

ABBREVIATIONS

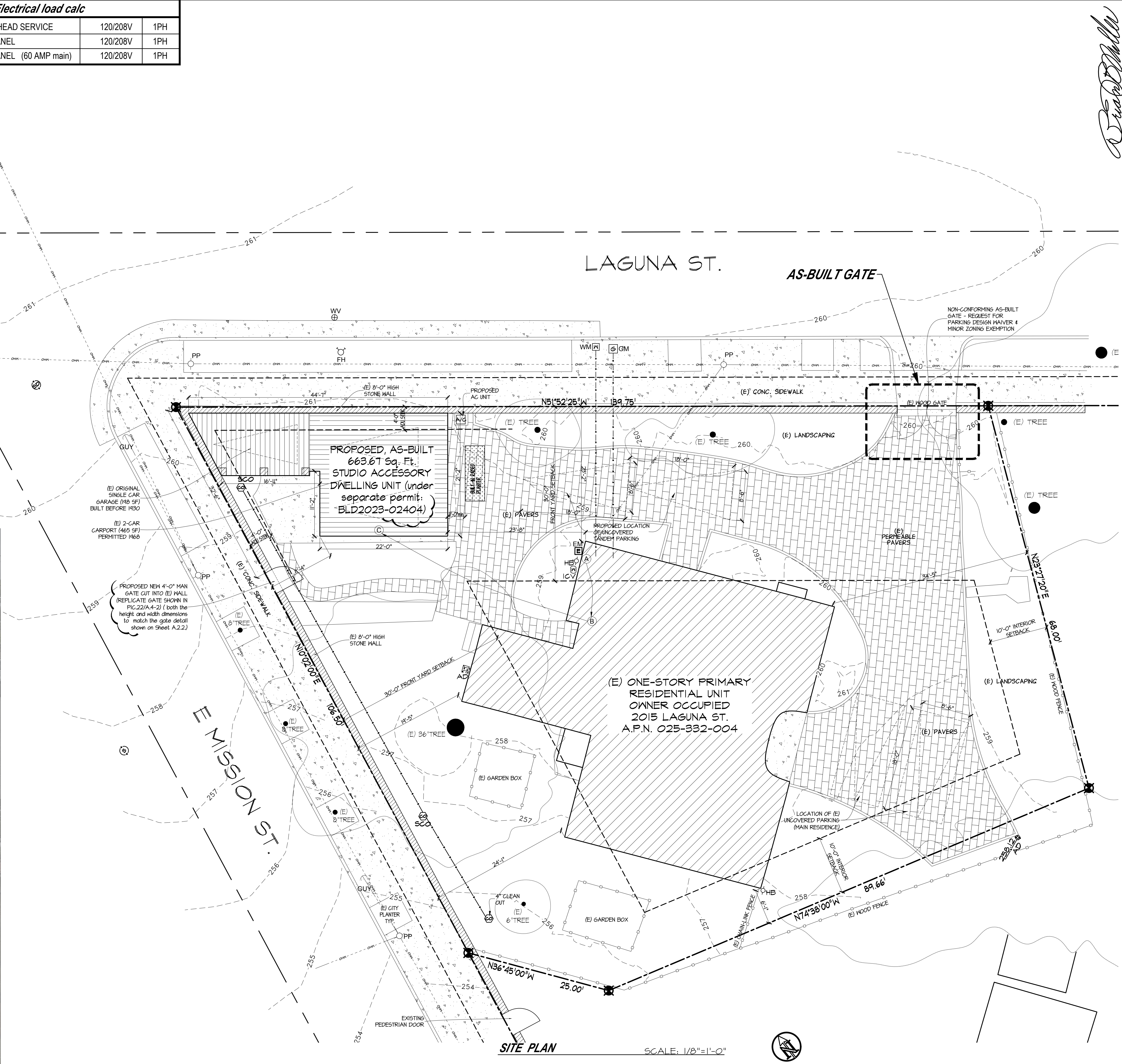
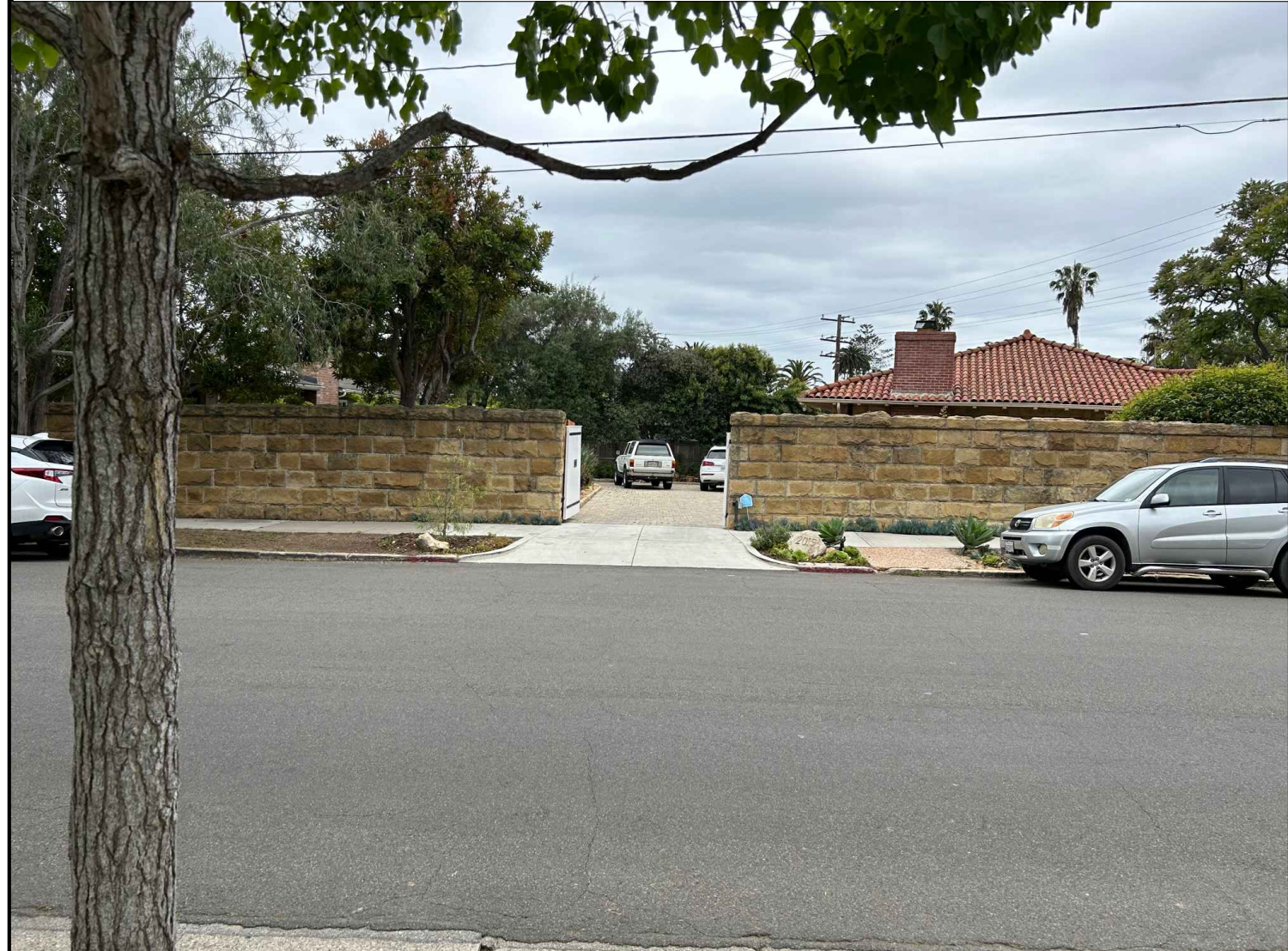
A.B.	ANCHOR BOLT
ARCH	ARCHITECT
BOT	BOTTOM
BLDG	BUILDING
BM	BEAM
B.O.B	BOTTOM OF BEAM
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
Ø	DIAMETER
DBL	DOUBLE
DET	DETAIL
DIM	DIMENSION
DN	DOWN
(E)	EXISTING
EA	EACH
EQ	EQUAL
E.W.	EACH WAY
EX	EXTERIOR
F.F.	FINISHED FLOOR
F.J.	FLOOR JOIST
FDTN	FOUNDATION
FLR	FLOOR
FT.	FOOT or FEET
FTG.	FOOTING
GA.	GAUGE
GALV	GALVANIZED
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HORIZ	HORIZONTAL
H.S.B.	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCT. SECTION
I.D.	INSIDE DIAMETER
INT	INTERIOR
L.W.	LIGHTWEIGHT
M.B.	MACHINE BOLT
MAX.	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PL	PLATE
(R)	REMOVE
R.	RADIUS
REINF	REINFORCE(D)(ING)
REQD	REQUIRED(ING)
REV	REVISED
S.E.	STAINLESS STEEL
SHTG	SHEATHING
SIM	SIMILAR
SQ	SQUARE
ST	STEEL
T.	TOP
T&B	TOP & BOTTOM
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DECK
T.O.S.	TOP OF SLAB
T.S.	TUBULAR STEEL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
X.S.	EXTRA STRONG

LEGEND

CONC	AREA DRAIN
EM	CONCRETE
EM	ELECTRIC PULL BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION VALVE
MAG	MAGNETIC
---	OVERHEAD WIRES
PP	POWER POLE
SCO	SEWER CLEAN-OUT
---	SEWER MANHOLE
---	SIGN
---	STORM DRAIN
WM	WATER METER
WV	WATER VALVE
●	TREE TRUNK DIAMETER AS NOTED
---	TREELINE / HEDGE
●	SURVEY MONUMENT

Electrical load calc

A	200 AMP OVERHEAD SERVICE	120/208V	1PH
B	125 AMP SUBPANEL	120/208V	1PH
C	100 AMP SUBPANEL (60 AMP main)	120/208V	1PH



Brian B. Miller

Brian B. Miller Design
 735 State Street, Suite 111
 Santa Barbara, California 93101
 Phone: (805) 407-9001
 email: muddhill@comcast.net

REVISIONS

DATE:	7/4/2024
-------	----------

GATE DESIGN APPROVAL FOR:
CAROLINE CHUFAR
 2015 LAGUNA ST.
 SANTA BARBARA, CA 93101

DATE:	6/5/2023
JOB No:	#23064 (Chufar_ADU)

A.1-2
 1 of 5

C:\AC\W\23064\Chufar_ADU\23064_A.1-2_gate_documentation.dwg Plotted by: tomul Jul 08, 2024 5:14am

Caroline Chufar
2015 Laguna St
Santa Barbara, CA 93101
CarolineChufar@gmail.com
805-895-7222

January 10, 2024
City of Santa Barbara Public Works Department
Transportation Planning
830 Garden Street
Santa Barbara, CA 93103

Dear Transportation Planning,
Re: Request for Gate Waiver & Zoning Exception - Historical Stone wall & gate

I trust this letter finds you well. My name is Caroline Chufar, and I am writing to request a Gate Waiver & Zoning Exception for the existing gate at 2015 Laguna St., in the beautiful city of Santa Barbara.

The subject property, an integral part of the Original Hollister-Hole estate of 1910, features a Historic Stonewall completed in 1928, accompanied by the existing gate. The Stonewall on the property, originally the Carriage House for the Estate, was converted into a residence in 1956.

My family has been the proud owner of this property since 1984, spanning over 50 years. Upon acquisition, the existing gate was already in place, having stood for several years.

In a letter to the Santa Barbara City Planning Commission dated September 18, 1967 (attached as Exhibit 1), the gate on Laguna was acknowledged as existing.

Considering the property's proximity to tourist attractions like the Mission, Rose Garden, hiking trails, and local points of interest, the existing gate plays a crucial role in ensuring my security, safety, privacy, and overall wellbeing. Removal of the gate would compromise these aspects and jeopardize the preservation and right to enjoyment of my property.

Instances when the gate was inadvertently left open resulted in unwelcome intrusions, necessitating requests for individuals to vacate the premises. Additionally, there have been incidents of cars entering my driveway to load and unload school children, posing a threat to both my animals and safety.

Notably, there has not been a safety incident in over 50 years with the gate in its present location. The gate, equipped with an electronic open and close feature, serves as the access point for automobiles, maintaining the property's security. Removing the gate would expose the property to increased risks and does not change the current ingress and egress points.

Adjacent properties within 140 feet, including 2005 Laguna St. (next-door neighbor) and 1939 Laguna (140 feet away, one driveway from mine), 342 E. Padre 337, & 343 E. Mission showcase similar gates and garages at the property line (refer to Exhibit 2).

Furthermore, within a half-mile radius, numerous properties, such as 232 & 306 E. Los Olivos, 316 Junipero Plaza (facing Los Olivos), the Junipero St. gate, along with 2417 2325 & 2311 Garden St., boast gates or garages located on the property line.

I sincerely appreciate your time and consideration of this matter. I am hopeful for a favorable resolution that aligns with the preservation of Santa Barbara's rich heritage.

Thank you for your attention to this important request.

Sincerely,
Caroline Chufar
Caroline Chufar
805-895-7222

See exhibit 1 & 2 attached

Exhibit 1
2015 Laguna St. Santa Barbara, CA 93101
Request for gate waiver & Zoning Exception

- Letter to Santa Barbara City Planning Commission dated September 18, 1967 acknowledging gate was existing.

Exhibit 1
Santa Barbara
September 18, 1967.

Santa Barbara City Planning Commission
City Hall
Santa Barbara

Gentlemen:

My reason for requesting a modification of provisions of Ord. 2395 are as follows:
I wish to construct a double carport on this lot. The lot is stone wall, ranging from 7' to 8' runs along the frontage on both of these streets. The house, an old stone carriage house, was completely rebuilt from the stone wall outward about nine years ago, and does not face on either of the street frontages. There is an entrance gate on Laguna Street, and a paved drive leading to a small old garage located flush with the stone wall at the extreme corner of the lot closest to Mission and Laguna Streets. The old garage is completely hidden from view from outside the property. It is too small to be used for a full sized automobile.

The most desirable location for a carport would be to attach it to the existing garage, just behind the stone wall on Laguna St. I would propose to keep the roofline of the carport below the top elevation of the stone wall. The gravel roof of the carport would be of a color as close as possible as that of the natural stone walls adjacent. From Laguna Street the carport would be completely hidden. A few perpendicular across the street on Mission, on higher ground, would see the gravel roof from their elevation. The 7' wall on Mission would hide the structure from the street.

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA
SEP 18 1967
RECEIVED

Other locations on this small irregular lot have been considered. The only location that would not require a modification would be to place the carport directly in front of the front entrance to the house. The house is of symmetrical and rather formal appearance, and the placement of such a structure extending almost to the front door would be most unfortunate from an aesthetic viewpoint, as well as playing havoc with the use of what is, in this instance, the rear front yard of this house. The relatively steep side roof of the house and the formal character of the architecture do not make it possible to add a garage or carport wing to the house without destroying the beauty of the house. The proposed location of the carport, close to the kitchen, will be convenient for shopping. Any attempt to locate the carport further from the property line on Mission Street will make the use of both stalls of the carport extremely difficult. In as much as the structure will be hidden from the street, I do not feel that it will be a detriment to the neighborhood. I might also mention that there are five garages on or near the property line on Mission Street between Garden and Laguna Streets, all of them visible from the street.

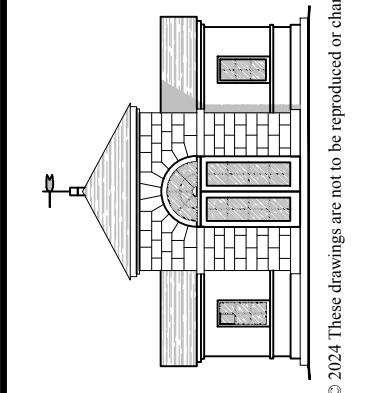
Thanking you for giving this your consideration, I am
Sincerely,
Robert B. Cristman
An Unlicensed Agent
Thomas A. Cristman
Owner

Exhibit 2
2015 Laguna St. Santa Barbara, CA 93101
Request for gate waiver & Zoning Exception

- Plot map with nearby properties that have gates or garages located on property line.
- Photos of gates and garages nearby



Brian B. Miller Design
735 State Street, Suite 111
Santa Barbara, California 93101
Phone: (805) 407-9001
email: muddbill@comcast.net



© 2024. These drawings are not to be reproduced or changed in any way, or assigned to a third party, without written permission of Brian B. Miller.

REVISIONS
DATE: 7/4/2024

Subject Property: 2015 Laguna St.



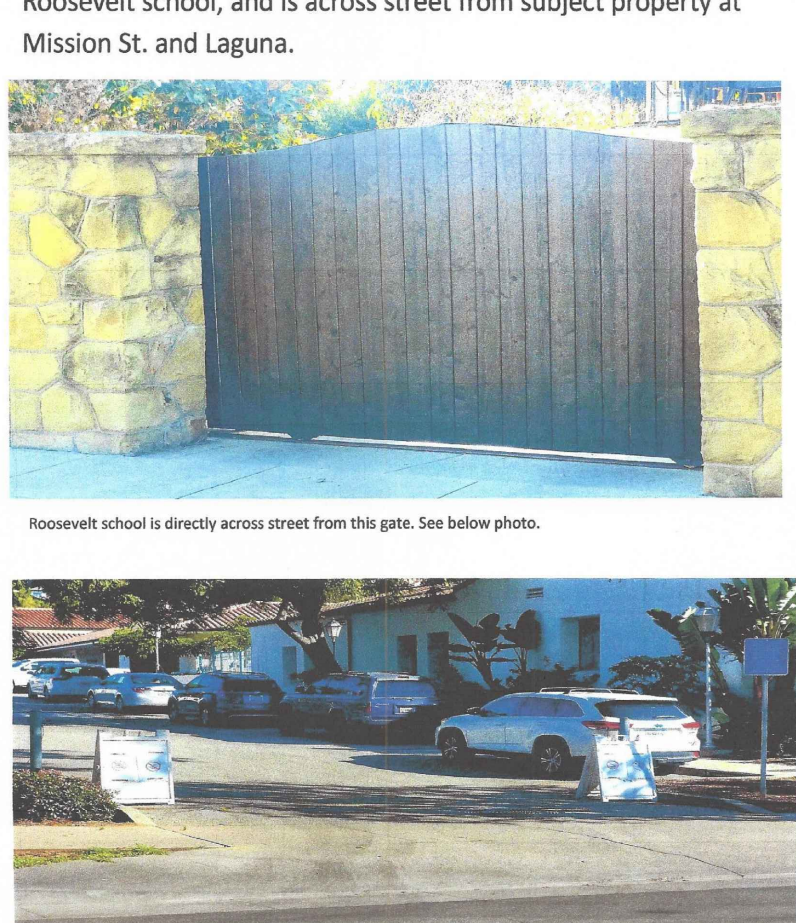
2005 Laguna Next door property to subject property



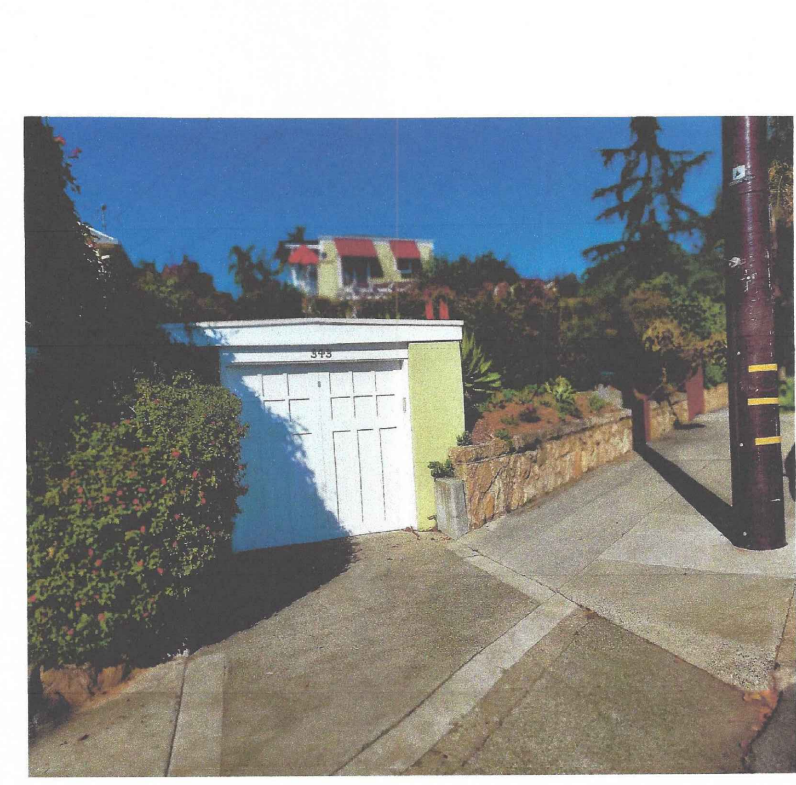
1939 Laguna One driveway away (less than 140 feet) from subject property



342 E Padre
This gate opens up on Laguna St. directly across the street from Roosevelt school, and is across street from subject property at Mission St. and Laguna.



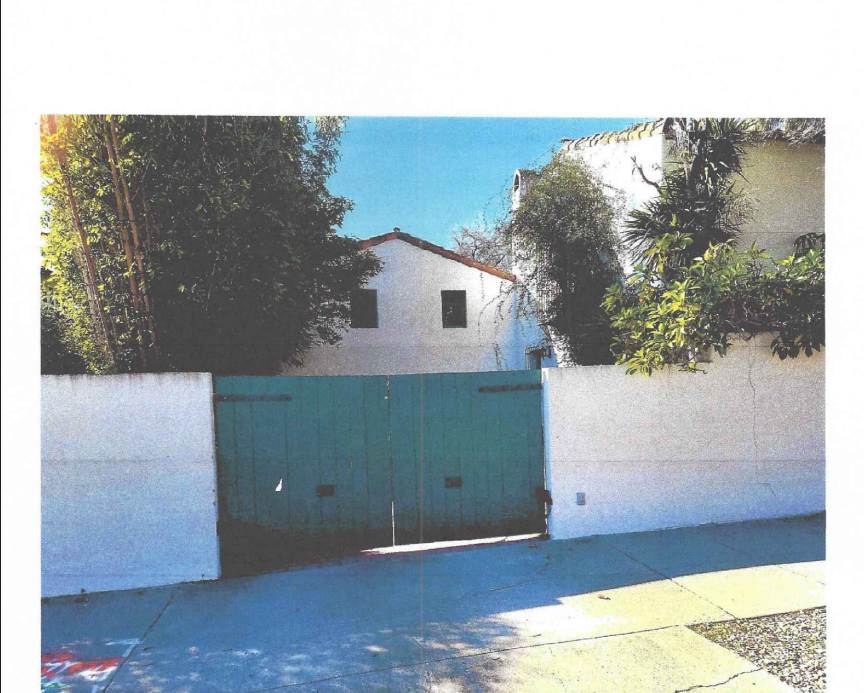
343 E. Mission
Across street from subject property at Mission St. and Laguna.



337 E. Mission
Across street from subject property at Mission St. and Laguna.



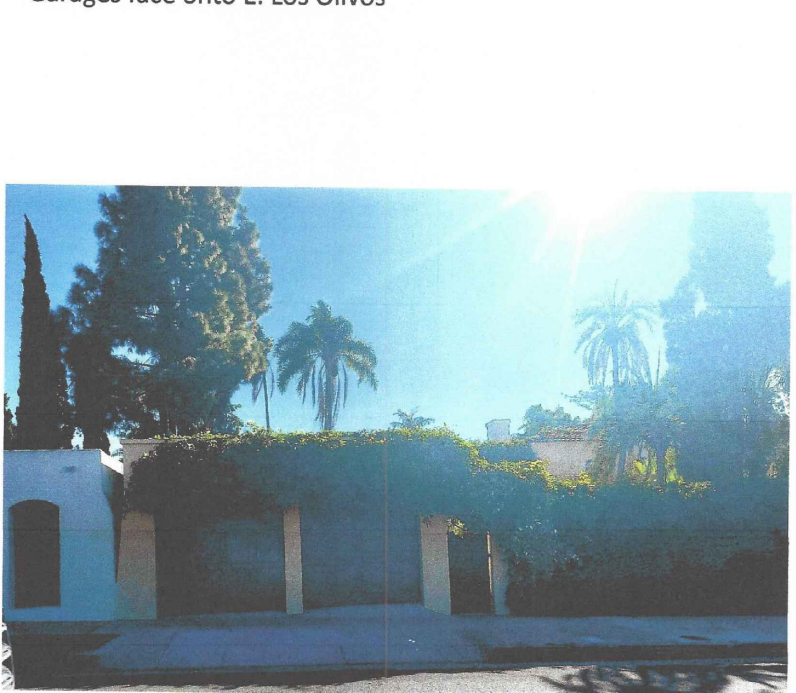
232 E. Los Olivos



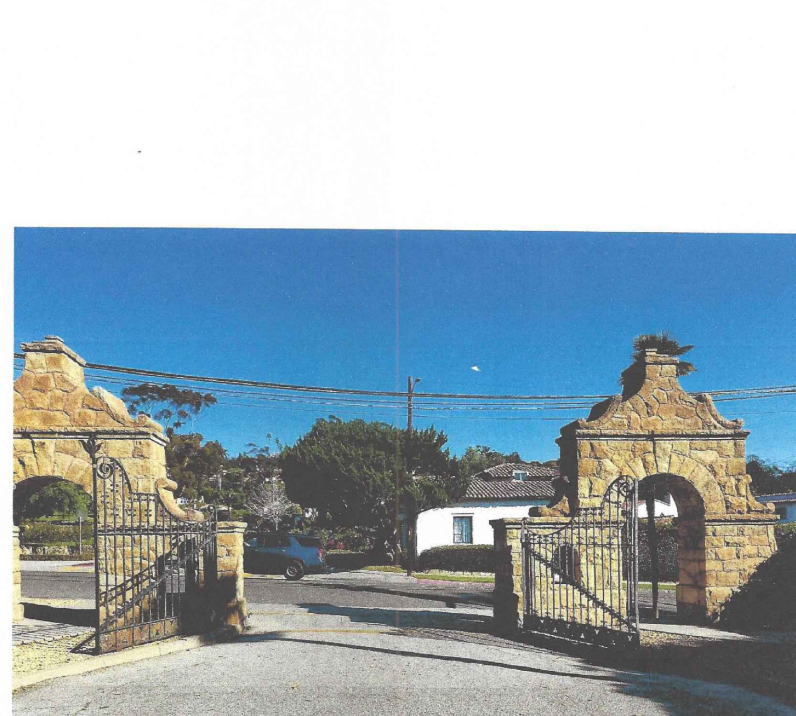
306 E. Los Olivos



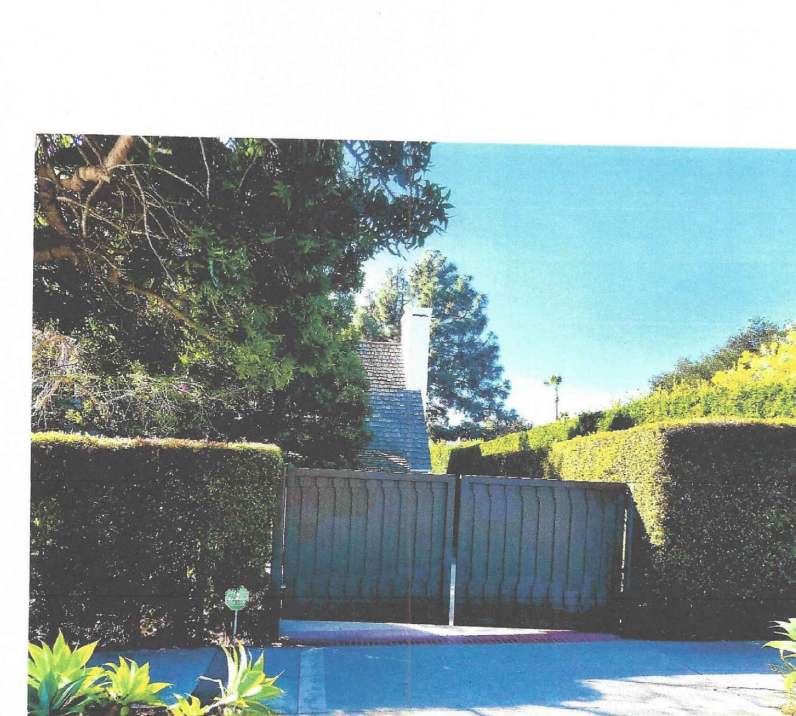
316 Junipero Plaza
Garages face onto E. Los Olivos



Junipero Plaza Gate



2417 Garden St.



2325 Garden St.



2311 Garden St.

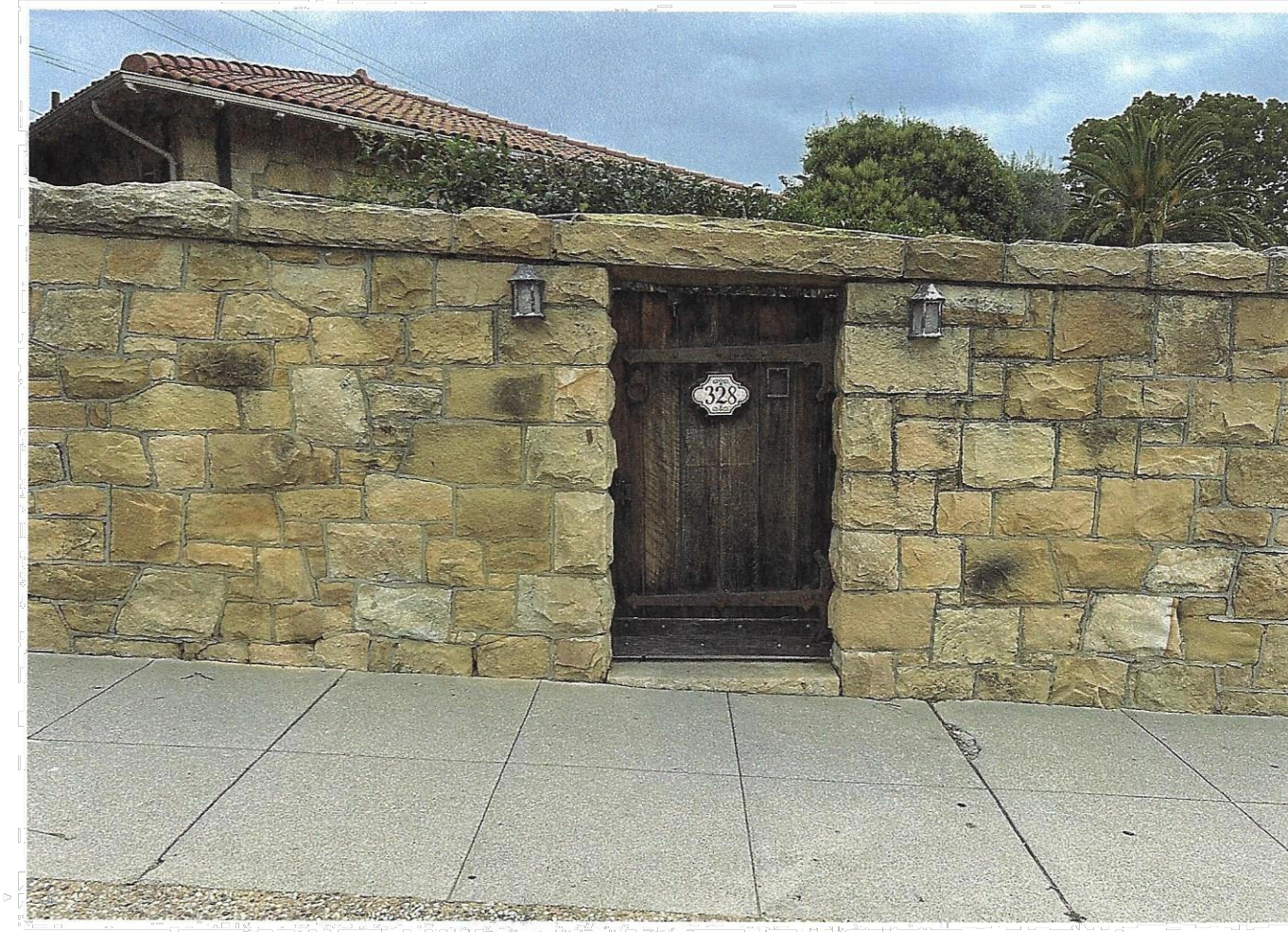
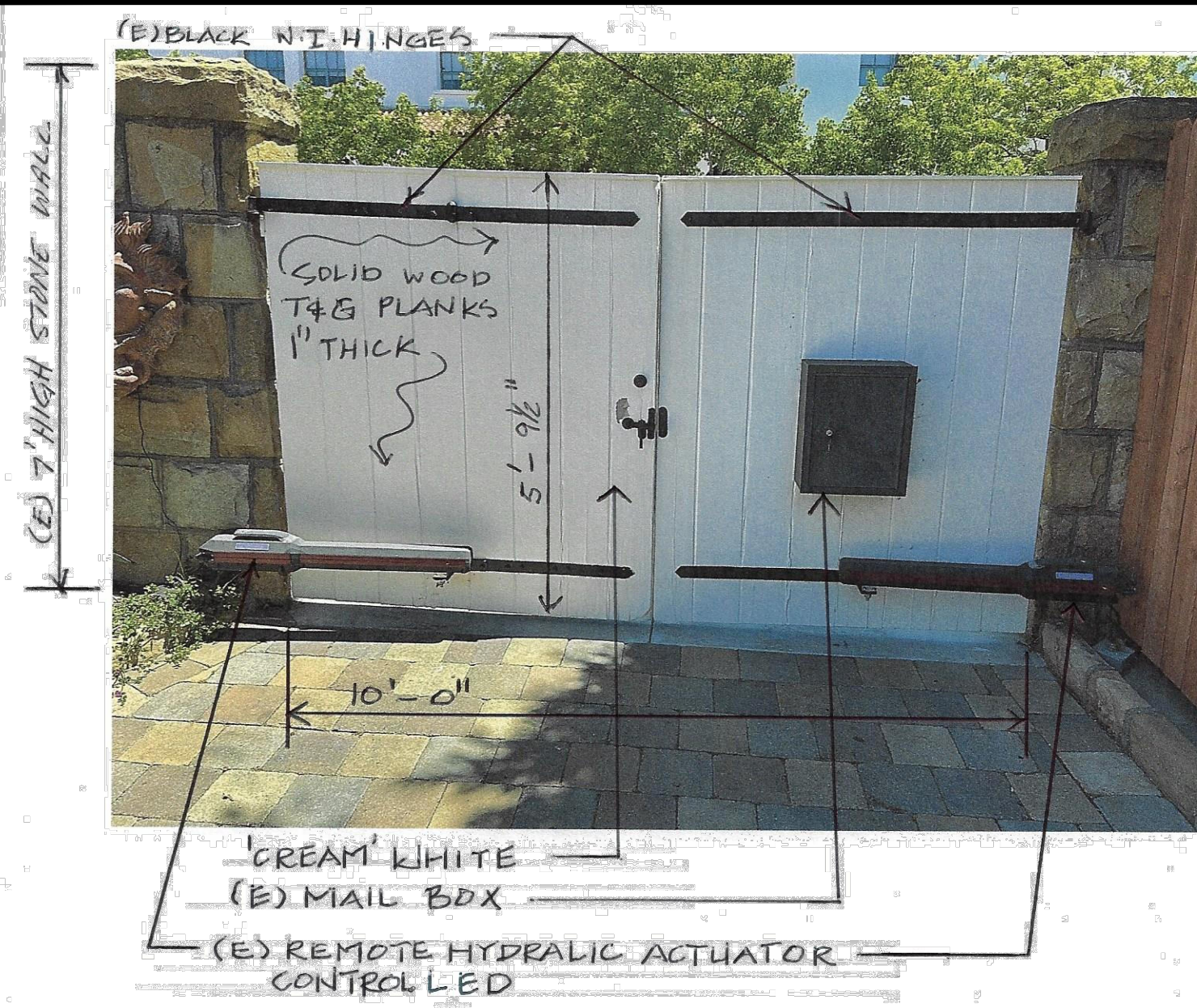


GATE DESIGN APPROVAL FOR:
CAROLINE CHUFAR
2015 LAGUNA ST.
SANTA BARBARA, CA 93101

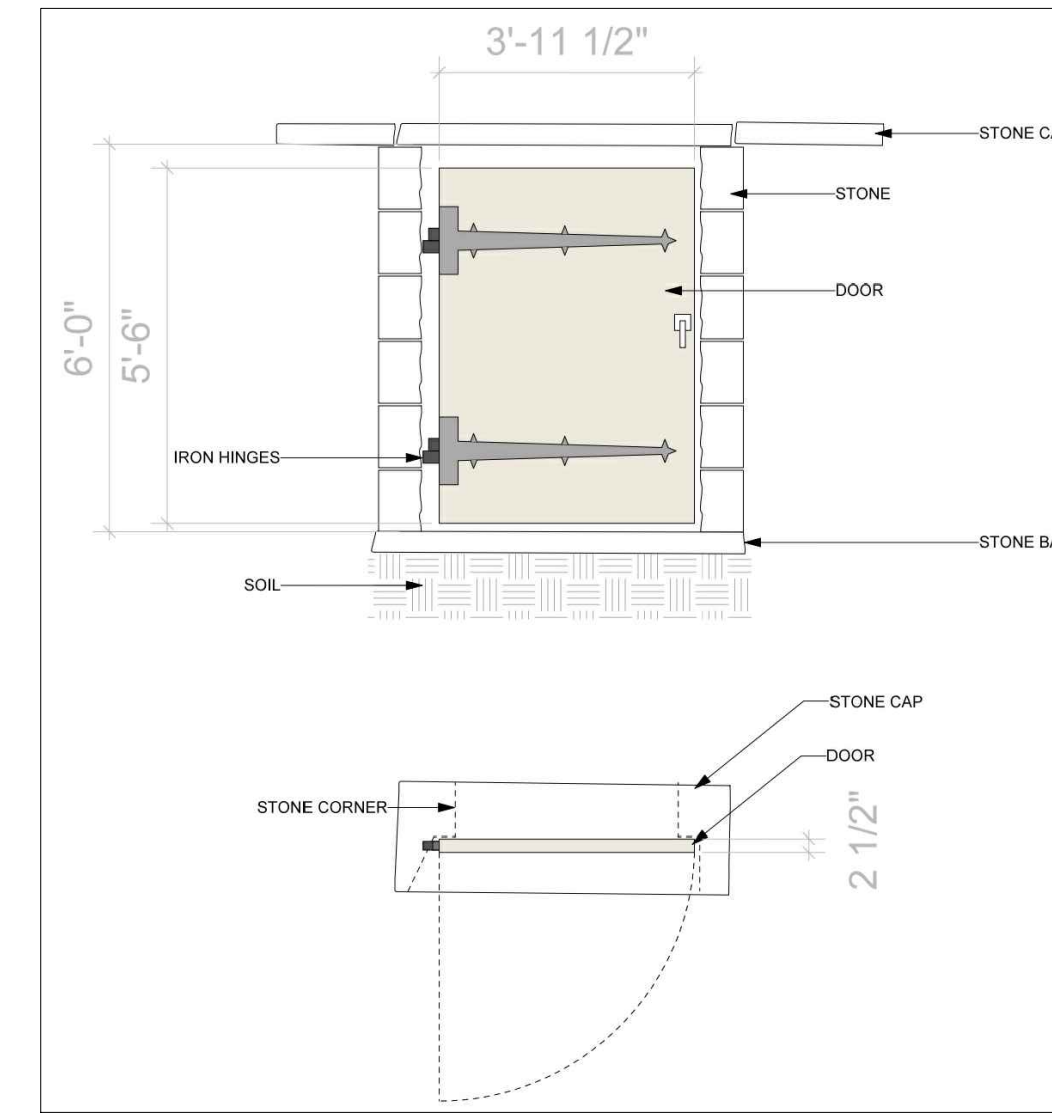
DATE: 6/5/2023
JOB No:
#23064 (Chufar_ADU)

A.2-1

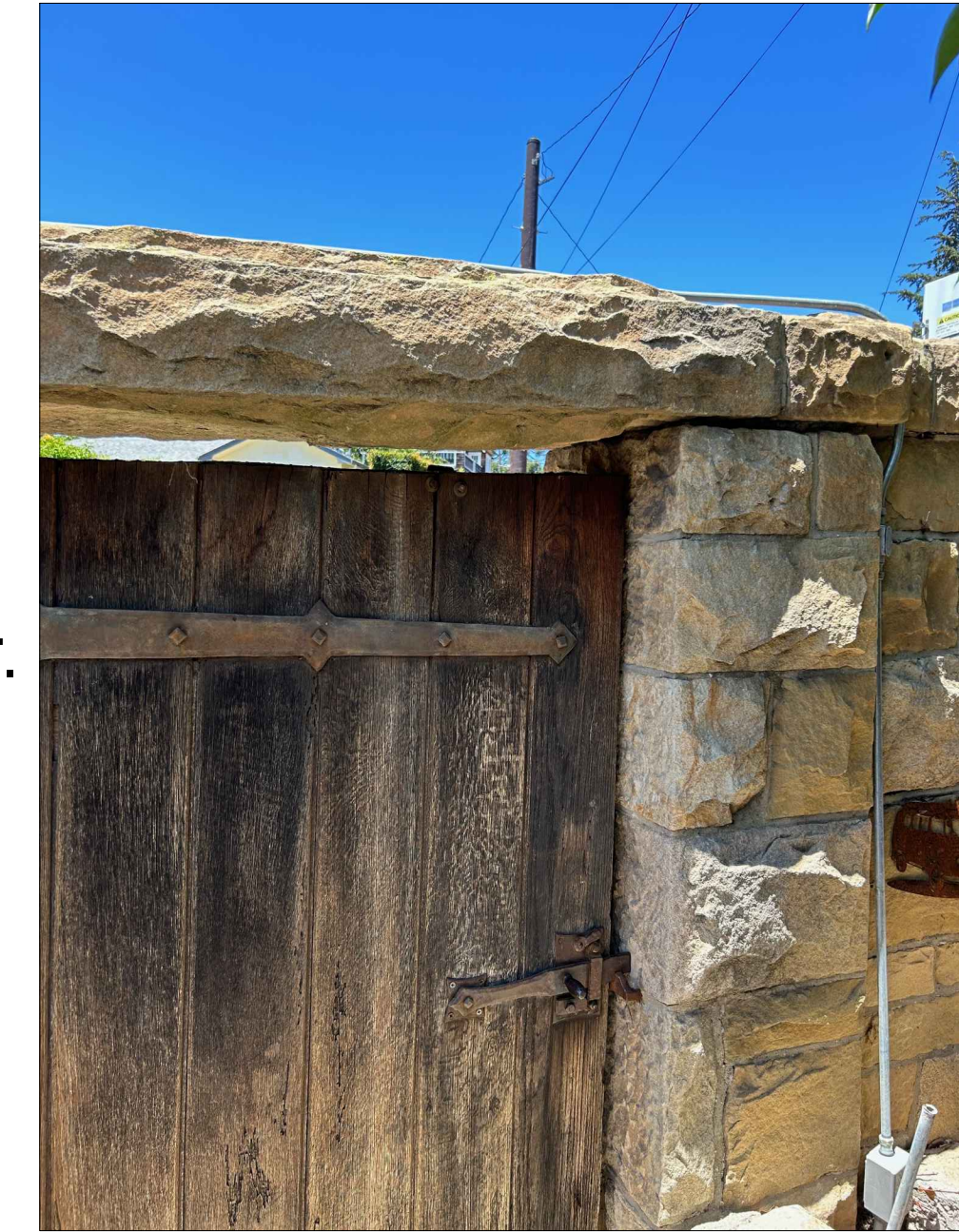
C:\AC\W01_23069\Chufar_ADU\23069_A1-2_gate_documentation.dwg Plotted by: tomul Jul 04, 2024 12:41pm



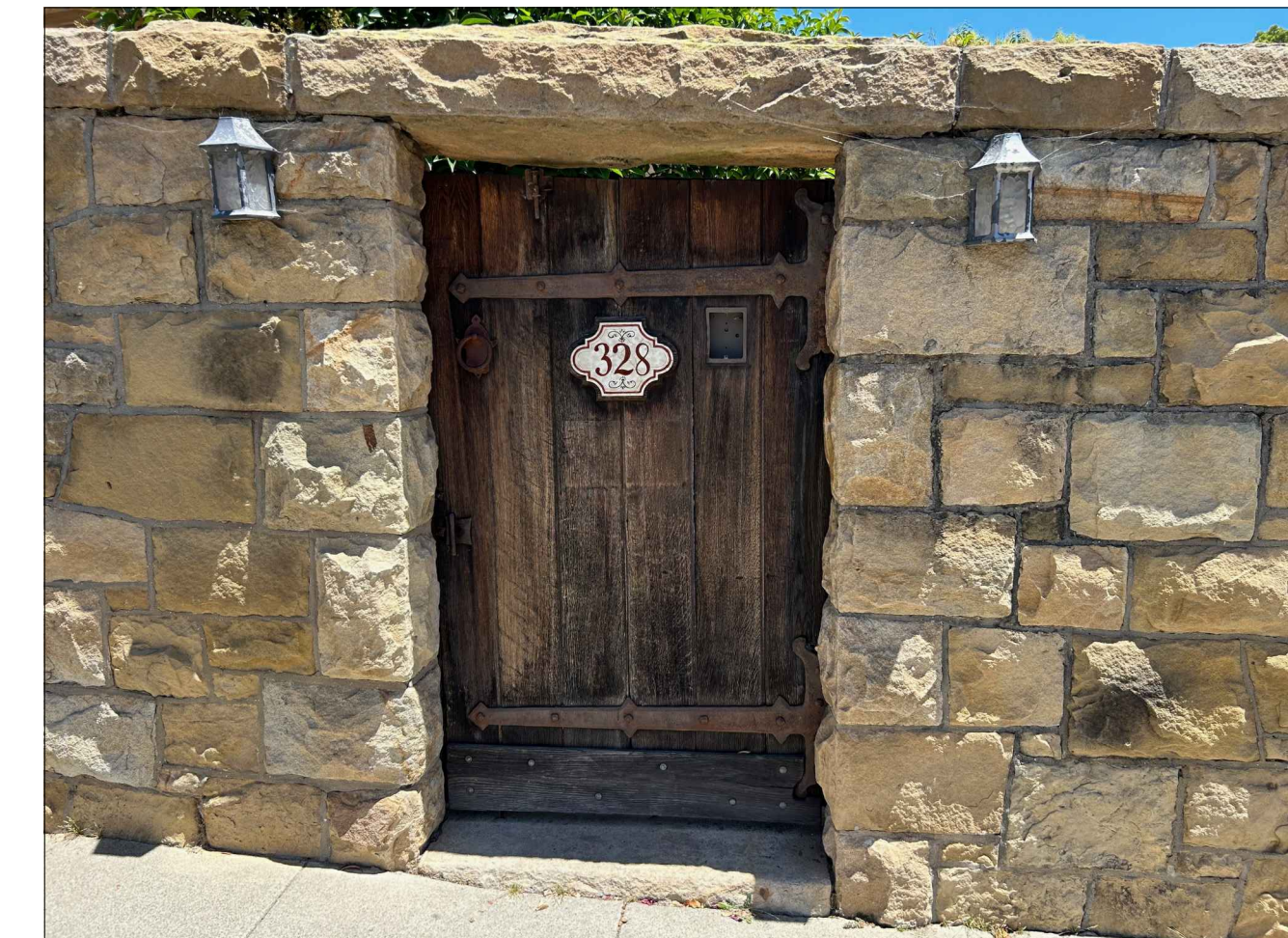
(E) PEDESTRIAN GATE NEXT DOOR TO BE MATCHED AT 2015 LAGUNA ST



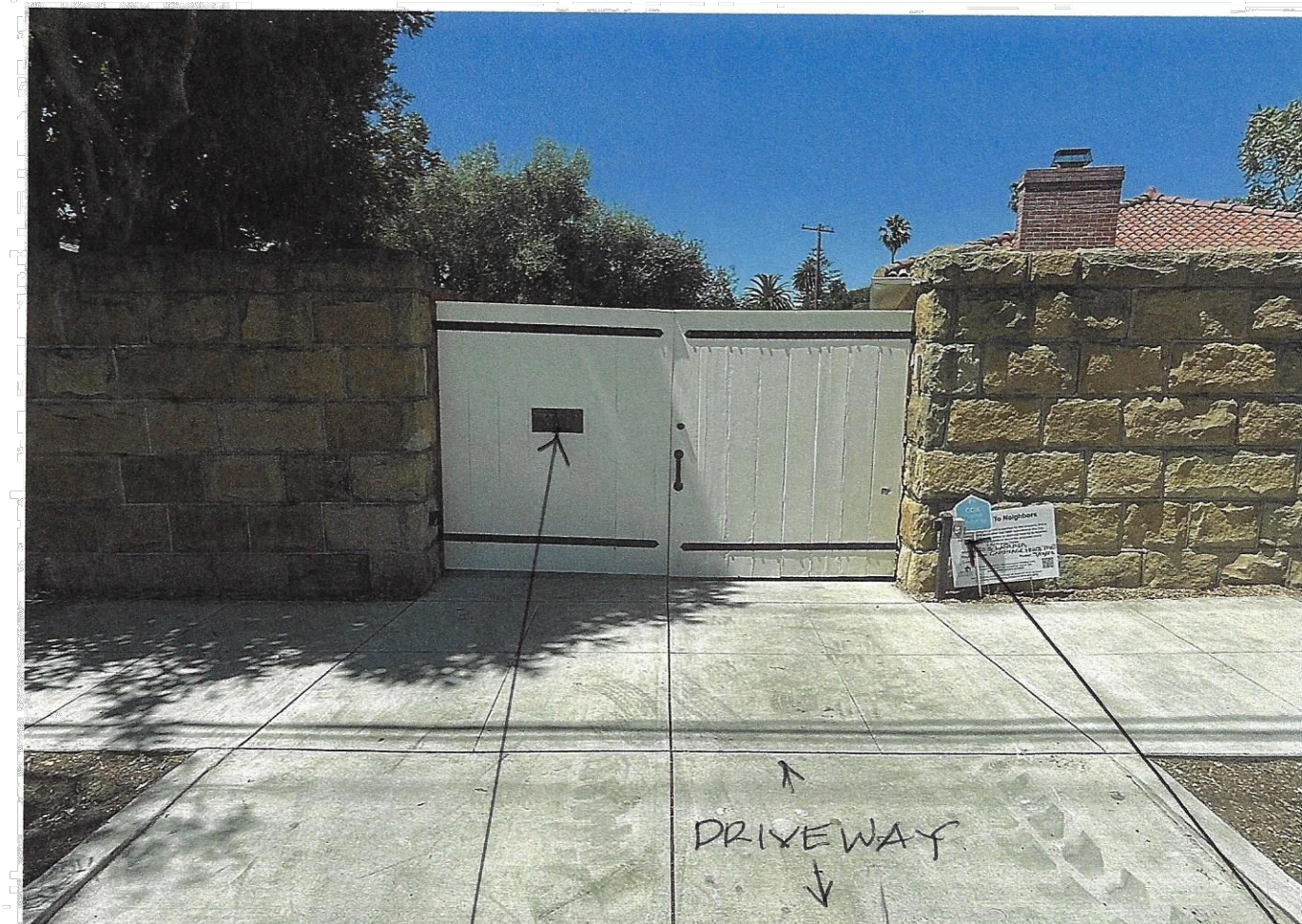
GATE DETAIL SCALE: N.T.S.



THE 3 PICTURES SHOW EXISTING GATE AT 328 MISSION ST. (FOR REFERENCE ONLY)



PROPOSED GATE TO REPLICATE GATE NEXT DOOR AT 328 MISSION ST., AS SHOWN HERE



AUTO GATE FACING LAGUNA ST.

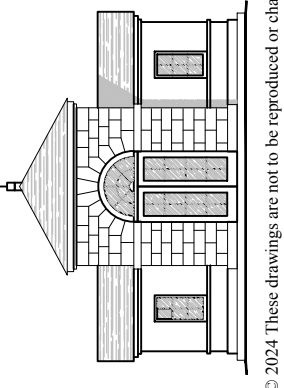


FIRE ACCESS LOCK ACTIVATOR

PROPOSED PEDESTRIAN GATE

Brian B. Miller

Brian B. Miller Design
735 State Street, Suite 111
Santa Barbara, California 93101
Ph: (805) 407-9001
email: muddhill@comcast.net



© 2024. These drawings are to be reproduced or changed in any way, or assigned to a third party, without written permission of Brian B. Miller.

REVISIONS

DATE: 7/4/2024

GATE DESIGN APPROVAL FOR:

CAROLINE CHUFAR

2015 LAGUNA ST.

SANTA BARBARA, CA 93101

DATE: 6/5/2023

JOB No:
#23069 (Chufar_ADU)

A.2-2