Property Line Survey and Easement

2634 MONTROSE PL ACCESSORY DWELLING UNIT

(E) SALTILLO TILES

(E) TREE

				STUZZIZZ	405J277		
NOTES:					PEAR ST.	N 22 00' 6 07 0	
1. FIRE SPRINKLES	R SYTEM WAS APPROVED IN 1996 WHEN BUILDING WAS	CONSTRUCTED.	/			HATE TO TO	
1. a. FIRE SPRINKL THE FIRE DEPARTI	ER SYSTEM IS TO BE APPROVED AND INSTALLED UNDI MENT.	ER DEFERRED SUBMITTAL TO	1				
2. MARBORG INDU	STRIES WITTH BE USED FOR CONSTRUCTION WASTE IN	IANAGEMENT.			(S) Grang And		
	Keynote Legend						
Key Value	Keynote Text		IN			20	
	OUND COVER AREA MR RAILING		K 112			VI WIX THE	AND PORT
6 (E) SAT	TILLO TILE TRANSITION TO STAIRCASE		$\langle N V \rangle$				THE PARTY
	E OF ROOF ABOVE BETWEEN GARAGE AND MAIN HOUS ESSURE TREATED WOOD, SITE STAIRS	E	736			G 11	IE Gravel
	ESSURE TREATED WOOD, LANDSCAPING SITE WALL IDSCAPE ALLEN BLOCK WALL, ABOVE CONCRETE WALL	\	///	ZZ X MI			V WES
29 (E) LAN	NDSCAPE ALLEN BLOCK WALL WER EJECTION FUMP		X / NA	1-7			
	VER LINE SIZE FROM EJECTION PUMP IS 2" IN DIAMETER	₹	Salvania.				
					- (E) Deck IPE Wood		
			(+\(\pa\))		Sign Caval Solow		
			A Am		FA Deck/Terrace Sal	to Ties Level Heliow	
						(E) C Studi	208
				1 28		Glack CIT	
			100				
			3 K	M 6 Paruns Aras (□) P∈ Wood (Connecting Deet (□) 2nd Level belo			
		1	(6) Graval Z CAD		Ĭ		3 67
Site Legend 1/4" = 1'-0"		/	GAR GAR	4GE 459 SF	(E) RESIDENCE		
		1990		300000 J	(E) RESIDENCE 3,544 SF APN: 023-112-021	D. D.	
	PROPERTY LINE	[-]	(N) 409 SE ACCE	SSCRY			H.
	SET BACK UINE		DWELLING U BELOW GARJ IN (E) UTILITY I	AGE			J
***************************************	(E) LANDSCAPING ALLEN BLOCK WALL 8" TO 4"-5" HEIGHT		OCCORDIN (E) UTILITY I	COM A A Blectric Nette (A B Blectrical Bervice Panel 200 AMP			·
	(a) FENCE	APN: 023-101-024	######################################			F) Side Ceck (SS)	
			(E) Cable TV			Wood g 15T level	
	(E) GRAVEL					Je Sampre	
		E) Yuosa Con Tines Con			IL; Front Deck	Signal Area (V	
	(C) VINC	The Company of the State of the	y ≘i Driveway W/ ↑ ↓ Saintile Tijes / ↑ ≥ \$		ROW OF T-BUT	The second	
	(C) vinet	(E) Gas Meter			T /x	37 403	
E-XX-XX-1				(7-10) No. gar vilea ()	<u> </u>		
- AKAL W	(E) SHRUBS AND GROUND COVER		(9) sapragi pagaga ta straut			A-3/1-X	
		;		The state of the s			C1
	(E) IPE WOOD DECK	7.	Dente code tre		UN Bougain, lea		_Stump
			7	(E) Water Meter) 6 - 28 - 30 - 30 - 30 - 30 - 30 - 30 - 30 - 3		
				34 27	(E) Photography	The same of the sa	ADAL 009 445 000

sheet index

T.01 GENERAL INFO, PROJECT DATA, SITE PLAN T.02 GENERAL NOTES

T.03 GENERAL NOTES
T.04 GREEN BUILDING CODE
T.05 GREEN BUILDING CODE

T.08 TITLE 24

T.07 TITLE 24
T.08 TITLE 24 & RESIDENTIAL MANDATORY MEASURES

A2.00 ACCESSORY DWELLING UNIT FLOOR PLAN - EXISTING & NEW A2.01 FLOOR PLANS LEVEL 1 & LEVEL 3 AND BUILDING SECTION

A4.01 EXTERIOR ELEVATIONS

vicinity map



project data

DLDG PERMIT#

Owner Calin Costea

project address 2634 Montrose Place
Santa Barbara, CA 93105
a p.n. 023-112-021

zone R-1
general plan Mission Canyon
hillside design district YES
high fire zone YES
flood zone NC

construction type VN
cocupancy R-3
of stories 3 (THREE) and basement

Applicable Codes: this project shall comply with:
The California Residentia Code, 2019 CBC, 2019 CRC, 2019
CEC, 2019 CMC, 2019 CRC, 2019 California Green Building
Standards Code (CGBSC), 2019 California Energy Code,
State codes, Santa Barbara County (SBCO) Building
Ordinance #5092 and SBCO Grading Ordinance #4768.

project description:

Convert Utility Room in Accessory Dwelling Unit. Create 409 SF Cross Habitable Space. No exterior work is proposed.

FIELD REVISION 1 to PERMITTED PLANS 20BDP-00000-00119:
(N) Casework Built-in permanent Closet
(N) (N) High Efficiency HVAC Split System-PIONEER,
Model # WYS012AMFI19RL, 12K BTU, 19 SEER.

AREA CALCULATIONS
[BASED ON AREA CALCULATIONS PER COUNTY OF S.B.
ARTICLE 3, SEC 35-209]

(N) Electrical panel (100 AMP) for Accessory Dwelling Unit.

Site area 9,583 SF

(E) Residence (Habitable space) Gross 3,544 SF
(N) ADU (Habitable space) Gross 409 SF

Total habitable space for Residence 3,853 SF
(E) Garage Gross 499 SF

Required Parking: two (2) covered Provided Parking: two (2) covered, two (2) uncovered

APN: 023-112-030

THIS SHEET SUPERSEDES THE

PREVIOUSLY APPROVED SHEET WITH

THE SAME SHEET NUMBER OR IS A

APPROVED

DIVISION OF BUILDING AND SAFETY

August 04, 2020

133 E De La Guarra

#276 Santa Barbara

EA 93101

ph: 805 570 9745

TO THE APPROVED SET OF PLANS FOR THIS PROJECT

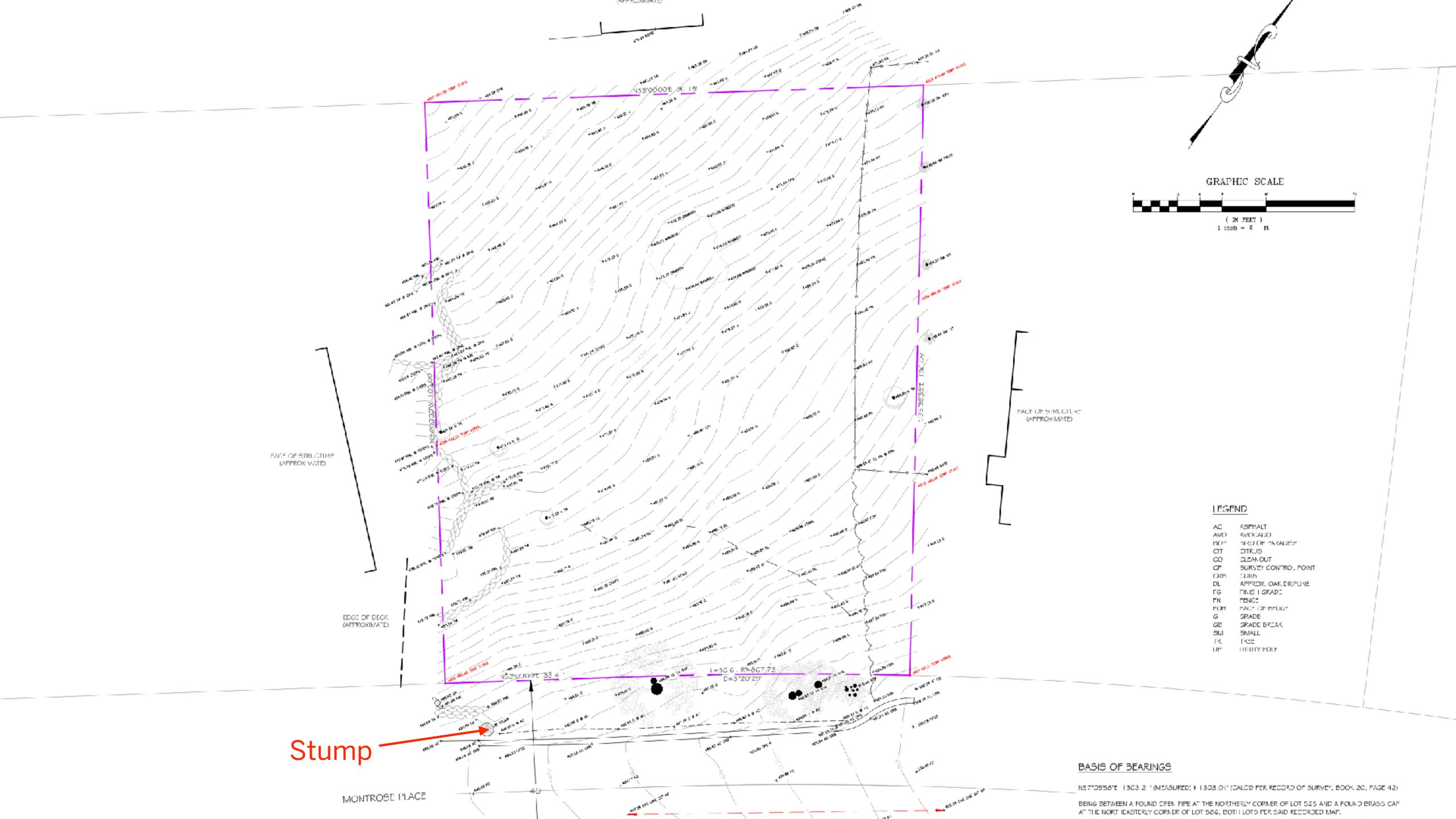


In Studio

CENTER PERMITTER PLANT SERREDUCED - COLIN

1922008 A.

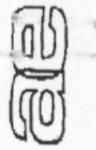
2586 MONIDOSE 4CCESSORY DWELLING UNIT





01/24/92 10:51

2 808 326 1980



ARCHITECTURAL ENGINEERING

An Alliance of Architecture, Engineering and Building



FEB 07 1992

S.B. COUNTY BUILDING DIVISION

Dan Modisette

January 10, 1092

Via Fax: 805 969-6470

Par our phone conversation the following changes are approved by

1. Front retaining wall my be vertical in lieu of 2/12 slope.

2. The # 5 grade 40 vertical stl at 16"oc may be replaced with #4 grade 60, at 12" D/G.

3. The wall may extend down as far as required by the soil engineer to prevent sloughing underneath from the uphill side.

4. Caissons and grade beams are designed for 2500 psi conc. therefore this office requires special inspection by a licensed

5. The engineer doing the inspection shall provide this office

6. The retaining wall in paragraph 1. may be 12" concrete block in lieu of 8" concrete. However, use two (2) #4 verticals and horizontals at 16" o/c, also It will require special inspection. See my general note sheet 3.

If you have any further questions in this regard please do not

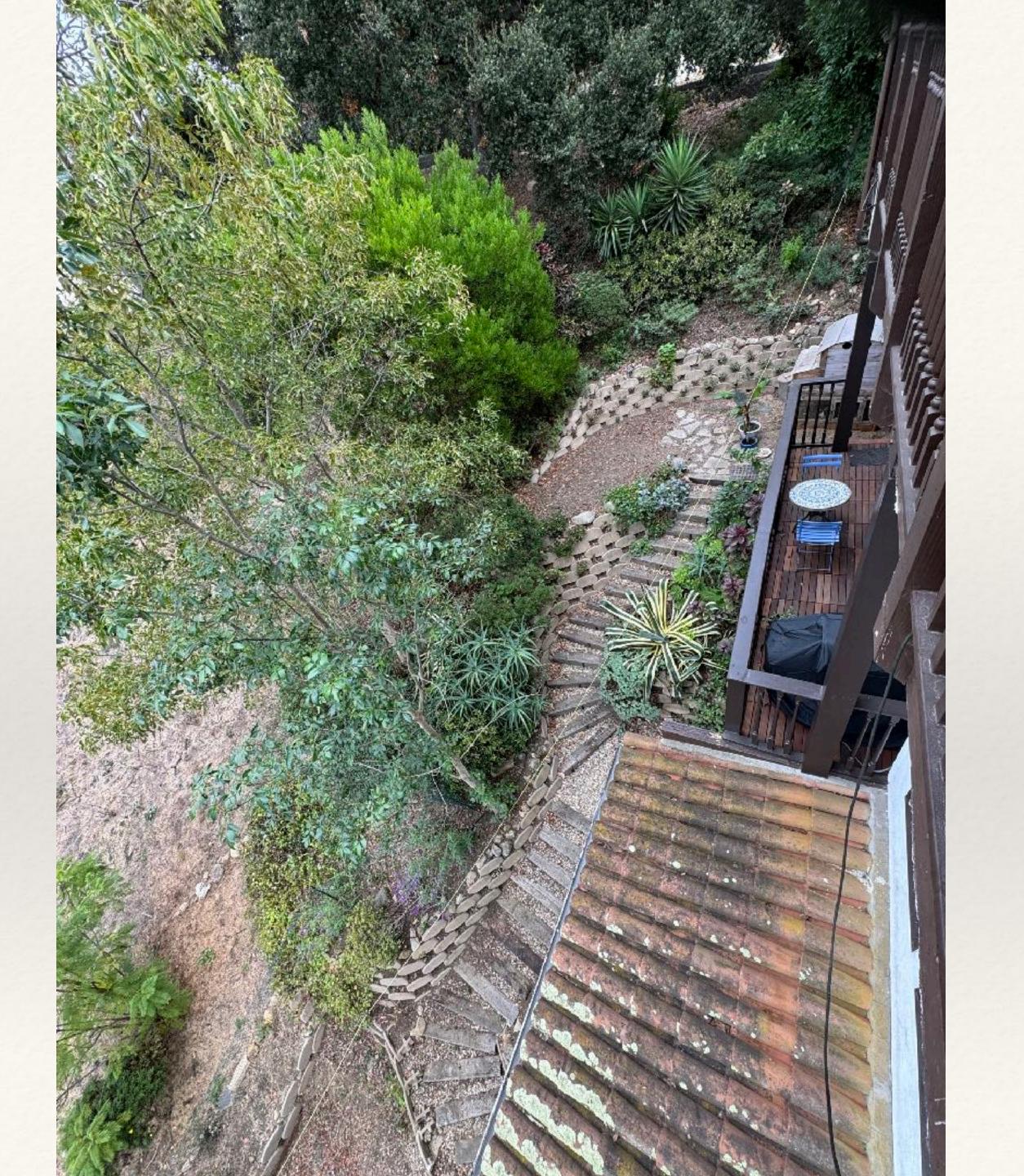
Sincerely,

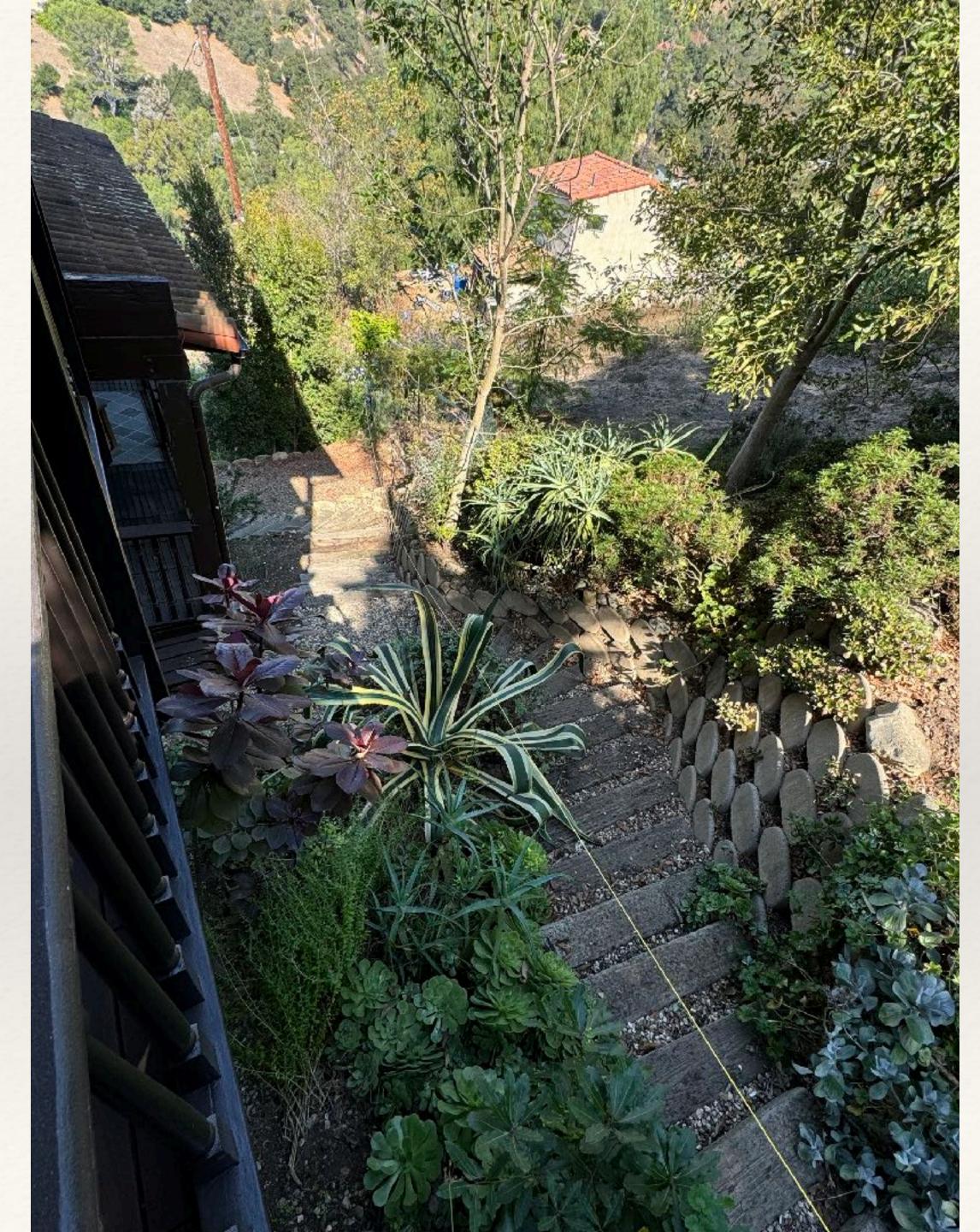
Mak C. Onichak, NSAE Principal Architect

c/c: Tim Dolan









Safety Stormwater Runoff and Erosion





The Process

----- Forwarded message ------

From: Nancy Law <nancywlaw@gmail.com>

Date: Sat, Jul 8, 2023 at 2:24 PM

Subject: Montrose lot update

To: Ian Noyes < imnoyes@me.com >, Walid Afifi < w-afifi@ucsb.edu >, Walid Tammy

<tafifi@ucsb.edu>

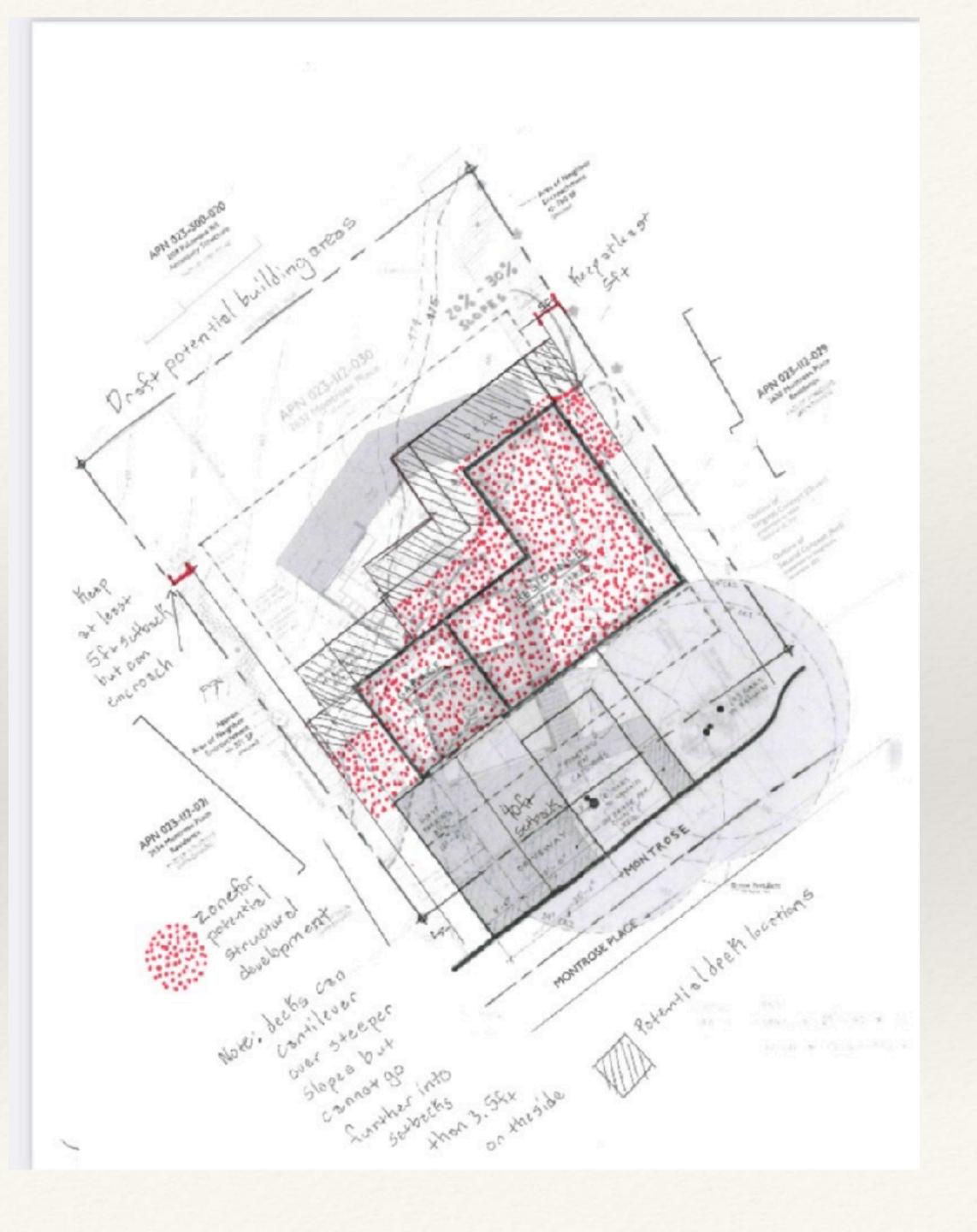
Cc: Stuart Law < stulaw@gmail.com>

Dear neighbors:

The County regs require the house be pulled back up toward the street to comply with slope requirements. They erred in allowing our revised design to go before the board the last time as they had not signed off on the location. Please see the attached diagram with red dots provided to us by the county showing wherein the house should be placed. You will then see the outline of the house we are now finalizing, about 2500 sq ft. We have stayed back from the allowable edges as you can also see. We hope to get final approval in August. If you have any further questions please contact the planner, Tatiana Cruz. Stuart is in France until end of July.

Thank you,

Nancy Law



Communication Timeline

Year One (August 2021-2022...Constructive dialogue

Year Two (August 2022 - July, 2023...Silence

Year Three (July 8-Present)...First half silent, last half contentious

- July 8, 2023 Notification of revisions due to SB County clarification of building envelope
- ▶ July December, 2023 Silence before learning the project had been approved while we were away for the holidays
- January 3, 2024 Appeal submitted
- January August, 2024...Various attempts to meet in person and discuss issues largely rebuffed, except for a brief meeting on March 10 and mediation on August 15 (initially refused from May to July)
- August 28 Constructive consultation with Ashley Vance
- September 6 Present...Various efforts to confirm and clarify plan and easement to avoid hearing met with silence