



City of Santa Barbara California

PROPOSED DEVELOPMENT ALONG MISSION CREEK STAFF MEMO

DATE: December 2, 2022
PROJECT ADDRESS: 515 W. Los Olivos Street (PLN2020-00372)
TO: Elias Isaacson, Community Development Director
FROM: Planning Division, (805) 564-5509
Allison DeBusk, Senior Planner

I. PROJECT DESCRIPTION

The project proposal is to demolish the existing residence and construct a six-unit residential development, consisting of a two-story duplex, and a three-story fourplex, with eight covered parking spaces on a 12,585-square-foot lot (refer to Exhibit A, Project Plans). The project is subject to the City's Ordinance regulating development along Mission Creek due to the site's proximity to Mission Creek. The proposed project includes development within the required Development Limitation Area, and an exception to that requirement is being requested.

II. SITE DESCRIPTION

The project site (515 W. Los Olivos; APN 025-210-003) is a 12,585-square-foot lot located near the western end of W. Los Olivos Street, between Oak Park Lane and Highway 101 (refer to Figures 1 and 2 below). Mission Creek runs along the eastern side of Highway 101 in this location, and the southwest corner of the subject parcel is clipped by the County Flood Control Easement along this portion of Mission Creek. Both sides of this section of Mission Creek have a concrete-lined channel bank. On the east side of the creek, there is a concrete wall that extends above the concrete-lined channel bed. The wall slopes at a 45-degree angle and is maintained by County Flood Control. Beyond this wall, the ground has a 30% slope for approximately 2.25 feet and then the grade becomes a slope of approximately 7.7% as it approaches the project site (refer to Exhibit B, Top of Bank Exhibit).

III. DEVELOPMENT ALONG MISSION CREEK

Per Santa Barbara Municipal Code (SBMC) §30.140.050 (Development Along Mission Creek), no development is permitted within 25 feet of the top-of-bank of Mission Creek. Per SBMC §30.140.050.C, the area within 25 feet of the top-of-bank is defined as the "Development Limitation Area." The purpose is to prevent undue damage or destruction of developments by flood waters; prevent development on one parcel from causing undue detrimental impact on adjacent or down-stream properties in the event of flood waters; and to protect the public health, safety and welfare. Refer to Exhibit C for the complete language of this code section.

However, the municipal code does provide for relief from this 25-foot Development Limitation Area if certain findings are met, including whether or not the proposed development will significantly reduce existing floodways, realign stream beds or otherwise adversely affect other properties by increasing

stream velocities or depths or by diverting the flow, and whether or not the proposed development will be reasonably safe from flow-related erosion or if it will cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

The Mission Creek top-of-bank is calculated per SBMC §30.15.040.A. For the subject site, the top-of-bank of Mission Creek is illustrated on Exhibit C. It should be noted that the site plan (Exhibit B, Sheet S-2) does not identify the top of bank. Rather, it identifies the top of channel as referenced on Exhibit C. Therefore, the associated 25-foot Development Limitation Area (“Channel Setback” on the site plan) is not accurate. The 25-foot Development Limitation Area would extend approximately 2.25 feet farther into the project site than what is shown on the plans.

For purposes of this Mission Creek-specific code section, development is defined as “any structure requiring a building permit; the construction or placement of a fence, wall, retaining wall, steps, deck (wood, rock, or concrete), or walkway; any grading; or, the relocation or removal of stones or other surface which forms a natural creek channel.” The portion of the proposed project encroaching within the Development Limitation Area is utility closet/ support structure for the second floor balcony and small portion of a patio (pavers).

In accordance with the procedures identified in SBMC §30.140.050.G, this application was referred to the City Parks and Recreation Department Creeks Division, the Building & Safety Division, and the Santa Barbara County Flood Control District for feedback. No issues were raised by these entities.

Per SBMC §30.140.050.F.2, the Community Development Director may consider the following factors as mitigating possible hazards which might otherwise result from such development:

- a. Where the development is located on a bank of the creek which is sufficiently higher than the opposite bank to place the development outside a flood hazard area.
- b. Where the creek bed adjacent to the development is sufficiently wide or the creek bank slope sufficiently gradual that the probability of flood hazard is reduced.
- c. Where approved erosion or flood control facilities or devices have been installed in the creek bed adjacent to the development.
- d. Where the ground level floor of the development is not used for human occupancy and has no solid walls.
- e. Where the development is set on pilings so that the first occupied floor lies above the 100-year flood level, and such pilings are designed to minimize turbulence.

The project site is protected from flooding by the existing flood control facilities within the creek bed and bank. Staff has confirmed with Santa Barbara County Flood Control that they intend to maintain the concrete creek bank in perpetuity. Additionally, no development is proposed within the 100-year flood zone, and the portion of the development within the Development Limitation Area has no solid walls.

Staff finds that allowing the proposed development within the Development Limitation Area will not result in damage or destruction of developments by flood waters, will not impact development on an adjacent or downstream parcel and will protect the public health, safety and welfare because the proposed development would not reduce existing floodways; would not re-align stream beds or otherwise adversely affect other properties by increasing stream velocities or depths, or by diverting the flow; and the proposed new development would be safe from flow-related erosion and would not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

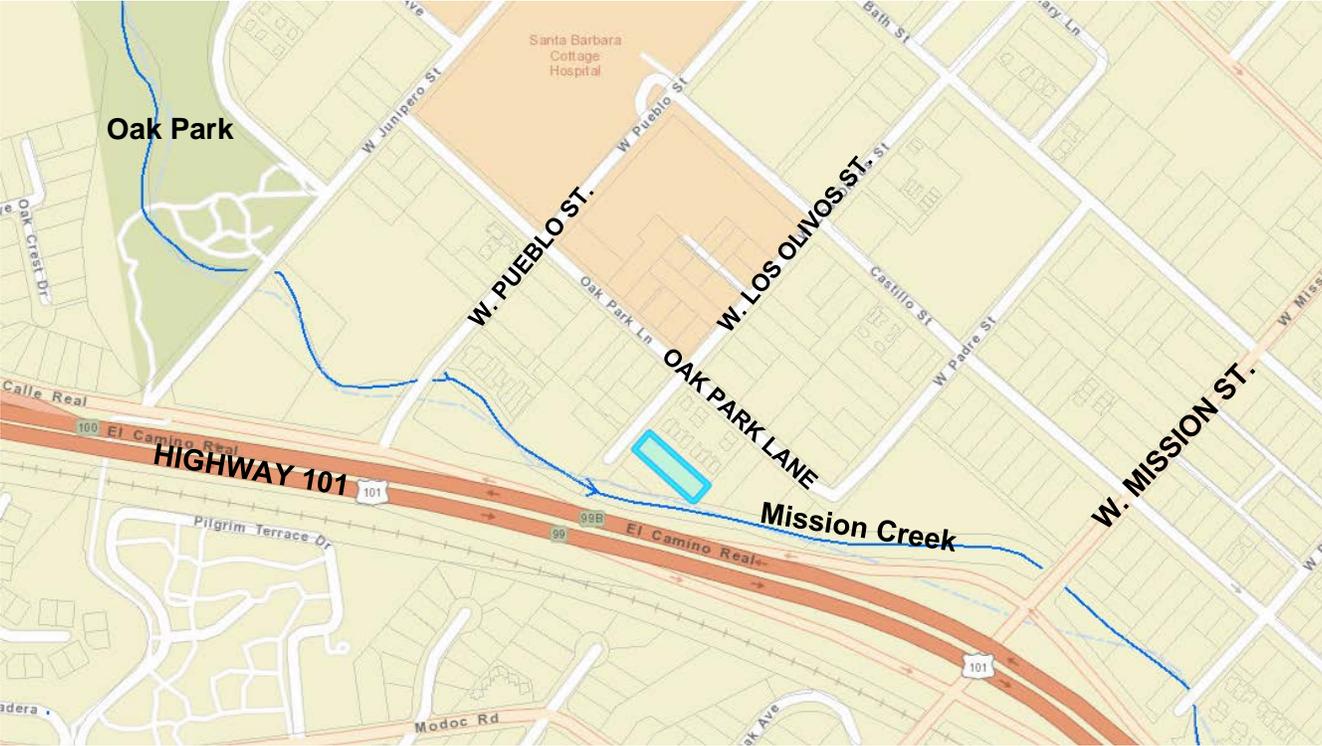


Figure 1: Project Location – 515 W. Los Olivos St.

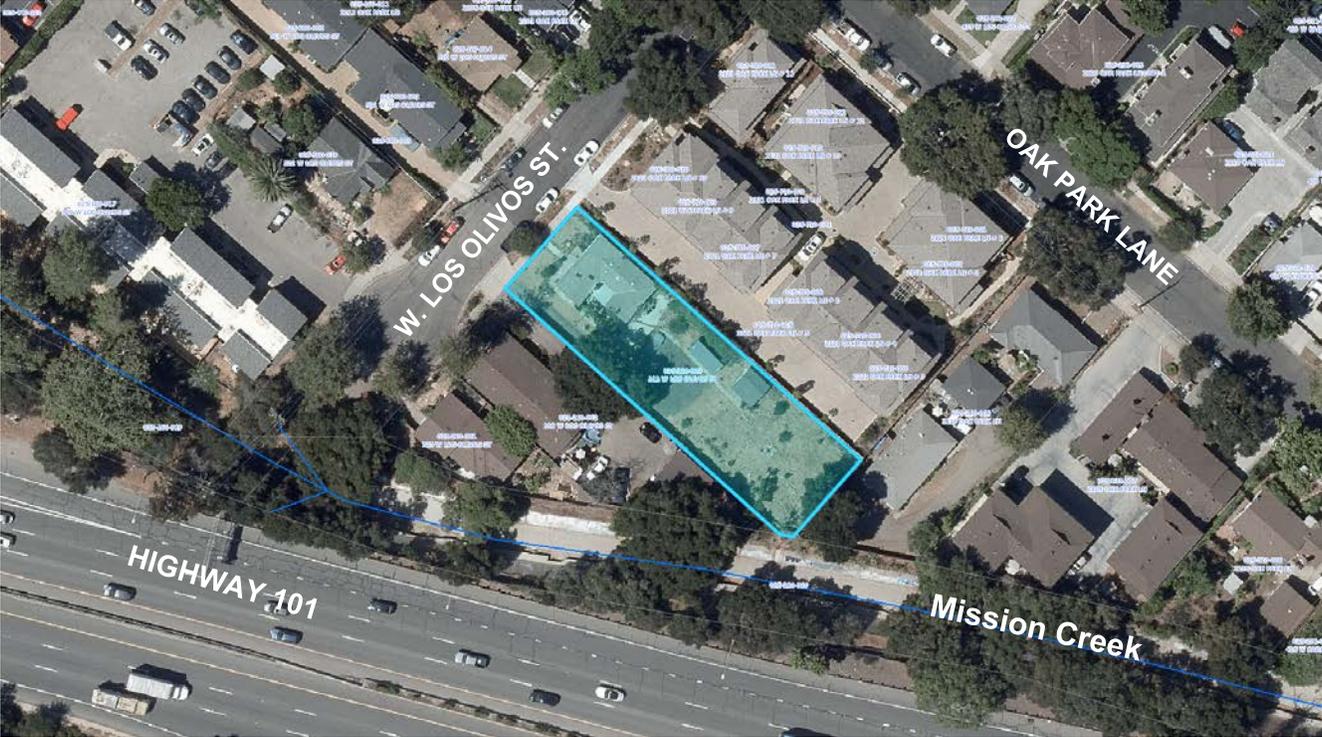


Figure 1: Aerial of Project Location – 515 W. Los Olivos St.

IV. ENVIRONMENTAL REVIEW

Below is a discussion of key environmental issue areas that were evaluated during project review.

Flood Hazards. The project site is located in FEMA Flood Zone X (0.2 percent annual chance flood hazard), which means that the project is not subject to the City's Floodplain Management Ordinance (SBMC Chapter 22.24).

Biology. The Master Environmental Assessment (MEA) for the property indicates the creek bank is primarily unvegetated; however, there are pockets of ruderal, coast live oak woodland and riparian and wetland riparian woodland or forest in the vicinity above the concrete bank (outside of the subject parcel). However, no changes or alterations to the existing creek bank or creek bed are proposed. There are no identified biological resources on the project site. Therefore, a biological survey was not required and no adverse effects to biological resources are anticipated.

Archaeology. Based on a review of the City's Master Environmental Assessment, the project site is located in areas that have the potential to contain archaeological resources (Prehistoric Watercourse Buffer, American City Archaeological, and Early 20th Century Archaeological). A Phase 1 Archaeological Report was prepared and accepted by the Historic Landmarks Commission, which determined that the area has a very low potential for unrecorded archaeological resources, and neither monitoring nor additional testing were recommended. Nevertheless, the project is subject to the City's Archaeological and Paleontological Resources Ordinance should unanticipated archaeological or paleontological resources be discovered during project implementation (SBMC Chapter 22.12).

Conclusion: Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, §15303 (New Construction and Conversion of Small Structures). Additionally, none of the exceptions to the exemption under CEQA Guidelines §15300.2 apply.

V. RECOMMENDATION

As outlined above, the project can be approved because it can be found consistent with the purpose of the Ordinance (Subsection 30.140.050.A), in that it will not significantly reduce existing floodways; realign stream beds or otherwise adversely affect other properties by increasing stream velocities or depths, or by diverting the flow; and that the proposed new development will be reasonably safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

VI. NEXT STEPS

On December 14, 2022, the Community Development Director will make a decision on the proposed encroachment into the Mission Creek Development Limitation Area. Oral or written comments may be provided to the Director during the 10-day comment period. The decision of the Community Development Director shall be final unless appealed by the applicant or any interested person to the Planning Commission within 10 days of the decision by the filing of a written appeal with the Community Development Department.

Exhibits:

- A. Project Plans
- B. Top of Bank Exhibit
- C. SBMC §30.140.050 (Development Along Mission Creek)

DETERMINE AUD PROGRAM APPLICABILITY*
Please consult with City Planning Staff for further explanation of the AUD Program

Click on Zone and Land Use Designation fields to select from the Drop Down menus

ENTER Project Address: 515 W. Los Olivos Street
SELECT Zone: R-M (R-3)
SELECT Land Use Designation: Medium-High Density (15-27 du/ac)
ENTER Net Lot Area (in sq. ft.): 12,585

Units allowed using Average Unit Density (AUD) Program
(Total units MUST EXCEED units allowed under Base Density): See Medium-High Density (on next tab) for unit options over Base Density

Base Density
(Units allowed using existing Zoning regulations): 3

AUD PROGRAM DENSITY TABLES

This property is located in the following Land Use Designation: Medium-High Density (15-27 du/ac)
Refer to the corresponding range below based on the lot size of: 12,585 square feet

To determine the number of units allowed under the AUD Program, refer to the matching table below AND review the "UNITS ALLOWED" column and corresponding Maximum average unit size. The density proposed must EXCEED base density. (For example: if base density is 2 units, and the AUD density range is 2 to 4 units, the project must exceed 2 units to be proposed under the AUD Program). Projects developed under the AUD Program MUST comply with all the AUD standards per SBMC 30.150.

Projects in the coastal zone (CZ (SD-3) Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.

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Medium-High Density (15-27 du/ac)

Density du/ac	UNITS ALLOWED	Maximum Average Unit Size (Sq Ft)
15	4	1,450
16	4	1,350
17	4	1,280
18	5	1,210
19	5	1,145
20	5	1,080
21	6	1,040
22	6	1,005
23	6	965
24	6	925
25	7	885
26	7	845
27	7	805

Calculate the Average Unit Size

ENTER total number of units proposed (existing + new)? 6

Enter the square footage for each (existing and proposed new) unit below.
(If the existing unit sizes are proposed to be changed, enter the new unit sizes):

Unit	Square Footage	Average Unit Size proposed:
1	294	1,031
2	702	
3	1,136	
4	1,390	
5	1,392	
6	1,272	



Exterior Space

Gross Lot Area	12585 SF
Building Footprint	
Duplex	1037 SF
Four-plex	4378 SF
Total	5415 SF 43% Net Lot Area

Open Space (Excludes driveways)

Common Outdoor Space	
Planted Landscape	3435 SF 27% Net Lot Area
Patios	860 SF
Walkways	1238 SF 10% Net Lot Area
Total	5533 SF 44% Net Lot Area
Open Vehicular Space	
Driveway	973 SF
Uncovered Parking	664 SF
Total	1636 SF 13% Net Lot Area
Site Total	12584 SF

Impervious Lot Area

Existing	4736 SF 38% Net Lot Area
Proposed Replaced	4736 SF
Proposed New	4423 SF
Proposed Removed	0 SF
New Total	9159 SF 73% Net Lot Area

Private Open Yards

Unit	Bdrms	Floor	Req'd	Provided	Dimensions
Unit 1	Studio	1st	100	120 SF	12'x10'
Unit 2	1	2nd	84	102 SF	15'-7"x7'
Unit 3	2	2nd	84	100 SF	15'-10"x6'-4"
Unit 4	4	2nd	96	96 SF	16'x6'
Unit 5	4	2nd	96	96 SF	16'x6'
Unit 6	2	2nd	84	87 SF	14'-8"x6'
Total				601 SF	

Common Open Yards

Center Court	805 SF	33'x24'
Rear Yard	1529 SF	60'x28'
Total Provided	2334 SF	19% Net Lot Area
Minimum Required	1888 SF	15% Net Lot Area

PROJECT DATA

Street Address	515 W. Los Olivos Street, Santa Barbara	
APN	025-210-003	
Zoning	R-M	
Current Use	Single Family Dwelling	
Lot Area	12,585 SqFt	0.29 acres
Lot Coverage	5,712 SqFt	45%
Dwelling Units	6	
Density	20.77 du/ac	
Stories	2 Over Parking	
Building Height	31'-7" Ft	
Average Slope	4%	
High Fire Area	No	
Sprinklers	Yes	
Front Setback	10'	
Interior Setbacks	6'	
Maximum Height	45'	
Solar Ordinance	Compliant (30 Deg from 18')	
Storm Water Mgmt	Tier 3 Detention Cistern per Civil Plans (2013 Rules)	
CBC IIA compliance		

OCCUPANCY GROUPS

R2 Apartments	VB	Fully Sprinklered (NFPA 13-R)
S-2 Parking Garage	VB	Fully Sprinklered (NFPA 13-R)
U Attached Storage Rooms	VB	Fully Sprinklered (NFPA 13-R)

RESIDENTIAL DENSITY FORMULA

Previous & Current Use	SFR
Affordable Units	None
Inclusionary Requirements	Yes

FLOOR AREAS

	NSF	GSF
Existing Dwelling	930	1050
Proposed Dwellings		
	Net SqFt	Gross SqFt
Unit 1	294	325
Unit 2	702	754
Unit 3	69	82
Unit 4	839	876
Unit 5	840	876
Unit 6	753	790
Garage	3525	3953
Common	362	395
Bike Storage	189	223
Total	10259	11130

Balconies

Floor	Covered		Open	
	Net	Gross	Net	Gross
Unit 1	120	127	-	-
Unit 2	-	-	103	114
Unit 3	-	-	212	232
Unit 4	46	47	184	201
Unit 5	45	47	184	201
Unit 6	37	40	216	234
Total	248	261	900	982

PARKING

EXISTING			
Unit	Bdrms	Autos	Bikes
SFR	2	2	0
REQUIRED (per SBMC 30.150.090.F)			
Unit	Bdrms	Autos	Bikes
1	Studio	1	1
2	1 BR	1	1
3	2 BR	1	1
4	4 BR	2	2
5	4 BR	2	2
6	2 BR	1	1
Total Required	8	6	8
PROVIDED			
Autos	Bikes		
1	1		
1	1		
1	1		
2	2		
2	2		
1	1		
1	1		
Total Provided	8	8	8
Stall Types			
Accessible Van	1		
Accessible	0		
Standard	7		

NEW APARTMENT BUILDING

515 W. LOS OLIVOS STREET, SANTA BARBARA, CA. 93105

New Addresses	Scope of Work
Existing Dwelling 515	Six new residential units consisting of a two-story duplex and a three-story fourplex using the Average Unit-Size Density (AUD) program. Units include: 1 studio, 1 one bedroom unit, 2 two bedroom units, and 2 three bedroom units. Eight parking spaces included. Existing residence to be demolished. Proposed density is 17 units per acre.
Unit 1 515A	
Unit 2 515B	
Unit 3 517A	
Unit 4 517B	
Unit 5 517C	
Unit 6 517D	



PROJECT TEAM

Owner	Soils Engineer	Structural Engineer
Steve Johnson	Pacific Material Lab	Name
314 W. Cota Street	35 S. La Patera #A	Address
Santa Barbara, CA 99999	Goleta CA 93117	City State Zip
805-	805-964-6901	Phone
steve@stevej.com	Report # NNN	Email
Architect	Suveyor	Mechanical Engineer
Cebulla Associates	Les Everard	Name
P.O. Box 42	5201 Clemson Street	Address
Pismo Beach CA 94338	Ventura, CA 93003	City State Zip
805-473-1298	(805) 289-9407	Phone
www.cebullaassociates.net	Date: April 2020	Email

APPLICABLE CODES

- City of Santa Barbara Municipal Code
- 2019 California Building Administrative Code, Part 1
- 2019 California Building Code, Part 2
- 2019 California Residential Code, Part 2
- 2019 California Electrical Code, Part 3
- 2019 California Mechanical Code, Part 4
- 2019 California Plumbing Code, Part 5
- 2019 California Energy Code, Part 6
- 2019 California Fire Code, Part 9
- 2019 California Green Building Standards Code, Part 11
- 2019 California Referenced Standards Code, Part 12
- 2019 California Existing Building Code
- 2019 California Historical Building Code
- 2019 California Code, Title 24
- 2019 National Electric Code
- Federal - OSHA

SHEET INDEX

NO.	DESCRIPTION
C	Cover Sheet
S-1	Site Survey
S-2	Site Plan
P-1	Existing Site Photos
P-2	Streetscape Photos
L-1	Landscape Plan
C-2	Prelim Storm Water Mgmt Plan
A-1	Floor Plans, Units 1 & 2
A-2	1st Floor Plan, Units 3,4,5,6
A-3	2nd Floor Plan, Units 3,4,5,6
A-4	3rd Floor Plan, Units 3,4,5,6
A-5	Elevations, Units 1 & 2
A-6	Elevations, Units 3,4,5,6

All work and materials shall be performed and installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work

City of Santa Barbara Building & Safety Division Determination Structure Not in a Flood Plain/Way

Please reproduce this letter onto the Cover sheet of the plans

Date of Evaluation: March 11, 2020
Structure Address: 515 West Los Olivos Street
Owner / Applicant: Steve Johnson
Santa Barbara County Panel: 1386 of 1835
FEMA NFIP Community: City of Santa Barbara
Number - Panel - Suffix: 060335-1386-H (insurance use)

Building Permit: BLD2020-00619
APN: 025-210-003
Email: saj@stevej.com
Map Panel #: 06083C1386H (to order map)
Effective Date: 11/4/2015
Map Revalidated: 9/29/2018

Building Use: Residential R3
FIRM Zone(s): FloodPlain NONE
BFE Source: Digital FIRM Map

Commercial / Multi-Use
 Floodway SFHA AE
 FIS Profile

New / Existing / Historical
 Pre-FIRM 1947

RESIDENTIAL BUILDING
This residential site/building is not in the Floodplain as shown above.

STRUCTURE(S) shown do not represent the existing building. The site is outlined in red.

FLOOD INSURANCE is not required in 'X' & Shaded 'X' zones & is required for Federally Financed structures located in a SFHA 'A', 'AO', 'AH', 'AE', 'D' & 'VE' zones.

BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24.

Chris Short
Chris Short, Senior Plan Check Engineer & Floodplain Coordinator
(805) 564-5551 cshort@santabarbaraca.gov
Community Development Department, Building & Safety Division
630 Garden Street, Santa Barbara, Ca. 93102

CEBULLA ASSOCIATES

P.O. BOX 42
PISMO BEACH, CA 93448
PH. (805) 473-1298
FAX (805) 473-8203
www.cebullaassociates.com

Architect: CHARLES CEBULLA
Designer: MATT CEBULLA

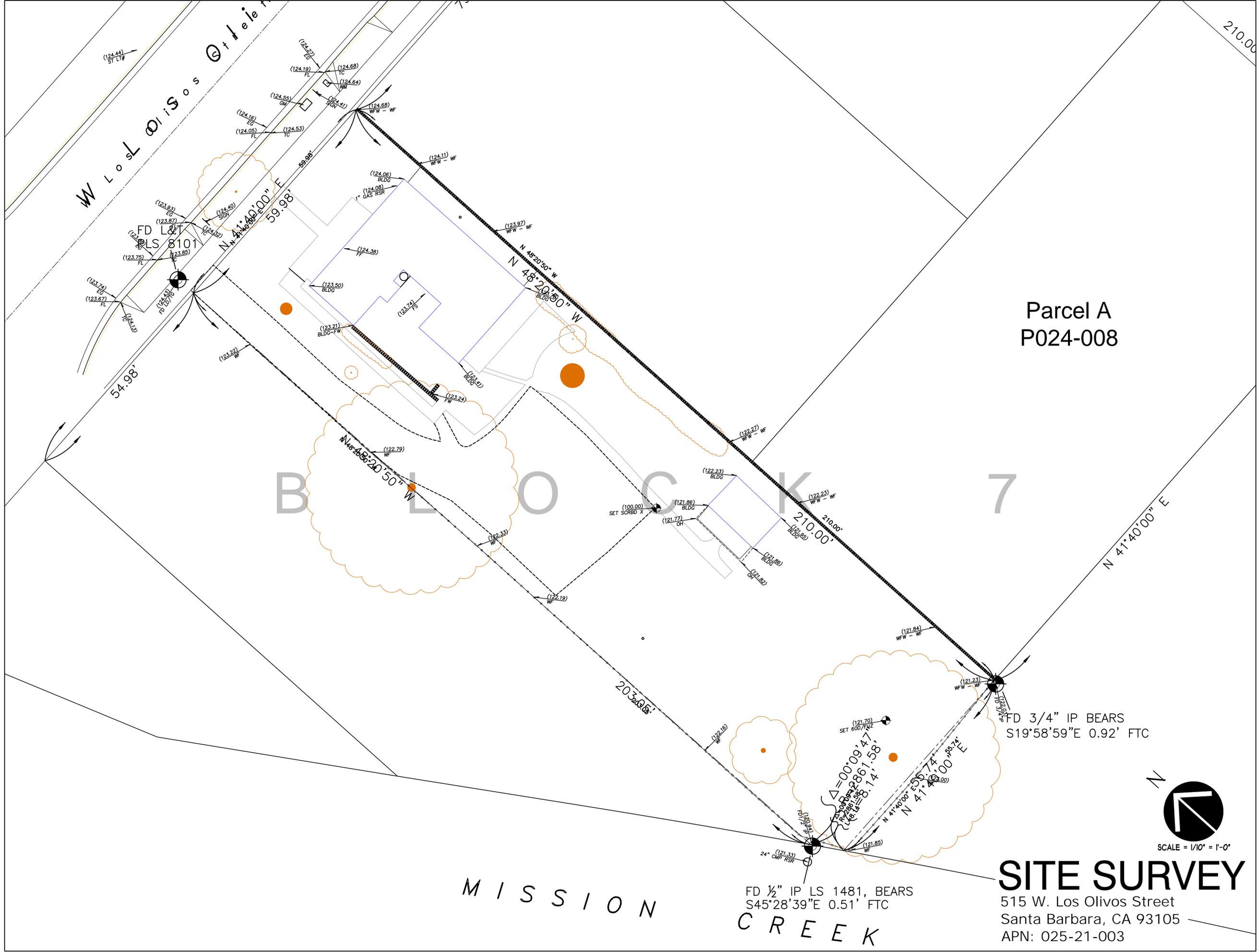
PROJECT:
515 W. Los Olivos Apartments

OWNER:
Steve Johnson
314 W. Cota Street
Santa Barbara
CA 93201

REVISIONS
8-JUL-2022

JOB #
DATE:
SHEET NO.

C



Parcel A
P024-008

B L O C K 7

M I S S I O N

C R E E K

SITE SURVEY
515 W. Los Olivos Street
Santa Barbara, CA 93105
APN: 025-21-003



SCALE = 1/10" = 1'-0"

515 W. Los Olivos Apartments
Steve Johnson
314 W. Cota Street
Santa Barbara
CA 93201

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REVISIONS

JOB #
DATE: 2005.06.18
SHEET NO.
S-1

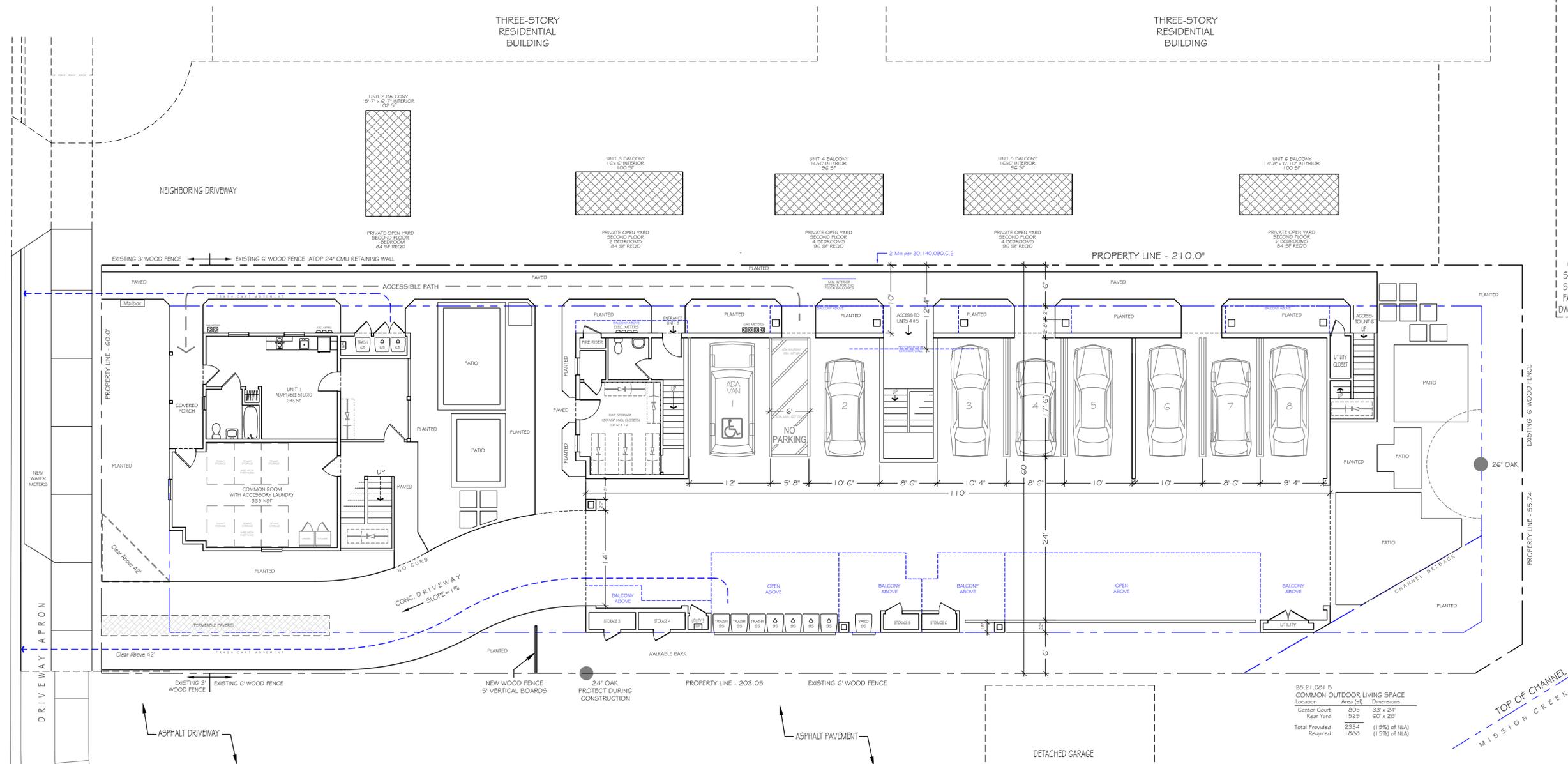
CEBULLA ASSOCIATES
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 PH. (805) 473-1298
 FAX (805) 473-8203
 www.cebullaassociates.com
 Architect: CHARLES CEBULLA
 Designer: MATT CEBULLA

PROJECT:
 515 Los Olivos St
 Apartments
OWNER:
 Steve Johnson
 314 W. Cota Street
 Santa Barbara
 CA 93201

REVISIONS
 06-JUL-2022

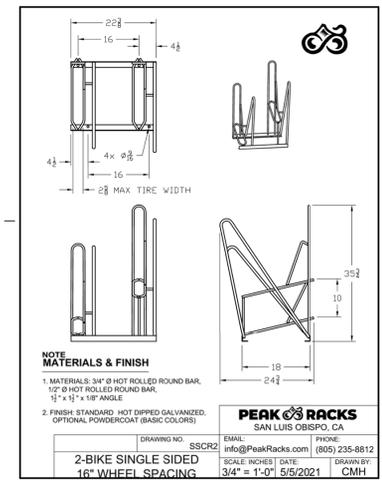
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 DATE: 21-Jan-2022
SHEET NO.

S-2



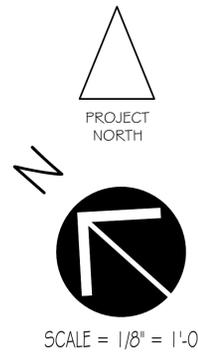
28.21.001.B
COMMON OUTDOOR LIVING SPACE

Location	Area (sq)	Dimensions
Center Court	805	33' x 24'
Rear Yard	1323	60' x 20'
Total Provided	2334	(19%) of NLA
Required	1,880	(15%) of NLA



SITE PLAN

515 W. Los Olivos Street
 Santa Barbara, CA 93105
 APN: 025-21-003





ADJACENT PROPERTY + FRONT OF EXISTING DWELLING



FRONT OF EXISTING DWELLING



FRONT OF EXISTING DWELLING



DRIVEWAY AND SW SIDE EXISTING DWELLING



SW SIDE OF EXISTING DWELLING



REAR OF EXISTING DWELLING



REAR EXISTING DWELLING, PARKING AND GARDEN SHED



NW SIDE OF EXISTING DWELLING, SEEN FROM ADJACENT PROPERTY

Cebulla
ASSOCIATES

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PISMO BEACH, CA 93448
PH. (805) 473-1298
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P-1



ADJCENT DWELLING TO SW OF PROPERTY



VIEW OF LOS OLIVOS STREET FROM PROPERTY, LOOKING NW



VIEW OF LOS OLIVOS STREET FROM FRONT OF PROPERTY

Cebulla
ASSOCIATES

CEBULLA ASSOCIATES

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REVISIONS

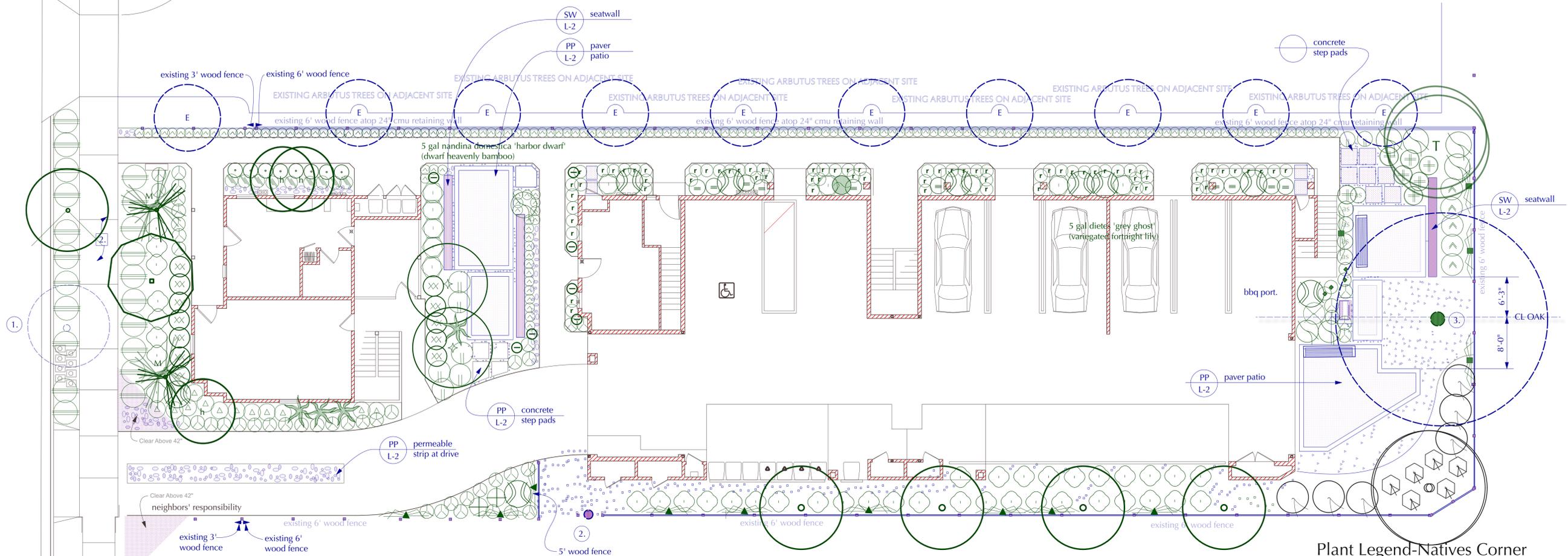
JOB #
DATE:
SHEET NO.

P-2

what can be conceived can be created

landscape planning for:
New Housing
 515 West Los Olivos Street
 Santa Barbara, California

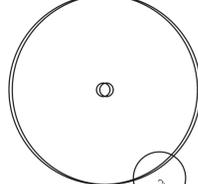
REVISION: 
 August 26, 2019
 November 24, 2021
 SHEET TITLE:
 Planting Plan
 DATE: August 2021
 SCALE: 1" = 8'-0"
 DRAWN: C.M.
 SHEET:



Plant Legend

-  7- 30" box tila cordata 'greenspire' (little leaf linden)
-  4 - 36" box cassia leptophylla (gold medallion tree)
-  4 - 24" box callistemon viminalis (weeping bottle brush)
-  1 - 15 gal city street tree quercus suber (cork oak)
-  3 - 30" box olea 'fruitless' (fruitless olive tree)
-  24" box hymenoporum flavum (sweet shade)
-  2 - 6' trunk archontophoenix cunninghamiana (king palm), M - Multi-3 trunk
-  30" box phoenix robellini (pigmy date palm) - 3x multi-trunk typical)
-  5 gal aloë 'scarlett rockets' (aloe)
-  5 - 15 gal laurus nobilis (bay laurel, shrub)
-  1 gal cotoneaster dammeri
-  1 gal pennisetum orientale (fountain grass)
-  1 gal miscanthus sinensis 'adagio' (ncn)
-  15 gal viburnum tinus (ncn)
-  5 gal - chondropetalum tectorum (small cape rush)
-  1 gal miscanthus sinensis 'adagio' (ncn)
- 5 gal dietes 'grey ghost' (variegated fortnight lily)
- 1 gal trachelospermum jasminoides (star jasmine) (wucols, low) (8 SF each, 88 SF total)
- 5 gal nandina 'compacta' (semi-dwarf heavenly bamboo)
- 5 gal raphiolepis umbellata 'minor'
-  5 gal rosmarinus 'tuscan blue'
-  5 gal carissa tomlinson (dwarf natal plum) wucols, low
-  5 gal punica granatum 'nana' (dwarf pomegranate) (wucols, low)
-  1 gal carex tunicola (carex)
-  1 gal pennisetum orientale (fountain grass)
-  1 gal agapanthus orientalis (nile lily)
-  5 gal nandina domestica 'harbor dwarf' (dwarf heavenly bamboo)
-  5 gal raphiolepis 'ballerina' (dwarf indian hawthorn)
- 1 gal calindrina spectabilis
- 15 gal cupressus 'tiny tower' (dwarf italian cypress)
- 1 gal buxus japonica 'green gem' (jap. boxwood)
- 5 gal pandorea jasminoides 'alba' (white bower vine)
- 5 gal trachelospermum jasminoides (star jasmine)

Materials and Symbols Legend

-  3" - Del Rio 3/8" angular gravel (excavate as possible by hand around oak roots, place gravel, do not compact protect oak roots)
-  4-5" river cobble - blue and gray tone (excavate 3", sit rock on fabric stapled to grade)
-  not shown 3" - medium walk on bark mulch cover all planting beds, typical
-  site furnishings bench, pots to be selected - for exhibit only
-  1 - 15 quercus agrifolia (coast live oak)
-  1 gal ceanothus 'yankee point' (prostrate carmel creeper)
-  1 gal mulhenbergia rigens (deer grass)

Keynotes

1. Existing concrete.
2. Existing sidewalk.
3. Galvanized steel edging, securely staked to grade. Top to be 1/4" above finished grade and flush at sidewalk and hardscape finished surfaces.
4. Site furnishings and pots by Owner. For exhibit only.

Existing Tree Schedule

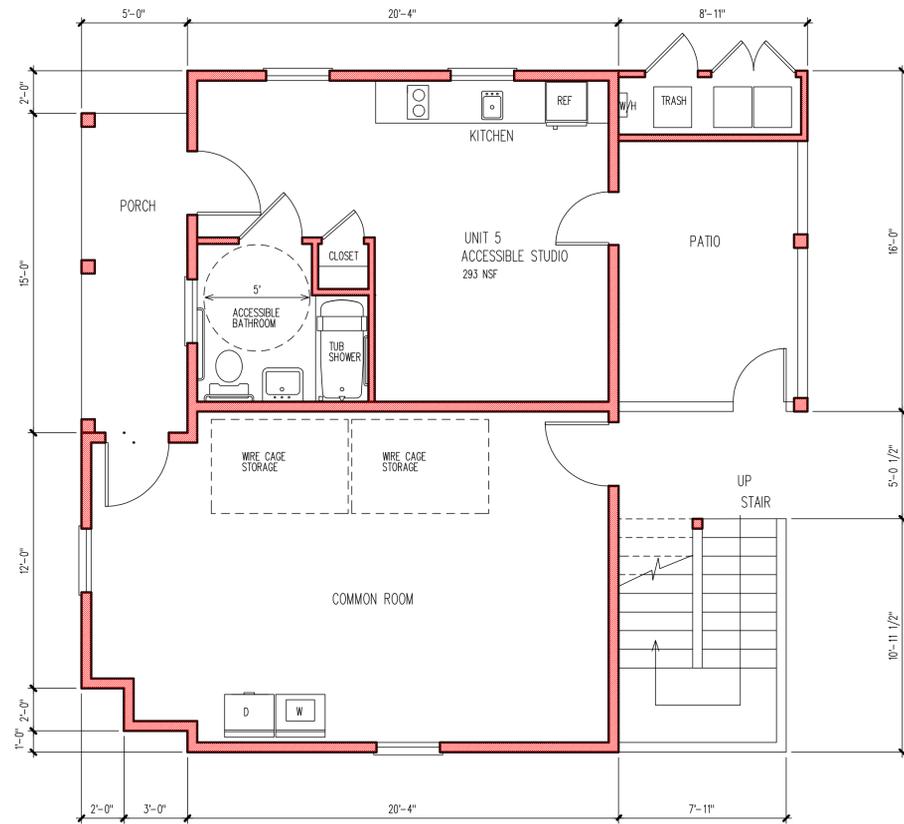
tree number, size, botanical name, (common name), status, notes

tree number	size	botanical name	(common name)	status	notes
1.	7"	quercus suber	(cork oak)	SB Street Tree	Protect
2.	24"	quercus agrifolia	(coast live oak)	Private Tree	Protect
3.	26"	quercus agrifolia	(coast live oak)	Private Tree	Protect

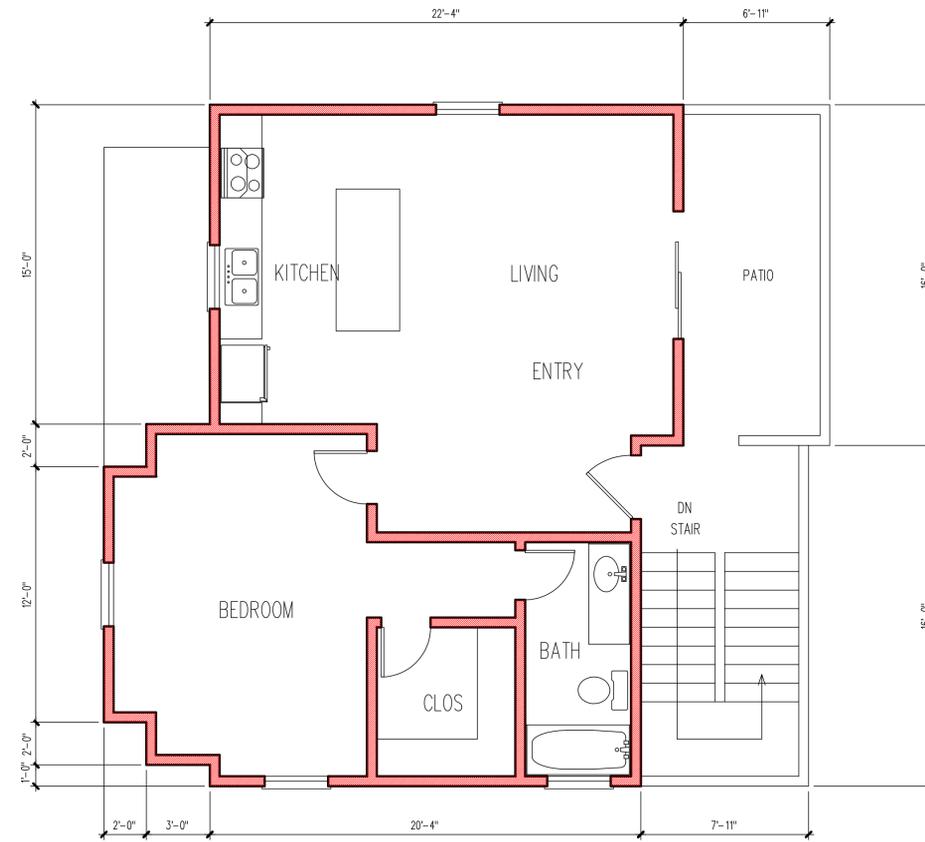
Landscape Plan



Scale: 1" = 8'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CEBULLA ASSOCIATES

P.O. BOX 42
PISMO BEACH, CA 93448
PH (805) 473-1298
FAX (805) 473-8203

www.cebullaassociates.com

PROJECT:

515 LOS OLIVOS APARTMENTS

OWNER:

STEVE JOHNSON
314 WEST COTA STREET
SANTA BARBARA, CA.
93201

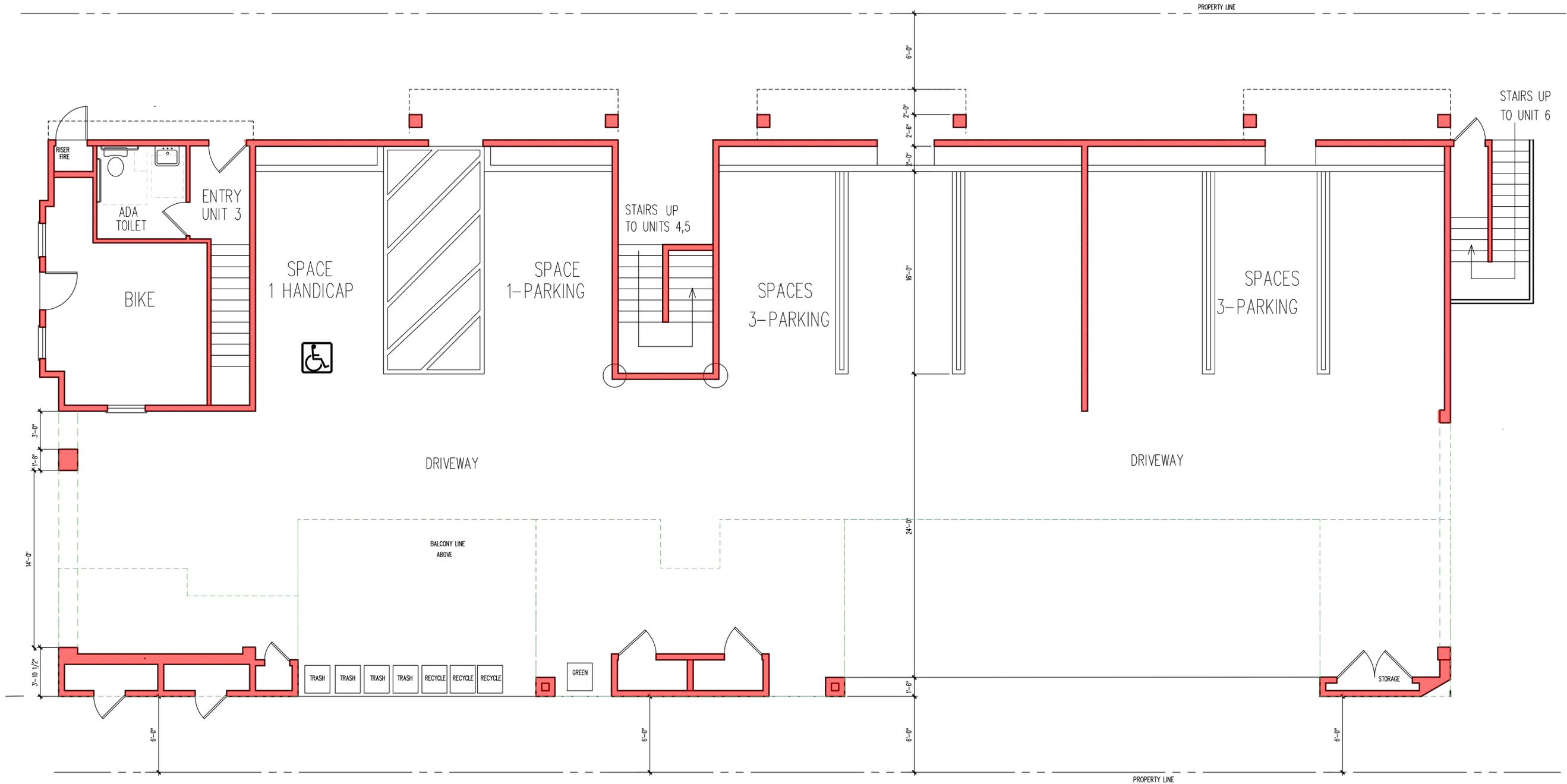


REVISIONS:

JOB # 20111

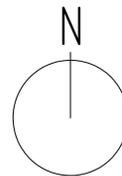
DATE: 02-21-2020

SHEET



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



Cebulla
ASSOCIATES

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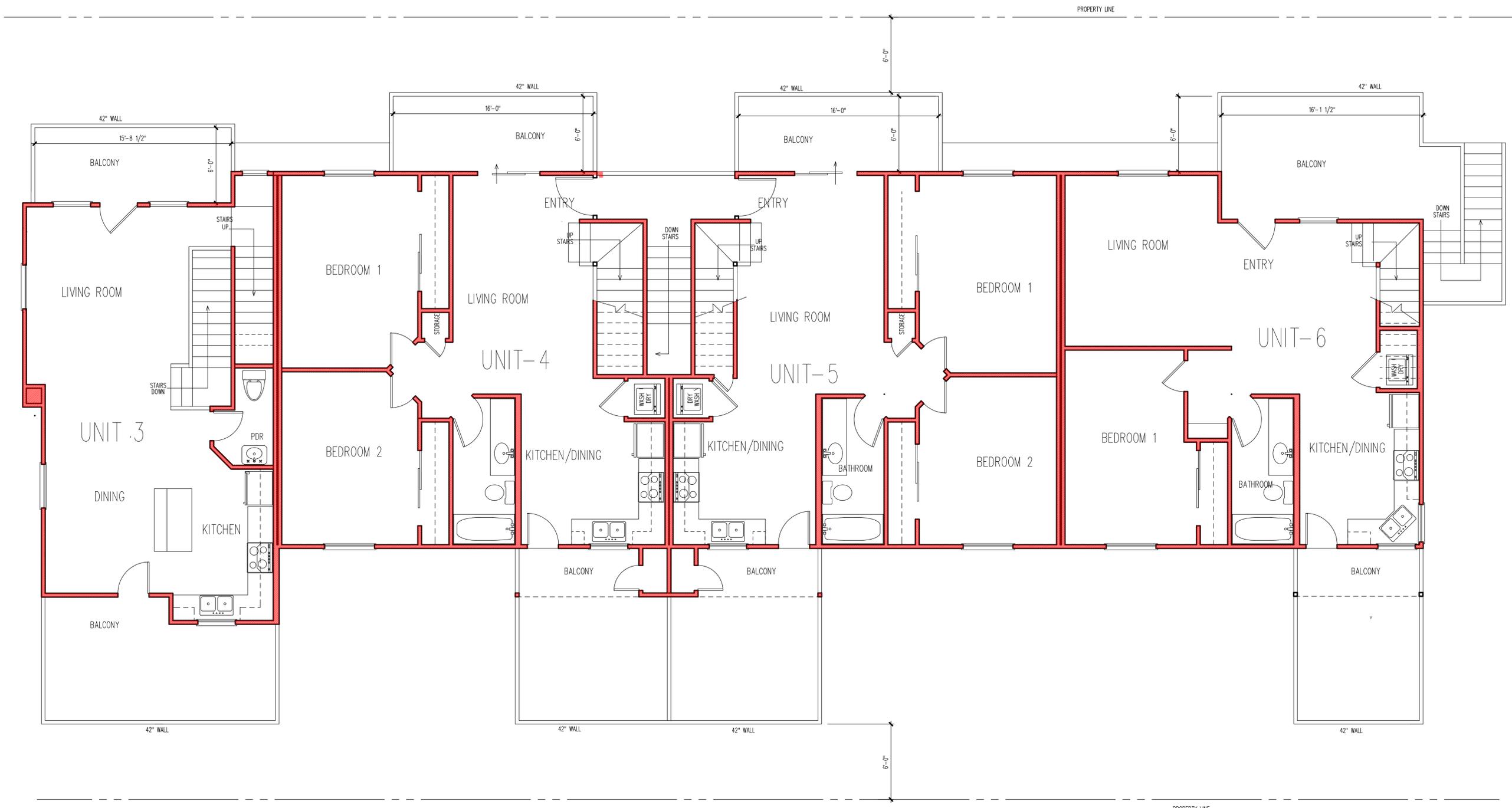


REVISIONS:

JOB # 20111

DATE: 02-21-2020

SHEET



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93201



REVISIONS:

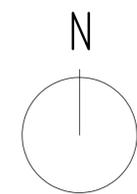
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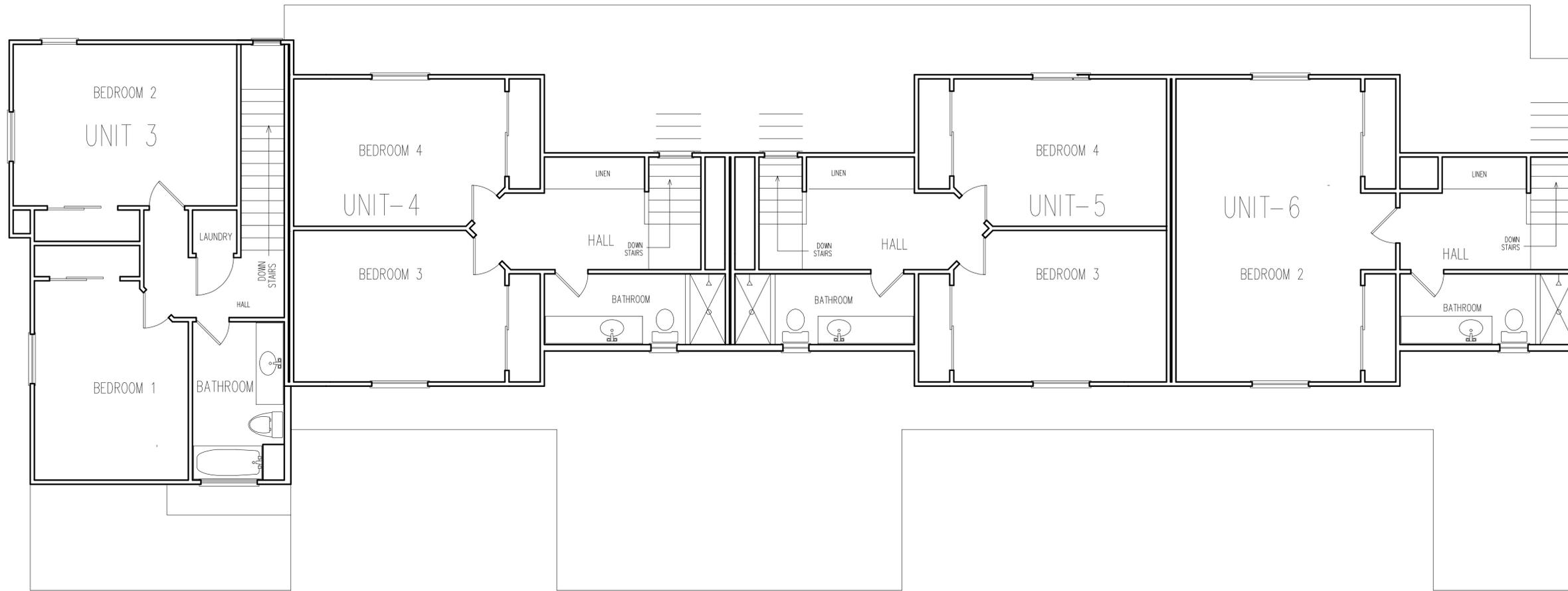
DATE: 02-21-2020

SHEET

SECOND FLOOR PLAN

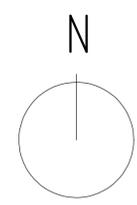
SCALE 1/4" = 1'-0"





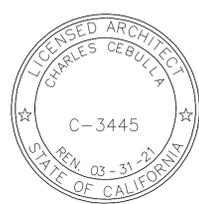
THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"



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P.O. BOX 42
PISMO BEACH, CA 93446
PH(805) 473-1298
FAX (805) 473-8203
www.cebullaassociates.com

PROJECT:
515 LOS OLIVOS APARTMENTS
OWNER
STEVE JOHNSON
314 WEST COTA STREET
SANTA BARBARA, CA.
93201



REVISIONS:

JOB # 20111

DATE 02-21-2020

SHEET



FRONT ELEVATION

SCALE 1/8" = 1'-0"



BACK ELEVATION

SCALE 1/8" = 1'-0"

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P.O. BOX 42
PISMO BEACH, CA 93448
PH: 805 440-5016

PROJECT:

515 LOS OLIVOS APARTMENTS

OWNER:

STEVE JOHNSON
314 WEST COTA STREET
SANTA BARBARA, CA.
93201



REVISIONS:

JOB # 19133

DATE: 02-20-20

SHEET

5



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Front Duplex



BACK ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

Rear 4plex



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

CEBULLA ASSOCIATES

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PISMO BEACH, CA 93446
PH: 805 440-5016

PROJECT:

515 LOS OLIVOS APARTMENTS

OWNER:

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SANTA BARBARA, CA.
93201



REVISIONS:

JOB # 19133

DATE: 02-20-20

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6



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PROJECT:

515 LOS OLIVOS APARTMENTS

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93201



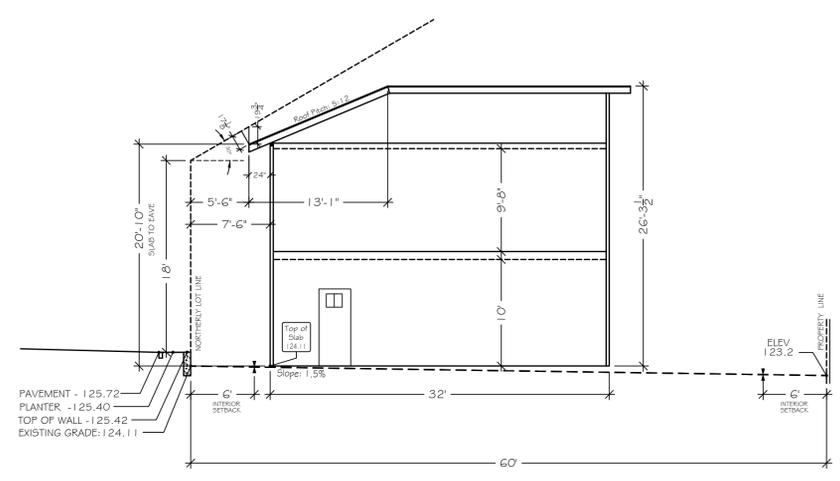
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JOB # 19133

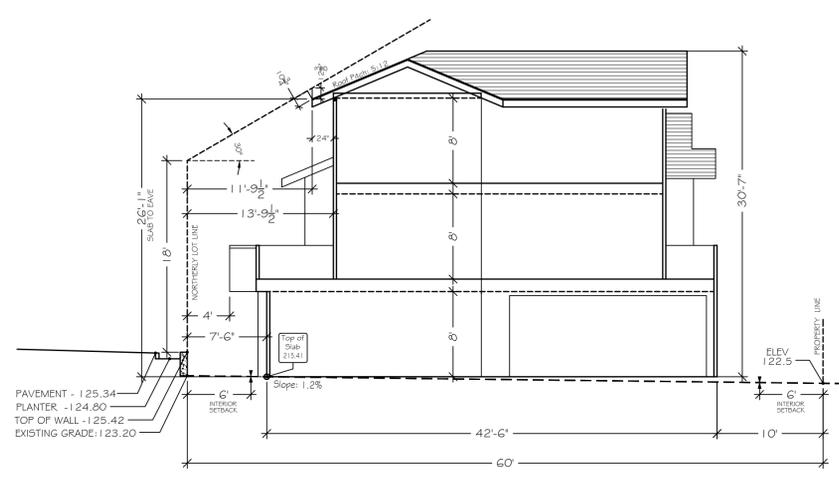
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SHEET

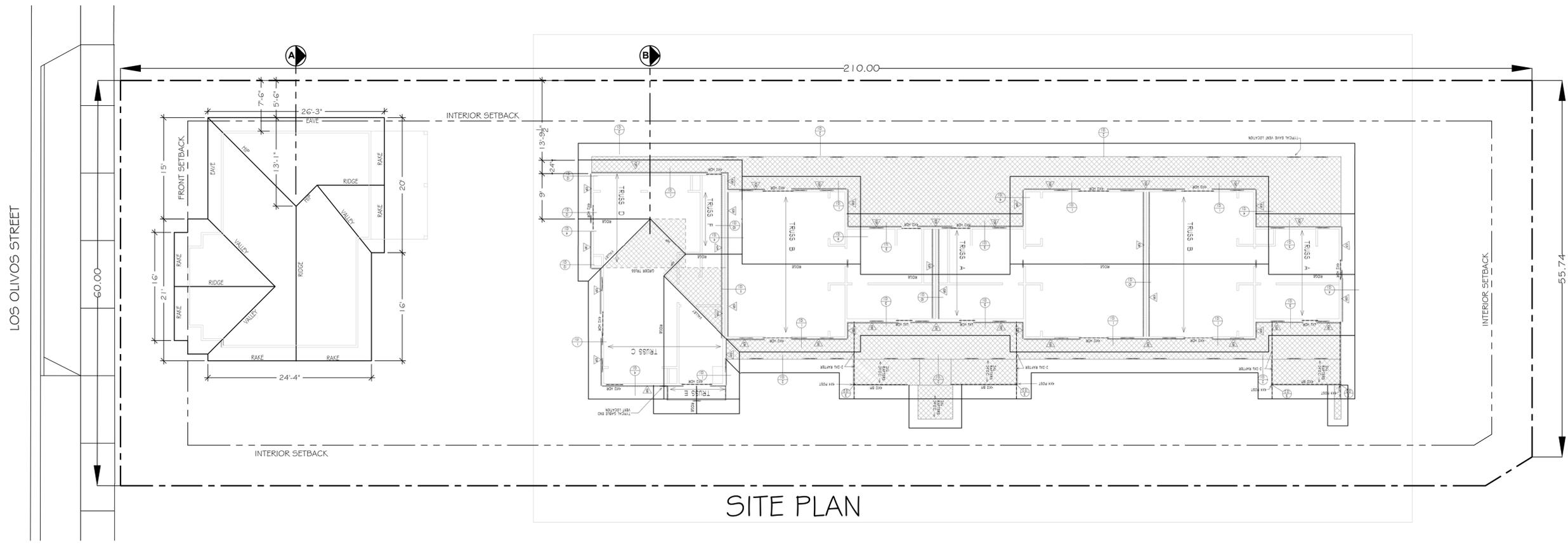
7



SOLAR ACCESS ANALYSIS
(PER SBMC Chapter 28.11)
DUPLEX SECTION AT "A"
515 LOS OLIVOS STREET
SANTA BARBARA



SOLAR ACCESS ANALYSIS
(PER SBMC Chapter 28.11)
FOURPLEX AT SECTION "B"
515 LOS OLIVOS STREET
SANTA BARBARA

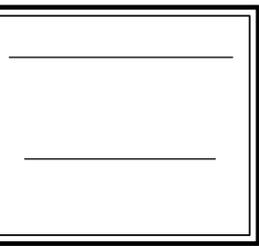
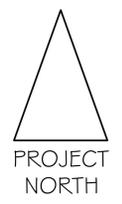


SITE PLAN

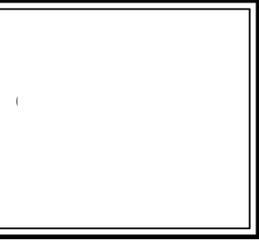
Solar Access
515 W. Los Olivos Street
Santa Barbara, CA 93105
APN: 025-21-003



SCALE = 1/8" = 1'-0"
Latitude: 34° 25' 36.84" N
Longitude: 119° 43' 23.74" W

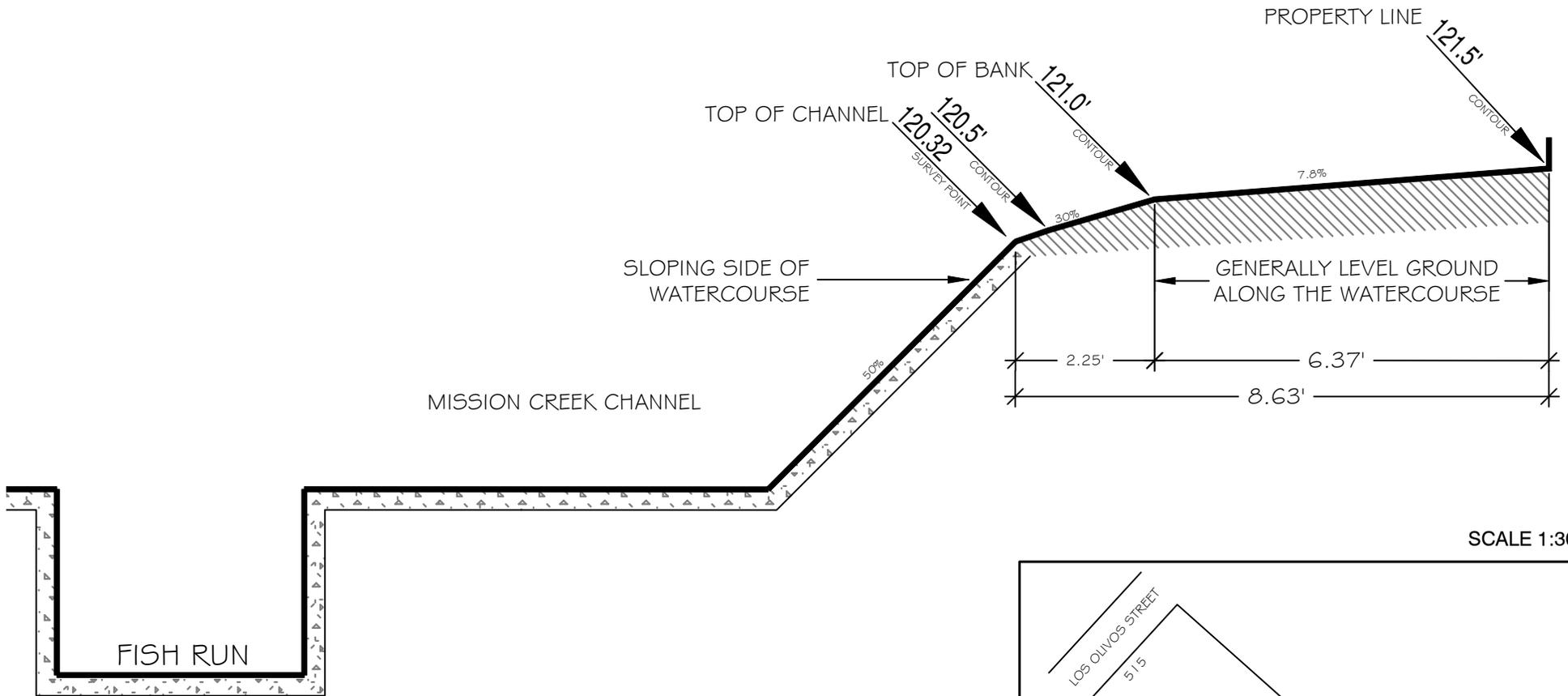


515 W. Los Olivos
Apartments
OWNER
Steve Johnson
314 W. Cota Street
Santa Barbara
CA 93201



REVISIONS

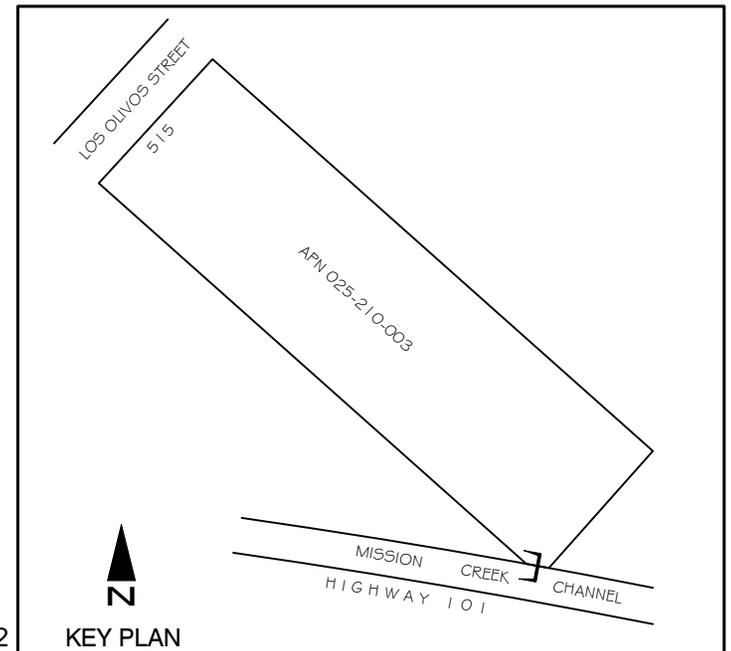
JOB #
DATE: 4-28-21
SHEET NO.
Solar Access



SCALE 1:30

**SECTION THROUGH MISSION CREEK
 AT 515 LOS OLIVOS STREET, SANTA BARBARA**
 BASED ON SURVEY BY LES EVERARD LLS, APRIL 2020

EXHIBIT B 11/18/22



KEY PLAN

Santa Barbara Municipal Code

Section 30.140.050 Development Along Mission Creek.

A. **Purpose.** The purpose of this section is to provide controls on development adjacent to the bed of Mission Creek within the City of Santa Barbara. These controls are necessary:

1. To prevent undue damage or destruction of developments by flood waters;
2. To prevent development on one parcel from causing undue detrimental impact on adjacent or downstream properties in the event of flood waters; and
3. To protect the public health, safety and welfare.

B. **Applicability.** No person may construct, build, or place a development within the area described in Subsection 30.140.050.C, Development Limitation Area, unless said development has been previously approved as provided in Subsection 30.140.050.E, Approval Required. The development must also comply with the City of Santa Barbara's adopted Floodplain Management regulations.

C. **Development Limitation Area.** The limitations of this section shall apply to all land within the area of the Mission Creek watercourse pursuant to Section 30.15.040, Determining Area of a Watercourse, and all land located within 25 feet of the top of either bank of Mission Creek within the City of Santa Barbara.

D. **Development Defined.** Development, for the purposes of this section, shall include any structure requiring a building permit; the construction or placement of a fence, wall, retaining wall, steps, deck (wood, rock, or concrete), or walkway; any grading; or, the relocation or removal of stones or other surface which forms a natural creek channel.

E. **Approval Required.** Prior to construction of a development in the area described in Subsection 30.140.050.C, Development Limitation Area, the property owner shall obtain approvals as follow:

1. Any development subject to the requirement for a building permit shall be reviewed and approved by the Community Development Director or the Planning Commission on appeal, prior to the issuance of a building permit.
2. Any development not requiring a building permit shall be reviewed and approved by the Community Development Director, or the Planning Commission on appeal. A description of the development shall be submitted showing the use of intended development, its location, size and manner of construction.

F. **Development Standards.** No development in the area subject to this section shall be approved unless it is found that it will be consistent with the purposes set forth in Subsection 30.140.050.A, Purpose.

1. The Community Development Director, or the Planning Commission on appeal, shall consider the following in determining whether the development is consistent with Subsection 30.140.050.A, Purpose:

a. That the proposed new development, additions, alterations, and improvements, will not significantly reduce existing floodways, realign stream beds or otherwise adversely affect other properties by increasing stream velocities or depths, or by diverting the flow, and that the proposed new development will be reasonably safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

b. That proposed reconstruction of structures damaged by fire, flood or other calamities will comply with Subparagraph 1.a above, or be less nonconforming than the original structure and will not adversely affect other properties.

c. The report, if any, of a qualified soils engineer or geologist and the recommendations of the Santa Barbara County Flood Control and Water Conservation District.

d. Whether denial of approval would cause severe hardship or prohibit the reasonable development and use of the property.

2. The Community Development Director, or the Planning Commission on appeal, may consider the following factors as mitigating possible hazards which might otherwise result from such development:

a. Where the development is located on a bank of the creek which is sufficiently higher than the opposite bank to place the development outside a flood hazard area.

b. Where the creek bed adjacent to the development is sufficiently wide or the creek bank slope sufficiently gradual that the probability of flood hazard is reduced.

c. Where approved erosion or flood control facilities or devices have been installed in the creek bed adjacent to the development.

d. Where the ground level floor of the development is not used for human occupancy and has no solid walls.

e. Where the development is set on pilings so that the first occupied floor lies above the 100-year flood level, and such pilings are designed to minimize turbulence.

3. The Staff Hearing Officer, or the Planning Commission on appeal, may grant a Modification to required Open Yards or setbacks required by the applicable zone, pursuant to Chapter 30.250, Modifications, in order to enable a structure to comply with the Development Limitation Area in Subsection 30.140.050.C, or to be relocated to a safer or more appropriate location on the lot.

G. Procedures. The following procedures shall apply to developments in the area defined in Subsection 30.140.050.C, Development Limitation Area:

1. All applicants shall receive an environmental assessment.
2. All applications shall be referred to the Santa Barbara County Flood Control and Water Conservation District and the City Parks and Recreation Department Creeks Division for review and comment.
3. Upon completion of the above review and comment, the proposed development shall be reviewed by the Community Development Director as provided in Subsection 30.140.050.E, Approval Required. The Community Development Director shall give the applicant and any other person requesting to be heard, an opportunity to submit oral or written comments prior to a decision. The Community Development Director shall send by mail notice of the decision to the applicant. The decision of the Community Development Director shall be final unless appealed by the applicant or any interested person to the Planning Commission within 10 days by the filing of a written appeal with the Community Development Department. The Community Development Department shall schedule the matter for a noticed public hearing by the Planning Commission pursuant to 30.205, Common Procedures. The decision of the Planning Commission shall be final.