of the front setbacks, increasing the distance from the project site to off-site parking, and modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed student housing facility. These minor modifications ensure that the project provides the required number of parking spaces and mitigates the potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

2.7. *That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.*

The subject parcel and proposed project are located in a designated urban area. Therefore, this finding does not apply to the proposed project.

2.8. *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

A 50-foot wide easement for a road and public utilities covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59). A street that provides access to the subject parcel and four other parcels (Assessor's Parcel Numbers 075-020-005, 075-020-006, 075-020-007 and 075-020-036) is located inside this easement area but outside the subject parcel.

A driveway, planter, hedge, trees, and shrubs exist within the northerly 25-feet of the subject parcel (easement area). The proposed project does not include any new buildings or structures within the easement area. However, it does include a gravel drainage channel, ground cover, vegetable bed, and shrubs. The proposed drainage channel and landscaping would not extend any further into the easement area than the existing planter and landscaping. In addition, the proposed drainage channel and landscaping could be easily removed and, as a result, would not obstruct or conflict with the easement or any future expansion or realignment of the existing street or public utilities. Therefore, this finding can be made.

3.0 CONDITIONAL USE PERMIT FINDINGS

According to Section 35-172.8 (Findings Required for Approval) of the CZO, a Conditional Use Permit application shall only be approved or conditionally approved only if decision-maker first makes all of the following findings:

3.1. *That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed.*

The subject parcel has a net lot size of 15,246 square feet/0.51 acres (gross lot size of 22, 223 square feet/0.35 acres). The existing development on the parcel includes a two-story office building of with a net floor area of approximately 6,095 square feet (gross floor area of approximately 7,641 square feet) and a parking lot with 12 parking spaces. The proposed project would convert the office building into a 12-bedroom student housing facility. It would not increase the size, height or footprint of the existing building.

The existing building has adequate space for 12 bedrooms and related uses, including, but not limited to, a dining room, living room, meeting room, kitchens, and bathrooms. The bedrooms meet or exceed the policy and zoning standards for size and density. In addition, the subject parcel includes adequate space for an exterior patio, courtyard, and landscaping.

The parking regulations in the CZO require the proposed project to include 27 parking spaces. These parking spaces may be located on-site or off-site. With minor modifications to the parking regulations, the project would comply with these regulations by providing 12 on-site parking spaces and 15 off-site parking spaces at the San Clemente Housing Project. Therefore, this finding can be made.

3.2. *That adverse environmental impacts are mitigated to the maximum extent feasible.*

The potential impacts of the proposed project are generally limited to short-term impacts associated with construction activities for exterior and interior alterations, such as impacts on air quality (possible asbestos removal), water quality (possible discharge of concrete, paint or other construction materials), noise (construction-related vehicles, equipment, activities) and transportation (construction-related vehicles and equipment). The long-term impacts are generally limited to potential impacts on aesthetics (exterior design, lighting, landscaping). The conditions of approval for this project include standard conditions that would avoid or mitigate these impacts to the maximum extent feasible. For example, the applicant must provide a

washout area to protect water quality and obtain final approval from the Board of Architectural Review to ensure the project conforms to the character of the existing community. Therefore, this finding can be made.

3.3. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The existing office building on the subject parcel was constructed in 1970. The surrounding streets are public, paved streets and are adequate to serve the existing office building. A County transportation planner reviewed the proposed project and concluded that it would generate no more vehicle trips than the existing office building. The proposed project would not necessitate any street or highway improvements. Therefore, this finding can be made.

3.4. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Goleta Water District and Goleta West Sanitary District provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have adequate capacity to serve the proposed student housing facility. The County Sheriff and County Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

3.5. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The subject parcel is located in the unincorporated community of Isla Vista and zoned High Density Student Residential (SR-H). The purpose of this zone district is to “. . . provide for residential development which is unique to a student-oriented community . . .” The surrounding area is predominantly medium to high-density housing developments, such as apartments, sororities, and fraternities. The proposed project will convert an existing office building into a 12-bedroom student housing facility. This use conforms to the purpose of the zone district and will be compatible with the surrounding area. Therefore, this finding can be made.

3.6. *That the project is in conformance with the applicable provisions and policies of this Article and the Coastal Land Use Plan.*

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and regulations of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and bicycle racks in the front setbacks. Allowing the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. Siting the bicycle racks in the front setbacks makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include allowing a parking space in one of the front setbacks, increasing the distance from the project site to off-site parking, and modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed student housing facility. These minor modifications ensure that the project provides the required number of parking spaces and mitigates the potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

3.7. *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The subject parcel and proposed project are located in a designated urban area. Therefore, this finding does not apply to the proposed project.

3.8. *That the project will not conflict with any easements required for public access through, or public use of the property.*

A 50-foot wide easement for a road and public utilities covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59). A street that provides access to the subject parcel and four other parcels (Assessor's Parcel Numbers 075-020-005, 075-020-006, 075-020-007 and 075-020-036) is located inside this easement area but outside the subject parcel.

A driveway, planter, hedge, trees, and shrubs exist within the northerly 25-feet of the subject parcel (easement area). The proposed project does not include any new buildings or structures within the easement area. However, it does include a gravel drainage channel, ground cover, vegetable bed, and shrubs. The proposed drainage channel and landscaping would not extend any further into the easement area than the existing planter and landscaping. In addition, the proposed drainage channel and landscaping could be easily removed and, as a result, would not obstruct or conflict with the easement or any future expansion or realignment of the existing street or public utilities. Therefore, this finding can be made.

3.9. *That the proposed use is not inconsistent with the intent of the zone district.*

The subject parcel is zoned High Density Student Residential (SR-H). Section 35-77.1 of the CZO states "The purpose of this district [SR-H] is to provide for residential development which is unique to a student-oriented community. The intent is to provide for multiple residential development at moderate densities . . . The provision of affordable housing within this district shall be encouraged." The proposed project is consistent with this purpose and intent. It would result in a new student housing facility with 12 bedrooms on a site that is located less than one-half mile from the campus of the University of California, Santa Barbara. The applicant has stated that the facility will provide housing for "low income students." Therefore, this finding can be made.

4.0 MODIFICATIONS FINDINGS

4.1 Section 35-172.12.1 (Conditions, Restrictions, and Modifications) of the Coastal Zoning Ordinance states:

At the time the Conditional Use Permit is approved . . . the . . . Planning Commission or Board of Supervisors may modify the building height limit, number of stories, distance between buildings, setback, yard, parking, building coverage, landscaping or screening requirements specified in the applicable zone district when the . . . Planning Commission or Board of Supervisors finds the project justifies such modifications and is consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines.

The applicant has requested that the Planning Commission modify the parking regulations under the Conditional Use Permit. Specifically, the applicant proposes to provide 27 parking spaces through 12 on-site spaces and 15 off-site spaces. This would require the following modifications to the parking regulations: (1) increase the maximum distance between the housing facility and off-site parking spaces from the required 500 feet to 700 to 2,300 feet, (2) modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility, and (3) allow an on-site parking space in one of the front setbacks. As discussed in Subsection 6.3.2 (Requested Modifications) of this staff report, such modifications are consistent with the Comprehensive Plan and the intent of other applicable

regulations and guidelines. Subsection 6.3.2 is hereby incorporated by reference. Therefore, this finding can be made.

4.2 Section 35-174.8.1 (Conditions, Restrictions, and Modifications) of the Coastal Zoning Ordinance states:

At the time the Preliminary or Final Development Plan is approved . . . the . . . Planning Commission or Board of Supervisors may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, or screening requirements specified in the applicable zone district when the Director, Zoning Administrator, Planning Commission or Board of Supervisors finds the project justifies such modifications.

The applicant has requested that the Planning Commission modify the setback regulations under the Development Plan. In particular, the proposed project includes a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks. These structures are not listed as allowed uses in the rear and front setbacks, respectively. As discussed in Subsection 6.3.2 (Requested Modifications) of this staff report, the project justifies such modifications. Subsection 6.3.2 is hereby incorporated by reference. Therefore, this finding can be made.

5.0 COASTAL DEVELOPMENT PERMIT FINDINGS

According to Section 35-169.5 (Findings Required for Approval of a Coastal Development Permit), a Coastal Development Permit application shall be approved or conditionally approved only if the decision-maker first makes all of the following findings:

5.1. *The proposed development conforms:*

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

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and provisions of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and a storage shed and bicycle racks in the front setbacks. Siting the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. The storage shed is small and partially screened from adjacent streets. Siting the bicycle racks in the front setbacks makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include increasing the distance from the project site to off-site parking, modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed project, and siting a parking space in one of the front setbacks. These modifications ensure that the proposed project provides the required number of parking spaces and mitigates the potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

5.2. *The proposed development is located on a legally created lot.*

The subject parcel is Parcel B of Parcel Map 11,042, which the County Surveyor certified and the County Recorder recorded on May 26, 1969 (see P.M. Book 5, Page 59). Therefore, this finding can be made.

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

An unpermitted storage shed of approximately 100 square feet exists in the front setback north of the existing building. This accessory structure is included in the project description. Approval of the project and the related permits would abate this zoning violation. Otherwise, there are no outstanding zoning violations on the subject parcel. Therefore, this finding can be made.

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

The subject parcel is located in the north-central portion of Isla Vista and is approximately one-half mile north of the beach and ocean. The surrounding apartments, single-family dwellings and other urban-scale development block all views of the beach and ocean as seen from the subject parcel and the surrounding parcels. No public parks, trails or other recreation facilities exist on or near the subject parcel. Given these circumstances, the project will not obstruct public views from any public road or public recreation area to or along the coast. Therefore, this finding can be made.

- 5.5 *The development is compatible with the established physical scale of the area.***

The existing office building is two-stories in height and approximately 7,641 gross square feet in size. The development in the area ranges from one and two-story single-family dwellings of approximately 2,000 square feet in size to one and two-story multi-unit dwellings of more than 25,000 square feet in size. The existing building falls within the lower range of development in the area and, therefore, is compatible with the established physical scale of the area. The proposed project would not increase the height or size of the existing building. Therefore, this finding can be made.

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

The proposed project would not affect public access or recreation facilities. The subject parcel is located in a developed urban area and is surrounded by privately-owned parcels with residences, duplexes, apartments, religious facilities and non-profit facilities. The subject parcel is approximately one-half mile south of the bluff and beach. Public streets provide access to the bluff and beach. No public parks, trails or other recreation facilities are located or proposed on or near the subject parcel or the adjoining parcels. Therefore, this finding can be made.

- 5.7 *Prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated on the Land Use Plan or zoning maps . . .***

The Goleta Water District and Goleta West Sanitary District currently provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have the capacity to serve the proposed housing facility.

Access to the subject parcel is from a public road (Camino Pescadero). This road is paved and provides adequate access to the subject parcel. No access or road improvements are necessary. The County Sheriff and Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL

Santa Barbara Student Housing Cooperative Change of Use

Case Numbers: 10DVP-00000-00019, 10CUP-00000-00033, and 10CDP-00000-00082

Project Address: 777 Camino Pescadero, Isla Vista

Assessor's Parcel Number 075-020-037

December 5, 2011

PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan and Conditional Use Permit are based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011, 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 applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.

The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and up to four meals per year for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room will not be used by or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, three covered bicycle parking structures for 18 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and

modifying the entrances will decrease the floor area of the existing building by approximately 100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.

The project includes 27 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and 15 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The 15 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility, and allow a parking space in the front setback north of the existing building.

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 Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS BY ISSUE AREA

Aesthetics

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, lighting, and landscaping) shall be compatible with vicinity development.

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

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

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a lighting plan for Board of Architectural Review (BAR) approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: The Owner/Applicant shall submit the lighting plan for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall inspect exterior lighting for compliance with this condition and the lighting plan prior to Final Building Inspection Clearance.

5. **Special-Aest-1 Revised BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for revised landscaping if future development, uses or legal requirements affect the approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59).

TIMING: The Owner/Applicant shall submit a revised landscape plan for review and shall obtain final BAR approval prior to removing approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the landscaping has been installed consistent with the approved BAR revised landscape plan.

Biology

6. **Bio-20a 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(s) and removed from the site. The area(s) shall be located as far as practical from any storm drains.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location of the washout area(s) on the project plans prior to issuance of the Land Use Permit.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Cultural Resources

7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

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

MONITORING: P&D permit processing planner shall check plans prior to issuance of the Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Noise

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

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

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

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

9. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

Parking

10. **Special-Parking-01 Off-Site Parking.** The project shall include 15 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). Specifically, these include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

PLAN REQUIREMENTS:

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required 15 off-site parking spaces for this project have been secured for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. The agreement/lease shall include a requirement that the Owner/Applicant notify P&D at least 90 days prior to termination of the lease. This agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office.
2. The Owner/Applicant shall submit an agreement with the County that stipulates that the approval and continued use of the development for which the Development Plan, Conditional Use Permit, and Coastal Development Permit are issued is predicated upon the continued ability to have the use of 15 off-site parking spaces for this project and that should this ability cease, that the use of the project shall be modified so that the project will be able to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement shall be subject to the review and approval of P&D and County Counsel, and once approved shall be recorded with the County Recorder's Office.

TIMING: All above requirements must be satisfied prior to occupancy clearance.

MONITORING: P&D compliance monitoring staff shall ensure compliance with the agreement/lease prior to issuance of the Land Use Permit and annually after Final Building Inspection Clearance. Proof of the continued existence of the above-referenced agreement/lease shall be submitted to P&D compliance monitoring staff on a yearly basis no later than January of each year.

DEVELOPMENT PLAN CONDITIONS, 10DVP-00000-00019

12. **Rules-02 Effective Date-Appealable to CCC.** This Development Plan shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.

13. **DVP-03/Rules-07 DVP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011.
14. **Rules-14 Final DVP Expiration.** The Final Development Plan shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
15. **DVP-04/Rules-18 DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

CONDITIONAL USE PERMIT CONDITIONS, 10CUP-00000-00033

16. **CUP-01/Rules-02 Effective Date-Appealable to CCC.** This Conditional Use Permit for the meeting room for non-profit organizations shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
17. **CUP-02/Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35-172.9.4 of the Coastal Zoning Ordinance. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Coastal Development Permit approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
18. **CUP-03/Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Land Use Permit within the 18 months following the effective date of this Conditional Use Permit. If the required Land Use Permit is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35-172.9.4 of the Coastal Zoning Ordinance, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
19. **Rules-21 CUP Revisions-Change of Use.** Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.
20. **Rules-18 CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.

COASTAL DEVELOPMENT PERMIT CONDITIONS, 10CDP-00000-00082

21. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action.

Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

COUNTY RULES AND REGULATIONS

22. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
23. **Rules-04 Additional Approvals Required.** Approval of the Development Plan, Conditional Use Permit, and Coastal Development Permit is subject to the Director of the Planning and Development Department approving the required Land Use Permit.
24. **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.
25. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
26. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Development Permit, Conditional Use Permit and Coastal Development Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
27. **CUP-09/Rules-23 Processing Fees Required.** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
28. **DIMF-24a DIMF Fees-Library.** 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 libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Library DIMF amount is assessed at \$320.00. This is based on a project type of dwelling.

TIMING: Library DIMFs shall be paid to Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

29. **DIMF-24b DIMF Fees-Public Administration.** 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 public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Public Administration DIMF amount is assessed at \$1,367.00. This is based on a project type of dwelling.

TIMING: County Public Administration DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

30. **DIMF-24c DIMF Fees-Sheriff.** 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 County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total County Sheriff DIMF amount is assessed at \$365.00. This is based on a project type of dwelling.

TIMING: County Sheriff DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

31. **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. The total Fire DIMF amount assessed is \$797.00.

TIMING: County Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

32. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of (a) all materials listed or noted on the approved referenced plan, and (b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape and irrigation per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

33. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner (NTPO) document is necessary to ensure that the proposed meeting room for non-profit organizations and related kitchen shall be used only for their permitted uses. The property owner shall sign and record the document prior to issuance of the Land Use Permit.

- 34. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District, dated September 30, 2010;
 2. County Fire Department, dated October 8, 2010;
 3. Transportation Division, Public Works Department, dated October 7, 2010.
- 35. Special-Rules-1 Road Encroachment Permit.** The Owner/Applicant shall obtain an Encroachment Permit from the County Roads Division (Public Works) for development and uses within the County right-of-way of Camino Pescadero prior to issuance of the Coastal Development Permit.
- 36. 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.
- 37. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
1. Contact P&D compliance monitoring staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay a fee of \$1,500.00 prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;”
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D compliance monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
- 38. 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.
- 39. 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.

40. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
41. **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

Planning and Development

COASTAL DEVELOPMENT PERMIT

Case No.: 10CDP-00000-00082

Project Name: Santa Barbara Student Housing Cooperative Change of Use

Project Address: 777 Camino Pescadero, Isla Vista

Assessor's Parcel No.: 075-020-037

Applicant Name: Santa Barbara Student Housing Cooperative

The Planning Commission hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

Date of Approval: December 7, 2011

Associated Case Number(s): 10DVP-00000-00019, 10CUP-00000-00033, and 10BAR-00000-00186

Project Description Summary: Convert an existing office building of approximately 7,641 gross square-feet into a dormitory-style student housing facility with 12-bedrooms and a meeting room for non-profit organizations. See Condition 1 in Attachment A for a complete project description.

Project Specific Conditions: See Attachment A

Permit Compliance Case: Yes No

Permit Compliance Case No.: _____

Appeals: The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant or an aggrieved person. The written appeal must be filed with the Planning and Development Department at 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, by 5:00 p.m. on or before Monday, December 19, 2011.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued on August 30, 2011, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

NOTE: Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

Owner/Applicant Acknowledgement: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

Print Name	Signature	Date
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Planning and Development Department Approval by:

Print Name	Signature	Date
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Planning and Development Department Issuance by:

Print Name	Signature	Date
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ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

PROJECT DESCRIPTION

- Proj Des-01 Project Description.** This Development Plan and Conditional Use Permit are based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011, 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 applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.

The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and up to four meals per year for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room will not be used by or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, three covered bicycle parking structures for 18 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately

100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.

The project includes 27 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and 15 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The 15 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility, and allow a parking space in the front setback north of the existing building.

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 Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS BY ISSUE AREA

Aesthetics

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, lighting, and landscaping) shall be compatible with vicinity development.
- TIMING:** The Owner/Applicant shall submit architectural drawings and landscape plans of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
- MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.
- PLAN REQUIREMENTS:** The Owner/Applicant shall develop a lighting plan for Board of Architectural Review (BAR) approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.
- TIMING:** The Owner/Applicant shall submit the lighting plan for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.
- MONITORING:** P&D compliance monitoring staff shall inspect exterior lighting for compliance with this condition and the lighting plan prior to Final Building Inspection Clearance.
5. **Special-Aest-1 Revised BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for revised landscaping if future development, uses or legal requirements affect the approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59).
- TIMING:** The Owner/Applicant shall submit a revised landscape plan for review and shall obtain final BAR approval prior to removing approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel.
- MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the landscaping has been installed consistent with the approved BAR revised landscape plan.

Biology

6. **Bio-20a 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(s) and removed from the site. The area(s) shall be located as far as practical from any storm drains.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location of the washout area(s) on the project plans prior to issuance of the Land Use Permit.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Cultural Resources

7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

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

MONITORING: P&D permit processing planner shall check plans prior to issuance of the Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Noise

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

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

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

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

9. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

Parking

10. **Special-Parking-01 Off-Site Parking.** The project shall include 15 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). Specifically, these include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

PLAN REQUIREMENTS:

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required 15 off-site parking spaces for this project have been secured for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. The agreement/lease shall include a requirement that the Owner/Applicant notify P&D at least 90 days prior to termination of the agreement/lease. The agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office.
2. The Owner/Applicant shall submit an agreement with the County that stipulates that the approval and continued use of the development for which the Development Plan, Conditional Use Permit, and Coastal Development Permit are issued is predicated upon the continued ability to have the use of 15 off-site parking spaces for this project and that should this ability cease, that the use of the project shall be modified so that the project will be able to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement shall be subject to the review and approval of P&D and County Counsel, and once approved shall be recorded with the County Recorder's Office.

TIMING: All above requirements must be satisfied prior to occupancy clearance.

MONITORING: P&D compliance monitoring staff shall ensure compliance with the agreement/lease prior to issuance of the Land Use Permit and annually after Final Building Inspection Clearance. Proof of the continued existence of the above-referenced agreement/lease shall be submitted to P&D compliance monitoring staff on a yearly basis no later than January of each year.

11. **Parking-02 On-Site Construction Parking.** All construction-related vehicles, equipment, and staging and storage areas shall be located onsite and outside of the road and highway right of way or at an off-site location approved by P&D. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking and staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking and staging and storage areas shall be depicted on project plans submitted for the Land Use Permit.

TIMING: A copy of the project plans and written notice shall be submitted to P&D permit processing staff prior to issuance of the Land Use Permit. This restriction shall be maintained throughout construction.

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

COASTAL DEVELOPMENT PERMIT CONDITIONS

12. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

COUNTY RULES AND REGULATIONS

13. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
14. **Rules-04 Additional Approvals Required.** Approval of the Development Plan, Conditional Use Permit, and Coastal Development Permit is subject to the Director of the Planning and Development Department approving the required Land Use Permit.
15. **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.
16. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
17. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Development Permit, Conditional Use Permit and Coastal

Development Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

18. **CUP-09/Rules-23 Processing Fees Required.** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
19. **DIMF-24a DIMF Fees-Library.** 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 libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Library DIMF amount is assessed at \$320.00. This is based on a project type of dwelling.
TIMING: Library DIMFs shall be paid to Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
20. **DIMF-24b DIMF Fees-Public Administration.** 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 public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Public Administration DIMF amount is assessed at \$1,367.00. This is based on a project type of dwelling.
TIMING: County Public Administration DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
21. **DIMF-24c DIMF Fees-Sheriff.** 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 County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total County Sheriff DIMF amount is assessed at \$365.00. This is based on a project type of dwelling.
TIMING: County Sheriff DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
22. **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. The total Fire DIMF amount assessed is \$797.00.
TIMING: County Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
23. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of (a) all materials

listed or noted on the approved referenced plan, and (b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape and irrigation per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

24. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner (NTPO) document is necessary to ensure that the proposed meeting room for non-profit organizations and related kitchen shall be used only for their permitted uses. The property owner shall sign and record the document prior to issuance of the Land Use Permit.
25. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District, dated September 30, 2010;
 2. County Fire Department, dated October 8, 2010;
 3. Transportation Division, Public Works Department, dated October 7, 2010.
26. **Special-Rules-1 Road Encroachment Permit.** The Owner/Applicant shall obtain an Encroachment Permit from the County Roads Division (Public Works) for development and uses within the County right-of-way of Camino Pescadero prior to issuance of the Coastal Development Permit.
27. **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.
28. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 1. Contact P&D compliance monitoring staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay a fee of \$1,500.00 prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;

3. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;"
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D compliance monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
29. **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.
30. **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.
31. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
32. **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.

Santa Barbara County
Air Pollution Control District

September 30, 2010

Errin Briggs
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
OCT 01 2010
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: **APCD Comments on SB Student Housing Coop Mixed Use Building, 10CUP-00000-00033**

Dear Mr. Briggs:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of the change of use and interior remodel of the existing University Religious Center. The Center, currently containing commercial offices, would be converted to a mixed use student residence and non-profit meeting/office uses. Grading for the project consists of 8.7 cubic yards of cut and 10 cubic yards of fill. The subject property, a 0.34-acre parcel zoned SR-H and identified in the Assessor Parcel Map Book as APN 075-020-037, is located at 777 Camino Pescadero in the unincorporated community of Isla Vista.

Air Pollution Control District staff offers the following suggested conditions:

1. Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbcapcd.org/eng/dl/dl08.htm>) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at <http://www.sbcapcd.org/biz/asbestos.htm> or contact us at (805) 961-8800.

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 edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Project File
TEA Chron File

Memorandum

DATE: October 8, 2010

TO: Errin Briggs
Planning and Development
Santa Barbara

FROM: Glenn Fidler, Captain
Fire Department

Blf

38 COPY
ANNOUNCE



SUBJECT: APN: 075-020-037; Permit #: 10CUP-00033
Site: 777 Camino Pescadero Road, Goleta
Project Description: Convert Religious Center to Residential Units/Mixed Use.

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. A Fire Protection Certificate will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

3. 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.
4. All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 20 feet.
 - Private road shall have a minimum width of 24 feet.
 - 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.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

5. Signs indicating "Fire Lane - No Parking" shall be placed every 150 feet or as required by the fire department. Refer to ~~Appendix D~~ of the 2007 California Fire Code Section D 103.6.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

6. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.
Alarm system plans shall require Fire Protection Engineer certification.
7. Portable fire extinguishers are required.
8. Recorded suite addresses are required.
9. Building address numbers shall be posted as required by fire department.
10. Access way entrance gates shall conform to fire department standards.
11. When access ways are gated, a fire department approved locking system shall be installed.
12. A Knox Box entry system shall be installed. If one is already in place, confirm that all required access keys are located in the Knox Box entry safe.
13. Payment of development impact fees is required.
Fees will be calculated as follows:
 - Goleta Fee for multi-family dwelling

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification; may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

BH:mkb

- c Emily Cheney, 6503 Madrid Rd, #J, Goleta 93117
Goleta Water District, 4699 Hollister Av, Goleta 93110

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



October 7, 2010

TO: Erin Briggs, Planner
Development Review

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

SUBJECT: **Conditions of Approval**
Santa Barbara Student Housing Cooperative Mixed Use Building
777 Camino Pescadero, Isla Vista
10CUP-00000-00033
APN: 075-020-037

Traffic Mitigation Fees

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

Based on the current fee schedule, there is no estimated fee for the proposed project. The new residential use is less intense than the previously approved office designation.

Sight Distance

2. Prior to land use 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.

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.

Driveways/Drive Aisles

3. Prior to land use clearance, the developer shall design, and prior to occupancy 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 all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

4. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork 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 by the Department of Public Works Traffic Section.

5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, sidewalk, streetlights 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.

6. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
 - a) Design and re-construct any substandard County owned sidewalks along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply with all applicable Public Works Standard Conditions of Approval and 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

8. Prior to land use 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.

9. Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

10. Prior to occupancy, 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

10. 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 the Residential Road Standards. 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. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

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 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.

11. Prior to recordation of the Land Use Clearance, if applicable, the applicant must apply for annexation of into the appropriate County Lighting District/County Service Area, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

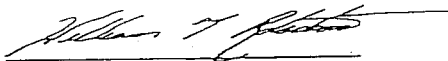
12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

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,



William T. Robertson

cc: 10CUP-00000-00033
Gary Sman, Transportation Manager, County of Santa Barbara, Public Works Department
J:\N\SB Student Housing Cooperative 10CUP-Cond.doc

Santa Barbara County



Standard Conditions of Approval

October 2007

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval Ammended October, 2007

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 this 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 and fees required for materials retesting.
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.