



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Travis Seawards, Deputy Director, Development Review Division

STAFF CONTACT: Willow Brown, Planner, (805) 568-2040

DATE: November 30, 2021

HEARING DATE: December 8, 2021

RE: Planning Commission Hearing of December 8, 2021
Lacerte Appeal of BMO, LLC ADU
Case Nos. 21APL-00000-00029 and 21CDP-00000-00053
2305 Finney Street, Summerland, CA

On November 3, 2021, the Lacerte Appeal of BMO, LLC Accessory Dwelling Unit (ADU) was continued to December 8, 2021, in order to allow staff and the applicant to respond to supplemental appeal issues submitted by the appellant on October 29, 2021 (Attachment B). In response to the supplemental submission by the appellant, the applicant submitted revised plans (summarized below) (Attachment A). In addition, staff prepared responses to the supplemental appeal issues and recommends that Condition 1 (Project Description) be updated to reflect the revised plans.

I. Project Revisions.

The revisions consist of a reduction in the ADU gross square footage from 819 square feet to 795 square feet, a reduction in the deck square footage from 249 square feet to 142 square feet, and the addition of a lighting fixture at the ADU entrance. The reduction in square footage is to remove a portion of the ADU that encroached into a development exclusion area located on the parcel. With the revisions, the proposed project continues to be consistent with all applicable zoning and policy requirements as discussed in Sections 6.3 and 6.4 of the staff report dated October 7, 2021.

II. Responses to Additional Appeal Issues

Responses to the additional appeal issues submitted by the appellant are below:

Issue #1. The appellant asserts that *“The subject site does not have street frontage and is accessed via a no parking easement off another no parking easement. The site currently has two uncovered parking spaces for a 4-bedroom house. The Summerland Community plan provides that new development on a lot the size of the subject site provide a minimum of four off street parking spaces... As currently proposed, the project does not provide adequate parking for the residents of the single-family dwelling, and an additional unit will increase the lack of parking and result in a negative impact to the available public parking to access the coast... Additionally, the plans show two cars in the remaining area in an attempt to demonstrate that the cars can be accommodated. These cars are not shown in a dimension required of off-street spaces and therefore the drawing is misleading,”* and that, *“There is a Court order in place reducing the number of parking spaces that the applicant has been using . . .”*

Staff Response to Issue #1. On-site parking for the single-family dwelling is consistent with ordinance requirements and no additional parking is required for the ADU. As discussed in Section 6.1 of the staff report, dated October 7, 2021, and incorporated herein by reference, the proposed project meets the parking requirements for the Single-Family Residential (7-R-1 Zone). Pursuant to Section 35-142.7 of Article II, additional parking spaces are only required for detached ADUs. Since this project is an attached ADU, no additional parking spaces are required. The Summerland Community Plan update required additional parking spaces based on lot size for all new single-family dwellings approved after June 9, 2016. The existing single-family dwelling was constructed in 1949, and the expansion to 1,638 square feet was legalized through approval of the Lot Line Adjustment and associated permits in 2003. Thus, additional parking spaces are not required.

The existing single-family dwelling has two parking spaces in the existing driveway. The proposed ADU does not reduce the number of parking spaces currently provided for the existing single-family dwelling. The dimension required of off-street parking spaces for residential uses is 8.5 feet wide by 16.5 feet long, pursuant to Section 35-114 of Article II. The spaces shown are 8.5 feet by 16.5 feet, and therefore comply with the required parking standards. In addition, the proposed project provides adequate parking without relying on the parking area referenced in the Court order submitted by the appellant.

Issue #2. The appellant asserts, *“Action BIO-S-6.6 specifically addresses the exclusion area on the subject site. This policy prohibits any new development within the designated exclusion area. The project proposes to cantilever a new deck and place stairs into this exemption area. The policy specifically prohibits new development and does not recognize a cantilevered exemption. Additionally, Action BIO-S-3.2 requires that before an issuance of a CDP for development within 200 feet of a known butterfly roost, RMD (P&D) shall determine if the proposed project would have the potential to adversely impact the butterfly habitat. No evidence has been provided to the appellant that this review was conducted.”*

Staff Repose to Issue #2: There is no new development within the designated exclusion area and the project will not adversely affect butterflies. The project has been modified to reduce the square footage of the ADU and the deck, and there are no longer any new encroachments into the designated exclusion area. The project is consistent with Action BIO-S-6.6 of the Summerland Community Plan as there is no new development within the Morris Place right-of-way. As discussed in the staff report, dated October 7, 2021 and incorporated herein by reference, the project is consistent with Action BIO-S-3.2 of the Summerland Community Plan. The project will have no impact on any monarch butterfly roosting habitats. Although there is the potential for monarch butterflies to be present in the eucalyptus grove adjacent to the project area, no eucalyptus trees will be removed or impacted as part of this project. In addition, the project is conditioned to prohibit construction between November 1 and April 1 unless a study is completed showing that construction activities will not impact monarchs using the nearby eucalyptus trees (Staff Report dated October 7, 2021, Attachment B, Condition 7).

Issue #3. *The appellant asserts that the status of the existing single-family home merits denial of the application.*

Staff Repose to Issue #3. As discussed in Section 6.1 of the staff report, dated October 7, 2021, and incorporated herein by reference, the existing single-family dwelling is legal at its current size of 1,638 gross square feet and the proposed ADU square footage meets ordinance requirements. The ADU is appropriately permitted at 795 gross square feet, which meets the requirement under Article II Section 35-142.7.9.a.1 that an ADU be no more than 50% of the size of the existing residence. As discussed in Section 5.3 of the staff report, dated October 7, 2021, and incorporated herein by reference, a Lot Line Adjustment, Rezone, and General Plan Amendment were processed for the subject property in 2003. Since the approved Lot Line Adjustment plans show the house in its current size and configuration, the structure is considered legal. Contrary to the appellant's assertion, there are no outstanding Coastal Development Permit conditions requiring the receipt of additional permits. The Lot Line Adjustment was finalized under a Final Map Clearance, Case No. 05MPC-00000-00005, where the County acknowledged that the project satisfied the conditions of Planning and Development prior to recordation of the map. The time for appealing the General Plan Amendment, Rezone, and Lot Line Adjustment has passed. In addition, Zoning Enforcement staff inspected the site in 2019 and 2020, and verified that there are no existing violations on the parcel.

Issue #4. *The appellant asserts, "The existing home violates an existing Coastal Development Permit. The project site is governed by a Coastal Commission issued Coastal Development Permit 02CDH-00000-00041 which has recorded conditions and is currently out of compliance with this permit. The permit specifically conditioned that the project site shall not be allowed to disturb the ESH area. Split zoning was implemented to mark this area. A trail has been cut into the exclusion area in direct violation of this permit."*

Staff Response to Issue #4. The existing home does not violate the requirements of an existing Coastal Development Permit. The approved Coastal Development Permit 02CDH-00000-00041 was for improvements to an existing informal trail located across the Carey Place right-of-way located immediately south of Finney Street. The improvements included signage at Wallace Avenue designating coastal access and directing beach goers across a controlled railroad crossing, signage at the trail head where Carey Place meets Finney Street, and minor improvements such as widening and placement of at-grade wooden stair steps in steeper portions of the trail which leads to the sandy beach. There were no conditions as part of the Coastal Development Permit regarding an ESH area.

There are conditions of the Lot Line Adjustment regarding the development exclusion area, and no development is being proposed in this area. As discussed in Section 6.1 of the staff report, dated October 7, 2021, and incorporated herein by reference, there are no violations on the subject parcel. A violation was filed on April 24, 2019, for a trail creating access to the beach from the bluff under Case No. 19ZEV-00000-00145. Zoning Enforcement staff determined that a violation did not exist after conducting a site visit, and staff closed the case on May 9, 2019. The case notes from the zoning enforcement case are summarized as follows:

- A violation does not exist on the site since vegetation removal that occurred was not significant enough to be considered development.
- Since the vegetation removal is not considered development, the vegetation removal does not violate the development exclusion zone agreement.
- The vegetation removal is not considered environmentally sensitive habitat.

Issue #5. *The appellant asserts that renovations to the existing spa and decking are in violation of the Summerland Community Plan.*

Staff Response to Issue #5. Renovations to the existing spa and decking are not in violation of the Summerland Community Plan. As discussed in Section 6.1 of the staff report, dated October 7, 2021, and incorporated herein by reference, renovations to the existing deck and spa are exempt from permits. Pursuant to Section 35-51B.B.7 of Article II, repair and maintenance activities are exempt from the requirement to obtain a Coastal Development Permit so long as they do not result in an addition to, or enlargement or expansion of the object of the repair or maintenance activities. The renovations to the existing deck and spa will not result in any additional square footage and are therefore exempt from a Coastal Development Permit. Additionally, although the existing spa and deck encroach into the development exclusion area zoned Recreation (REC), the spa and deck are legal non-conforming. The spa and deck were existing when the exclusion area was created as part of the Lot Line Adjustment, Rezone, and General Plan Amendment in 2003. There were no conditions to demolish these structures, and the map was recorded in 2005 showing the deck and spa encroaching into the exclusion area.

Issue #6. *The appellant asserts that, “the ADU will impermissibly take the 2305 Finney site from 1,600 square feet to 2,400 square feet,” and cites an excerpt from “the public record” (with no citation to a specific document) to assert that development of the site should be constrained to 1,600 square feet.*

Staff Response to Issue #6. No conditions of approval from prior permits issued for the lot, or other binding documents, limit development on-site to 1,600 square feet or prohibit an ADU. The proposed ADU meets all applicable ordinance requirements for square footage, height, and setbacks. The approval of the ADU will not facilitate development greater than what can be accommodated by the current parcel size and configuration. The ADU complies with the required setbacks on the lot, avoids areas of 20 percent slopes or greater, and complies with all applicable coastal policies including the bluff setback, neighborhood compatibility, and habitat protection policies. The size of the ADU is limited by the current development on the parcel as it is required to be under 50% of the floor area of the existing single-family dwelling, and therefore cannot exceed 819 gross square feet.

Issue #7. *The appellant asserts that the ADU will be in excess of governing height requirements.*

Staff Response to Issue #7. The ADU will not be in excess of governing height requirements. As stated in Section 6.1 of the staff report, dated October 7, 2021, and incorporated herein by reference, the proposed ADU complies with the height requirement for an attached ADU.

Issue #8. *The appellant asserts that the project lacks sufficient architectural review.*

Staff Response to Issue #8. The project does not lack sufficient architectural review. Design review is not required for accessory dwelling units. Pursuant to Section 35-184.3 of Article II, Exceptions to Design Review Requirements, Board of Architectural Review Approval is not required for accessory dwelling units approved in compliance with Section 35-142.

Issue #9. *The appellant asserts that the project lacks adequate lighting.*

Staff Response to Issue #9. The project does not lack adequate lighting. There is one lighting fixture proposed at the entrance to the ADU (see sheet A4.2 of the project plans, Attachment A). Pursuant to Section 35-139 of Article II, all exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential, or toward any environmentally sensitive habitat area. The proposed lighting fixture is hooded and the lighting is directed downward, in compliance with this requirement.

III. Revised Condition

Condition of Approval No. 1, the project description, is modified as follows:

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

The project is for a Coastal Development Permit to allow construction of a new second story ~~819795~~-square-foot (gross) attached accessory dwelling unit with ~~249142~~-square-foot deck. No grading is proposed. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Summerland Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided via an easement off of Finney Street. The property is a 0.35-acre parcel zoned Single-Family Residential (7-R-1) and shown as Assessor's Parcel Number 005-230-008, located at 2305 Finney Street in the Summerland Community Plan area, First Supervisorial District.

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.

IV. Recommended Actions

1. Deny the appeal, Case No. 21APL-00000-00029;
2. Make the required findings for approval of the revised project, Case No. 21CDP-00000-00053, as specified in Attachment A of the staff report dated October 7, 2021, including CEQA findings;
3. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a); and
4. Grant *de novo* approval of Case No. 21CDP-00000-00053, subject to the conditions of approval included as Attachment B of the staff report dated October 7, 2021 as revised in the staff memorandum dated November 30, 2021.

Attachments:

Attachment A – Revised Plans

Attachment B – Appellant Memo

Cc: Case File (to Planner)
Hearing Support

AGENCY APPROVALS

CODE COMPLIANCE

- CONSTRUCTION TO COMPLY WITH:
 - 2014 CBC EDITION CALIFORNIA BUILDING CODE
 - 2014 CGC EDITION CALIFORNIA RESIDENTIAL CODE
 - 2014 CEC EDITION CALIFORNIA ELECTRICAL CODE
 - 2014 CFC EDITION CALIFORNIA PLUMBING CODE
 - 2014 CMG EDITION CALIFORNIA MECHANICAL CODE
 - 2014 CGBSC EDITION CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2014 CFC EDITION CALIFORNIA FIRE CODE
 - 2014 EDITION CALIFORNIA ENERGY CODE
- ADDITIONS, ALTERATIONS AND REPAIRS OF EXISTING BUILDINGS ARE TO COMPLY WITH APPLICABLE PROVISIONS OF THE CALIFORNIA EXISTING BUILDING CODE (CEBC), IBC 1.2.10.1
- THE CALIFORNIA ENERGY CODE, 2016 EDITION (BASED ON 2014 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)
- THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2014 EDITION
- SANTA BARBARA COUNTY ORDINANCE (SBCO) #4906, SANTA BARBARA COUNTY GRADING ORDINANCE (SBCO) #4166 AND ALL STATE AND LOCAL CODES AND ORDINANCES INCLUDING ALL AMENDMENTS AS ADOPTED (SBCO)
- THE CALIFORNIA FIRE CODE, 2014 EDITION AND ALL COUNTY OF SANTA BARBARA HIGH FIRE AREA REQUIREMENTS AND THE WILDFIRE-URBAN INTERFACE AREA PROVISIONS OF THE CGC R5.2.1

PROJECT TEAM

OWNER:
BMO LLC
C/O BOB MEGAY
2305 FINNEY ST.
SUMMERLAND, CA 93067
rm@megay.com

ARCHITECT:
PACIFIC ARCHITECTS, INC.
1117 COAST VILLAGE ROAD
MONTECITO, CA 93108
PHONE: 805.565.3640
FAX: 805.565.3641
EMAIL: bob@pacarchitectsinc.com
CONTACT: BILL WOLF

AGENT:
STEVE WELTON SEPPS, INC.
1629 STATE STREET SUITE 1
SANTA BARBARA, CA, 93101
805-566-2178
Steve@sepps.com

STRUCTURAL ENGINEER:
TBD

CIVIL ENGINEER:
TBD

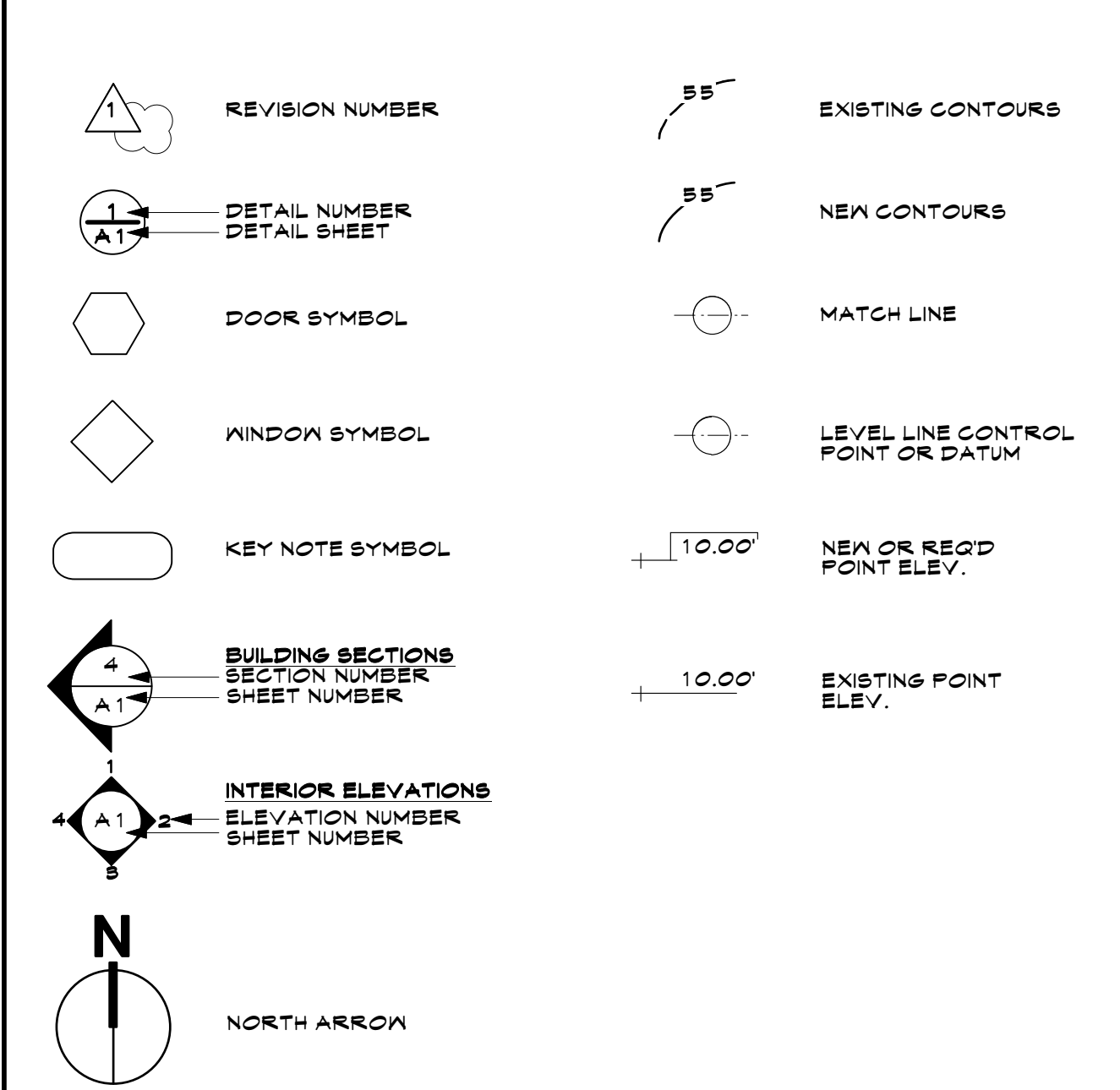
VICINITY MAP



PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

SYMBOLS



SHEET INDEX

- ARCHITECTURAL**
- A0.0 COVER SHEET: PROJECT TEAM / TABULATIONS / PROJECT SCOPE / SHEET INDEX / VICINITY MAP / SYMBOLS LEGEND / GEN. NOTES / INSPECTIONS / CODE COMPLIANCE / GREEN BLDG & BEST MGMT PRACTICES FOR CONST. / KEYNOTES
- A1.0 (E) SITE PLAN
A1.1 (N) SITE PLAN
A1.2 (N) VICINITY SITE PLAN
A1.3 (N) SITE SECTION
A2.0 (E) LOWER FLOOR DEMOLITION PLAN
A2.1 (N) LOWER FLOOR PLAN
A2.2 (N) UPPER FLOOR PLAN
A3.0 (N) ROOF PLAN
A4.0 (E) EXTERIOR ELEVATIONS
A4.1 (N) EXTERIOR ELEVATIONS
A4.2 (N) EXTERIOR ELEVATIONS
F1 PHOTO SHEET

TABULATIONS

SITE ADDRESS: 2305 FINNEY ST. SUMMERLAND, CA 93067

APN: 005-230-008- INTERIOR LOT

ZONE: T-R-1

FLOOD ZONE: YES

OCCUPANCY GROUP: R-3

NO. OF STORIES: 1-EXISTING, 2-PROPOSED

BUILDING HEIGHT: MAX. HEIGHT ALLOWED: 35', EXISTING/ PROPOSED: ±23'-6"

SPRINKLERED: NO

HIGH FIRE SEVERITY: NO

LOT SIZE: ±35 AC / ±15,246 S.F. GROSS

AVG. PROPERTY SLOPE: ±22%

GRADING: CUT NONE, FILL NONE

BUILDING AREA CALCULATIONS: (IN SQUARE FEET)

	(GROSS S.F.)	(NET S.F.)
(E) LOWER FLOOR	1544	1437
(R) LOWER FLOOR LAUNDRY STORAGE	44	78
TOTAL (E) RESIDENCE	1638	1515
ADU ALLOWABLE UNDER 50%	1515 / 2 = 757.5 S.F.	

(N) FLOOR AREAS (IN SQUARE FEET) [(GROSS S.F.) (NET S.F.)

(N) LOWER FLOOR ADU STAIR AND ENTRY	57	48
(N) UPPER FLOOR (ADU)	738	676
(N) TOTAL ADU	795	724
(N) ADU DECK/ UPPER FLOOR	142	

DECK (IN SQUARE FEET)

(E) SPA DECK	84
(E) EXISTING OPEN DECK	810
(E) OPEN DECK UNDER NEW ADU	354
(N) ADU COVERED ENTRY PORCH	53

PARKING REQUIREMENTS: TWO SPACES ARE REQUIRED FOR THIS ZONE DISTRICT/MAIN RESIDENCE. TWO UNCOVERED SPACES ARE PROVIDED. NO SPACES ARE REQUIRED FOR THE NEW ADU. PER ARTICLE II SECTION 35-142.6"

FAR CALCULATION:
RESIDENCE = 1,515 NSF
ADU = 724 NSF = 900 SF EXEMPTED = 424 NSF
TOTAL = 1,434 NSF
MAXIMUM FAR = 2,500 SF + 5% OF NET LOT AREA
(GROSS LOT AREA = 15,246 X 0.05 = 762.3 SF) = 3,262.3 SF

2305 FINNEY ST. SUMMERLAND, CA 93067

INSPECTIONS

IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 110 WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION, WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL.

CHAPTER 1 SECT. 110 REQ'D. INSPECTIONS

GENERAL	CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.
FOOTING AND FOUNDATION INSPECTION	SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.
CONCRETE SLAB AND UNDER-FLOOR INSPECTION	SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR.
LOWEST FLOOR ELEVATION	IN FLOOD HAZARD AREAS, UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING THE BASEMENT AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE ELEVATION CERTIFICATION REQUIRED IN SECT. 1612.9 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
FRAME INSPECTION	SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL, PLUMBING, HEATING WIRES, PIPES AND DUCTS ARE APPROVED.
LATH AND GYPSUM BOARD INSPECTION	SHALL BE MADE AFTER LATHING, GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, INTERIOR AND EXTERIOR, ARE IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD AND GYPSUM PANEL PRODUCTS JOINTS AND FASTENERS ARE TAPED AND FINISHED.
FIRE- AND SMOKE RESISTANT PENETRATIONS	PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED ASSEMBLIES, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
ENERGY EFFICIENCY INSPECTION	SHALL BE MADE TO DETERMINE COMPLIANCE WITH CHAPTER 13 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTIONS FOR ENVELOPE INSULATION R- AND U-VALUES, PENETRATION U-VALUE, DUCT SYSTEM R- VALUE, AND HVAC AND WATER-HEATING EQUIPMENT EFFICIENCY.
FINAL INSPECTION	SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED.

GREEN BUILDING & BEST MANAGEMENT PRACTICES FOR CONSTRUCTION:

- FOR STORM WATER AND DRAINAGE CONSERVATION MEASURES & PLANS, SEE CIVIL DRAWINGS & 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHT GB1.
- FOR ENERGY EFFICIENCY STANDARDS, SEE ENERGY CALCULATIONS & MANDATORY MEASURES ON SHEET A4.
- FOR WATER CONSERVATION & EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- FOR WATER CONSERVATION & EFFICIENCY STANDARDS FOR IRRIGATION SYSTEMS, SEE LANDSCAPE PLANS & 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHT GB1.
- FOR MATERIAL CONSERVATION, REUSE RECYCLE AND RESOURCE EFFICIENCY, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- PROVIDE OPERATION & MAINTENANCE MANUALS TO OWNER, AS PER 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- SEE ENVIRONMENTAL QUALITY SECTION IN 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB FOR STANDARDS FOR AIR QUALITY, POLLUTION REDUCTION & CONTAMINANT REDUCTION.
- FOR INTERIOR MOISTURE CONTROL AND INDOOR AIR QUALITY, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- FOR INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET PLOW, SPALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS & OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE W/ THEIR LISTING & ARE NOT TO CONTAMINATE THE SOIL & SURFACE MATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE.
- TRASH & CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER & DISPERSAL BY WIND.
- SEDIMENTS & OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SHEPT UP IMMEDIATELY & MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND & WATER.

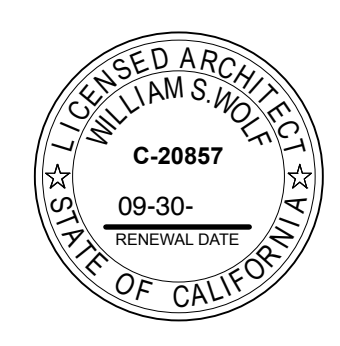
SPECIAL INSPECTIONS

IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 1104, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TEST DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN SECTION 1105 AND IDENTIFY AND APPROVED AGENCIES TO THE BUILDING OFFICIAL. THESE SPECIAL INSPECTIONS AND TEST ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL THAT ARE IDENTIFIED IN SECTION 110.

NOTE: SEE STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS. SPECIAL INSPECTIONS TO BE PREFORMED BY PACIFIC MATERIALS LAB.

SCOPE OF WORK

- ADD NEW LOWER LEVEL STAIRWAY AND ENTRY TO GET ACCESS TO UPPER FLOOR ADU. THIS ALSO INCLUDES A NEW ADU FRONT PORCH.
- ADD NEW UPPER LEVEL ADU AND UPPER LEVEL ADU DECK.
- CHANGES TO THE EXISTING DECK AS NECESSARY TO ALLOW FOR STRUCTURAL SUPPORT FOR THE NEW ADU ABOVE. NO CHANGE TO THE EXISTING FOOTPRINT
- CHANGES TO THE EXISTING LAUNDRY AS NECESSARY TO ALLOW FOR STRUCTURAL SUPPORT FOR THE NEW ADU ABOVE. NO CHANGE TO THE EXISTING FOOTPRINT



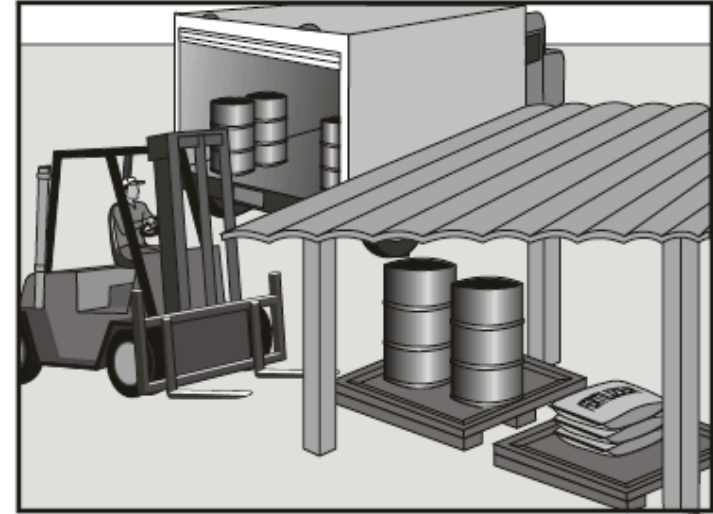
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/12/21

A0.0

Material Delivery and Storage WM-1



- Objectives
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses...

Suitable Applications
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
Pesticides and herbicides
Fertilizers
Detergents
Plaster
Petroleum products such as fuel, oil, and grease
Asphalt and concrete components

- Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None



WM-1 Material Delivery and Storage

- Hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
Concrete components
Other materials that may be detrimental if released to the environment
Limitations
Space limitation may preclude indoor storage
Storage sheds often must meet building and fire code requirements.

Implementation
The following steps should be taken to minimize risk:

- Temporary storage area should be located away from vehicular traffic.
Material Safety Data Sheets (MSDS) should be supplied for all materials stored.
Construction site areas should be designated for material delivery and storage.
Material delivery and storage areas should be located near the construction entrances, away from waterways, if possible.
Avoid transport near drainage paths or waterways.
Surround with earth berms. See EC-9, Earth Dikes and Drainage Swales.
Place in an area which will be paved.
Storage of reactive, ignitable, or flammable liquids must comply with the fire codes of your area.
An up to date inventory of materials delivered and stored onsite should be kept.
Hazardous materials storage onsite should be minimized.
Hazardous materials should be handled as infrequently as possible.
During the rainy season, consider storing materials in a covered area. Store materials in secondary containments such as earthen dikes, horse trough, or even a children's wading pool for non-reactive materials such as detergents, oil, grease, and paints.

Material Delivery and Storage WM-1

- If drums must be kept uncovered, store them at a slight angle to reduce ponding of rainwater on the lids to reduce corrosion.
Chemicals should be kept in their original labeled containers.
Employees and subcontractors should be trained on the proper material delivery and storage practices.
Employees trained in emergency spill cleanup procedures must be present when dangerous materials or liquid chemicals are unloaded.
If significant residual materials remain on the ground after construction is complete, properly remove materials and any contaminated soil.
Material Storage Areas and Practices
Liquids, petroleum products, and substances listed in 40 CFR Parts 110, 117, or 302 should be stored in approved containers and drums and should not be overfilled.
A temporary containment facility should provide for a spill containment volume able to contain precipitation from a 125 year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest container within its boundary, whichever is greater.
A temporary containment facility should be impervious to the materials stored therein for a minimum contact time of 72 hours.
A temporary containment facility should be maintained free of accumulated rainwater and spills.
Sufficient separation should be provided between stored containers to allow for spill cleanup and emergency response access.
Incompatible materials, such as chlorine and ammonia, should not be stored in the same temporary containment facility.
Throughout the rainy season, each temporary containment facility should be covered during non-working days, prior to, and during rain events.
Materials should be stored in their original containers and the original product labels should be maintained in place in a legible condition.

WM-1 Material Delivery and Storage

- Bagged and boxed materials should be stored on pallets and should not be allowed to accumulate on the ground.
Stockpiles should be protected in accordance with WM-3, Stockpile Management.
Materials should be stored indoors within existing structures or sheds when available.
Proper storage instructions should be posted at all times in an open and conspicuous location.
An ample supply of appropriate spill clean up material should be kept near storage areas.
Also see WM-6, Hazardous Waste Management, for storing of hazardous materials.

Material Delivery Practices
Keep an accurate, up-to-date inventory of material delivered and stored onsite.
Arrange for employees trained in emergency spill cleanup procedures to be present when dangerous materials or liquid chemicals are unloaded.

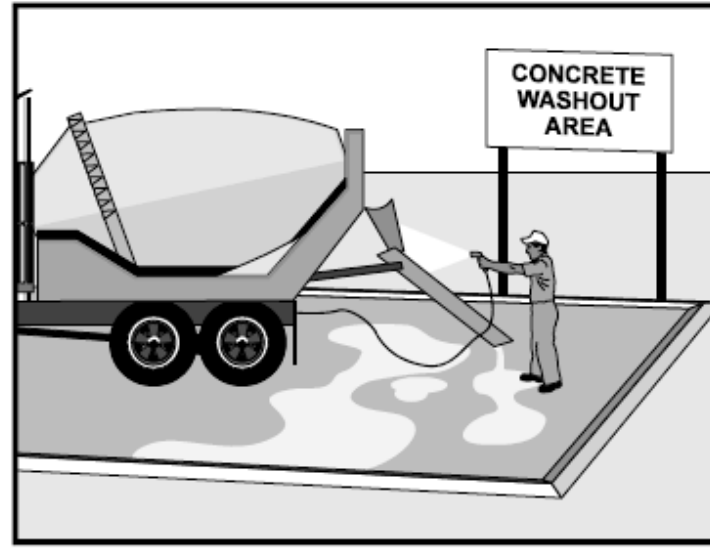
- Spill Cleanup
Contain and clean up any spill immediately.
Properly remove and dispose of any hazardous materials or contaminated soil if significant residual materials remain on the ground after construction is complete.
Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
Slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
Concrete trucks and other concrete-coated equipment are washed onsite.
Mortar-mixing stations exist.
See also NS-8, Vehicle and Equipment Cleaning

- Inspection and Maintenance
Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities.
Keep an ample supply of spill cleanup materials near the storage area.
Keep storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored.
Repair or replace perimeter controls, containment structures, covers, and liners as needed to maintain proper function.

Material Delivery and Storage WM-1

References
Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program, 1995.
Coastal Nonpoint Pollution Control Program: Program Development and Approval Guidance, Working Group Working Paper; USEPA, April 1992.
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.
Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92009; USEPA, April 1992.

Concrete Waste Management WM-8



- Objectives
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employee and subcontractors.

- Suitable Applications
Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
Slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
Concrete trucks and other concrete-coated equipment are washed onsite.
Mortar-mixing stations exist.
See also NS-8, Vehicle and Equipment Cleaning

Limitations
Offsite washout of concrete wastes may not always be possible.



Concrete Waste Management WM-8

Implementation
The following steps will help reduce stormwater pollution from concrete wastes:

- Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.
Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
Store dry and wet materials under cover, away from drainage areas.
Avoid mixing excess amounts of fresh concrete.
Perform washout of concrete trucks offsite or in designated areas only.
Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
Do not allow excess concrete to be dumped onsite, except in designated areas.
For onsite washout:
Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.
Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.
Do not wash sweepings from exposed aggregate concrete into the street or storm drain.
Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
Arrange for contractor's superintendent or representative to oversee and enforce concrete waste management procedures.

- Concrete Slurry Wastes
PCC and AC waste should not be allowed to enter storm drains or watercourses.
PCC and AC waste should be collected and disposed of or placed in a temporary concrete washout facility.
A sign should be installed adjacent to each temporary concrete washout facility to inform concrete equipment operators to utilize the proper facilities.

Concrete Waste Management WM-8

- Below grade concrete washout facilities are typical. Above grade facilities are used if excavation is not practical.
A foreman or construction supervisor should monitor onsite concrete working tasks, such as saw cutting, coring, grinding and grooving to ensure proper methods are implemented.
Saw-cut PCC slurry should not be allowed to enter storm drains or watercourses.
Slurry residue should be vacuumed and disposed in a temporary pit (as described in OnSite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures, below) and allowed to dry.
Onsite Temporary Concrete Washout Facility, Transit Truck Washout Procedures
Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses.
A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
Temporary concrete washout facilities should be constructed above grade or below grade at the option of the contractor.
Temporary washout facilities should have a temporary pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
Washout of concrete trucks should be performed in designated areas only.
Only concrete from mixer truck chutes should be washed into concrete wash out.
Concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed of offsite.
Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per WM-5, Solid Waste Management.
Temporary Concrete Washout Facility (Type Above Grade)
Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and

Concrete Waste Management WM-8

- minimum width of 10 ft, but with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations.
Straw bales, wood stakes, and sandbags materials should conform to the provisions in SE-9, Straw Bale Barrier.
Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
Temporary Concrete Washout Facility (Type Below Grade)
Temporary concrete washout facilities (type below grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft.
Lath and flagging should be commercial type.
Plastic lining material should be a minimum of 10 mil polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Removal of Temporary Concrete Washout Facilities
When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of.
Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

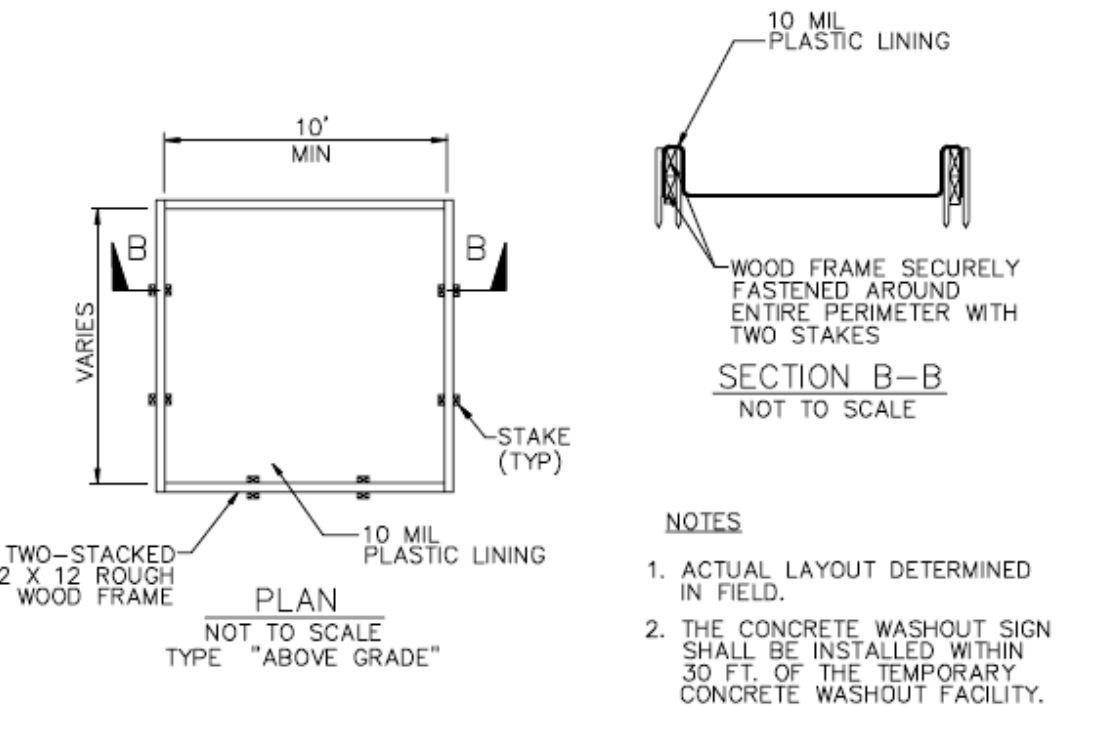
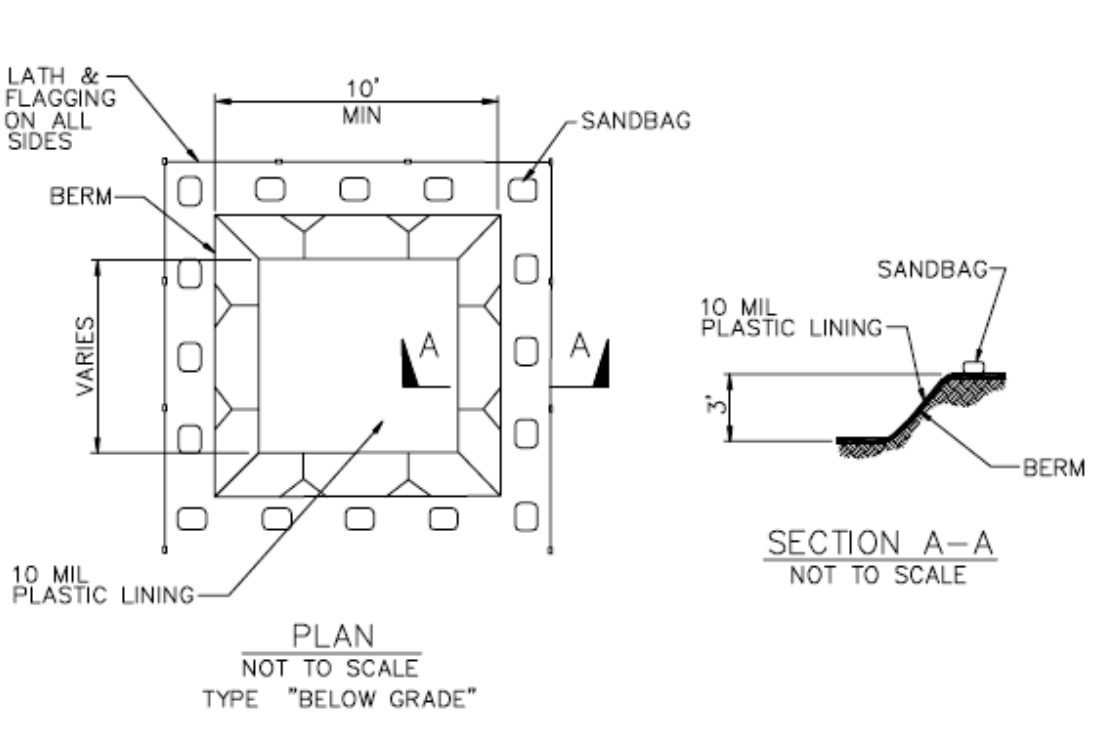
Costs
All of the above are low cost measures.

- Inspection and Maintenance
Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities.
Temporary concrete washout facilities should be maintained to provide adequate holding capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below grade facilities.
Temporary concrete washout facilities should include removing and disposing of hardened concrete and returning the facilities to a functional condition.
Washout facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.

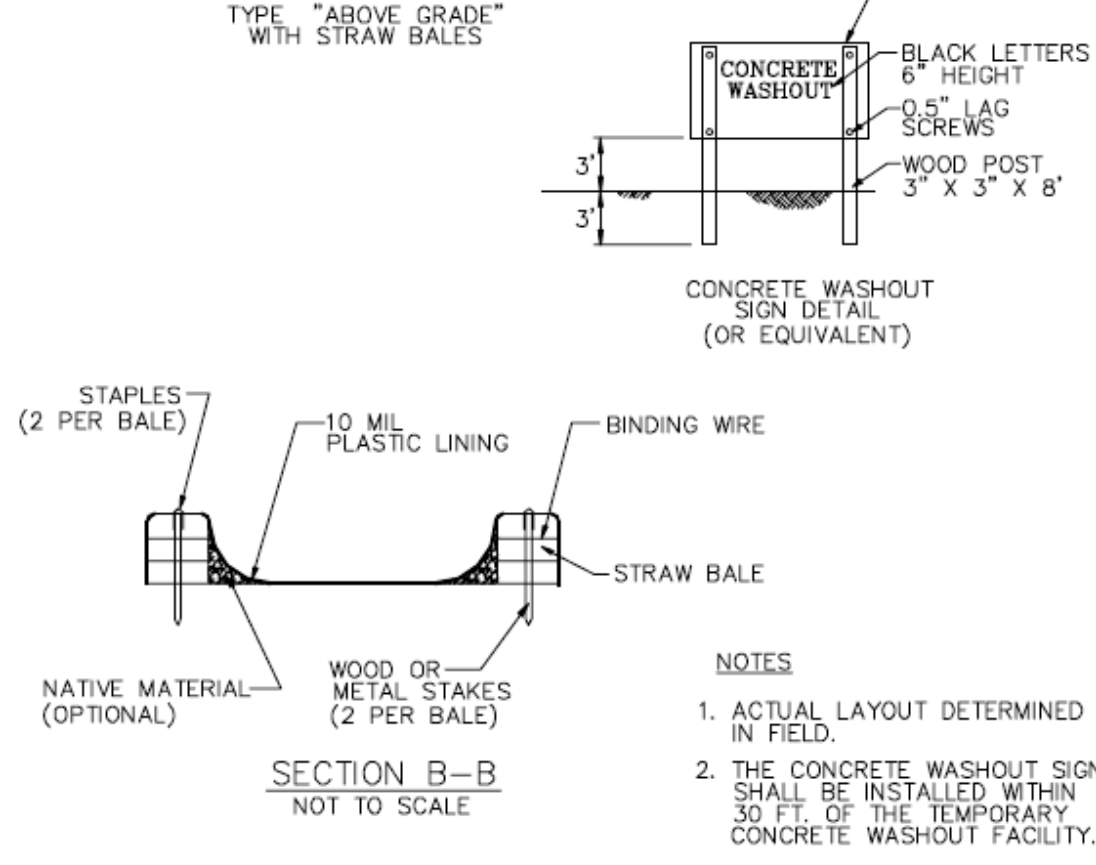
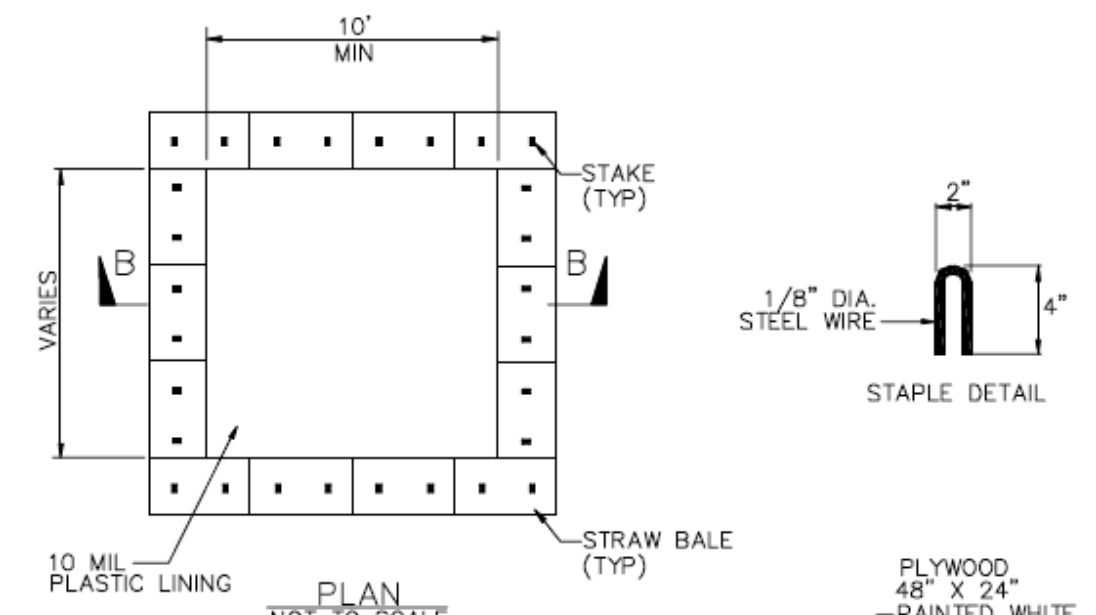
Concrete Waste Management WM-8

References
Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program, 1995.
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.
Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92009; USEPA, April 1992.

Concrete Waste Management WM-8



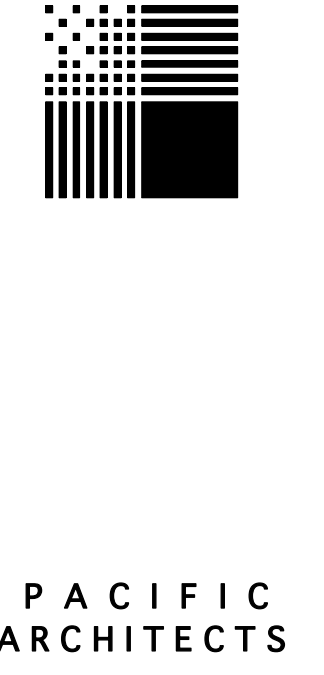
Concrete Waste Management WM-8



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:
ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR RIND.

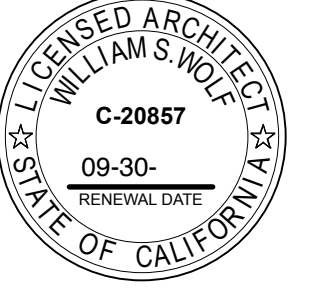
STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE MATERIALS.

TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.



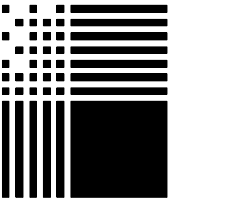
1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

2905 FINNEY ST.
SUMMERLAND, CA 93067



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

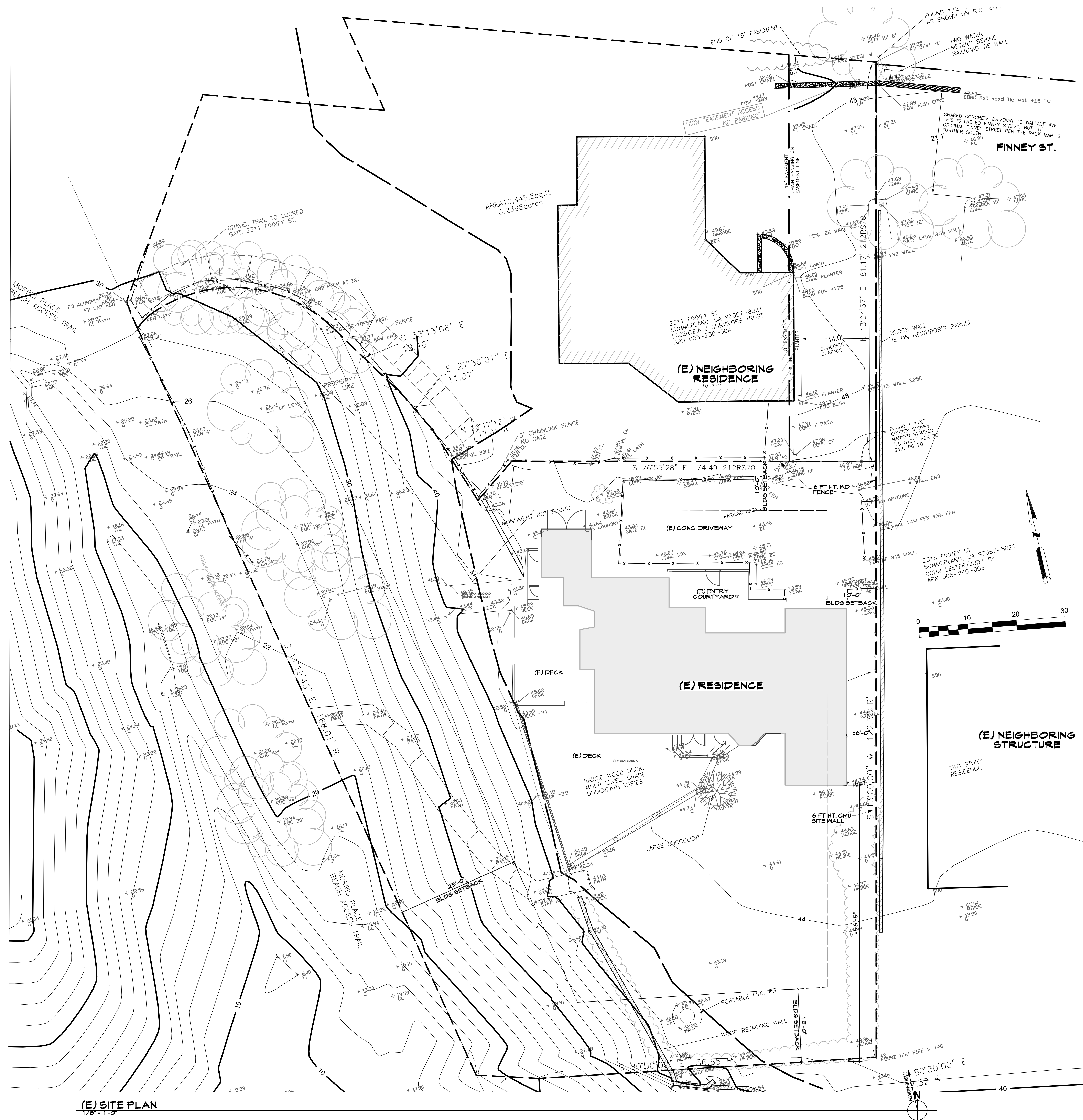
Table with 3 columns: Revision, Description, Date. Includes Job Number and Date (11/11/21).



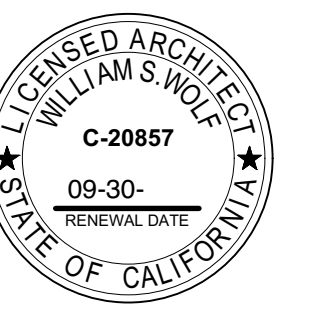
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

2905 FINNEY ST.
SUMMERLAND, CA 93067



(E) SITE PLAN
178-1-3

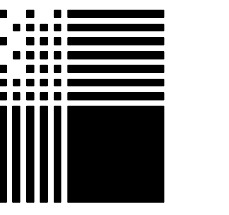


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE REUSED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/12/21

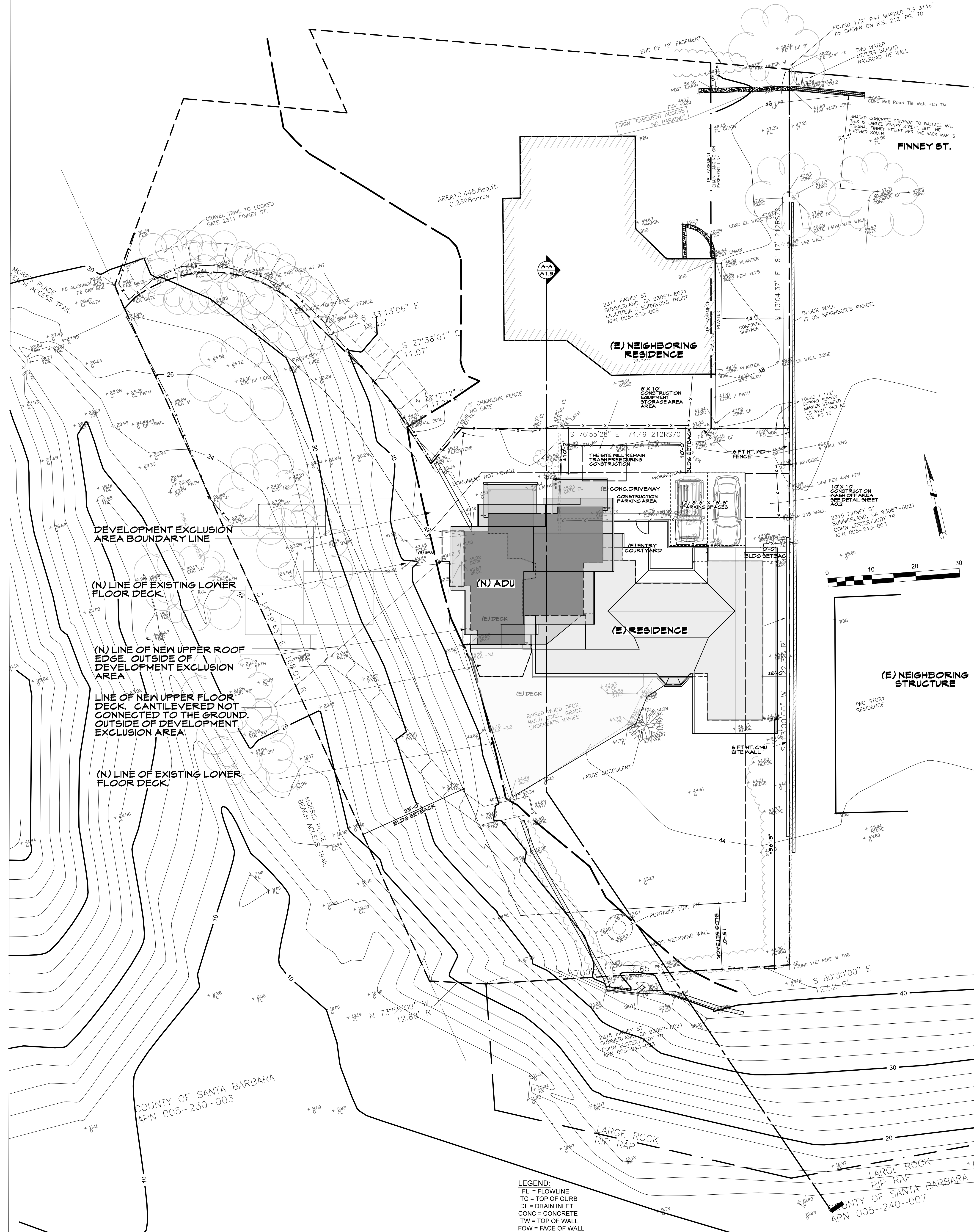
A1.0



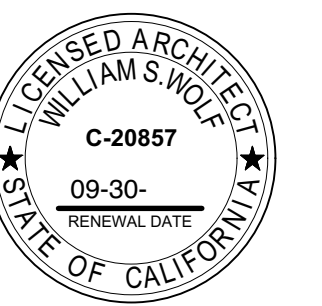
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
8 0 5 . 5 6 5 . 3 6 4 0

2905 FINNEY ST.
SUMMERLAND, CA 93067



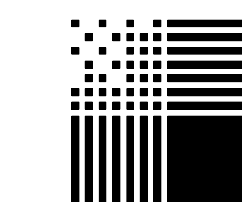
(N) SITE PLAN
1" = 10'



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

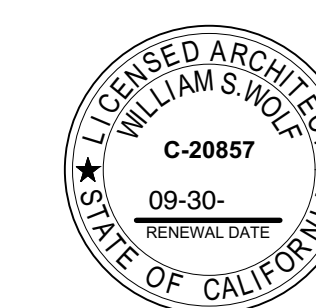
Job Number:
 Date: 11/12/21



PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
8 0 5 5 6 5 3 6 4 0

2905 FINNEY ST.
SUMMERLAND, CA 93067



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/12/21

A 1.1

Sheet of



Wallace Ave

Wallace Ave

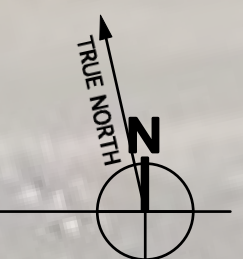
Wallace Ave

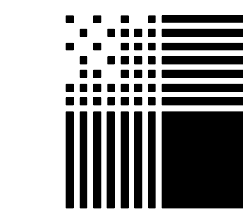
Finney St

2305 Finney St,
Summerland, CA 93067



VICINITY SITE PLAN
1-20

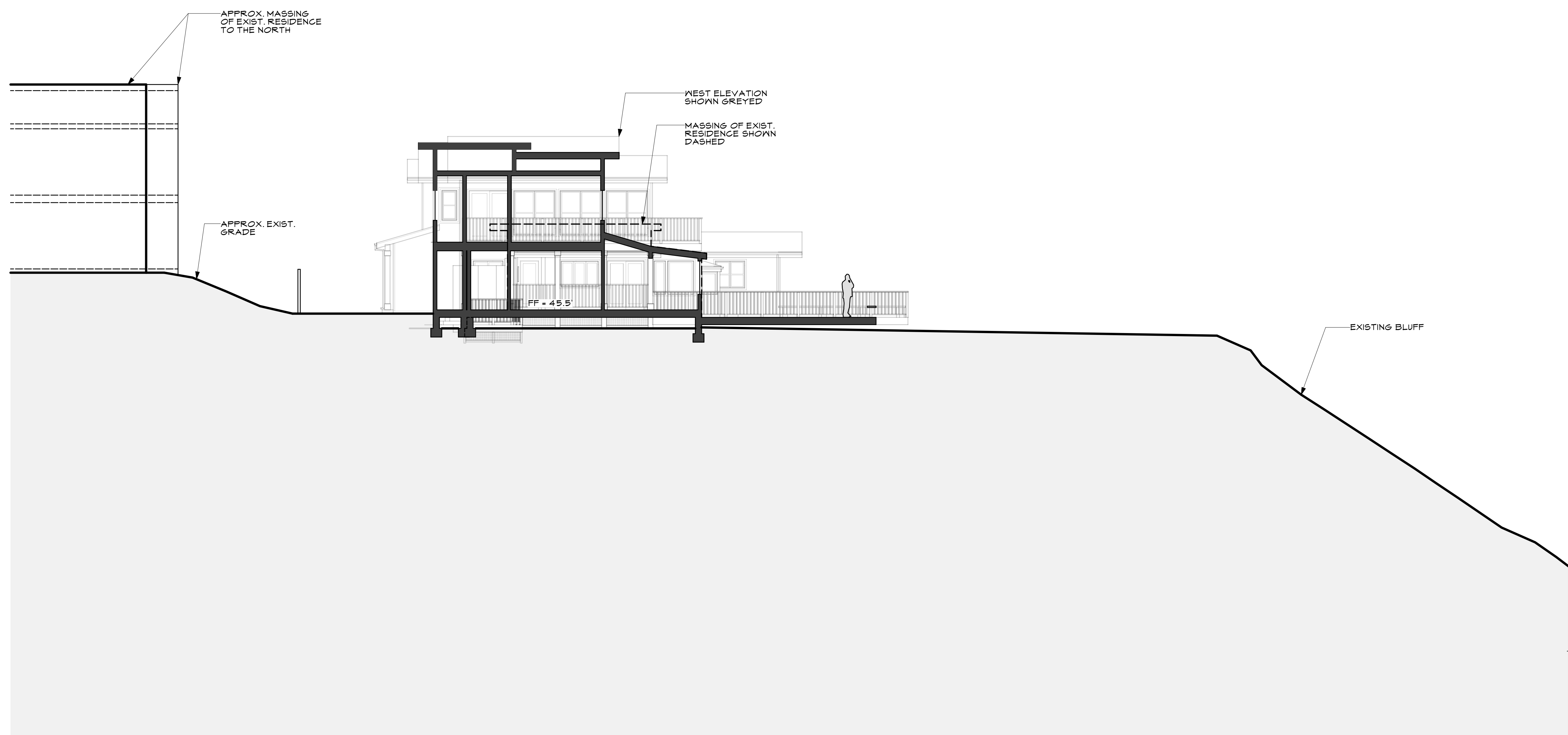




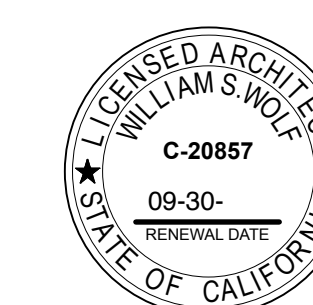
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

2805 FINNEY ST.
SUMMERLAND, CA 93067



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

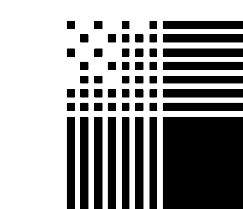


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/11/21

A 1.3

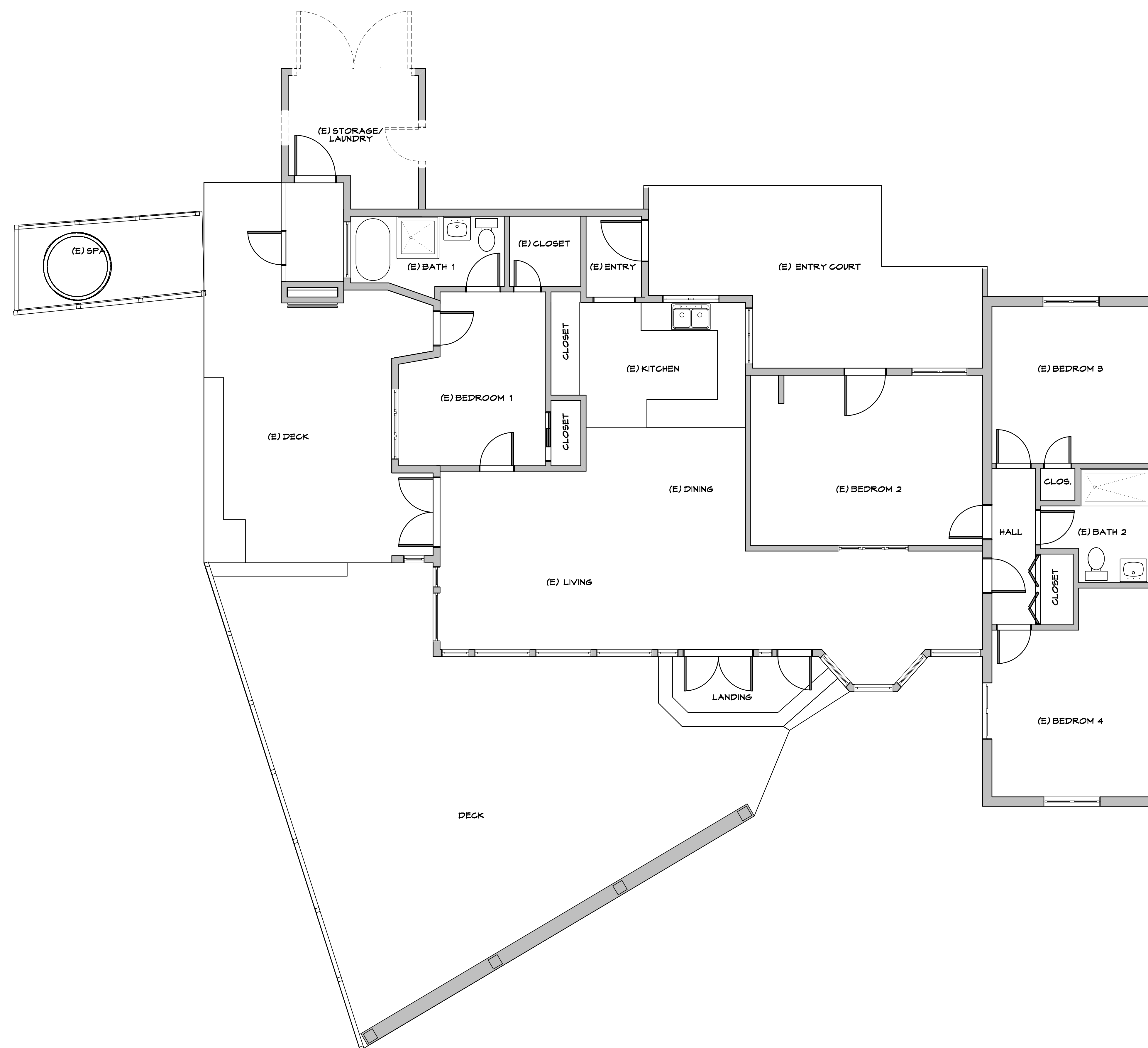


PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
8 0 5 . 5 6 5 . 3 6 4 0

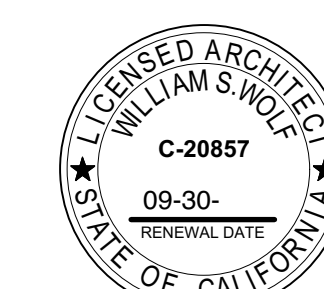
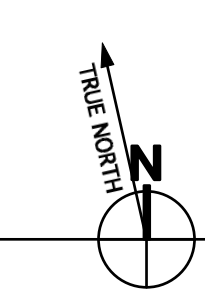
2805 FINNEY ST.
SUMMERLAND, CA 93067

WALL LEGEND	
	(E) WALL
	(N) 2X STUDS @ 16" O.C. D.F. No. 2 OR BETTER
	(E) WALL TO BE REMOVED



LOWER FLOOR DEMOLITION PLAN

1/4" = 1'-0"



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/12/21

A2.0

ELECTRICAL SYMBOLS

\$	SINGLE POLE SWITCH (SEE SUFFIX NOTES)
\$vs	SINGLE POLE SWITCH W/ VACANCY SENSOR
AFI	110 VOLT DUPLEX OUTLET + 1'2" AFF - ARC FAULT INTERRUPTER CIRCUIT
GFI	110 VOLT DUPLEX OUTLET - GROUND FAULT INTERRUPTER CIRCUIT
⊖	110 VOLT DUPLEX AFI OUTLET TOP HALF SWITCHED
⊕	220 VOLT DUPLEX OUTLET
⊙	QUAD 110 V OUTLET (4 GANG)
⊖	DUPLEX 110 V AFI FLOOR OUTLET
☀	LED WALL MOUNTED LIGHT FIXTURE
☀	LED WALL MOUNTED LIGHT FIXTURE (INTERIOR)
☀	LED CEILING MOUNTED LIGHT FIXTURE
☀	LED RECESSED OVERHEAD WALL WASHER
☀	LED RECESSED DOWN LIGHT
☀	LED RECESSED SLOPED DOWN LIGHT
☀	CEILING PENDANT MOUNT OR CHANDELIER
☀	CEILING PENDANT MOUNT LOW VOLTAGE
☀	RECESSED DOWN LIGHT (SMALL DIA. FIXED)
☀	LED WATERPROOF SHOWER LIGHT
---	LED SHELF LIGHTING (ROPE)
---	LED UNDER CABINET FIXTURE
---	LED SUSPENDED CABLE LIGHTING
---	LED COVE LIGHTING, LOW PROFILE EXTRA LONG LINKABLE LIGHT FIXTURES
---	LED TRACK LIGHTING
☀	4-LAMP FLUORESCENT FIXTURE
⊕	WALL CABLE TELEVISION OUTLET
⊕	INTERNET SERVICE OUTLET
⊕	SMOKE DETECTOR (BATTERY)
⊕	SMOKE DETECTOR (HARD WIRE)
⊕	CARBON MONOXIDE DETECT./ALARM (BATTERY)
⊕	CARBON MONOXIDE DETECT./ALARM (HARD WIRE)
⊕	WALL TELEPHONE / DATA OUTLET
⊕	DOOR CHIME
⊕	DOOR CHIME PUSH BUTTON
☀	CEILING MOUNTED FAN (IN LIGHT)
☀	CEILING MOUNTED FAN (OUT LIGHT)
⊕	JUNCTION BOX
⊕	WALL MOUNTED JUNCTION BOX

MECHANICAL SYMBOLS

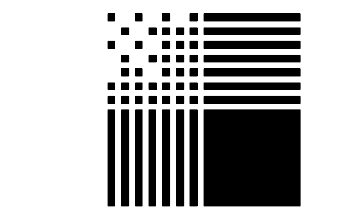
⊕	RECESSED HEAT & FAN
⊕	RECESSED HEAT & FAN
→ F.G.	FUEL GAS HOOK UP - WITH SHUT OFF
→ F.G.K.	FUEL GAS KEY
→ C.W.	COLD WATER HOOK UP
→ H.B.	HOSE BIBB
⊕	DRYER VENT
⊕	THERMOSTAT
☀	CEILING MOUNTED SPACE HEATER
⊕	EXHAUST FAN
⊕	EXHAUST FAN
⊕	CEILING REGISTER
⊕	FLOOR REGISTER
⊕	WALL REGISTER
⊕	CEILING RETURN AIR GRILLE
⊕	WALL MOUNT RETURN AIR GRILLE
⊕	SOLATUBE WITH LIGHT
→ RA	RETURN AIR DUCT
→ SA	AIR SUPPLY DUCT
⊕	ON DEMAND WATER HEATER
⊕	HORIZONTAL FURNACE
⊕	DISCONNECT SWITCH
⊕	AIR CONDITIONING CONDENSER

SYMBOLS ABBREVIATIONS

E	EXISTING
L	LOW VOLTAGE
F	FLUORESCENT
LED	LED
DC	DEDICATED CIRCUIT
AFI	ARC-FAULT CIRCUIT INTERRUPTER
GFI	GROUND-FAULT CIRCUIT INTERRUPTER
DM	DIMMER SWITCH
3	3-WAY LIGHT SWITCH
4	4-WAY LIGHT SWITCH
MP	MOTION / PHOTOCCELL
OS	CONTROLLED BY OCCUPANT SENSOR
VS	CONTROLLED BY VACANCY SENSOR
HS	HUMIDITY SENSOR AND FAN CONTROL SWITCH
TS	BATHROOM FAN TIMER SWITCH
JS	DOOR JAMB SWITCH
IC	ZERO-CLEARANCE INSULATION COVER INCLUDE A LABEL CERTIFYING AIR-TIGHT
WP	WATER PROOF

WALL LEGEND

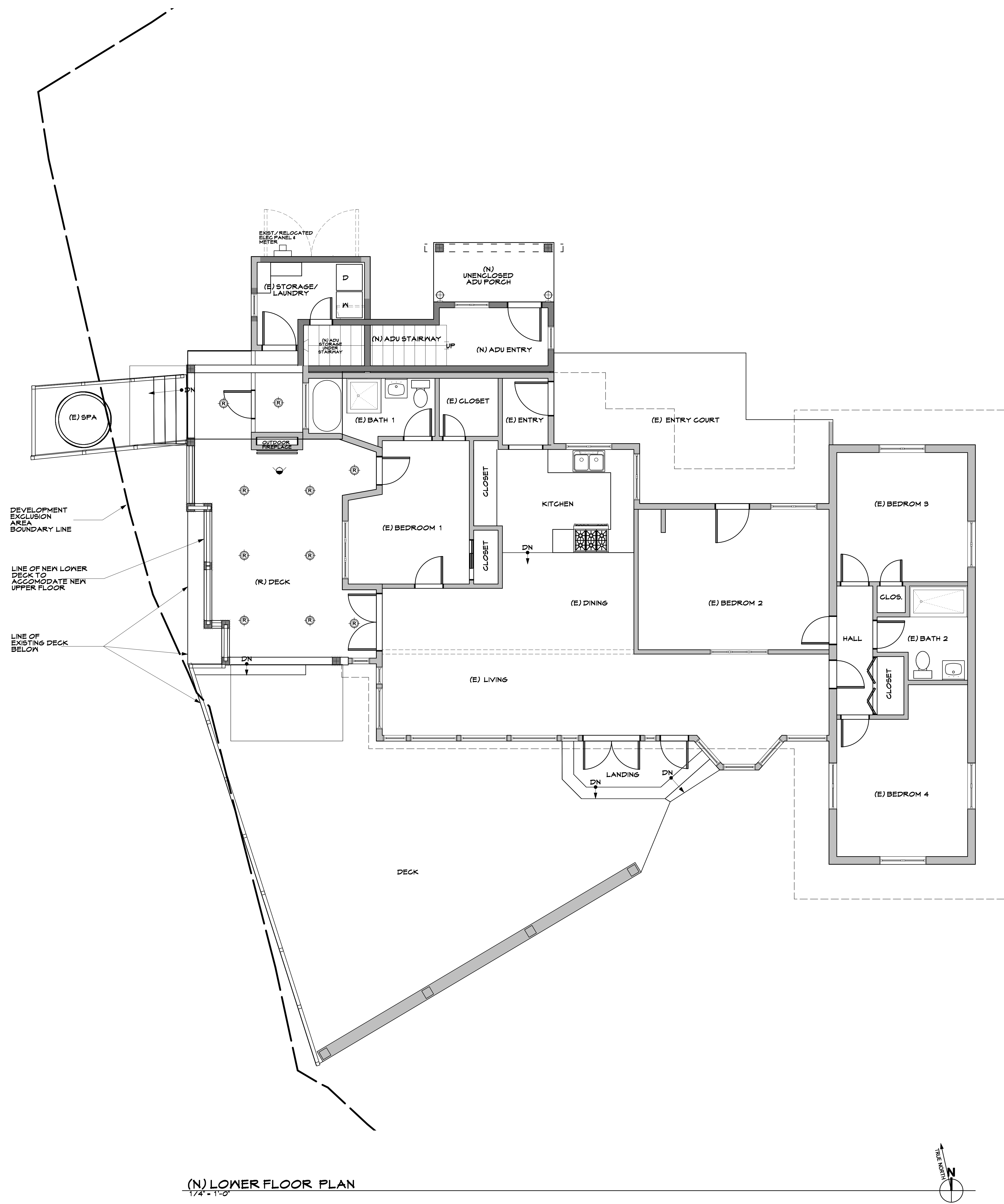
---	(E) WALL
---	(N) 2X STUDS @ 16" O.C. D.F. NO. 2 OR BETTER
---	(E) WALL TO BE REMOVED



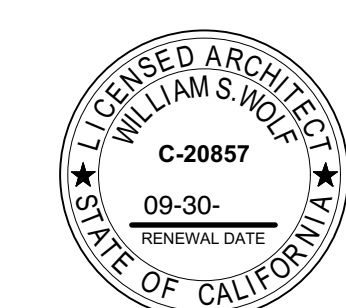
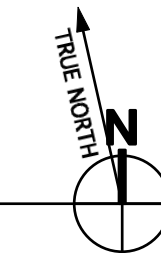
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
8 0 5 5 6 5 3 6 4 0

2805 FINNEY ST.
SUMMERLAND, CA 93067



(N) LOWER FLOOR PLAN
1/4" = 1'-0"

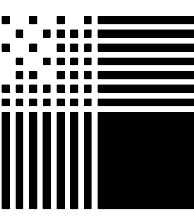


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/12/21

A2.1

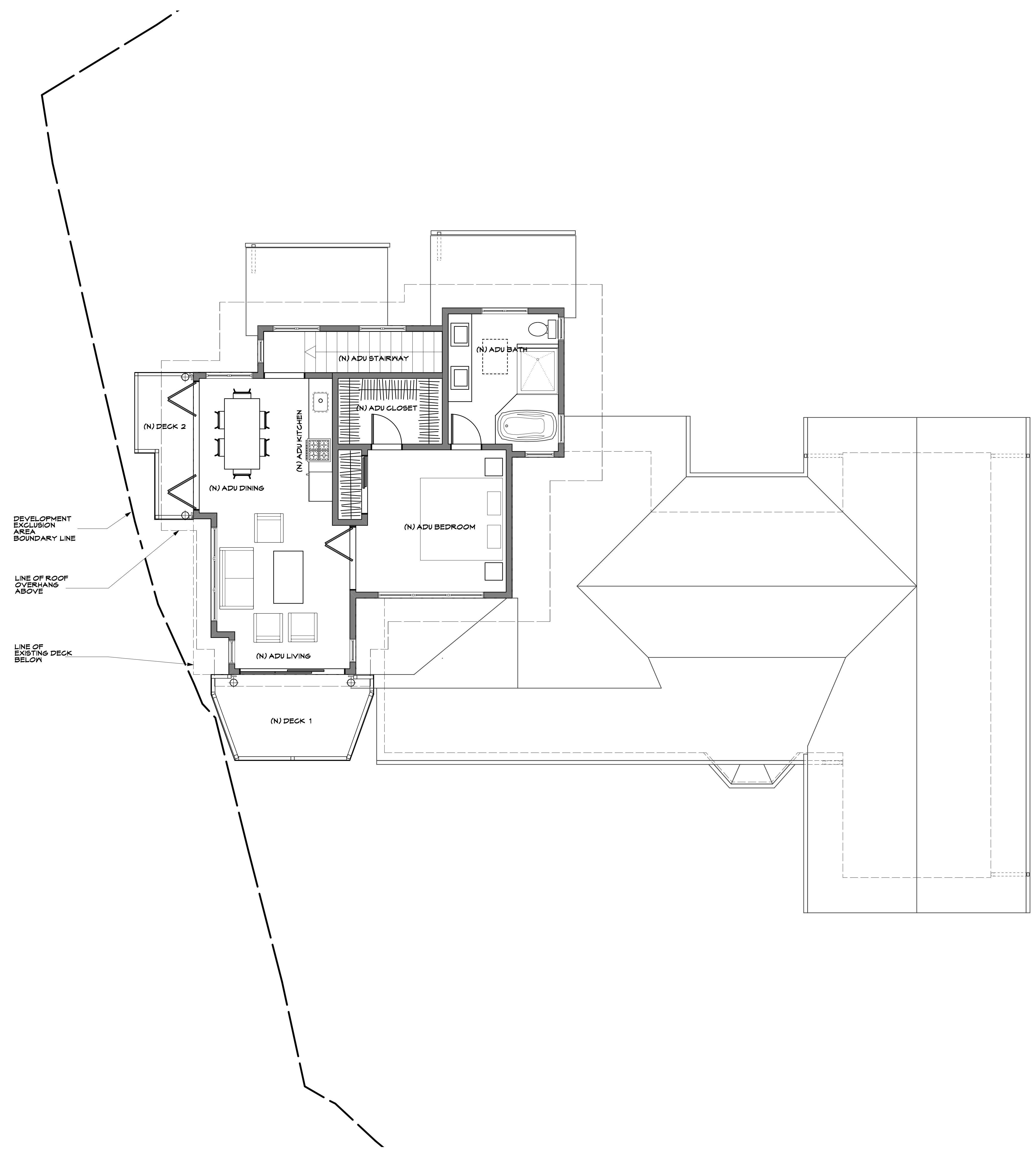


PACIFIC ARCHITECTS

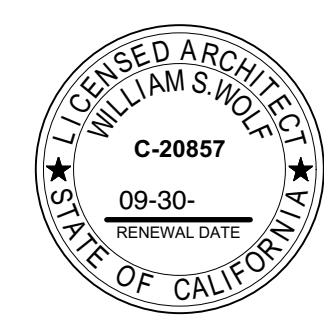
1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

WALL LEGEND

	(E) WALL
	(N) 2X STUDS @ 16" O.C. D.F. No. 2 OR BETTER
	(E) WALL TO BE REMOVED



2805 FINNEY ST.
SUMMERLAND, CA 93067



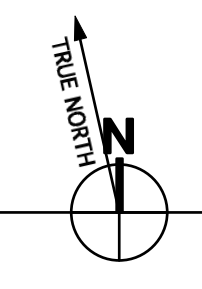
ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

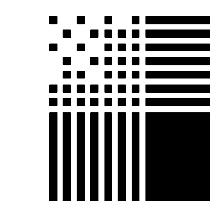
Revision	Description	Date

Job Number:
Date: 11/12/21

A2.2

(N) UPPER FLOOR PLAN
1/4" = 1'-0"

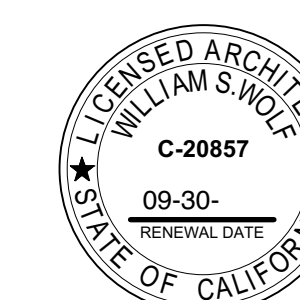




PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

2805 FINNEY ST.
SUMMERLAND, CA 93067



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision Description Date

Job Number:

Date: 11/12/21

A3.0

Sheet of

ROOF NOTES:

• ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED MIN. CLASS A FOR RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E 108 OR UL 790, PER CBC 1505.1

• FOR LOW ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED AS FOLLOWS AS PER CBC SECT. 1507.3.3:

- 1) STARTING AT EAVE, A 14-INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY IN PLACE.
- 2) STARTING AT THE EAVE, 36-INCH-WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 14 INCHES AND FASTENED SUFFICIENTLY IN PLACE.

DOWNSPOUT & GUTTER NOTES:

• EACH DOWNSPOUT SHOULD DRAIN NO MORE THAN 50 FEET OF GUTTER. FOR SPACING OF DOWNSPOUTS REFER TO ROOF GUTTER/DOWNSPOUT PLAN THIS SHEET.

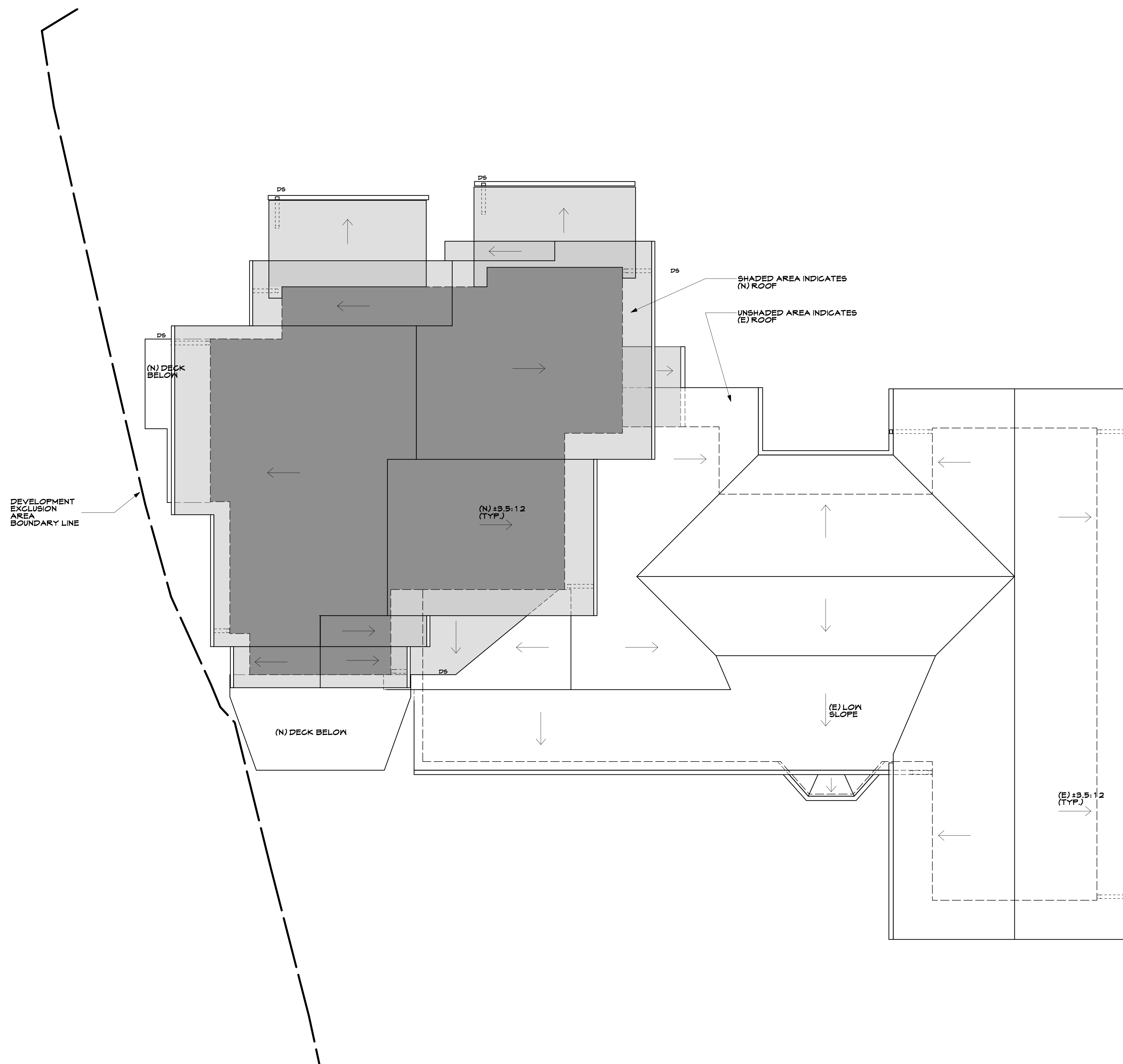
• DOWNSPOUTS SHOULD HAVE A CROSS-SECTIONAL AREA OF AT LEAST 7 SQUARE INCHES. THEIR SIZE SHOULD BE CONSTANT THROUGHOUT THEIR LENGTH.

• PROVIDE EXPANSION JOINTS (SLIP JOINTS) ON GUTTERS EXCEEDING 50 FEET IN LENGTH.

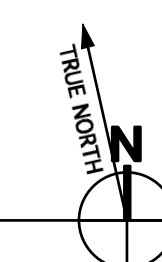
• NEW GUTTERS AND DOWNSPOUTS TO SPLASH BLOCKS

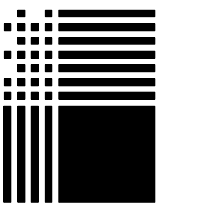
• TYPICAL SITE WATER DRAINAGE: 5% SLOPE FOR 1.0 FT MIN. AWAY FROM STRUCTURE TYP

• 2% MIN SLOPE FOR PAVED AREAS AWAY FROM STRUCTURE TYP



ROOF PLAN
1/4" = 1'-0"

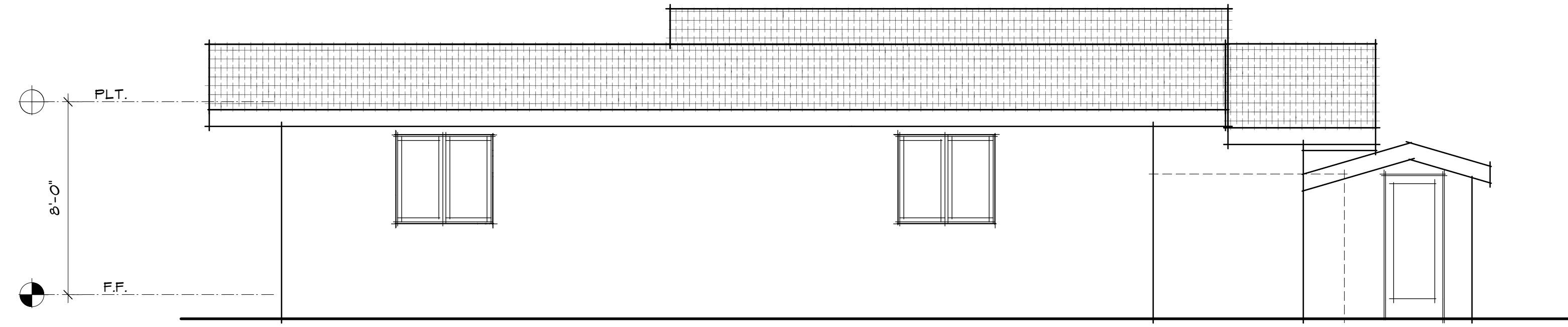




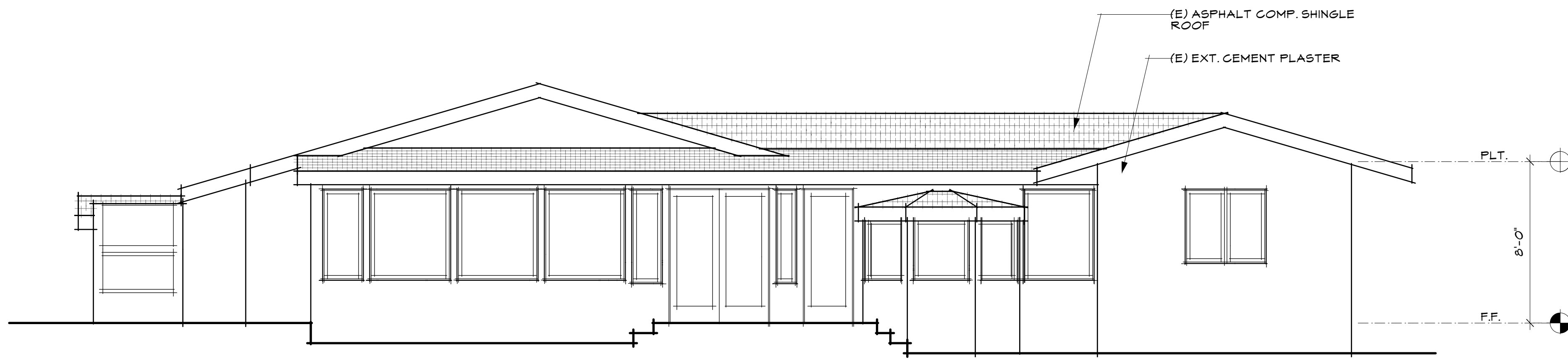
PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

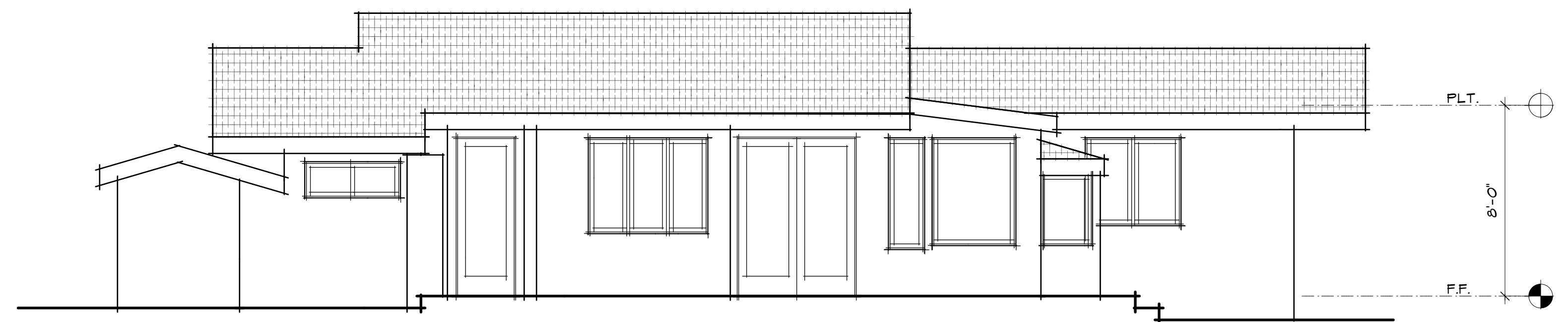
2805 FINNEY ST.
SUMMERLAND, CA 93067



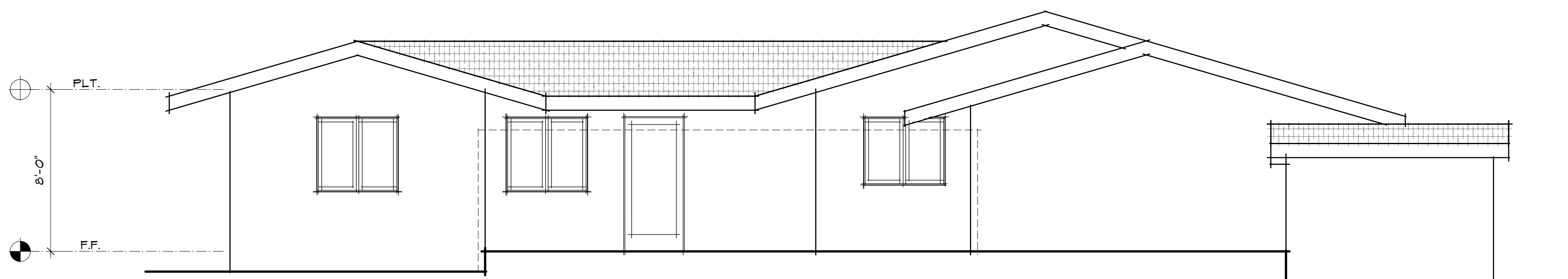
(E) EAST ELEVATION
1/4" = 1'-0"



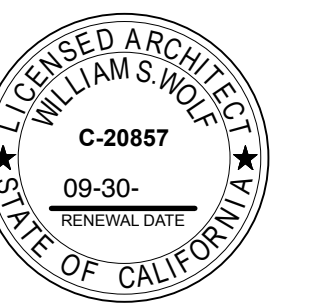
(E) SOUTH ELEVATION
1/4" = 1'-0"



(E) EAST ELEVATION
1/4" = 1'-0"



(E) NORTH ELEVATION
1/4" = 1'-0"

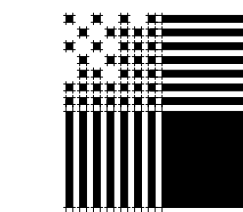


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/11/21

A4.0



PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

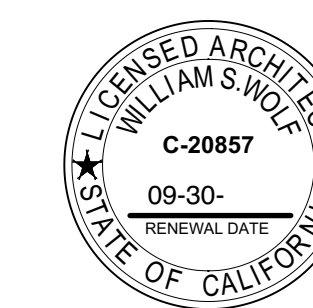
2805 FINNEY ST.
SUMMERLAND, CA 93067



NORTH (FRONT - ENTRY) ELEVATION
1/4" = 1'-0"



WEST (SIDE - RAVINE FACING) ELEVATION
1/4" = 1'-0"

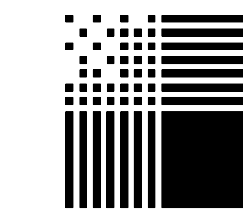


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:
Date: 11/11/21

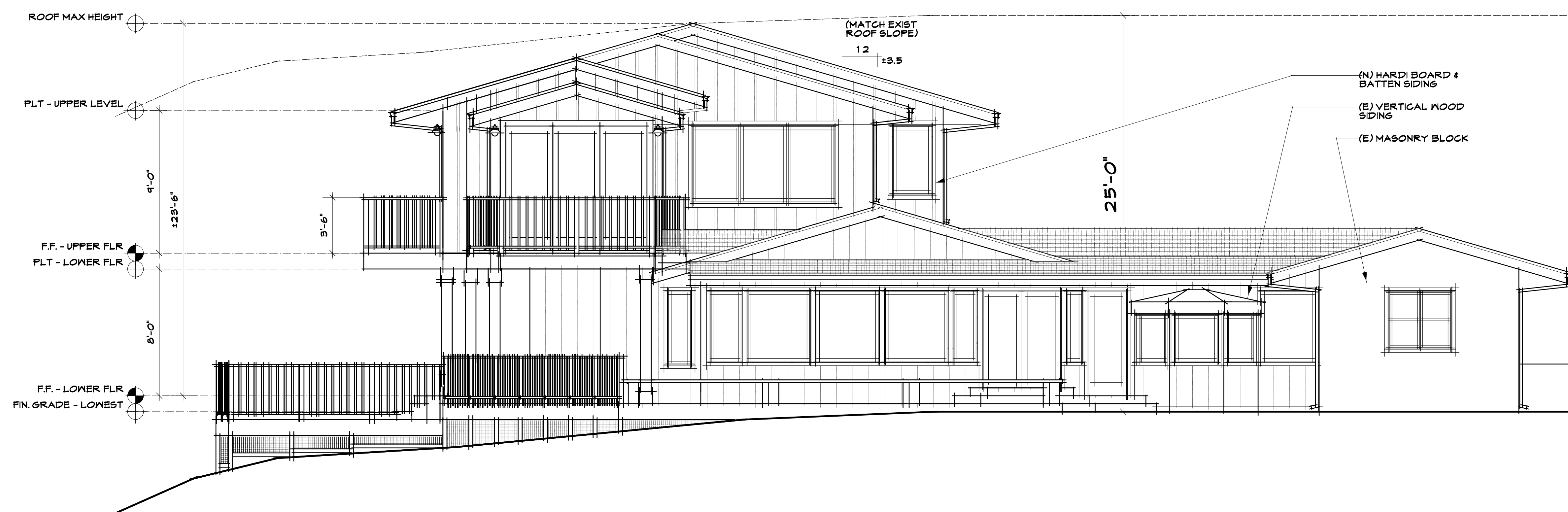
A4.1



PACIFIC ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
805.565.3640

2805 FINNEY ST.
SUMMERLAND, CA 93067



SOUTH (REAR - OCEAN FACING) ELEVATION
1/4" = 1'-0"



Bayport Collection Dark Sky 8 1/2" High Outdoor Wall Light

★★★★★ 3 Reviews 17 Questions, 7 Answers

\$93.90

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 2 to 3 Days

1 ADD TO CART SAVE

Check Store Availability | Question? Ask a Store Associate



DESIGN CHAT

Product Details

The Bayport Dark Sky outdoor light offers subtle, refined design.

Additional Info:
The Bayport Collection of exterior lighting offers subtle, handsome styling. This design was created according to Dark Sky standards for preserving the nighttime environment. Bayport lights offer casual charm with a seaside feel. This outdoor wall light features a bronze finish. Illuminate your outdoor spaces with this simple, distinctive fixture.

Designers Fountain

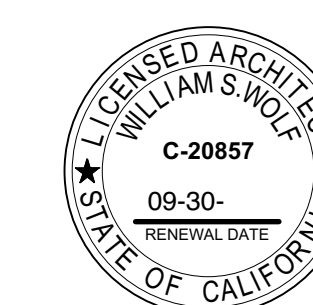
Shop all Designers Fountain

- 8 1/2" high x 9" wide. Extends 10" from the wall. Backplate is 4 1/2" wide x 4 1/2" high.
- Takes one 100 watt bulb (not included).
- Bayport Collection outdoor light from the Designers Fountain brand of lighting.
- Dark Sky compliant design casts light down to the ground, not to the sky.
- A fresh take on the look of industrial factory lighting or goose-neck farmhouse barn lights.
- Bronze finish over cast aluminum construction.
- Wet location outdoor rated. Can also be used indoors.

TYP. EXTERIOR LIGHT FIXTURE



EAST (SIDE) ELEVATION
1/4" = 1'-0"



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date

Job Number:

Date: 11/12/21

A4.2

Sheet of



October 29, 2021

VIA ELECTRONIC MAIL

David Villalobos, MPA
Hearing Support Supervisor
Planning & Development
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

**Re: 2005 Finney Appeal Issues
Supplemental Submission of Appellants in response to Revised Plans provided to
Appellant on October 6, 2021**

Dear Mr. Villalobos:

Request is made to forward this correspondence to all appropriate staff and personnel in advance of the November 3, 2021 appeal.

Since the filing of the original appeal of Planning & Development's approval of 21CDP-00000-00053, the proponent of the project has redesigned the project. Appellant was provided with a copy of that redesign by Staff on October 6, 2021, despite the fact that the plans indicate preparation on September 14, 2021, some three weeks earlier.

The following additional information regarding the project's inconsistency with the California Coastal Act, the County of Santa Barbara Coastal Land Use Plan, and the County of Santa Barbara Coastal Zoning Ordinance is based upon our review of that redesign.

This correspondence is necessitated in part because Planning & Development's approval was issued in response to plans that are no longer current.

As a further preliminary manner, Staff's Report concludes that the proposed ADU is not located in the exclusion zone. That is incorrect. The plans indicate that the zoning is R-1-7 but the actual zoning is R-1-7 and REC. The omission of the spilt zoning and the improvements proposed into the REC zoning is misleading. The cantilevered deck and spa are located in the development exclusion zone ("exclusion zone"). The enclosed screenshot is a blowup of the revised plans demonstrating that the spa and deck cross over into the exclusion zone. This issue is discussed in greater detail in this letter, but is reason enough by itself to deny the project.

Introduction

The project site is within the Coastal Commission jurisdiction and is subject to the above documents and therefore has a higher standard than those accessory dwelling units (ADU) proposed for the inland area. The Coastal Commission has confirmed to Santa Barbara County planning staff that current certified provisions of Local Coastal Plans (LCP) including specific LCP ADU sections currently in place, are not superseded by Government Code Section 65852.2 and continue to apply to Coastal Development Permit applications for ADUs.

We wish to highlight the following objections to the project.

Issue #1. The Project is Inconsistent with the California Coastal Act, the County of Santa Barbara Coastal Land Use Plan, and the County of Santa Barbara Coastal Zoning Ordinance (Article II).

Section 4 of Article X of the California Constitution, mandates that maximum access and recreational opportunities be provided for all people. One of the means of access to the shoreline is by vehicular travel, which requires the use of public parking spaces.

Section 30211 of the Coastal Act states, "Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation." The County is mandated to protect this access, as is detailed in Policy 7-1 of the County's Coastal Land Use Plan, "The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline." Additionally, Coastal Act Section 30223 states that "Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible."

The subject site does not have street frontage and is accessed via a no parking easement off another no parking easement. The site currently has two uncovered parking spaces for a 4-bedroom house.

The Summerland Community plan provides that new development on a lot the size of the subject site provide a minimum of four (4) off street parking spaces. This increased number of parking spaces is in recognition of the constrained parking situation in Summerland.

The subject site has a long history of planning issues as documented in the public record associated with 00-LA-018, 00-RZ-007 00—GP-009, 02 CDH-00000-000 including expansion over property lines without the benefit of permits. A general plan amendment, rezone, lot line adjustment, and CDP were approved in 2005 to remedy the situation. This cured the issue of the structures over the property line, but no subsequent actions (as built permits) were taken to ensure that the building was consistent with the zoning ordinance or building codes. As a result, the house was expanded from approximately 1,000 square feet to 1,600 square feet with additional bedrooms without review.

The parking situation is so difficult that the owners of 2311 Finney and 2305 Finney had a legal dispute over parking/egress/ingress recently tried in front of Santa Barbara Superior Court Judge Donna Geck. **A copy of the Court's Final Judgment is attached to this letter. Pursuant to that Judgment, the owners of 2305 Finney have been ordered not to park in an easement that they had been using for parking on a daily basis since they purchased the home. The owner of 2305 Finney alleged that it was entitled to a prescriptive easement to park in the easement. The Court rejected that argument, agreeing with Appellant's argument that the easement constitutes a fire apparatus access road which must remain clear of parked vehicles at all times.**

In other words, there is a Court order in place reducing the number of parking spaces that Applicant has historically been using for the existing footprint of the home. The Applicant is requesting an ADU despite the fact that its existing parking has been restricted by Court Order.

The main residence is a short-term rental (under 30 days) therefore the occupants are constantly changing, creating significant compliance issues with this Order going forward. This pressure on available parking in the area will be magnified by the addition of an ADU on a constrained parcel. The outcome will be to park in and around the area putting additional pressure on the parking available for the public to access the coast. This is contrary to Section 4 of Article X of the California Constitution, which mandates that maximum access and recreational opportunities be provided for all people.

One of the means of access to the shoreline is by vehicular travel, which requires the use of public parking spaces. Section 30211 of the Coastal Act states, "Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation." The County is mandated to protect this access, as is detailed in Policy 7-1 of the County's Coastal Land Use Plan, "The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline." Additionally, Coastal Act Section 30223 states that "Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible." As currently proposed, the project does not provide adequate parking for the residents of the single-family dwelling, and an additional unit will increase the lack of parking and result in a negative impact to the available public parking to access the coast.

Additionally, the plans also show a new front porch projecting into the existing area for parking and circulation. The new area is proposed to project into this area by 11 feet. Any new structures placed into the area will further limit the ability of the occupants of 2305 Finney to comply with the easement restrictions, impeding parking and circulation.

Additionally, the plans show two cars in the remaining area in an attempt to demonstrate that cars can be accommodated. These cars are not shown in a dimension required of off-street spaces and therefore the drawing is misleading.

We would urge the Commission to consider its Denial Letter and Staff Report for the ADU Application of George and Karen Williams with respect to their proposed project located at 6513, 6515 and 6517 Del Playa Drive. Copies of each are enclosed with this letter. **In denying the Williams application, this Commission noted that, if approved, the project “would make use of the limited public parking spaces available within Isla Vista to serve the needs of the dwellings’ residents, and as a result would restrict public access to the shoreline.”** That same reasoning applies to the current application, which, if approved, would result in a negative impact to the available public parking to access the coast.

Issue #2 The Project is Inconsistent with the Summerland Community Plan.

Action BIO-S-6.6 specifically addresses the exclusion area on the subject site. **This policy prohibits any new development within the designated exclusion area.** The project proposes to cantilever a new deck and place stairs into this exemption area. The policy specifically prohibits new development and does not recognize a cantilevered exemption. Additionally, Action BIO-S-3.2 requires that before an issuance of a CDP for development within 200 feet of a known butterfly roost, RMD shall determine if the proposed project would have the potential to adversely impact the butterfly habitat. No evidence has been provided to the appellant that this review was conducted.

Action BIO-S-6.6: New development within the designated exclusion area of the former Morris Place right-of-way (i.e. the eucalyptus butterfly habitat east of Lookout Park) is prohibited, except for limited fuel modification for the protection of life and safety consistent with fire department requirements. Where such modification avoids adverse impacts to the monarch butterfly habitat. A proposed fuel modification plan shall be prepared and monitored by an independent monarch butterfly specialist approved by P&D staff, and if necessary a qualified arborist. The proposed fuel modification plan shall only be approved if the fuel modification plan concludes that the proposed fuel modification is limited to the minimum necessary to protect life and safety and that such development would not have an adverse impact to the butterfly habitat. All fuel modification shall take place when monarch butterflies are not present (outside the months of autumnal aggregation, October to March) (LCP Amendment STB-MAJ-1-03-B).

Action BIO-S-3.2: Prior to issuance of a CDP or LUP for development within 200' of known or historic butterfly roosts, RMD shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known, historic, or potential butterfly trees. The Summerland Biological Resources map shall be considered in determining proximity as well as other available information and maps. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to DER a butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading designs. The plan shall include the following information and measures:

- a. The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;

b. A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum, to be determined on a case by case basis.

Issue #3. The Status of the existing single family home merits denial of the Application.

According to Santa Barbara County records, the existing single-family dwelling was constructed in 1949 at approximately 1,000 square feet. At some time, without benefit of permits, the unit was expanded to 1,600 square feet. Santa Barbara County has provided records that indicate that the County was aware of the expansion of the unit including the fact that it was expanded over property lines. To remedy this situation, in 2005 a General Plan Amendment, rezone, and lot line adjustment was approved. A condition of this Coastal Development Permit was to obtain building permits for the expansion of the unit. To date, no building permits have been issued for the expansion (per public records act materials).

The Accessory Dwelling Unit (ADU) requested is based on the square footage that has never been permitted and therefore the size of the ADU is beyond that allowed under the Code which is ½ of the legal square footage or 527 square feet. The ordinance states ½ of the existing dwelling. The structure is not nonconforming as it was never expanded lawfully therefore the illegal portion of the dwelling is not existing lawfully.

A) The existing home violates an existing Coastal Development Permit.

The project site is governed by a Coastal Commission issued Coastal Development Permit 02CDH-00000-0041 which has recorded conditions and is currently out of compliance with this permit. The permit specifically conditioned that the project site shall not be allowed to disturb the ESH area. Split zoning was implemented to mark this area. A trail has been cut into the exclusion area in direct violation of this permit.

The approval findings found in 35-169.5.1.c cannot be made because at least one permit violation exists on the property, and there may be others. A recently graded and developed footpath, with stairs, has been installed on the parcel down the bluff top, into and through environmentally sensitive habitat, to the beach. No permit records exist for this development, which occurred approximately two years ago, and no exhibits exist which show this improvement as legal non-conforming.

Therefore, the finding that the “subject property and development is in compliance with all laws,” cannot be made. Please refer to photographs submitted with the initial Appeal depicting the trail improvement, inclusive of stairways, vegetation removal and the installation of irrigation and drainpipes.

B) The existing home’s renovation of the spa and the decking around the spa is in violation of the Summerland Community Plan.

The existing spa and decking are located within the exclusion zone and within the area zoned REC. The spa and decking is prohibited in this area and any renovation or modification shall be

to make it conforming to the exclusion and the zone district in other words removal. This violates the Summerland Community Plan which requires protection of the ESH area and the existing CDP on the property. The Mitigation measures associated with the 00-LA-018, 00-RZ-007 00—GP-009, 02 CDH-00000-00041 approved for the 2305 Finney site included a mitigation that any future structures such as fences or gated location within the development exclusion area shall not exceed six feet in height. Only fences and gate are allowed to secure the property. Additionally the exclusion area prohibits future development within an area defined by slopes of twenty (20) percent or greater.

LUP Policy 7-9(d) states, "Morris Place shall be managed as part of Lookout Park. The area shall be kept in its natural state as much as possible. A footpath from the parking area in the park to the beach shall be provided." Though a majority of Morris Place will be retained as part of Lookout Park including the public trail, a portion has been sold into private ownership. The County vacated the Morris Place right of way (in part) and the Finney Street right of way, and the property has already been transferred from public to private ownership pursuant to the Lot Line Adjustment described in Section C "Prior County Action," above. However, to ensure that Policy 7-9 is fully implemented, the area must be maintained in its natural state to the maximum extent feasible. The sale of a portion of Morris Place equates to a reduction in size of the publicly owned portion of Lookout Park. Though the lot line adjustment extends Parcels 1 and 2 onto Morris Place, retention of the trail will ensure that the area will continue to be kept in a natural state and the footpath will be retained as Lookout Park.

- . In order to protect the Monarch Butterfly habitat and other biological resources onsite, a development exclusion area shall be designated on the map for adjusted parcels 1 and 2. The exclusion area shall be designed to encompass all undeveloped areas on parcels 1 and 2 with slopes over 20 percent. **Plan Requirements:** The development exclusion area shall prohibit all future development, including grading, tree removal, and construction other than accessory structures such as fences, walkways, and drainage devices deemed appropriate by Planning and Development. Prior to undertaking any development within the exclusion area, the applicant shall consult with Planning and Development to review the appropriateness of the proposed structures. **Timing:** The development exclusion area shall be reviewed and approved by P&D prior to filing of a record of survey or any other documents used to record the lot line adjustment. **Monitoring:** P&D shall ensure that the plan is prepared prior to the filing of the record of survey or other documents utilized to record the lot line adjustment.

C) If approved, the ADU will impermissibly take the 2305 Finney site from 1600 feet to 2400 feet.

The Excerpt below is taken from the public record during the rezone, general plan, lot line adjustment, and CDP processing. It would appear that the public was misled, as the proposed additional development will take the square footage from 1600 square feet to 2400 square feet with an additional unit, a significant increase inconsistent with the limitations placed upon the parcel as a condition of the lot line adjustment:

During the public environmental hearing, the issue was raised whether the lot line adjustment would facilitate future residential development greater than what could currently be accommodated by the current parcel sizes and configurations. Because of the proposed lot configurations and topography, and required setbacks, as well as the conditions placed on the project for a development exclusion area below areas of 20 percent slopes or greater, it appears that the two residential structures will not be able to significantly expand in size. Moreover, any future development is subject to review and approval with all applicable coastal policies, including bluff setback, neighborhood compatibility and habitat protection policies. Combined, these factors severely limit the size of any future residential development on either adjusted parcel 1 or 2.

D) If approved, the ADU will be in excess of governing height requirements.

Code section 35-142.6.2 states ADUs located above another floor or on-grade where there is no floor above. The height of an accessory dwelling unit that is proposed to be located above another floor or on-grade where there is no floor above shall not exceed a vertical distance of 16 feet as determined in compliance with Section 35-127 (Height). The proposed ADU is to be attached to the existing dwelling above an existing floor and therefore the height limit is 16 feet. The proposed ADU height is 25 feet.

E) The project lacks sufficient architectural review.

The conditions placed and recorded on the property require architectural review of any additional development. A local government may apply development and design standards for an ADU that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. However, these standards shall be sufficiently objective to allow ministerial review of an ADU. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i)). There is no evidence in the record that the project was reviewed in accordance with adopted conditions placed on the subject property.

F) The project lacks adequate lighting.

In accordance with the Summerland plan overlay, any additional outdoor lighting proposed after June 9, 2016 triggers review of all outdoor lighting fixtures (existing and proposed). The plans lack any such details.

G) The staff report and supporting materials contain errors.

Materials submitted for public review and to the Planning Commission do not contain the previously approved plans or the associated permit. What is in the materials is a set of plans dated October 12, 2021 and a geological report dated October 13, 2021. These items became available to the appellant once posted on the County's website on October 26, 2021. The lateness of access restricted the appellant's review of the changes. The staff report is dated October 7, 2021, strongly suggesting that staff's report did not review materials submitted after that date.

The staff report indicates that the zoning is R-1-7 and does not mention the dual zoning of the parcel or the fact that there is proposed development which will cantilever into the REC zone which is strictly prohibited. Additionally, the project proposes to alter the nonconforming spa and associated decking structurally to accommodate the ADU above. These improvements are also partially in the REC zone and the exclusion area for development. As a nonconforming structure and a nonconforming use, these changes are not allowed under the County's nonconforming code sections and violate the exclusion area and the goal to protect this area.

The staff report indicates that the approval of the project in 2006 made the house "legal". This is not in keeping with the standard practices of requiring "as-built" permits. Without "as-built" permits the required building/safety requirements required of any resident who expands, remodels or repairs have been circumvented.

Thank you for your consideration.

Sincerely,

BERG LAW GROUP



Eric Berg

Enclosures (via email)

1. Screenshot blowup of revised plans
2. Staff Report re Williams project
3. Denial Letter re Williams project
4. Court Judgment dated October 27, 2021