



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 5, 2022
AGENDA DATE: May 12, 2022
PROJECT ADDRESS: 25 Las Alturas (PLN2021-00417)
TO: Planning Commission
FROM: Planning Division
 Allison De Busk, Senior Planner
 Robert Dostalek, Associate Planner, Email:
RDostalek@SantaBarbaraCA.gov

I. PROJECT DESCRIPTION

Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission review and approval of a Maximum Floor Area Modification is required to allow the development to exceed 85% of the maximum floor-to-lot area ratio (FAR) on a lot with an average slope greater than 30%. See Exhibits B and C for additional information.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

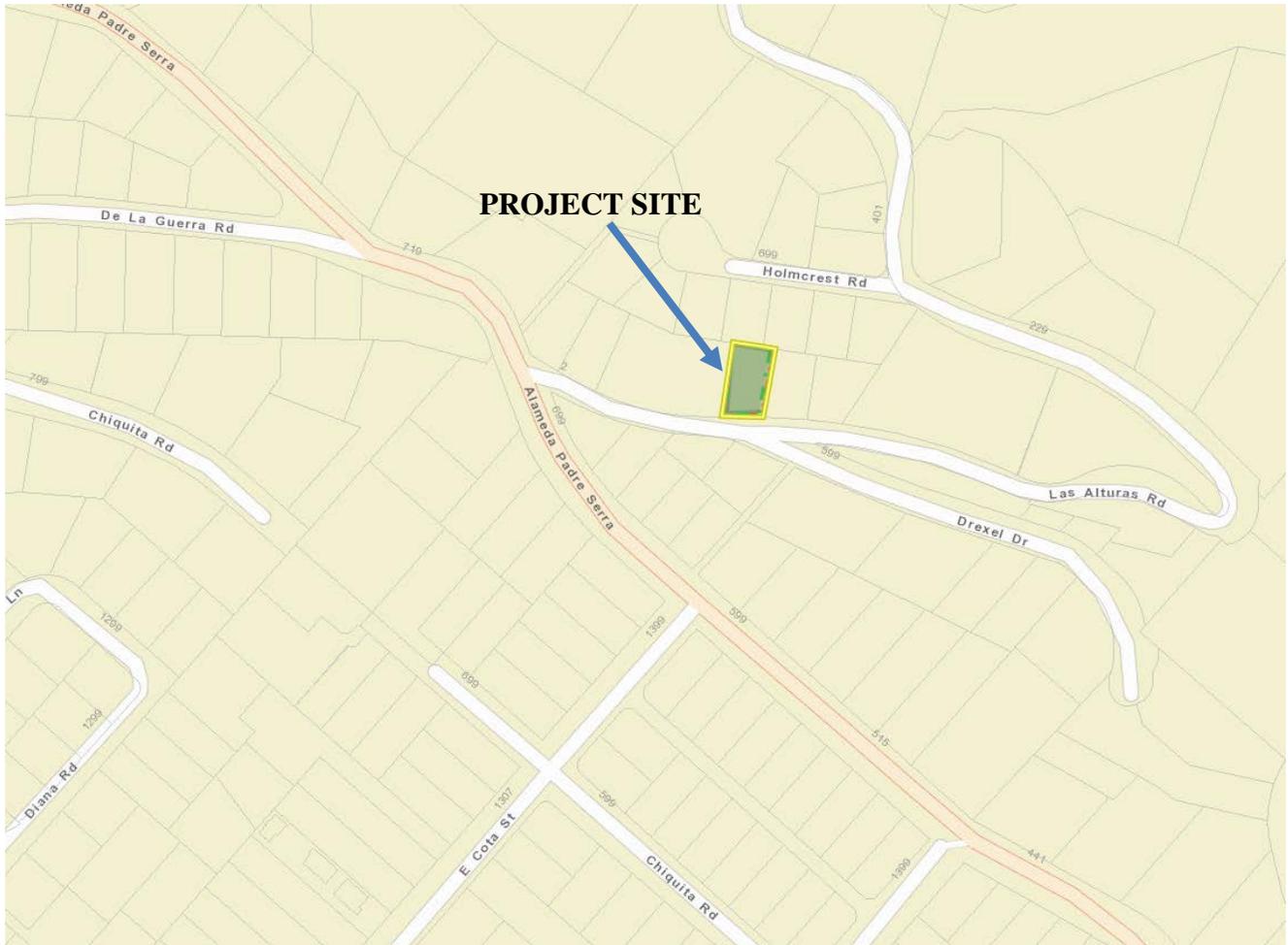
- A. A Maximum Floor Area (Floor-to-Lot Area Ratio) Modification of the net floor area standards prescribed by SBMC Table 30.20.030.A to allow 2,675 square feet of net floor area that would otherwise be precluded by SBMC §30.20.030.A.1.b.i (SBMC §30.250.020); and
- B. Design Review by the Single Family Design Board (SFDB) (SBMC §22.69.020.C.5).

APPLICATION DEEMED COMPLETE: March 17, 2022

DATE ACTION REQUIRED: June 15, 2022

III. RECOMMENDATION

If the FAR Modification is approved, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



25 Las Alturas Road Vicinity Map

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Fielding Featherson	
Property Owner:	T&D Schaberg Family Trust	
Site Information		
Parcel Number:	019-331-019	Lot Area: 6,098 square feet (0.14 acres)
General Plan: Low Density Residential (max. 3 du/ac)		Zoning: RS-15
Existing Use: Single Unit Residential		Topography: 37%
Adjacent Zoning/Land Uses		
North:	RS-15	Residential
East:	RS-15	Residential
South:	RS-15	Public Right-of-Way (Las Alturas Road)
West:	RS-15	Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,790 square feet	2,319 square feet
Garage/Carport	427 square feet	427 square feet
Detached Accessory Space	N/A	N/A

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	25 feet	12 feet*	No Change
-Interior (west)	10 feet	6 feet*	No Change
-Interior (east)	10 feet	6 feet*	No Change
-Interior (south)	10 feet	14.5 feet	No Change
Building Height	30 feet	18.5 feet	No Change
Parking	2 covered spaces	2 covered spaces (carport)	2 covered spaces (garage)
Open Yard	1,250 s.f.	1,250 s.f.	No Change
Floor-to-Lot Area Ratio (FAR)	1,200 + (0.25 multiplied by the net lot area) = Maximum Floor Area.	2,217 square feet 82% of maximum FAR	2,675 square feet** 99% of maximum FAR

*Nonconforming

**Modification requested

With the approval of the Modification described below, the project would meet the requirements of the Zoning Ordinance.

1. FAR MODIFICATION

The existing residence was originally constructed in 1964. The building has been altered, so it does not qualify as a historic resource. At 2,217 square feet, the existing residence is 82% of the maximum FAR.

Applicants are strongly encouraged to design a project that is less than 85% of the maximum FAR because it is more likely to be compatible with the surrounding neighborhood. However, there may be some project sites with special physical features, which, when combined with exceptional design, can accommodate a higher FAR and still be compatible with the neighborhood.

The subject project requires a FAR Modification because the proposed residence, following the additions, would exceed 85% of the allowable maximum floor area (proposed at 99% of the maximum FAR) and the average slope of the lot is 30% or greater (SBMC §30.20.030.A.1.b). In this case, the estimated slope of the subject lot is 37% per City data.

When proposals approach or exceed the maximum allowable FAR and building height, applicants are required to provide additional information. As a tool to aid in evaluating compatibility, data for the 20 closest lots surrounding the subject property are provided which show the sizes of the lots, the square footages of houses, and the FARs for comparison with the proposed project. The summarized data show a wide range of lot sizes and house sizes in the immediate area (Exhibit E). The proposed project ranks third largest in FAR and third largest in floor area. Photo documentation is also included in the project plans to aid in determining compatibility, and confirms that the proposed addition will not affect the existing Las Alturas Road streetscape or adversely affect public views.

Generally, projects over 85% of the maximum required FAR must also provide additional submittal information (e.g., story poles, visual aids). However, the Single Family Design Board (SFDB) exempted this project from story poles and other visual aids because they concluded that the proposed addition would be consistent with the neighborhood in size, bulk, and scale (see Design Review, Section IX below).

The existing residence sits on a relatively flat building pad approximately 25 feet above Las Alturas Road and the site gains access from a driveway easement across 11 Las Alturas Road. Vehicle maneuvering areas are also shared with the neighboring parcel to the west. The north (rear) portion of the lot contains the required 1,250 square feet of open yard and slopes upward toward lots that gain access from Holmcrest Road. In addition, portions of the existing residence are nonconforming as they encroach into the front setback and the east and west interior setbacks. These nonconformities are the result of the downzoning of the lot in 1975 from E-3 to E-1. At its closest point, the existing deck on the south side of the residence is approximately 12 feet from the front lot line

abutting Las Alturas Road. However, none of the proposed development would encroach into any required setback.

Unlike the relatively uniform city blocks in the downtown grid area, the Riviera neighborhood exhibits sporadically spaced lots and buildings with variable lot sizes and elevations. With the exception of the parcel immediately to the west at 11 Las Alturas, most of the surrounding parcels are of roughly equivalent size. However, four of the parcels that are accessed from Holmcrest Road are vacant. Although the total floor area of the subject residence would be greater than that of surrounding residential buildings, the design and massing of the second story addition would be harmonious with the project setting.

The proposed second story element would be located above the proposed garage that would be converted from a carport. This would position the second-story mass above the northernmost portion of the residence away from Las Alturas Road. At approximately 18.5 feet, the height of the new second-story addition would align with the height of the existing second-story element of the residence. The second-story addition would not block public views and would not be visible from Las Alturas Road or other prominent nearby public vantage points. Additionally, the project site is at a lower elevation in the Riviera neighborhood and the proposed (and existing) second-story addition would not silhouette above the ridgeline or against the open sky as viewed from a distance. Lastly, at 457 square feet, the proposed second story element is relatively minor and would not result in disproportionate bulk or mass when compared to the surrounding buildings in the neighborhood.

VI. ENVIRONMENTAL REVIEW

The project can be found categorically exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). None of the exceptions to use of the Categorical Exemption apply to the project.

VII. DESIGN REVIEW

This project was reviewed by the SFDB on February 28, 2022 (meeting minutes are attached as Exhibit D). At this meeting, the SFDB stated:

1. The Board is in support of the project as it relates to the requested Floor Area Modification.
2. The Board supports exempting the project from story poles and other visual aids as the proposed addition is consistent with the neighborhood in size, bulk, and scale.
3. No public views are being blocked and the addition is not visible from the street.
4. The project fits within the natural topography of the site and is consistent with the Hillside Design District Guidelines.
5. In general the Board has positive comments for the project in regard to the Neighborhood Preservation Findings.

VIII. FINDINGS

The Planning Commission finds the following:

A. FAR MODIFICATION FINDINGS

1. Not less than five members of the Single Family Design Board have voted in support of the Modification following a concept review of the project.

On February 28, 2022, the SFDB voted 5/0/1 in support of the FAR modification.

2. The subject lot has a physical condition (such as the location, surroundings, topography, or the size or dimensions of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood.

The existing residence became nonconforming to setbacks as a result of the downzoning from E-3 to E-1 in 1975 and the subject lot is constrained by topography with steep slopes immediately to the north and south of the otherwise relatively flat building pad. In addition, the lot relies on an easement over the neighboring parcel to the west for driveway access and vehicle maneuvering areas. As such, the lot is effectively “built out” with the existing first level building footprint occupying most of the developable area outside the required setbacks. Expanding the building footprint to the north would interfere with the required 1,250-square-foot open yard area and expanding the footprint to south, east, or west would likely require a Front and/or Interior Setback Modification.

3. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that comply with the floor area standard.

The subject lot is located at an intermediate elevation in the Riviera neighborhood and the proposed second story element will not project above the ridgeline or adversely affect views from surrounding public areas. Additionally, the orientation of the existing residence on the lot allows the massing of the proposed second story to be positioned toward the rear of the lot above the garage and between the existing second story element and hillside to the north. This, combined with a modest maximum height of approximately 18.5 feet, allows the project to be harmonious with the surrounding development in the neighborhood.

Exhibits:

- A. Draft Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated December 8, 2021
- D. SFDB Minutes of February 28, 2022
- E. Staff Memo to SFDB dated February 24, 2022

Contact/Case Planner: Robert Dostalek, Associate Planner
(Robert.Dostalek@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4552

DRAFT PLANNING COMMISSION CONDITIONS OF APPROVAL

25 LAS ALTURAS ROAD
MAXIMUM FLOOR AREA MODIFICATION
MAY 12, 2022

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Record any required documents (see Recorded Conditions Agreement section).
3. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney and Community Development Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 12, 2022 is limited to the conversion of the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project also includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout to the 1,790 square foot single-unit residence and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said

EXHIBIT A

landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.

5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**
 - a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 - b. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
2. **Community Development Department.**
 - a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in Condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
 - b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the 2020 Storm Water BMP Guidance Manual, pursuant to Santa Barbara

Municipal Code Chapter 22.87. The Owner shall demonstrate that the new development will comply with the City’s Storm Water requirements during the building permit submittal phase. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Creeks Division. Sufficient design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full-size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

D. **General Conditions.**

- 1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
- 2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

II. Time Limits:

NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Maximum Floor Area Modification shall terminate three (3) years from the effective date of the approval, per Santa Barbara Municipal Code §30.205.120, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

25 LAS ALTURAS

RESIDENTIAL REMODEL & ADDITION

Floor Area Ratio Calculations

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% MAX FAR (per the zoning Ordinance for "Residential FAR") and the 80% MAX FAR (per the zoning Ordinance for "Residential FAR"). Additionally, it will determine whether a FAR Modification is required. "Qualifying FAR" calculations are as outlined in the "Applicability" section of the Single Family Residential Design Guidelines, page 2-2.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** includes the net floor area of all stories of all buildings, but may or may not include basement/under floor area. For further clarification on these definitions please refer to SBMC §20.10.020 & §20.200. The form has not yet been updated for current Title 20 code designations, use SBMC §20.05.010 for conversion.

ENTER Project Address:	25 Las Alturas Road
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,675
ENTER Zone ONLY from drop-down list:	E-1
ENTER Net Lot Area (in sq. ft.):	6,098
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**
ENTER Average Slope of Lot:	39.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 800 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.439
Lot Size Range:	4,000 - 9,999 sq. ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq. ft.)
100% MAX FAR:	0.447
100% MAX FAR (in sq. ft.):	2,725
80% of MAX FAR (in sq. ft.):	2,316
80% of MAX FAR (in sq. ft.):	2,180
The 2675 square foot proposed total is 99% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR requirements are "Required" or "Optional".

Sheet Index

ARCHITECTURAL

T-Sheet, General

T.01 PROJECT DATA SHEET INDEX

Photo Sheets

G.01 PHOTO CONTEXT SHEETS
G.02 PHOTO CONTEXT SHEETS

Site Plans, Existing Conditions

SURVEY
A0.11 PROPOSED SITE PLAN

Plans

A1.10 MAIN LEVEL DEMO/PROPOSED PLANS
A1.20 UPPER LEVEL DEMO/PROPOSED PLANS
A1.30 ROOF LEVEL DEMO/PROPOSED PLAN

Elevations

A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS

Building Sections

A3.01 BUILDING SECTIONS

Project Description

PROPOSAL TO REMOVE EXISTING CARPORT AND BUILD A NEW 2-CAR GARAGE WITH A 468 SF GROSS SECOND STORY ADDITION.
REPLACE SOME (E) WINDOWS WITH SLIDERS AND REPLACE ALL OTHER WINDOWS WITH NEW WINDOWS THROUGHOUT THE HOME.
MINOR INTERIOR REMODEL TO RELOCATE LAUNDRY AND ADD A POWDER ROOM. RELOCATE DOOR IN (E) BATHROOM.

Project Data

OWNER INFO: Dan Schaberg
25 Las Alturas Rd
Santa Barbara, CA 93103
(805) 799-8222

PROJECT ADDRESS: 25 Las Alturas Rd
Santa Barbara, CA 93103

APN: 019-331-019

CITY: City of Santa Barbara

LEGAL JURISDICTION: City of Santa Barbara

ZONING DESIGNATION: RS-15 (SBMC TITLE 30)

GENERAL PLAN: LOW DENSITY RESIDENTIAL

AVERAGE SLOPE: 37%

LOT AREA: 0.14 ACRES / 6,098 SF

CONSTRUCTION TYPE: 1/98 SF

FLOOD PLAIN: NO

HIGH FIRE: YES, FOOTHILL

COASTAL ZONE: NO

OCCUPANCY: R-3

NUMBER OF STORIES: 2

BUILDING HEIGHT LIMIT: MAXIMUM: 30'0"
ACTUAL/PROPOSED: 18'6 1/2"

EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE

FLOOR AREA CALCULATIONS

	NET	GROSS
(E) PRIMARY RESIDENTIAL UNIT		
(E) 1ST FLOOR	1,168 SF	1,228 SF
(E) 2ND FLOOR	501 SF	547 SF
(E) 2-CAR CARPORT	427 SF	427 SF
(E) RESIDENCE TOTAL	2,146 SF	2,342 SF
DEMO SF:	427 SF	427 SF
(P) PRIMARY RESIDENTIAL UNIT*		
(P) 1ST FLOOR	72 SF	80 SF
(P) 2ND FLOOR	437 SF	498 SF
(P) RESIDENCE TOTAL	509 SF	588 SF
(P) CONVERT (E) 2-CAR CARPORT TO 2-CAR GARAGE	427 SF	430 SF
(E) TOTAL (2,146 SF) + (P) TOTAL (509 SF) = 2,675 SF	2,675 SF	2,830 SF

*INCLUDES PROPOSED STAIRWELL

PARKING CALCULATIONS

(E) PRIMARY RESIDENTIAL UNIT

EXISTING	PROPOSED	REQUIRED BY CODE	2 COVERED AT (E) CARPORT	2 COVERED AT (P) GARAGE
2	2	2	2	2

REQUIRED BY CODE: 2 COVERED PER SBMC § 30.175

TOTAL PARKING SPACES: 2 COVERED REQUIRED BY CODE

SWMP CALCULATIONS

PROPOSED NEW IMPERVIOUS AREA

	0 SF
FIRST FLOOR	0 SF
SECOND FLOOR	0 SF
ROOF	0 SF
TOTAL:	0 SF

PROPOSED REDEVELOPED/REPLACED IMPERVIOUS AREA

	0 SF
FIRST FLOOR	0 SF
SECOND FLOOR	0 SF
ROOF	785 SF
TOTAL:	785 SF

TOTAL OF NEW/REDEVELOPED IMPERVIOUS AREA: 785 SF

SWMP TIER DETERMINATION: TIER 2

PROPOSED REMOVED IMPERVIOUS AREA

	0 SF
FIRST FLOOR	0 SF
SECOND FLOOR	0 SF
ROOF	0 SF
TOTAL:	0 SF

Vicinity Map

Submittals / Revisions

DATE	DESCRIPTION
11.13.2021	PLANNING SUBMITTAL
11.13.2021	PLANNING RE-SUBMITTAL
11.13.2021	PLANNING SUBMITTAL #3
11.13.2021	SFDB - CONCEPT HEARING

PROJECT: 2101.00

PROJECT ADDRESS: 25 Las Alturas Rd
Santa Barbara, CA

OWNER CONTACT: Dan Schaberg
(805) 799-8222

Code Information

APPLICABLE BUILDING CODES:
01/19/2019 CPC, 01/19/2019 CSC, 01/19/2019 T24, 2019 GBC, 2019 CPC, City Ordinance Title 30

Code Information

APPLICABLE BUILDING CODES:
01/19/2019 CPC, 01/19/2019 CSC, 01/19/2019 T24, 2019 GBC, 2019 CPC, City Ordinance Title 30

AB design studio, inc.
222 E. HALEY STREET
SANTA BARBARA, CA 93101
224 BARRY AVE. STE 100
LOS ANGELES, CA 90044
Randy Chapman, P.E.
CCE DESIGN ASSOCIATES, INC.
7 W. FIGUEROA ST., SUITE 300
SANTA BARBARA, CA 93101
T: (805) 738-5434

NOT FOR REGULATORY APPROVAL. PERMITTING, OR CONSTRUCTION

PRINT DATE: 4/22/2022

PROJECT: 2101.00

25 LAS ALTURAS

T.01
PROJECT DATA SHEET INDEX



PANORAMIC PHOTO 17



AB design studio, inc.
 2224 HALEY STREET
 SANTA BARBARA, CA 93101

LAND SURVEYOR:
 RANDY CHAPMAN, P.E.
 CCE DESIGN ASSOCIATES, INC.
 7 W. FIGUEROA ST., SUITE 300
 SANTA BARBARA, CA 93101
 T: (805) 738-5434

Submittals / revisions

PRINT DATE: 4/22/2022

03.23.2021	PLANNING SUBMITTAL
03.23.2021	PLANNING RE-SUBMITTAL
03.23.2021	PLANNING SUBMITTAL #3
03.23.2021	SFDB - CONCEPT HEARING

Project Info
 PROJECT: 2101100
 25 LAS ALTURAS
 PROJECT ADDRESS:
 25 Las Alturas Rd
 Santa Barbara, CA
 OWNER CONTACT:
 Dan Schaberg
 (805) 799-8222



CONTEXT PHOTO 15



CONTEXT PHOTO 13



CONTEXT PHOTO 11



CONTEXT PHOTO 10



CONTEXT PHOTO 16



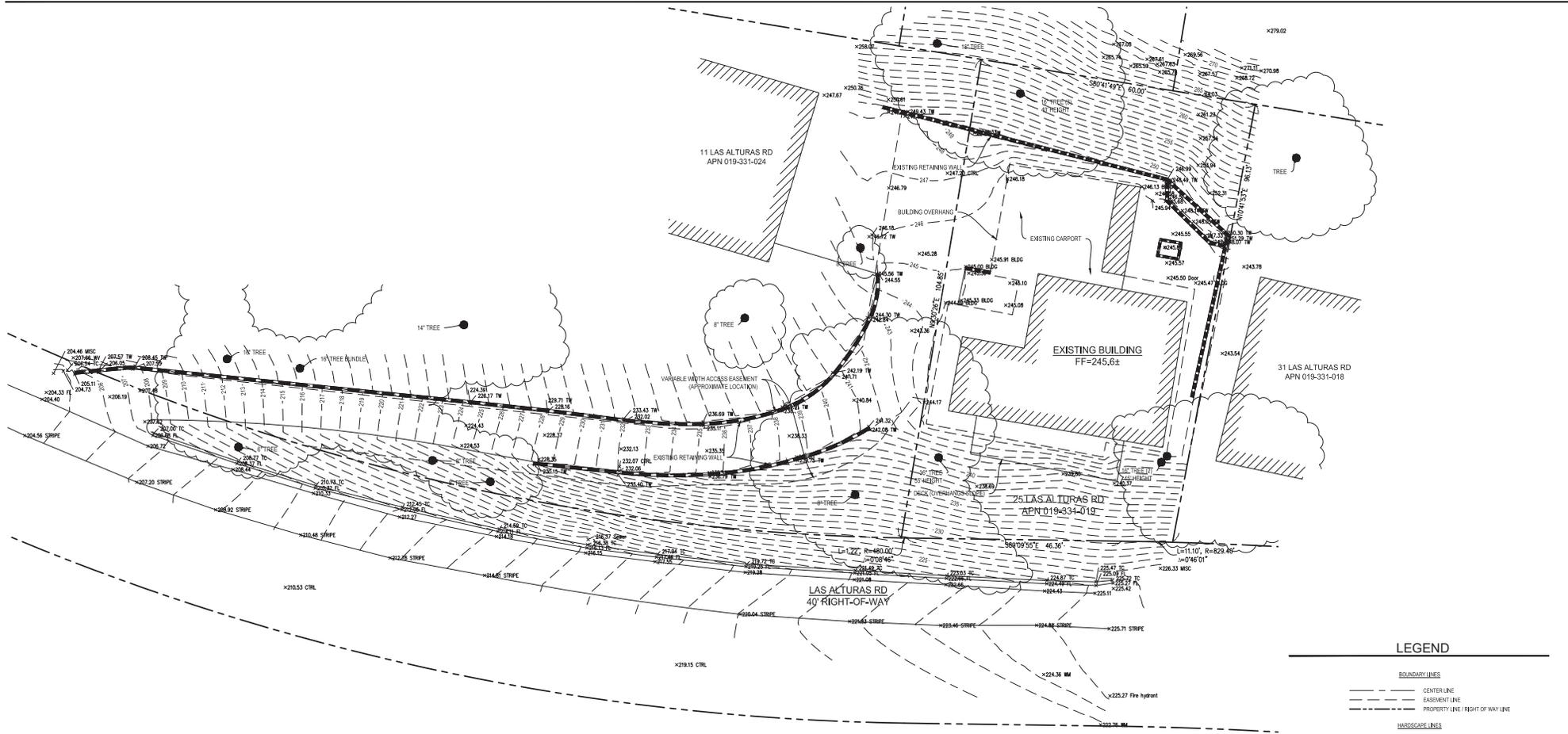
CONTEXT PHOTO 14



CONTEXT PHOTO 12



SITE AERIAL



SURVEY NOTES

- THIS SURVEY WAS PERFORMED ON JULY 16, 2021 AND IS BASED ON A COMBINATION OF AERIAL PHOTOGRAMMETRY AND GROUND TOPOGRAPHY.
- THE BOUNDARY SHOWN ON THIS SURVEY IS BASED ON EXISTING RECORD MAPS AND DOES NOT CONSTITUTE A BOUNDARY ESTABLISHMENT SURVEY. NO MONUMENTS WERE FOUND AS PART OF THIS SURVEY. THE BOUNDARY SHOWN HEREON IS A PRELIMINARY SURVEY FOR EXAMINATION PURPOSES ONLY AS NOTED IN THE CALIFORNIA BUSINESS AND PROFESSIONS CODE § 8781 (C).
- ELEVATIONS HEREON ARE BASED ON NAVD83.
- BENCHMARK: PAB.88, 2" BRASS DISK STAMPED "PAB.88", TOP OF CURB OF MOST NORTHERLY TRAFFIC ISLAND, 5-POINTS ROUNDABOUT, CENTERLINE OF SYCAMORE CANYON RD. ELEVATION=64.789
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS UNITS.
- UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM VARYING SOURCES. EXACT LOCATIONS, SIZES, AND/OR DEPTHS SHOULD BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.

ABBREVIATIONS

BLDG	BUILDING	OH	OVERHEAD UTILITIES
BNDY	BOUNDARY	POLE	POWER POLE
BSW	BACK OF SIDEWALK	RAIL	RAIL LINE
CTRL	CONTROL	ROW	RIGHT OF WAY
CONC	CONCRETE	SD CB	STORM DRAIN CATCH-BASIN
DIP	DUCTILE IRON PIPE	SD MB	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SKIN	SKIN
ELEC	ELECTRIC	SS MH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STRP	PARKING STRIPE
FENCE	FENCE	TC	TOP OF CURB
FF	FINISHED FLOOR	TBL	TELEPHONE
FH	FIRE HYDRANT	TOE	TOE OF SLOPE
FIBER	FIBER OPTIC	TOP	TOP OF SLOPE
FL	FLOOR LINE	TR	TREE
FL	FLOOR LINE	TW	TOP OF WALL
GB	NATURAL GAS	WM	WATER METER
GR	GRADE BREAK	WV	WATER VALVE
LIP	LIP OF GUTTER		

LEGEND

BOUNDARY LINES	
---	CENTER LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
LANDSCAPE LINES	
---	CURB
---	CURB & GUTTER
---	SEWER/PAV
---	FENCE
---	EDGE OF PAVEMENT
GROUND ELEMENTS	
---	MINOR CONTOUR
---	MAJOR CONTOUR
UTILITY ELEMENTS	
---	SANITARY SEWER
---	WATER
---	STORM DRAIN
---	GAS
---	FIRE HYDRANT
---	WATER VALVE
---	WATER METER
---	SEWER MANHOLE
---	STORM DRAIN STRUCTURE



Know what's below.
Call before you dig.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND TIES



REVISION	BY	NO	REVISION	BY	PLAN DATE
		1			JULY 2021
		2			
		3			
		4			
		5			
		6			



CCE DESIGN ASSOCIATES, INC.

CAMARILLO, 771 E. Daily Drive, Suite 120, Camarillo, CA 93010
 SANTA BARBARA, 7 W. Figueroa Street, Suite 300, Santa Barbara, CA 93101
 P.805.738.5434
 www.ccedesignassociates.com

RANDY CHAPMAN, P.E.



SCHABERG RESIDENCE

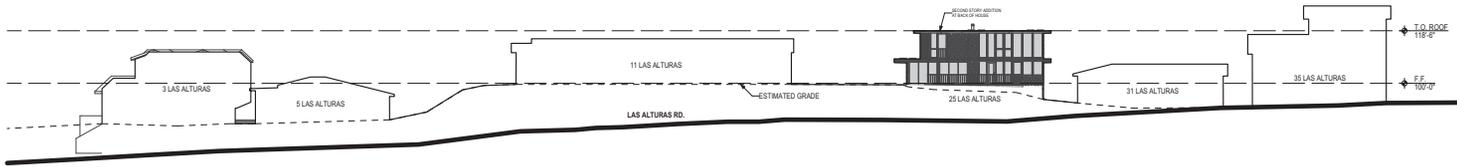
TOPOGRAPHIC SURVEY

25 LAS ALTURAS RD
 SANTA BARBARA, CA 93103

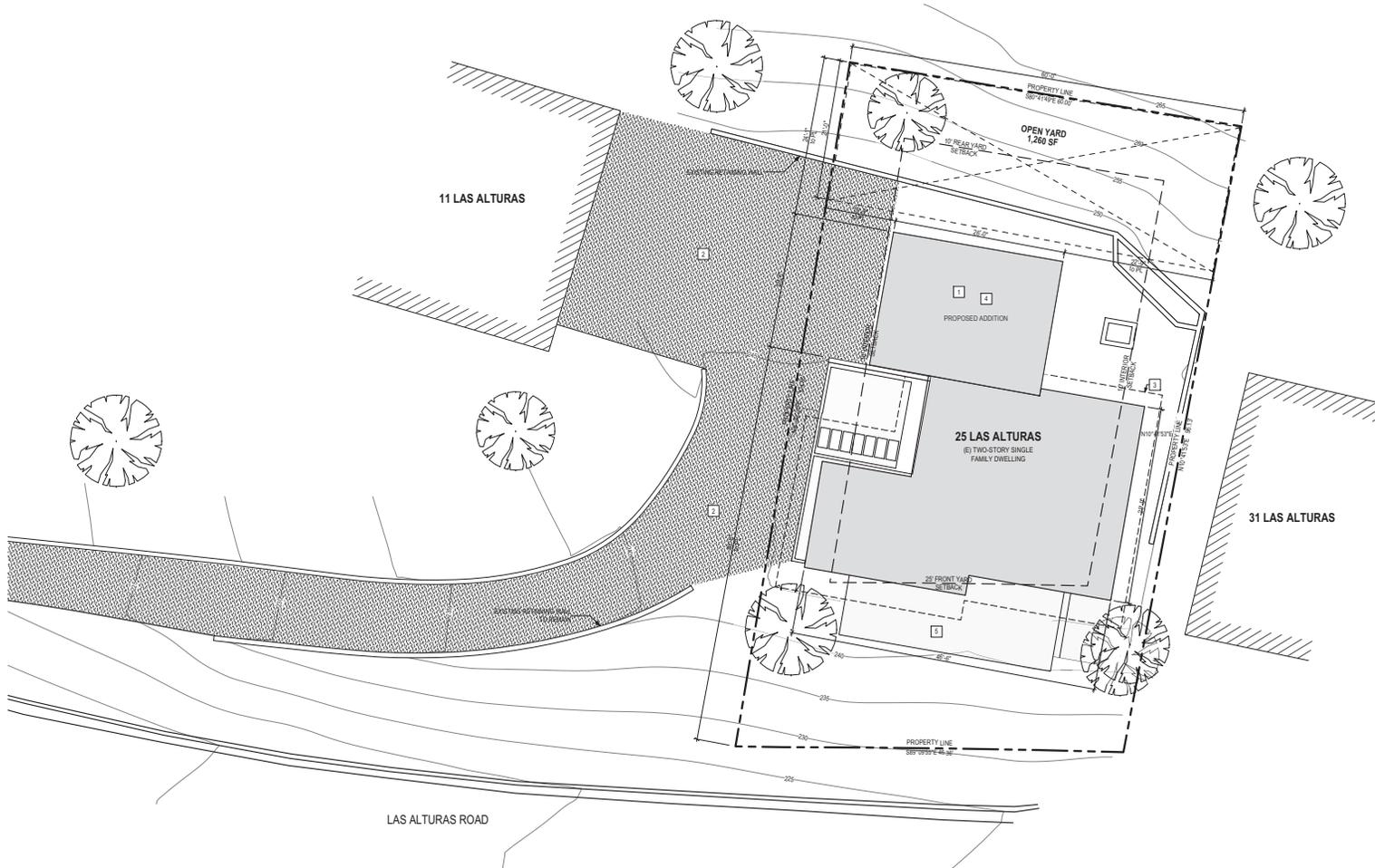
SHEET

1

OF 1 SHEETS



STREET SILHOUETTE 2
SCALE: 1" = 20'



PROPOSED SITE PLAN 1
SCALE: 1/8" = 1'-0"

(P) proposed site

- 1 PROPOSED GARAGE AT (E) COVERED CARPORT LOCATION
- 2 (E) ASPHALT DRIVEWAY
- 3 LINE OF ROOFING OVERHANG
- 4 AREA OF PROPOSED ADDITION
- 5 (E) DECK TO REMAIN

general notes

- 1. GRID LINES & DIMENSIONS ARE TO F.O. FRAMING U.N.O.
- 2. SEE LANDSCAPE PLANS FOR PLANT MATERIAL AND LOCATIONS.



AB design studio, inc.
 2215 STATE ST. STE 100 SANTA BARBARA, CA 93101
 224 HALEY STREET SANTA BARBARA, CA 93101
 224 HARRY AVE. STE 100 LOS ANGELES, CA 90044
 P R O J E C T I E A M

LAND SURVEYOR:
 RANDY CHAPMAN, P.E.
 CCE DESIGN ASSOCIATES, INC.
 7 W. FIGUEROA ST., SUITE 300
 SANTA BARBARA, CA 93101
 T: (805) 738-5434

submittals / revisions

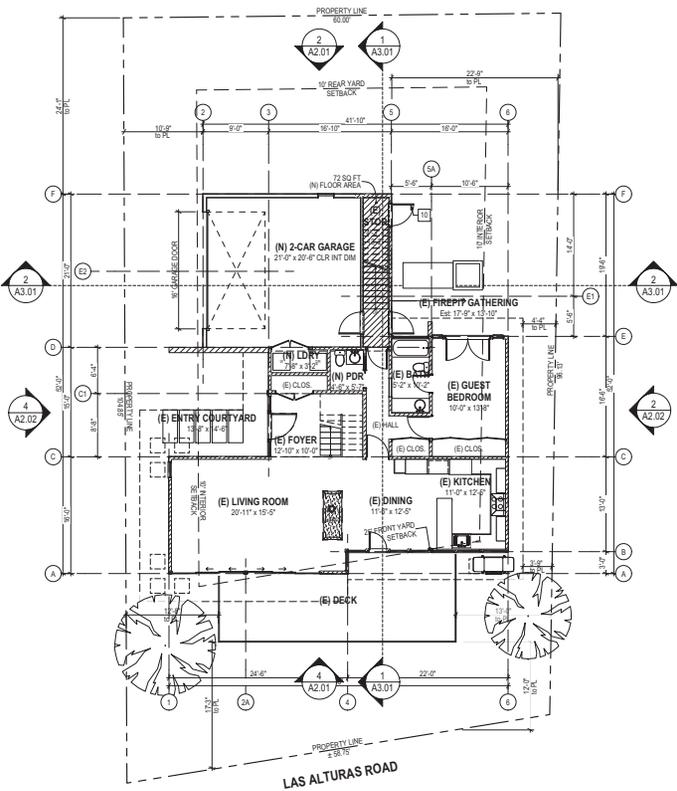
DATE	DESCRIPTION
4/22/2022	PRINT DATE: 4/22/2022
11.15.2021	PLANNING SUBMITTAL
11.15.2021	PLANNING RE-SUBMITTAL
11.15.2021	PLANNING SUBMITTAL #3
11.15.2021	SFDB - CONCEPT HEARING

Project Info

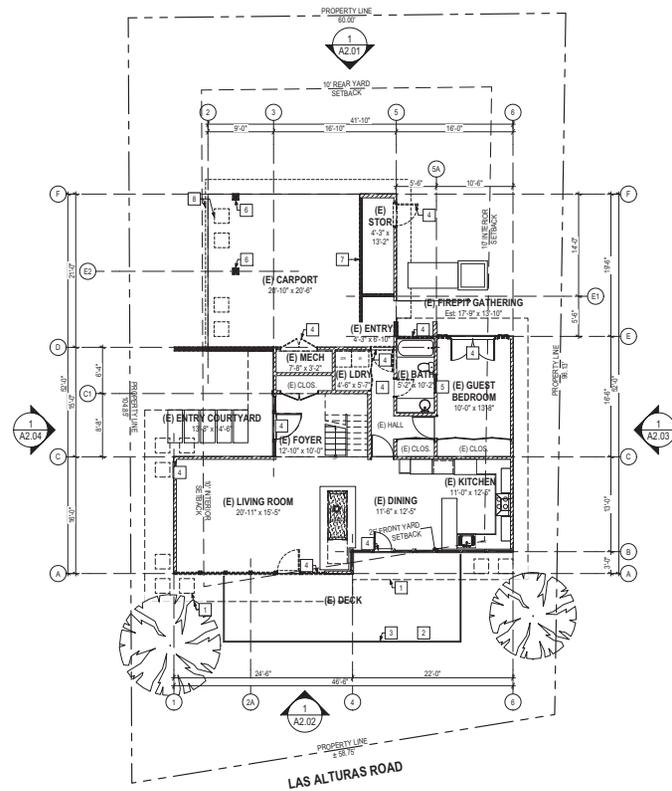
25 LAS ALTURAS
 PROJECT ADDRESS:
 25 Las Alturas Rd
 Santa Barbara CA
 OWNER CONTACT:
 Dan Schaberg
 (805) 799-8222



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" 2



EXISTING/DEMO MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0" 1

floor plan keynotes

- 1 (E) ROOF AND SKYLIGHT ABOVE TO REMAIN
- 2 (E) DECK TO REMAIN
- 3 (E) RAILING TO BE REPLACED
- 4 (E) EXTERIOR DOOR & WINDOWS TO BE REPLACED
- 5 (E) WALL TO BE DEMOLISHED FOR OPENING
- 6 (E) COLUMN TO REMAIN
- 7 (E) WALL TO BE DEMOLISHED
- 8 (E) ROOF AND SKYLIGHT TO BE REMOVED
- 9 (E) CONDENSOR TO REMAIN
- 10 (N) EXTERIOR DOOR
- 11 (E) ROOF TO REMAIN
- 12 (E) ROOF OVERHANG
- 13 (N) ROOF OVERHANG

general notes

1. ALL DIMENSIONS TO FACE OF FRAMING UNLESS NOTED.
2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
3. REFER TO A6.XX FOR EQUIPMENT PLAN AND SCHEDULE.
4. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
5. REFER TO SHEET A0.00 FOR WATERPROOFING DETAILS AND SPECIFICATIONS.

partition legend

NEW CONSTRUCTION

- (N) PARTIAL HEIGHT WINDOW (WITH SILL)
- (N) FLOOR TO CEILING WINDOW

EXISTING CONSTRUCTION TO BE DEMOLISHED

EXISTING CONSTRUCTION TO REMAIN

No Work This Area AREA NOT IN SCOPE

Extent of Work



AB design studio, inc.
 422 E. HALEY STREET
 SANTA BARBARA, CA 93101
 224 BARRY AVE. STE 100
 LOS ANGELES, CA 90044
 RANDY CHAPMAN, P.E.
 CCE DESIGN ASSOCIATES, INC.
 7 W. FIGUEROA ST., SUITE 300
 SANTA BARBARA, CA 93101
 T: (805) 738-5434

PRINT DATE: 4/22/2022

submittals / revisions

NO.	DATE	DESCRIPTION
1	11.13.2021	PLANNING SUBMITTAL
2	11.13.2021	PLANNING RE-SUBMITTAL
3	11.13.2021	PLANNING SUBMITTAL #3
4	11.13.2021	SFDB - CONCEPT HEARING

Project Info

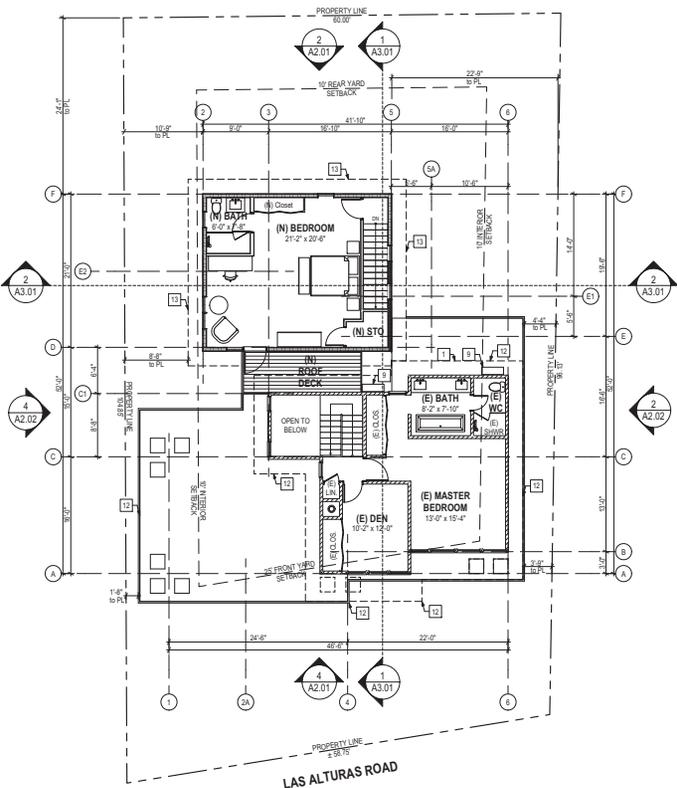
PROJECT: 2101.00

25 LAS ALTURAS

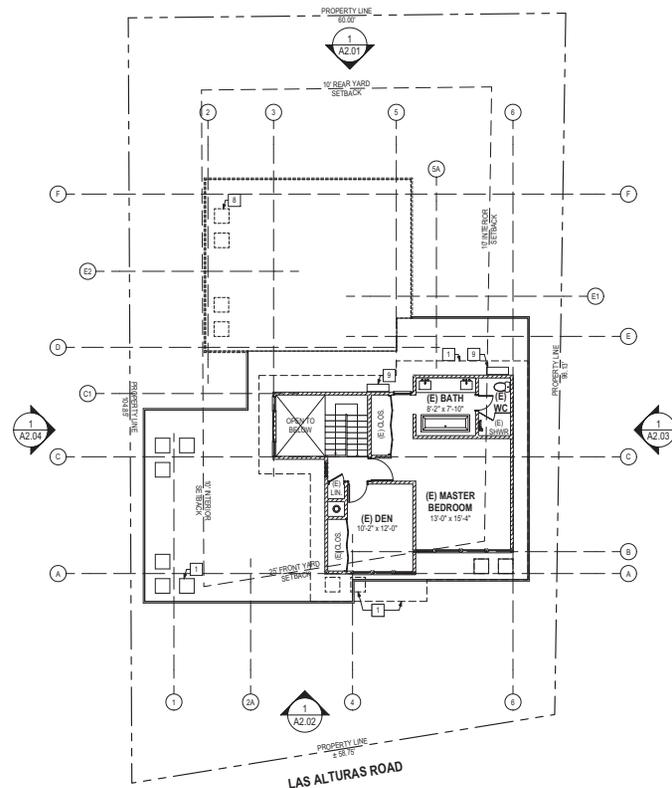
PROJECT ADDRESS: 25 Las Alturas Rd Santa Barbara CA

OWNER CONTACT: Dan Schaberg (805) 799-8222





PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" 2



EXISTING/DEMO UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0" 1

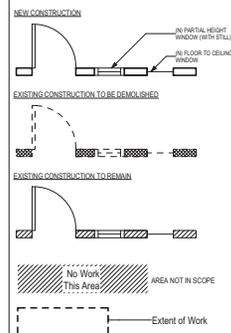
floor plan keynotes

- 1 (E) ROOF AND SKYLIGHT ABOVE TO REMAIN
- 2 (E) DECK TO REMAIN
- 3 (E) RAILING TO BE REPLACED
- 4 (E) EXTERIOR DOOR & WINDOWS TO BE REPLACED
- 5 (E) WALL TO BE DEMOED FOR OPENING
- 6 (E) COLUMN TO REMAIN
- 7 (E) WALL TO BE DEMOED
- 8 (E) ROOF AND SKYLIGHT TO BE REMOVED
- 9 (E) CONDENSOR TO REMAIN
- 10 (N) EXTERIOR DOOR
- 11 (E) ROOF TO REMAIN
- 12 (E) ROOF OVERHANG
- 13 (N) ROOF OVERHANG

general notes

1. ALL DIMENSIONS TO FACE OF FRAMING U.N.O.
2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
3. REFER TO A6 XX FOR EQUIPMENT PLAN AND SCHEDULE.
4. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
5. REFER TO SHEET A0.00 FOR WATERPROOFING DETAILS AND SPECIFICATIONS.

partition legend



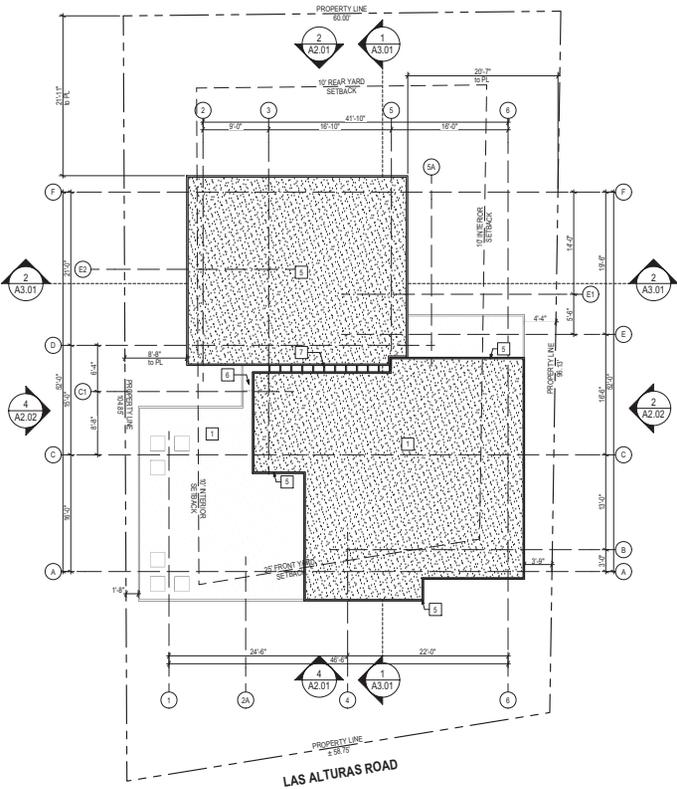
AB design studio, inc.
224 BARRY AVE. STE 100
SANTA BARBARA, CA 93101
P O F I C I A L
LAND SURVEYOR:
RANDY CHAPMAN, P.E.
CCE DESIGN ASSOCIATES, INC.
7 W. FIGUEROA ST., SUITE 300
SANTA BARBARA, CA 93101
T: (805) 738-5434

submittals / revisions

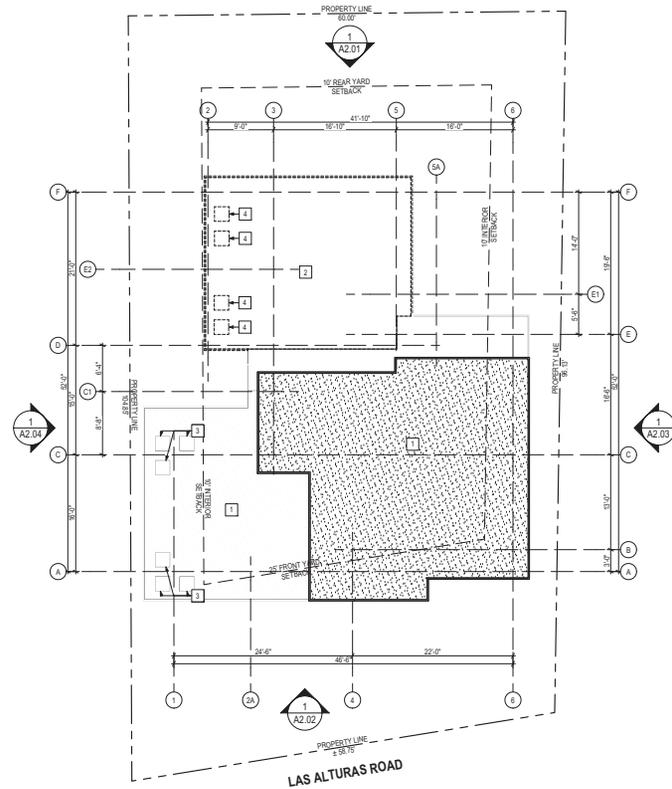
NO.	DATE	DESCRIPTION
1	11.13.2021	PLANNING SUBMITTAL
2	11.13.2021	PLANNING RE-SUBMITTAL
3	11.13.2021	PLANNING SUBMITTAL #3
4	11.13.2021	SFDB - CONCEPT HEARING

25 LAS ALTURAS
PROJECT ADDRESS:
25 Las Alturas Rd
Santa Barbara CA
OWNER CONTACT:
Dan Schenberg
(805) 799-8222





PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0" 2

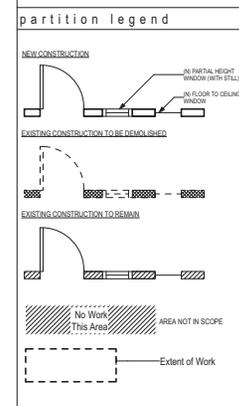


EXISTING/DEMO ROOF PLAN
SCALE: 1/8" = 1'-0" 1

roof plan keynotes

1	(E) ROOF TO REMAIN
2	(E) ROOF TO BE REMOVED
3	(E) SKYLIGHT TO REMAIN
4	(E) SKYLIGHT TO BE REMOVED
5	(N) ROOF
6	(N) ROOF DECK BELOW
7	(N) LOADERS

- general notes**
1. ALL DIMENSIONS TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
 2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
 3. REFER TO A6-XX FOR EQUIPMENT PLAN AND SCHEDULE.
 4. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
 5. REFER TO SHEET A0.10 FOR WATERPROOFING DETAILS AND SPECIFICATIONS.



LAND SURVEYOR:
 RANDY CHAPMAN, P.E.
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 7 W. FIGUEROA ST., SUITE 300
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submittals / revisions

11.10.2021	PLANNING SUBMITTAL
11.10.2021	PLANNING RE-SUBMITTAL
11.10.2022	PLANNING SUBMITTAL #3
11.10.2022	SFDB - CONCEPT HEARING

PRINT DATE: 4/22/2022

Project Info
 PROJECT: 21011.00
25 LAS ALTURAS
 PROJECT ADDRESS: 25 Las Alturas Rd, Santa Barbara, CA
 OWNER CONTACT: Dan Schenberg (805) 799-8222

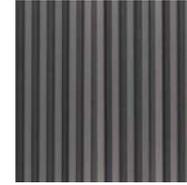




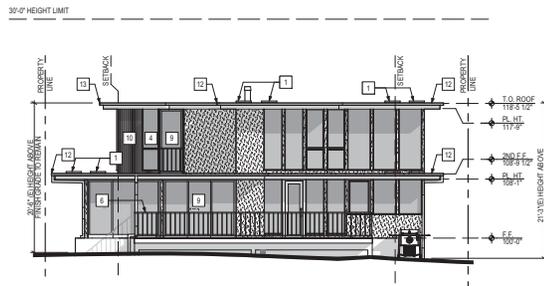
IPE DECKING



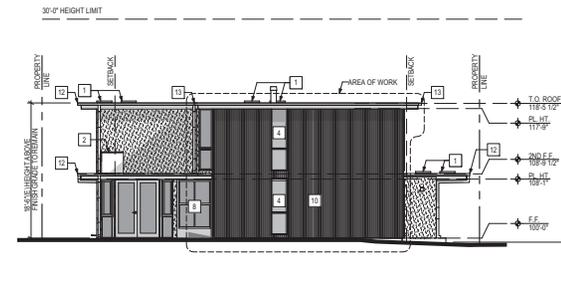
GARAGE DOOR AND WINDOW FRAMES



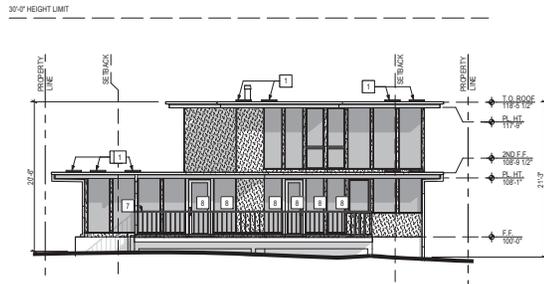
VERTICAL SIDING FOR (N) ADDITION



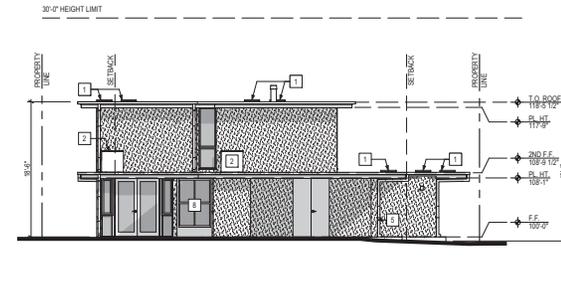
PROPOSED SOUTH ELEVATION 4
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

elevation keynotes

- 1 (E) SKYLIGHT
- 2 (E) CONDENSER UNIT
- 3 NOT USED
- 4 (N) WINDOW
- 5 (E) COLUMN
- 6 (N) RAILING 42" HIGH
- 7 (E) RAILING TO BE REMOVED
- 8 (E) WINDOWS AND DOORS TO BE REPLACED
- 9 (N) DOORS
- 10 (N) VERTICAL SIDING
- 11 (E) DOOR TO REMAIN
- 12 (E) ROOF OVERHANG
- 13 (N) ROOF OVERHANG
- 14 (N) GARAGE DOOR



AB design studio, inc.
 122 E. HALEY STREET
 SANTA BARBARA, CA 93101
 224 BARRY AVE. STE 100
 LOS ANGELES, CA 90044
 P O F F I C I A L L E A M
 LAND SURVEYOR:
 RANDY CHAPMAN, P.E.
 CCE DESIGN ASSOCIATES, INC.
 7 W. FIGUEROA ST. SUITE 300
 SANTA BARBARA, CA 93101
 T: (805) 738-5434

submittals / revisions

NO.	DATE	DESCRIPTION
1	4/22/2022	PRINT DATE: 4/22/2022
2	4/22/2022	PLANNING SUBMITTAL
3	4/22/2022	PLANNING RE-SUBMITTAL
4	4/22/2022	PLANNING SUBMITTAL #3
5	4/22/2022	SFDB - CONCEPT HEARING

Project Info

PROJECT: 210101.00
25 LAS ALTURAS
 PROJECT ADDRESS:
 25 Las Alturas Rd
 Santa Barbara, CA
 OWNER CONTACT:
 Dan Schaberg
 (805) 799-8222

general notes

- 1. ALL DIMENSIONS TO FACE OF FRAMING U.N.O.

symbol legend

- (D) SEE A6.01 FOR DOOR TYPES
- (W) SEE A6.01 FOR WINDOW TYPES
- 0' — DATUM
- 0' — ELEVATION

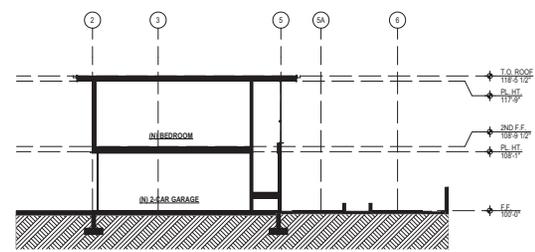


MLZ Model

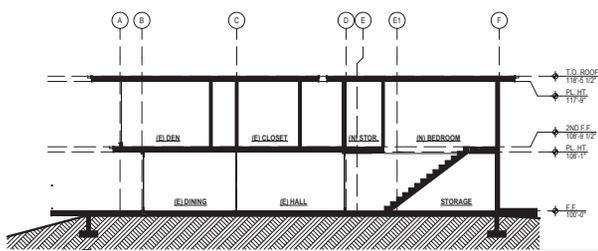
Model	Capacity (BTU/h)	Capacity (kW)	Capacity (Tons)
MLZ-KA12NA2	12,000	3.52	1.0
MLZ-KA15NA2	15,000	4.41	1.25
MLZ-KA18NA2	18,000	5.30	1.5
MLZ-KA24NA2	24,000	7.03	2.0
MLZ-KA30NA2	30,000	8.76	2.5
MLZ-KA36NA2	36,000	10.49	3.0
MLZ-KA42NA2	42,000	12.22	3.5
MLZ-KA48NA2	48,000	13.95	4.0
MLZ-KA54NA2	54,000	15.68	4.5
MLZ-KA60NA2	60,000	17.41	5.0
MLZ-KA66NA2	66,000	19.14	5.5
MLZ-KA72NA2	72,000	20.87	6.0
MLZ-KA78NA2	78,000	22.60	6.5
MLZ-KA84NA2	84,000	24.33	7.0
MLZ-KA90NA2	90,000	26.06	7.5
MLZ-KA96NA2	96,000	27.79	8.0
MLZ-KA102NA2	102,000	29.52	8.5
MLZ-KA108NA2	108,000	31.25	9.0
MLZ-KA114NA2	114,000	32.98	9.5
MLZ-KA120NA2	120,000	34.71	10.0
MLZ-KA126NA2	126,000	36.44	10.5
MLZ-KA132NA2	132,000	38.17	11.0
MLZ-KA138NA2	138,000	39.90	11.5
MLZ-KA144NA2	144,000	41.63	12.0
MLZ-KA150NA2	150,000	43.36	12.5
MLZ-KA156NA2	156,000	45.09	13.0
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MLZ-KA168NA2	168,000	48.55	14.0
MLZ-KA174NA2	174,000	50.28	14.5
MLZ-KA180NA2	180,000	52.01	15.0
MLZ-KA186NA2	186,000	53.74	15.5
MLZ-KA192NA2	192,000	55.47	16.0
MLZ-KA198NA2	198,000	57.20	16.5
MLZ-KA204NA2	204,000	58.93	17.0
MLZ-KA210NA2	210,000	60.66	17.5
MLZ-KA216NA2	216,000	62.39	18.0
MLZ-KA222NA2	222,000	64.12	18.5
MLZ-KA228NA2	228,000	65.85	19.0
MLZ-KA234NA2	234,000	67.58	19.5
MLZ-KA240NA2	240,000	69.31	20.0
MLZ-KA246NA2	246,000	71.04	20.5
MLZ-KA252NA2	252,000	72.77	21.0
MLZ-KA258NA2	258,000	74.50	21.5
MLZ-KA264NA2	264,000	76.23	22.0
MLZ-KA270NA2	270,000	77.96	22.5
MLZ-KA276NA2	276,000	79.69	23.0
MLZ-KA282NA2	282,000	81.42	23.5
MLZ-KA288NA2	288,000	83.15	24.0
MLZ-KA294NA2	294,000	84.88	24.5
MLZ-KA300NA2	300,000	86.61	25.0
MLZ-KA306NA2	306,000	88.34	25.5
MLZ-KA312NA2	312,000	90.07	26.0
MLZ-KA318NA2	318,000	91.80	26.5
MLZ-KA324NA2	324,000	93.53	27.0
MLZ-KA330NA2	330,000	95.26	27.5
MLZ-KA336NA2	336,000	96.99	28.0
MLZ-KA342NA2	342,000	98.72	28.5
MLZ-KA348NA2	348,000	100.45	29.0
MLZ-KA354NA2	354,000	102.18	29.5
MLZ-KA360NA2	360,000	103.91	30.0
MLZ-KA366NA2	366,000	105.64	30.5
MLZ-KA372NA2	372,000	107.37	31.0
MLZ-KA378NA2	378,000	109.10	31.5
MLZ-KA384NA2	384,000	110.83	32.0
MLZ-KA390NA2	390,000	112.56	32.5
MLZ-KA396NA2	396,000	114.29	33.0
MLZ-KA402NA2	402,000	116.02	33.5
MLZ-KA408NA2	408,000	117.75	34.0
MLZ-KA414NA2	414,000	119.48	34.5
MLZ-KA420NA2	420,000	121.21	35.0
MLZ-KA426NA2	426,000	122.94	35.5
MLZ-KA432NA2	432,000	124.67	36.0
MLZ-KA438NA2	438,000	126.40	36.5
MLZ-KA444NA2	444,000	128.13	37.0
MLZ-KA450NA2	450,000	129.86	37.5
MLZ-KA456NA2	456,000	131.59	38.0
MLZ-KA462NA2	462,000	133.32	38.5
MLZ-KA468NA2	468,000	135.05	39.0
MLZ-KA474NA2	474,000	136.78	39.5
MLZ-KA480NA2	480,000	138.51	40.0
MLZ-KA486NA2	486,000	140.24	40.5
MLZ-KA492NA2	492,000	141.97	41.0
MLZ-KA498NA2	498,000	143.70	41.5
MLZ-KA504NA2	504,000	145.43	42.0
MLZ-KA510NA2	510,000	147.16	42.5
MLZ-KA516NA2	516,000	148.89	43.0
MLZ-KA522NA2	522,000	150.62	43.5
MLZ-KA528NA2	528,000	152.35	44.0
MLZ-KA534NA2	534,000	154.08	44.5
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MLZ-KA546NA2	546,000	157.54	45.5
MLZ-KA552NA2	552,000	159.27	46.0
MLZ-KA558NA2	558,000	161.00	46.5
MLZ-KA564NA2	564,000	162.73	47.0
MLZ-KA570NA2	570,000	164.46	47.5
MLZ-KA576NA2	576,000	166.19	48.0
MLZ-KA582NA2	582,000	167.92	48.5
MLZ-KA588NA2	588,000	169.65	49.0
MLZ-KA594NA2	594,000	171.38	49.5
MLZ-KA600NA2	600,000	173.11	50.0
MLZ-KA606NA2	606,000	174.84	50.5
MLZ-KA612NA2	612,000	176.57	51.0
MLZ-KA618NA2	618,000	178.30	51.5
MLZ-KA624NA2	624,000	180.03	52.0
MLZ-KA630NA2	630,000	181.76	52.5
MLZ-KA636NA2	636,000	183.49	53.0
MLZ-KA642NA2	642,000	185.22	53.5
MLZ-KA648NA2	648,000	186.95	54.0
MLZ-KA654NA2	654,000	188.68	54.5
MLZ-KA660NA2	660,000	190.41	55.0
MLZ-KA666NA2	666,000	192.14	55.5
MLZ-KA672NA2	672,000	193.87	56.0
MLZ-KA678NA2	678,000	195.60	56.5
MLZ-KA684NA2	684,000	197.33	57.0
MLZ-KA690NA2	690,000	199.06	57.5
MLZ-KA696NA2	696,000	200.79	58.0
MLZ-KA702NA2	702,000	202.52	58.5
MLZ-KA708NA2	708,000	204.25	59.0
MLZ-KA714NA2	714,000	205.98	59.5
MLZ-KA720NA2	720,000	207.71	60.0
MLZ-KA726NA2	726,000	209.44	60.5
MLZ-KA732NA2	732,000	211.17	61.0
MLZ-KA738NA2	738,000	212.90	61.5
MLZ-KA744NA2	744,000	214.63	62.0
MLZ-KA750NA2	750,000	216.36	62.5
MLZ-KA756NA2	756,000	218.09	63.0
MLZ-KA762NA2	762,000	219.82	63.5
MLZ-KA768NA2	768,000	221.55	64.0
MLZ-KA774NA2	774,000	223.28	64.5
MLZ-KA780NA2	780,000	225.01	65.0
MLZ-KA786NA2	786,000	226.74	65.5
MLZ-KA792NA2	792,000	228.47	66.0
MLZ-KA798NA2	798,000	230.20	66.5
MLZ-KA804NA2	804,000	231.93	67.0
MLZ-KA810NA2	810,000	233.66	67.5
MLZ-KA816NA2	816,000	235.39	68.0
MLZ-KA822NA2	822,000	237.12	68.5
MLZ-KA828NA2	828,000	238.85	69.0
MLZ-KA834NA2	834,000	240.58	69.5
MLZ-KA840NA2	840,000	242.31	70.0
MLZ-KA846NA2	846,000	244.04	70.5
MLZ-KA852NA2	852,000	245.77	71.0
MLZ-KA858NA2	858,000	247.50	71.5
MLZ-KA864NA2	864,000	249.23	72.0
MLZ-KA870NA2	870,000	250.96	72.5
MLZ-KA876NA2	876,000	252.69	73.0
MLZ-KA882NA2	882,000	254.42	73.5
MLZ-KA888NA2	888,000	256.15	74.0
MLZ-KA894NA2	894,000	257.88	74.5
MLZ-KA900NA2	900,000	259.61	75.0
MLZ-KA906NA2	906,000	261.34	75.5
MLZ-KA912NA2	912,000	263.07	76.0
MLZ-KA918NA2	918,000	264.80	76.5
MLZ-KA924NA2	924,000	266.53	77.0
MLZ-KA930NA2	930,000	268.26	77.5
MLZ-KA936NA2	936,000	269.99	78.0
MLZ-KA942NA2	942,000	271.72	78.5
MLZ-KA948NA2	948,000	273.45	79.0
MLZ-KA954NA2	954,000	275.18	79.5
MLZ-KA960NA2	960,000	276.91	80.0
MLZ-KA966NA2	966,000	278.64	80.5
MLZ-KA972NA2	972,000	280.37	81.0
MLZ-KA978NA2	978,000	282.10	81.5
MLZ-KA984NA2	984,000	283.83	82.0
MLZ-KA990NA2	990,000	285.56	82.5
MLZ-KA996NA2	996,000	287.29	83.0
MLZ-KA1002NA2	1002,000	289.02	83.5
MLZ-KA1008NA2	1008,000	290.75	84.0
MLZ-KA1014NA2	1014,000	292.48	84.5
MLZ-KA1020NA2	1020,000	294.21	85.0
MLZ-KA1026NA2	1026,000	295.94	85.5
MLZ-KA1032NA2	1032,000	297.67	86.0
MLZ-KA1038NA2	1038,000	299.40	86.5
MLZ-KA1044NA2	1044,000	301.13	87.0
MLZ-KA1050NA2	1050,000	302.86	87.5
MLZ-KA1056NA2	1056,000	304.59	88.0
MLZ-KA1062NA2	1062,000	306.32	88.5
MLZ-KA1068NA2	1068,000	308.05	89.0
MLZ-KA1074NA2	1074,000	309.78	89.5
MLZ-KA1080NA2	1080,000	311.51	90.0
MLZ-KA1086NA2	1086,000	313.24	90.5
MLZ-KA1092NA2	1092,000	314.97	91.0
MLZ-KA1098NA2	1098,000	316.70	91.5
MLZ-KA1104NA2	1104,000	318.43	92.0
MLZ-KA1110NA2	1110,000	320.16	92.5
MLZ-KA1116NA2	1116,000	321.89	93.0
MLZ-KA1122NA2	1122,000	323.62	93.5
MLZ-KA1128NA2	1128,000	325.35	94.0
MLZ-KA1134NA2	1134,000	327.08	94.5
MLZ-KA1140NA2	1140,000	328.81	95.0
MLZ-KA1146NA2	1146,000	330.54	95.5
MLZ-KA1152NA2	1152,000	332.27	96.0
MLZ-KA1158NA2	1158,000	334.00	96.5
MLZ-KA1164NA2	1164,000	335.73	97.0
MLZ-KA1170NA2	1170,000	337.46	97.5
MLZ-KA1176NA2	1176,000	339.19	98.0
MLZ-KA1182NA2	1182,000	340.92	98.5
MLZ-KA1188NA2	1188,000	342.65	99.0
MLZ-KA1194NA2	1194,000	344.38	99.5
MLZ-KA1200NA2	1200,000	346.11	100.0

Mitsubishi Outdoor Unit - SUZ-KA12NA2 3

NOTE: (N) MECHANICAL EQUIPMENT SERVICING
(N) BEDROOM ABOVE (N) 2-CAR GARAGE



SECTION THROUGH ADDITION 2
SCALE: 1/8" = 1'-0"



BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

section keynotes

- 1.
- 2.
- 3.

general notes

- 1.
- 2.
- 3.



AB design studio, inc.
REGISTERED PROFESSIONAL ARCHITECTS
422 E. HALEY STREET 224 HARRY AVE. STE 100
SANTA BARBARA, CA 93101 LOS ANGELES, CA



PLANNING COMMISSION LETTER

December 8, 2021

City of Santa Barbara
Planning Commission
Attn: Robert Dostalek, Associate Planner
735 Anacapa Street
Santa Barbara, CA 93101

ABds Project 21021.00
Project Name: 25 Las Alturas
Case Number: **PLN2021-00417**

Dear Robert,

The following describes the impetus for our application to the Planning Commission for proposed improvements at 25 Las Alturas Road, Santa Barbara, CA.

25 Las Alturas Road, is an existing 2-story single family residence with attached 2-car carport. It is the intent of the Owner to remove the existing carport, and in its place construct a new 2-car garage with an added bedroom and bath above the garage to be contiguous with the 2nd floor of the existing residence. All existing windows and doors are to be replaced with the exception of the existing front door to the residence. Interior improvements consist of renovating an existing laundry room into a powder room, converting an existing bed and bath into an en suite configuration, and repurposing an existing mechanical room into a new laundry.

The design intent for the project is to create value through the sensitive addition of secure garage space in addition to providing a modest second story expansion that acknowledges its context without competing with the existing quality architecture or neighboring properties.

The design accommodates existing site elements by staying within the footprint of the original carport so as to not disturb existing quality outdoor spaces surrounding the existing residence. Given the existing configuration of the site it makes sense to keep the footprint of the expansion minimal. Likewise, the proposed addition has been located towards the rear of the property to minimize its presence at the street. The proposed architectural style is Modern which complements the language and proportion of the original 1965 Post-War Architecture.

The physical conditions of the lot; specifically the topography in this hillside location is such that there is significant increase in elevation at the rear of the property. Existing retaining walls prevent expansion of the residence to the north. Given that this is not uncommon in this neighborhood, vertical expansion is compatible with the existing development within the neighborhood that meets with the floor area standard.

Thank you for your consideration and assistance with our application.

Kind Regards,



Clay Aurell.AIA.LEED AP NCARB
principal architect
AB design studio, inc.

2. The Board appreciates the minimal approach to the landscaping, especially the lighting given the relationship to the bluffs and the bucolic neighborhood.
3. The Board appreciates the applicant's attempt to mitigate noise emanating from the sports court.
4. The Board appreciates the applicant's sensitive approach to the retention of native vegetation on site, specifically the oak trees.
5. The Board expects the project to be ready for Project Design Approval and Final Approval when the project returns to the Full Board.

Action: Colasse/Moticha, 6/0/0. Motion carried.

(3:50PM) NEW ITEM: CONCEPT REVIEW

2. 25 LAS ALTURAS RD

Assessor's Parcel Number: 019-331-019
 Zone: RS-15
 Application Number: PLN2021-00417
 Owner: Dan Schaberg
 Applicant: Alex Parker, AB Design Studio

(Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout to the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission review and approval is required for a Floor Area Modification to allow the development to exceed the maximum floor-to-lot area ratio.)

No final appealable action will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made at Project Design Approval.

Actual time: 3:57 p.m.

Present: Clay Aurell, Applicant

Staff comments: Robert Dostalek, Associate Planner explained the specific procedure and application materials required for the project.

Public comment opened at 4:16 p.m., and as no one wished to speak, it closed.

Written correspondence from Randy Modos and Jesse and Samantha Crossno was acknowledged.

Motion: Continue to the Planning Commission and return to Full Board for Project Design Approval and Final Approval with comments:

1. The Board is in supports of the project as it relates to the requested Floor Area Modification.
2. The Board supports exempting the project from story poles and other visual aids as the proposed addition is consistent with the neighborhood in size, bulk, and scale.
3. No public views are being blocked and the addition is not visible from the street.

4. The project fits within the natural topography of the site and is consistent with the Hillside Design District Guidelines.
5. In general the Board has positive comments for the project in regard to the Neighborhood Preservation Findings.

Action: Klein/Miller, 5/0/1. (Colasse opposed.) Motion carried.

Individual comments: Board Member Colasse stated that she opposed the motion because she is not in support of the disparate materials being proposed for the addition relative to the existing finishes. Believes that the project is increasing by two story volume, but is flanked by two single story homes so the massing is not compatible with the two flanking homes. Believes that the home already profits from access over neighboring parcels and from existing nonconforming setbacks.

*** THE BOARD RECESSED FROM 4:54 TO 5:00 P.M. ***

(4:30PM) PRE-APPLICATION REVIEW

3. 1336 SHORELINE DR

Assessor's Parcel Number: 045-195-017
 Zone: E-3/SD-3
 Application Number: PRE2021-00304
 Owner: David & Barbara Meline
 Applicant: Heidi Jones, SEPPS, Inc.

(Proposal to demolish the existing single-unit residence and garage and construct a new 2,486 square foot two-story single-unit residence with an attached 465 square foot garage, a 1,008 square foot basement level partially comprised of a 725 square foot Accessory Dwelling Unit (ADU), and a 421 square foot Junior Accessory Dwelling Unit (JADU) at the first floor. Project includes relocating the driveway and pedestrian access from Shoreline Drive to San Rafael Avenue, and hardscape and landscape improvements. Planning Commission review and approval is required for a Coastal Development Permit, as the property is located in both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone. The proposed total of 2,486 square feet on a 6,948 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

This is a One-Time Pre-Application Consultation. No final appealable action will take place at this hearing.

Actual time: 5:01 p.m.

Present: Ken Radtkey, Applicant; Margaret Oberholtzer, Applicant; and Adam Sharkey, Applicant

Public comment opened at 5:28 p.m., and the following individuals spoke:

1. William Wolf
2. Dawn McGrew
3. Jared Ficker

Written correspondence from Michele Neilson, Michael Moore, Dawn McGrew & Patrick Wade, and Jared Ficker & Jen Gamble was acknowledged.



City of Santa Barbara
Planning Division

Memorandum

DATE: February 24, 2022

TO: Single Family Design Board (SFDB)

FROM: Robert Dostalek, Associate Planner

SUBJECT: 25 Las Alturas Road (PLN2021-00417)
Floor-to-Lot Area Ratio (FAR) Modification

Purpose

The subject project includes a request for a Floor-to-Lot Area (FAR) Modification. Therefore, the purpose of this memorandum is to provide the SFDB with an overview of the specific procedures and additional application materials required for a FAR Modification.

Project Description

Proposal to remove the existing carport and replace with an enclosed 427-square-foot, 2-car garage with a 457-square-foot second-level addition above. Project also includes a 72-square-foot addition to the lower level. Interior improvements consist of renovating an existing laundry room into a powder room, converting an existing bed and bath into an en suite configuration, and repurposing an existing mechanical room into a new laundry. All existing windows and entrances are to be replaced.

The total lot area of the project site is 6,098 square feet. The existing development of 2,217 square feet is 82% of the maximum FAR. The project would result in a residence with a total building floor area of 2,675 square feet, which is 99% of the maximum FAR.

Background

Floor-to-Lot Area Ratio (FAR)

FAR is defined as the net floor area of the buildings on a lot divided by the net lot area. The City uses a formula to determine the maximum net floor area that is allowed on a lot based on a range of lot sizes. FARs provide general parameters of reasonable lot build-out according to lot size and are often used to analyze a proposed project's potential for neighborhood compatibility.

FAR is a requirement in the Municipal Code for a home more than one-story, or taller than 17 feet in height, on lots smaller than 15,000 square feet in size in residential single unit (RS) zones. The proposed project exceeds one story and 17 feet in height.

Projects that Exceed the Maximum FAR

Applicants are strongly encouraged to design a project that is less than 85% of the maximum FAR because it is more likely to be compatible with the surrounding neighborhood. However, there may be some project sites with special physical features, which when combined with exceptional design, can accommodate a higher FAR and still be compatible with the neighborhood. Projects over 85% of the maximum required FAR must provide additional submittal information (noted below).

The subject project requires a FAR Modification because the proposed residence, following the additions, would exceed 85% of the allowable maximum floor area (proposed at 99% of the maximum FAR) and the average slope of the lot is 30% or greater. In this case, the estimated slope of the subject lot is 37% per City data.

Supplemental Application Materials

Projects proposed to be over 85%, but less than 100%, of the maximum FAR require the following additional application materials. These requirements appear on page 3 of the attached FAR Supplemental Application and may be waived by the SFDB at the applicant's request.

1. Street Silhouette Elevation: Street silhouette elevation showing adjacent building outline silhouettes (roof and exterior wall lines). All homes to be shown in same amount of detail. (Provided on plan Sheet A0.11 and attached to this memo)
2. Panoramic Photo Simulations: Panoramic streetscape photographic presentation with a simulation of the proposed project superimposed on the streetscape panoramic photographs. The applicant has provided a panoramic image of the project site that includes buildings on adjacent properties (attached). However, the proposed addition is not superimposed on the image. The SFDB will have an opportunity to determine whether the image is sufficient for review and may request updated images with additional information or mock-up.
3. Story Poles and Other Visual Aids: Story poles, and at least one other visual aid such as perspective drawings or three-dimensional massing models, must be provided prior to Project Design Approval unless waived by the SFDB. See the attached Visual Aids and Story Poles handout for requirements. As noted above, the SFDB has the ability to waive these requirements at the applicant's request.
4. 20 Closest Home Survey: Please see page 3 of attached Floor-to-Lot Area Ratio (FAR) Supplemental Application for requirements. The applicant has provided this information and is attached below.

Feedback from the SFDB is requested as to whether one or more of the above supplemental application materials could be waived.

FAR Modification Procedures

In addition to the Hillside Design District and Sloped Lot Findings required for the Neighborhood Preservation Analysis (noted below), the FAR modification requires supplemental findings to be made by the Planning Commission. In order for the project to proceed to the Planning Commission for a decision on the FAR modification, at least five members of SFDB must vote in support of the Modification.

Standard of Review/Findings

The applicable standards of review for the project are Santa Barbara Municipal Code (SBMC) Sections 22.69.050.A (Neighborhood Preservation Findings), 22.69.050.B (Hillside Design District and Sloped Lot Findings), and 22.69.050.C (Maximum Floor Area).

22.69.050 Neighborhood Preservation, Hillside Design District, and Grading Findings.

- A. NEIGHBORHOOD PRESERVATION FINDINGS. Prior to approval of any project, the Single Family Design Board shall make each of the following findings:
1. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 2. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 3. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 4. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches or more measured four feet above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches or more measured four feet above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
 5. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 6. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 7. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

- B. **HILLSIDE DESIGN DISTRICT AND SLOPED LOT FINDINGS.** Prior to approval of any project on a lot within the Hillside Design District described in Section 22.68.060 or on a lot or a building site that has an average slope of 15% or more (as calculated pursuant to Section 28.15.080 or 30.15.030 of this code), the Single Family Design Board shall make each of the following findings:
1. Natural Topography Protection. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
 2. Building Scale. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.
- C. **MAXIMUM FLOOR AREA (Floor to Lot Area Ratio).** In addition to the findings outlined in A and B above, a Modification to allow a development that would otherwise be precluded by operation of Subsection 30.20.030.A, Maximum Floor Area (Floor to Lot Area Ratio), may only be approved if the Planning Commission makes all of the following findings:
1. Not less than five members of the Single Family Design Board or six members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to Section [22.69.030](#)) have voted in support of the Modification following a concept review of the project;
 2. The subject lot has a physical condition (such as the location, surroundings, topography, or the size or dimensions of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood; and
 3. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that comply with the floor area standard.

Attachments:

Street Silhouette Elevation

Panoramic Photo

20 Closest Home Survey

FAR Supplemental Application



To Sort, press all at same time: CTRL+SHIFT+S

**20 Closest Lots Data Ranked by FAR
for: (ADDRESS)**

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size in net sq. ft.	Floors	House	Garage /Carport	Total	FAR	FAR Rank
624 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-021	5,227		3,482		3,482	0.67	1
607 HOLMCREST RD	Co. Assessor's Office	019-331-013	5,663		2,716		2,716	0.48	2
25 LAS ALTURAS RD		019-331-019	6,098		2,674		2,674	0.44	3
20 LAS ALTURAS RD	Co. Assessor's Office	019-333-001	3,920		1,561		1,561	0.40	4
614 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-020	5,663		2,238		2,238	0.40	5
602 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-017	5,227		2,008		2,008	0.38	6
547 DREXEL DR	Co. Assessor's Office	019-333-002	6,534		2,500		2,500	0.38	7
610 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-019	5,227		1,926		1,926	0.37	8
227 LAS ALTURAS RD	Co. Assessor's Office	019-331-014	6,534		2,233		2,233	0.34	9
3 LAS ALTURAS RD	Co. Assessor's Office	019-331-023	6,970		1,984		1,984	0.28	10
35 LAS ALTURAS RD	Co. Assessor's Office	019-331-017	6,534		1,763		1,763	0.27	11
606 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-018	5,227		1,374		1,374	0.26	12
611 HOLMCREST RD	Co. Assessor's Office	019-331-012	5,663		1,480		1,480	0.26	13
241 LAS ALTURAS RD	Co. Assessor's Office	019-331-004	6,098		1,517		1,517	0.25	14
237 LAS ALTURAS RD	Co. Assessor's Office	019-331-005	6,970		1,592		1,592	0.23	15
612 HOLMCREST RD	Co. Assessor's Office	019-331-006	8,276		1,336		1,336	0.16	16
31 LAS ALTURAS RD	Co. Assessor's Office	019-331-018	6,098		982		982	0.16	17
5 LAS ALTURAS RD	Co. Assessor's Office	019-331-022	6,534		1,040		1,040	0.16	18
11 LAS ALTURAS RD	Co. Assessor's Office	019-331-024	20,038		1,723		1,723	0.09	19
101 LAS ALTURAS RD	Co. Assessor's Office	019-331-016	25,265		1,297		1,297	0.05	20
211 LAS ALTURAS RD	Co. Assessor's Office	019-331-015	40,075		1,530		1,530	0.04	21

Average/Mean Total of House + Garage Size (including project proposal):	1,855
Average/Mean FAR (including project proposal):	0.29

Revised 8-21-07

**20 Closest Lots Data Ranked by Size
for: (ADDRESS)**

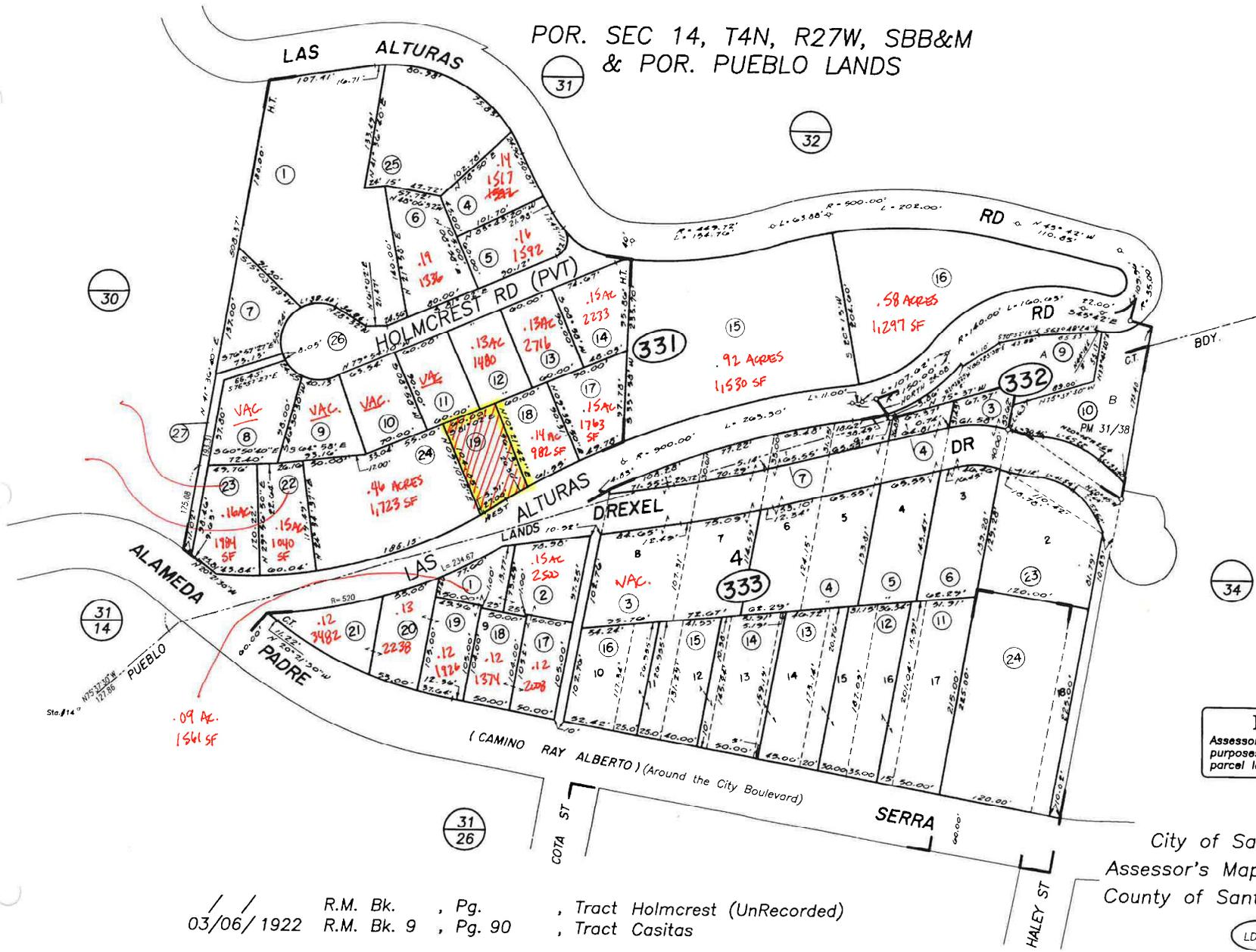
Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carpport	Total	Rank	
624 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-021	5,227		3,482		3,482	1	Largest
607 HOLMCREST RD	Co. Assessor's Office	019-331-013	5,663		2,716		2,716	2	
25 LAS ALTURAS RD		019-331-019	6,098		2,674		2,674	3	
547 DREXEL DR	Co. Assessor's Office	019-333-002	6,534		2,500		2,500	4	
614 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-020	5,663		2,238		2,238	5	
227 LAS ALTURAS RD	Co. Assessor's Office	019-331-014	6,534		2,233		2,233	6	
602 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-017	5,227		2,008		2,008	7	
3 LAS ALTURAS RD	Co. Assessor's Office	019-331-023	6,970		1,984		1,984	8	
610 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-019	5,227		1,926		1,926	9	
35 LAS ALTURAS RD	Co. Assessor's Office	019-331-017	6,534		1,763		1,763	10	
11 LAS ALTURAS RD	Co. Assessor's Office	019-331-024	20,038		1,723		1,723	11	
237 LAS ALTURAS RD	Co. Assessor's Office	019-331-005	6,970		1,592		1,592	12	
20 LAS ALTURAS RD	Co. Assessor's Office	019-333-001	3,920		1,561		1,561	13	
241 LAS ALTURAS RD	Co. Assessor's Office	019-331-004	6,098		1,517		1,517	14	
611 HOLMCREST RD	Co. Assessor's Office	019-331-012	5,663		1,480		1,480	15	
606 ALAMEDA PADRE SERRA	Co. Assessor's Office	019-333-018	5,227		1,374		1,374	16	
612 HOLMCREST RD	Co. Assessor's Office	019-331-006	8,276		1,336		1,336	17	
101 LAS ALTURAS RD	Co. Assessor's Office	019-331-016	25,265		1,297		1,297	18	
5 LAS ALTURAS RD	Co. Assessor's Office	019-331-022	6,534		1,040		1,040	19	
31 LAS ALTURAS RD	Co. Assessor's Office	019-331-018	6,098		982		982	20	
211 LAS ALTURAS RD	Co. Assessor's Office	019-331-015	40,075		1,530		1,530	21	Smallest

Average/Mean House Size (including project proposal): **1,855**

Revised 8-21-07

POR. SEC 14, T4N, R27W, SBB&M
& POR. PUEBLO LANDS

019-33



rotation = 31°20'
1" = 100
scale ±

#21021.00 2S LAS ALTURAS
APN: 019-331-019

.14 ACRES
1,872 SF

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

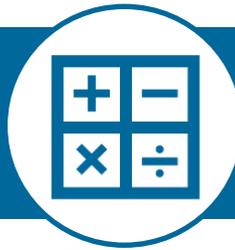
City of Santa Barbara
Assessor's Map Bk, 019 -Pg, 33
County of Santa Barbara, Calif.

LD/02 331-27 New from Alleyway

03/06/1922 R.M. Bk. , Pg. , Tract Holmcrest (UnRecorded)
R.M. Bk. 9 , Pg. 90 , Tract Casitas



FLOOR TO LOT AREA RATIO (FAR) SUPPLEMENTAL APPLICATION



GENERAL INFORMATION

WHAT IS A FLOOR TO LOT AREA RATIO (FAR)?

FAR is defined as the net floor area of the buildings on a lot divided by the net lot area. The City uses a formula to determine the maximum net floor area that is allowed on a lot based on a range of lot sizes. FARs provide general parameters of reasonable lot build-out according to lot size and are often used to analyze a proposed project's potential for neighborhood compatibility.

WHEN IS FAR REQUIRED?

FAR is a requirement in the Municipal Code for a home more than one-story, or taller than 17 feet in height, on lots smaller than 15,000 square feet in size in residential single unit (RS) zones. On other properties, such as those on lots 15,000 square foot or larger, or on properties in multi-unit residential zones, the FARs are used as a guideline, rather than a requirement. The "guideline" FAR maximum is listed in the [Single Family Residence Design Guidelines](#), rather than the Municipal Code.

WHAT IF MY PROJECT EXCEEDS THE MAXIMUM FAR?

Applicants are strongly encouraged to design a project that is less than 85% of the maximum FAR because it is more likely to be compatible with the surrounding neighborhood. However, there may be some project sites with special physical features, which when combined with exceptional design, can accommodate a higher FAR and still be compatible with the neighborhood. Projects over 85% of the maximum required FAR must provide additional submittal information, and some may require a Zoning Modification. Projects over 100% of the maximum required FAR will require a Zoning Modification.



FAR REQUIREMENTS

This table summarizes the steps in determining the FAR per SBMC §30.20.030.A or §28.15.083

STEP 1: DETERMINE IF FAR IS APPLICABLE

The first step is to determine if the project is subject to the Maximum Floor Area (FAR) as a **requirement** or a **guideline**.

- **Required FAR** is applicable to the development if all of the following are met:
 - Property is developed with a single-unit residence, and associated accessory buildings, with two or more stories or 17 feet or more in height.
 - Lot area is less than 15,000 net square feet.
 - RS Residential Single-Unit Zone (one-family residence zones in the Coastal Zone).
- **Guideline FAR** applies to any other lot developed with a single-unit residence if the project is subject to design review by the Single Family Design Board or Historic Landmarks Commission.

STEP 2: CALCULATE THE MAXIMUM FAR

The second step is to calculate the maximum net floor area for the project’s lot size by using the appropriate formula in the table below (or use the City’s [Floor to Lot Area Ratio Calculator](#))

NET LOT AREA	MAXIMUM NET FLOOR AREA
Less than 4,000 sq. ft.	2,200 sq. ft.
4,000 to 9,999 sq. ft.	1,200 sq. ft. + (0.25 x net lot area)
10,000 to 14,999 sq. ft.	2,500 sq. ft. + (0.125 x net lot area)
15,000 to 19,999 sq. ft.	4,180 sq. ft. + (0.013 x net lot area) Guideline Only
Greater than 20,000 sq. ft.	4,430 sq. ft. + (0.013 x net lot area) Guideline Only

STEP 3: CALCULATE 85% OF THE MAXIMUM FAR

Once the maximum required or guideline floor area has been determined, next determine what 85% of the maximum net floor area will be for the project. If the project exceeds 85% of the maximum required FAR, additional submittal requirements will apply (see pages 3-4).

STEP 4: DETERMINE IF AN FAR MODIFICATION IS REQUIRED

Any increase to building floor area or height (17 feet or higher) will require a Zoning Modification if:

- The floor area will exceed the maximum net floor area for the lot, or
- The floor area will exceed 85% of the maximum floor area and any of the following apply:
 - The average slope of the lot or the building site is 30% or greater,
 - The height of any structure on the lot is more than 25 feet, or
 - The lot is located in the Hillside Design District and 500 or more cubic yards of grading is proposed to occur outside the footprint of the main or accessory buildings.



SUBMITTAL INFORMATION

Projects proposed to be over 85% or over 100% of a **required** maximum floor area must submit the following items as part of a complete Planning (PLN) Application, unless waived by the Single Family Design Board (SFDB) or Historic Landmarks Commission (HLC) during Conceptual Review.

OVER 85% OF MAXIMUM FAR

Submit the following information prior to Project Design Approval, unless it is formally waived.

- Street Silhouette Elevation**
Street silhouette elevation showing adjacent building outline silhouettes (roof and exterior wall lines). All homes to be shown in same amount of detail.
- Panoramic Photo Simulations**
Panoramic streetscape photographic presentation with a simulation of the proposed project superimposed on the streetscape panoramic photographs.
- Story Poles and Other Visual Aids**
Story poles, and at least one other visual aid such as perspective drawings or three-dimensional massing models, must be provided prior to Project Design Approval unless waived by the SFDB or HLC. See the requirements for visual aids here: [Visual Aids and Story Poles](#).
- 20-Closest Home Survey**
Provide a **map** and a **survey** of FAR information for the 20 closest lots to the subject property. The map must show the 20 closest lots and label the floor area of each building. The survey should be in a table, such as an Excel file, or you can use the City's [20 Closest Lots Calculator](#), and must include the following information:
 - **Address and APN.** Include the addresses and APNs of the 20 closest lots. Exclude any properties that are not single-unit residences, such as commercial properties or apartments.
 - **Floor Area.** Include the square feet of the buildings on each of the 20 lots. If possible, provide the garage floor area separately from the house floor area.
 - **Lot Area.** Include the lot area in square feet of each of the 20 lots. (Assessor's data is often shown in a decimal, multiply the acreage decimal by 43,560 to obtain lot size square feet.)
 - **FAR.** Provide the FAR for each lot (FAR = net floor area of the buildings on a lot divided by the net lot area).
 - **Sort Parcels.** Sort the lots from largest to smallest FAR.
 - **Calculate Average.** Provide the average **house size** and the average **FAR** for all 20 lots.

Information for properties in the City of Santa Barbara is available online through the City's web-based mapping tool, [MAPS](#). MAPS includes a link to the County Assessor Parcel Information with floor area and lot size. Or you can contact the County Assessor's Office at 105 E. Anapamu St. 2nd floor at (805) 568-2550 and request property information worksheets.

OVER 100% OF MAXIMUM FAR

In addition to all the information required for projects over 85% of the required maximum floor area, submit the following information prior to Zoning Modification approval for projects over 100% FAR.

Neighborhood Workshop

A neighborhood workshop is required prior to the first Design Review Hearing. Property owners and tenants of the 20 closest parcels, as identified by Design Review staff, must be noticed at least 10 days prior to the workshop. At the same time property owners are noticed for the workshop, send a copy of the workshop invitation through the US mail to:

Planning Staff
Community Development Department
PO Box 1990
City of Santa Barbara, CA 93102

Also include a copy of the workshop invitation that was delivered to the 20 closest neighbors and a copy of the mailing labels used for the workshop invitation.

Planning Commission Modification

Make an appointment with applicable Design Review staff to submit the Planning Commission Zoning Modification application after positive, super-majority (5 members of the Single Family Design Board or 6 members of the Historic Landmarks Commission voting in favor), conceptual comments are obtained from the applicable design review body. This is required prior to scheduling a hearing at the Planning Commission.

