PROJECT INFORMATION

ADDRESS: 3968 VIA LUCERO
SANTA BARBARA, CA

OWNER: ESSEX PROPERTY TRUST INC.
21860 BURBANK BOULEVARD, SUITE 250
WOODLAND HILLS, CA 91367
PHONE: 818.933.0673
CONTACT: CRUZ RIVAS

DESIGNER: LUIS D MOLINA, PE
M6 CONSULTING INC.
4165 E. THOUSAND OAKS BLVD., STE 355
WESTLAKE VILLAGE, CA 91362
PHONE: 805.379.1015
EMAIL: LUIS@M6CONSULTINGINC.COM

APN: 057-232-022
ZONE DISTRICT: R-M/USS
GENERAL PLAN: UPPER STATE; HOPE
TYPE OF CONST.: VB
OCCUPANCY GROUP: R-2

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ENERGY CODE
WITH COUNTY OF SANTA BARBARA LOCAL AMENDMENTS

LOT SIZE (ACRES): 0.49
LOT SIZE (SF): 21,361.86 SF
AVERAGE SLOPE: 1.5%

SCOPE OF WORK: ENCLOSE EXISTING 50 SF STORAGE AREA WITH (N) NONBEARING EXTERIOR STUD WALL AND (N) 3'x 6-8" SOLID CORE DOOR WITH 1-3/8" THICKNESS TO CREATE (N) FULLY ACCESSIBLE UNISEX RESTROOM. CONSTRUCT (N) 4" THICK CONCRETE LANDING AND ACCESS AISLE STRIPING WITH A MAXIMUM 2% SLOPE AWAY FROM THE BUILDING. CONNECT (N) 3" SEWER LINE TO EXISTING SEWER. LEGALIZE 210 SF EXISTING UNPERMITTED TRASH ENCLOSURE FACILITY.

AREA OF REMODEL: 50 SF

HIGH FIRE AREA: NO
FIRE SPRINKLERS: NONE

BUILDING AREA BREAKDOWN:

	EXISTING (S.F.)	PROPOSED (S.F.)	ADDITION(S.F.)
1ST FLOOR BUILDING AREA	6521.54	6571.54	50
2ND FLOOR BUILDING AREA	7062.74	7062.74	0
TOTAL	13,584.28	13,634.28	50

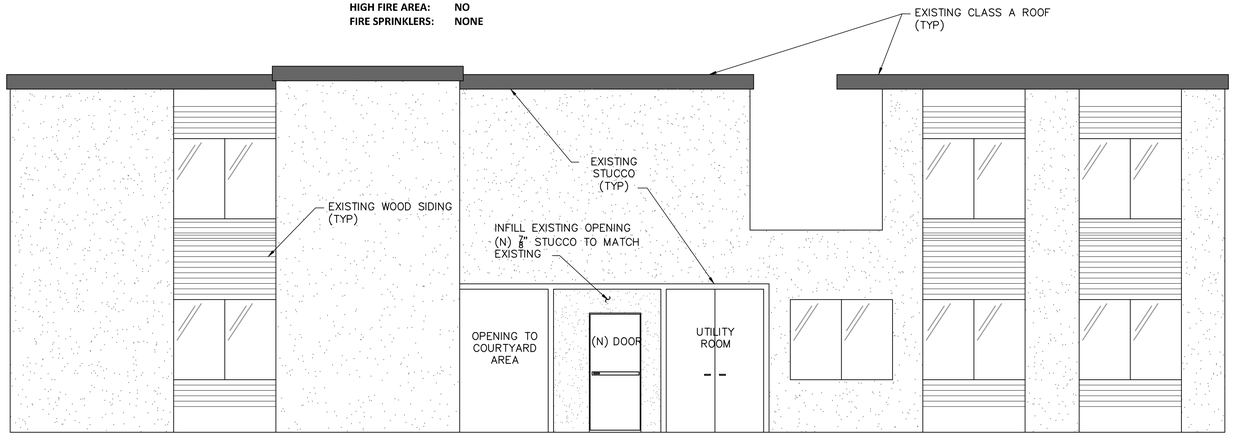
PARKING:

REQUIRED PARKING: 20 UNCOVERED SPACES
EXISTING PARKING: 22 UNCOVERED SPACES
PROPOSED PARKING: 21 UNCOVERED SPACES

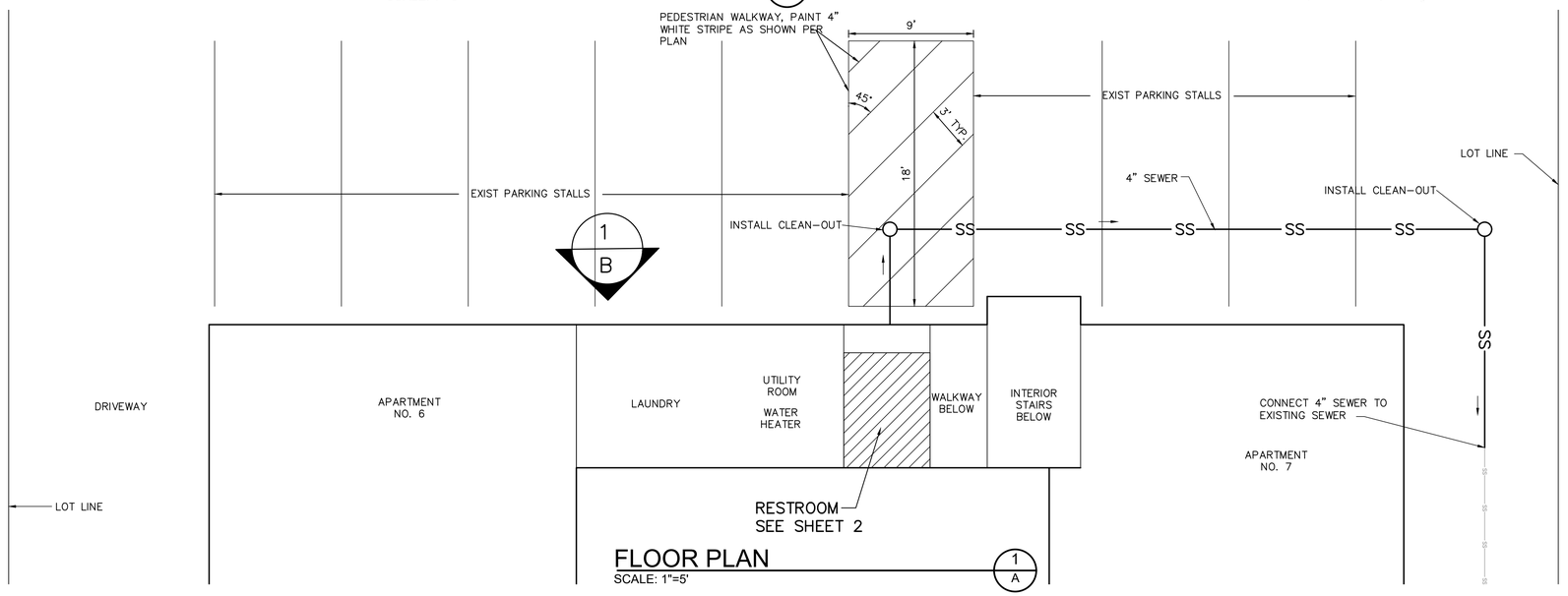
NOTE:
(1) EXISING PARKING SPACE IS TO BE REMOVED AND USED AS AN ACCESS AISLE.

THE EXISTING AND PROPOSED AREA OF IMPERVIOUS REMAIN UNCHANGED. ALL IMPROVEMENTS ARE WITHIN THE EXISTING AREA OF IMPERVIOUS. THE FOLLOWING ARE AREA REPLACED IMPERVIOUS AREAS.

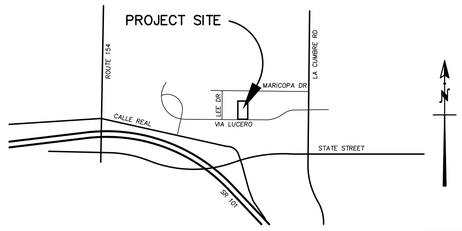
LOCATION	AREA OF REPLACED IMPERVIOUS AREA (SF)
RESTROOM CONC LANDING	50 (SF)
SEWER REPLACEMENT	68 (SF)



REAR BUILDING ELEVATION (1/B)
SCALE: 1"=5'



FLOOR PLAN (1/A)
SCALE: 1"=5'



VICINITY MAP
NTS

PROPOSED BMP's

DOWNSPOUTS SHALL BE ROUTED TO ADJACENT PLANTERS.
DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATION.
SPLASH BLOCKS SHALL BE PROVIDED AT DOWNSPOUT OUTLETS.
OWNER SHALL ANNUALLY INSPECT AND MAINTAIN BMP's PURSUANT TO SBMC 22.87.050
SEE SITE PLAN ON THIS SHEET FOR APPROXIMATE DOWNSPOUT LOCATION.

TRASH ENCLOSURE GRANTED MINOR ZONING EXCEPTION TO ALLOW THE TRASH ENCLOSURE TO BE LOCATED IN INTERIOR SETBACK PER MST. 2017-00787.

ESSEX
PROPERTY TRUST, INC.

March 19, 2019

City of Santa Barbara
Community Development Department
Building and Safety Division
630 Garden Street
Santa Barbara, CA 93101

Re: **Permit Application # BLD2018-01589**
Hope Ranch Apartments, 3968 Via Lucero, Santa Barbara, CA ("*Property*")

To Whom It May Concern:

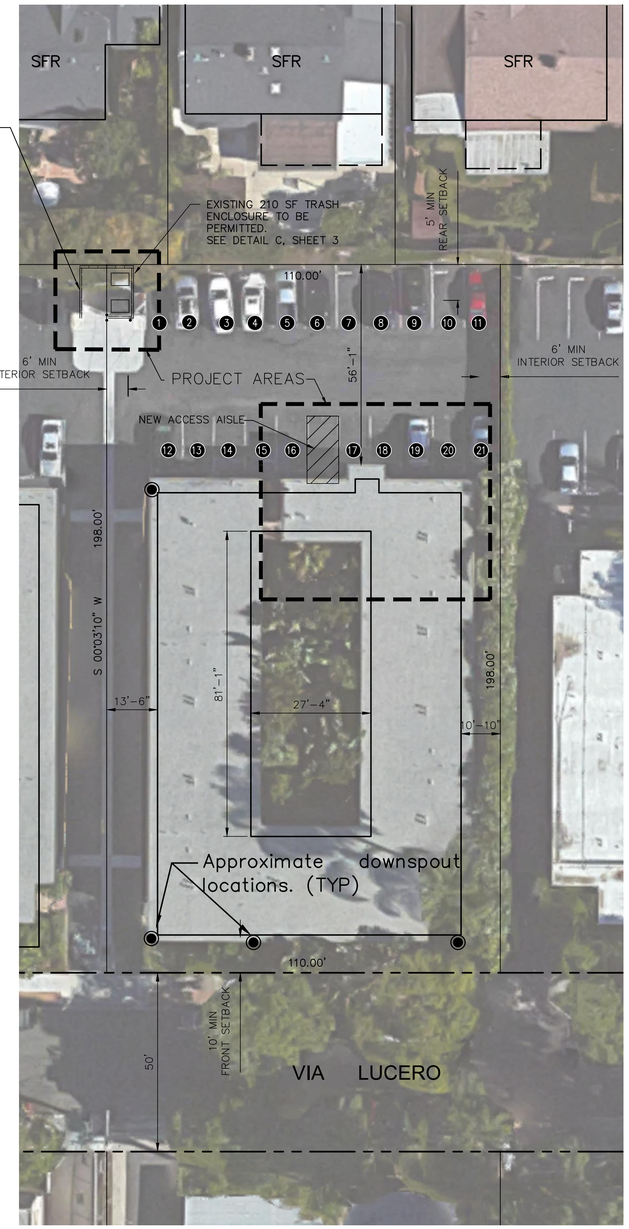
The undersigned, as Vice President of Essex Property Trust, Inc., a Maryland corporation, as general partner of Essex Portfolio, L.P., a California limited partnership, as owner of the Property ("*Owner*"), in connection with the proposed improvements under the above referenced Permit, hereby certifies to the City of Santa Barbara that Owner shall comply with the applicable Best Management Practices established in the City's storm water guidance manual for Disconnected Downspouts, including annual inspections, pursuant to Santa Barbara Municipal Code Section 22.87.050.

OWNER:

ESSEX PORTFOLIO, L.P.,
a California limited partnership

By: Essex Property Trust, Inc.,
a Maryland corporation,
its general partner

By: _____
Eric Hunston,
Vice President



RESTROOM SITE PLAN
SCALE: 1"=20'

Date	Revision	By

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21860 BURBANK BOULEVARD, SUITE 250
WOODLAND HILLS, CA 91367

PREPARED UNDER THE DIRECTION OF:
LUIS D. MOLINA, PE

DESIGN: LDM DATE: 06/24/22
DRAWN: LDM DATE: 06/24/22
CHECKED: LDM DATE: 06/24/22

REGISTERED PROFESSIONAL ENGINEER LUIS D MOLINA C 93230 CIVIL STATE OF CALIFORNIA

PREPARED BY:
m6 CONSULTING
m6 CONSULTING, INC
4165 E THOUSAND OAKS BLVD, SUITE 355
WESTLAKE VILLAGE, CA 91362

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SHEET 1 OF 3
DRAWING No.

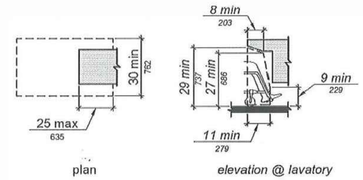


FIGURE *11B*-306.3
KNEE CLEARANCE

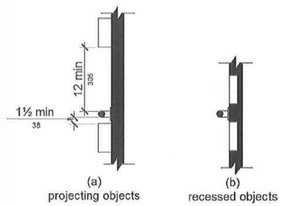


FIGURE *11B*-609.3
SPACING OF GRAB BARS

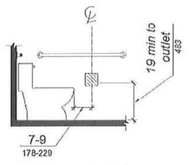


FIGURE *11B*-604.7
DISPENSER OUTLET LOCATION

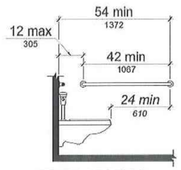


FIGURE *11B*-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

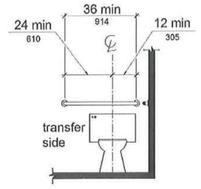


FIGURE *11B*-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

BATHROOM NOTES:

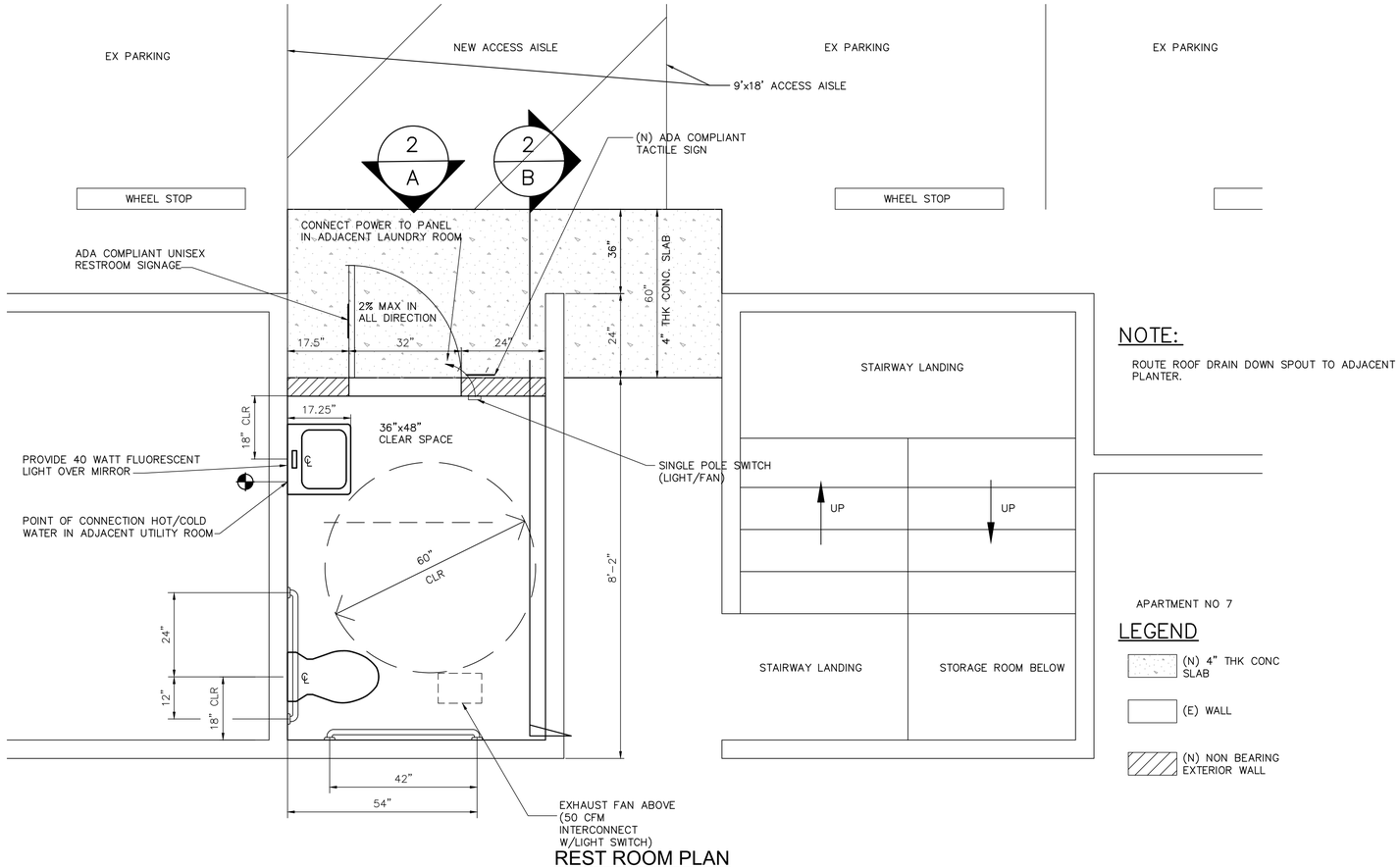
1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ON THE WALLS AT LEAST 4 INCHES.
2. WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES AND, EXCEPT FOR STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
3. PROVIDE LIGHTING CONTROL FOR AUTOMATIC SHUTOFF WHEN THE RESTROOM IS UNOCCUPIED. CEnC 130.1 (C).

DOOR SCHEDULE

	SIZE	THICKNESS	TYPE
RESTROOM DOOR	32"x 6'-8"	1¾"	SOLID CORE DOOR

NOTE:

1. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.
2. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground.
3. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.
4. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.
5. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.
6. Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.



NOTE:

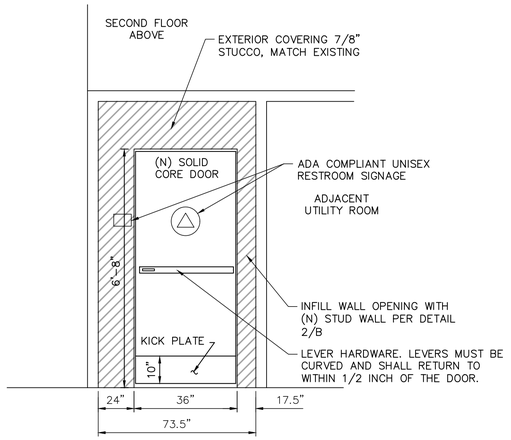
ROUTE ROOF DRAIN DOWN SPOUT TO ADJACENT PLANTER.

LEGEND

- (N) 4" THK CONC SLAB
- (E) WALL
- (N) NON BEARING EXTERIOR WALL

REST ROOM PLAN

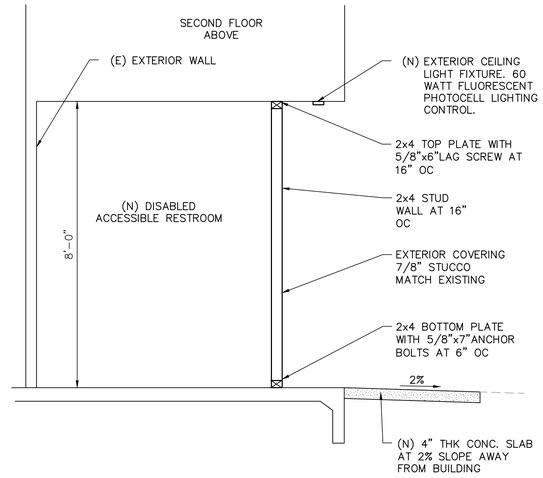
SCALE 1"=2'



ELEVATION VIEW

SCALE: 1"=5'

2
A



WALL DETAIL B-B

SCALE: NTS

2
B

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REGISTERED PROFESSIONAL ENGINEER · LUIS D MOLINA · C 93230 · CIVIL · STATE OF CALIFORNIA

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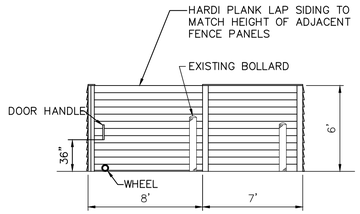
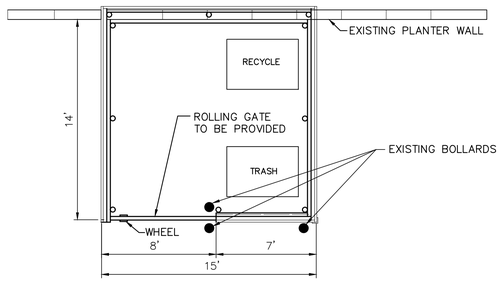
SHEET 2 OF 3
DRAWING No.

TRASH ENCLOSURE DEMOLITION NOTES:

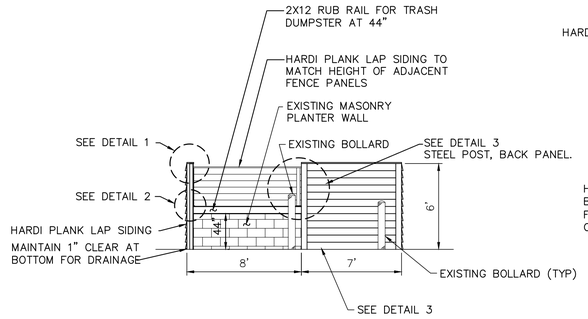
1. REMOVE EXISTING CHAIN LINK FENCE MESH AND WOOD PICKETS
2. PROTECT EXISTING VERTICAL AND HORIZONTAL TUBULAR STEEL FRAME MEMEBRS
3. PROTECT EXISTING BOLLARDS



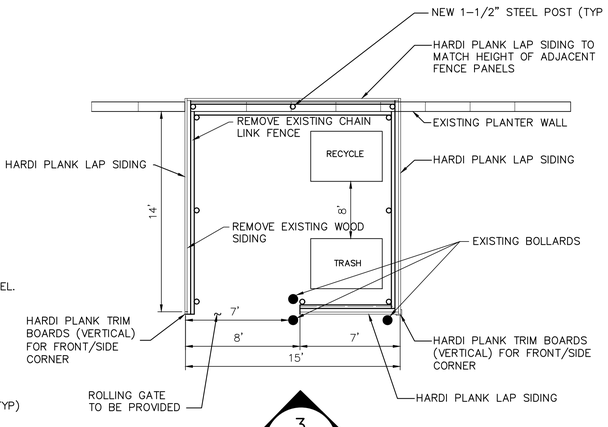
FRONT ELEVATION (GATE CLOSED) 3/F
SCALE: 1"=5'



PLAN VIEW (GATE CLOSED) 3/E
SCALE: 1"=5'

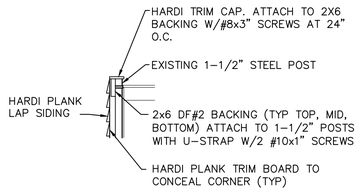


FRONT ELEVATION (GATE OPEN) 3/D
SCALE: 1"=5'

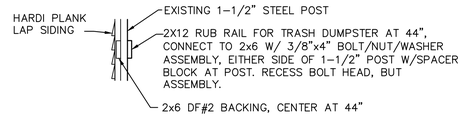


PLAN VIEW (GATE OPEN) 3/C
SCALE: 1"=5'

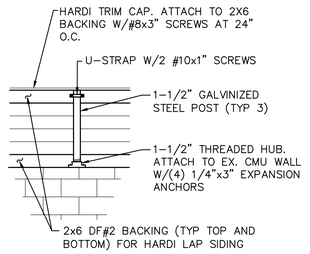
PROPOSED TRASH ENCLOSURE RENOVATION



DETAIL 1
NTS



DETAIL 2
NTS



DETAIL 3
NTS

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SHEET 3 OF 3
DRAWING No.

DESIGN REVIEW SUBMITTAL PHOTOS

ESSEX PROPERTY TRUST INC.
HOPE RANCH COLLECTION

3968 VIA LUCERO
SANTA BARBARA, CA

SUBMITTED TO:

CITY OF SANTA BARBARA
PLANNING DEPARTMENT

Site Location

The proposed 50 SF addition is located on 3968 Via Lucero and is part of the Essex Property Trust Hope Ranch Collection. The addition will be located on the first floor within the existing footprint of the building.

AREA OF WORK

Existing storage area is to be enclosed to create space for new ADA restroom.

REAR ELEVATION

The rear elevation will be the only elevation modified in the building. All other elevations are existing and will have no change.

EAST ADJACENT BUILDING

No change in set back to east adjacent building.

WEST ADJACENT BUILDING

No change in set back to west adjacent building.

STREET VIEW

Street view facing proposed building.

STREET VIEW

Street view showing structures across the street

Location of Trash Enclosure

The existing trash enclosure is located adjacent to the rear parking spaces and is detached from the buildings. This trash enclosure is an existing unpermitted structure to be legalized.

Rear Property Line (1 of 4)

The existing trash enclosure is shielded from view of the neighboring properties by garden walls, planters, tall trees and heavy vegetation. This can be shown consistently along the entire rear property line as seen in the following photos.

Rear Property Line (2 of 4)

Rear Property Line (3 of 4)

Rear Property Line (4 of 4)