



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 3, 2022
AGENDA DATE: August 10, 2022
PROJECT ADDRESS: 2604 Mesa School Lane (PLN202022-00164)
TO: Renee Brooke, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470, ext. 4531
 Allison De Busk, Senior Planner
 Kelly Brodison, Associate Planner, KBrodison@SantaBarbaraCA.gov

I. PROJECT DESCRIPTION

The 7,660 square foot lot is developed with a 1,444 square foot single-family residence and an attached 415 square foot two-car garage. The project consists of a proposal to convert the existing garage to a Junior Accessory Dwelling Unit in the E-3 (Single Family Residence) Zone and the appealable jurisdiction of the Coastal Zone. Two uncovered parking spaces are proposed in the existing driveway and front setback.

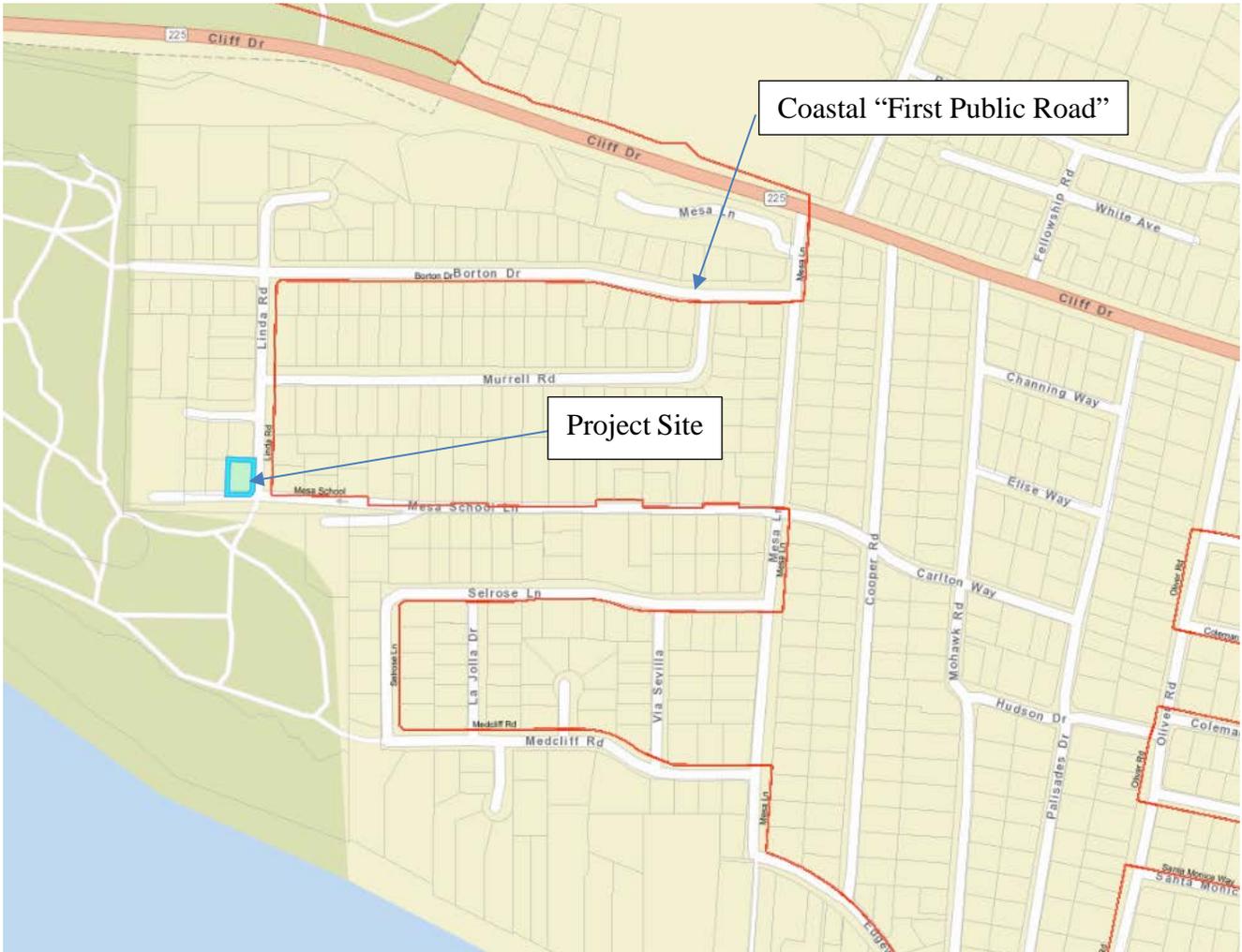
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2022-00020) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Application Deemed Complete: June 30, 2022
Date Action Required: September 30, 2022

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the Coastal Land Use Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



2604 Mesa School Lane – Vicinity Map

IV. **BACKGROUND**

Accessory Dwelling Units (ADUs) in the City’s coastal zone are governed by Santa Barbara Municipal Code (SBMC) Chapter 28.86. All ADUs in the coastal zone require approval of a Coastal Development Permit by the Staff Hearing Officer but do not require a public hearing (SBMC §28.44.110.C). Written comments regarding the application will be considered by the Staff Hearing Officer prior to making a decision on the project.

The Staff Hearing Officer’s decision may be appealed to the Coastal Commission within 10 working days of the decision.

V. **SITE INFORMATION AND PROJECT STATISTICS**

A. **SITE INFORMATION**

Applicant:	David Winitzky
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Property Owner:	Ralph & Diane Waterhouse
Site Information	
Assessor's Parcel Number (APN):	041-281-031
Zoning District:	E-3/S-D-3 (One-Family Residence/Coastal Overlay). (SBMC Title 28)
Coastal Land Use Plan:	Residential (Max 5 du/ac)
Lot Size:	approx. 7,556 sq. ft.
Avg. Slope:	12%

B. PROJECT STATISTICS

	Existing	Proposed
Primary Living Area	1,444 sq. ft.	No Change
Garage	415 sq. f.	0 sq. ft. (Convert to ADU)
ADU	N/A	415 sq. ft.
Floor Area Ratio*	1,859 = 61% of Maximum Required FAR	No Change
* = ADU included in FAR square footage per SBMC §28.86.055.C.		

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance for the ADU	Complies?
Setbacks -Front -Interior	20 feet 4 feet	✓ N/A (converted)
Building Height	30 feet	✓
Parking	Primary Residence: 2 covered spaces* ADU: / 0 spaces	Primary Residence: ✓ ADU: ✓
Open Yard	1,250 square feet	✓

* Per SBMC 28.86.080.A, when an existing garage is converted to a Junior Accessory Dwelling Unit, the required covered parking spaces that are displaced by the conversion shall be replaced on-site. The replacement spaces may be covered or uncovered and can be located in the front setback as long as they are contained within the area of an existing paved driveway.

As identified in the table above, the project complies with Zoning Ordinance requirements for the zone.

B. ACCESSORY DWELLING UNIT STANDARDS

The project complies with the City's ADU requirements, as outlined in SBMC Chapter 28.86. Some of the key regulations are discussed in more detail below.

1. REQUIRED FEATURES (SBMC §28.86.050.B)

The proposed ADU contains all of the required residential elements (kitchen, bathroom, living room, separate sleeping room), has independent exterior access, and exceeds the 400-square-foot minimum unit size for a one-bedroom unit.

2. MAXIMUM FLOOR AREA (SBMC §28.86.055.B)

The proposed ADU is being converted from the existing attached garage and therefore does not have any size limitations.

3. FLOOR AREA RATIO (SBMC §28.86.055.C)

As shown in the Project Statistics table above, the Floor-to-Lot Area Ratio for all development on site is 61% of the Maximum Required FAR. Therefore the project is consistent with FAR zoning standards.

4. ARCHITECTURAL REVIEW (SBMC §28.86.060)

The proposed ADU complies with all required ministerial design criteria, including a height of less than 17 feet, therefore the project is exempt from Design Review.

5. PARKING (SBMC §28.86.080)

Junior Accessory Dwelling Units do not require any parking under the City's ordinance, and none is proposed. It should be noted that the project site is located within a Key Public Access Parking Area as shown on Figure 3.1-2 of the City's Coastal Land Use Plan. Although a standard ADU in this area would be required to provide parking, a Junior ADU is not required to provide parking because it is not anticipated to increase parking demand due to its limited size and scale.

The existing parking for the primary residence is proposed to be converted to the Junior Accessory Dwelling Unit, therefore replacement parking is proposed with two uncovered spaces in the existing driveway.

C. COASTAL CONSISTENCY

The project site is located in the Coastal Zone and must be found consistent with the California Coastal Act and the City's Local Coastal Program (LCP), including the Land Use Plan (LUP), which implements the California Coastal Act. Staff finds that the project is consistent with applicable Coastal Act and Land Use Plan policies (refer to Exhibit D for applicable policies), and the draft Findings in Section IX below.

VII. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for construction of a second dwelling unit in a residential zone.

Additionally, none of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

VIII. DESIGN REVIEW

The ADU is exempt from design review per California Government Code 65852.2.

IX. FINDINGS

The Staff Hearing Officer finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The Junior Accessory Dwelling Unit project is consistent with the policies of the California Coastal Act and the project will not have significant adverse effects to the coast or coastal resources. The project site is located in an existing, developed single-family neighborhood with adequate public services including public transportation, fire prevention, police, and utility services. The project will not result in any adverse effects related to coastal resources, including public views, public access to the coast, or coastal bluff erosion. Both parking and open space minimum requirements will be maintained for the primary residence. The project is consistent with Coastal Act policies 30250 (Location; existing developed area), 30251 (Scenic and visual qualities) and 30252 (Maintenance and enhancement of public access) because the project site is not located on a coastal bluff or adjacent to any designated public access points for the coast, and there are no mapped biological, archaeological, or visual resources on the site.

The project is consistent with Coastal Act policy 30253 (Minimization of adverse impacts) because the project site is not located in an area of high geologic, flood, or fire hazard. The project site is not located along any bluffs or cliffs, and does not require construction of any protective device that would impact existing landforms. The proposed Junior Accessory Dwelling Unit is located on a flat portion of the lot within existing development and the project will not contribute to geologic instability or destruction of the site because the area has withstood existing development of similar size and scale and the project would be constructed in accordance with California Building Code requirements for the geologic and soil conditions of the site.

2. The Junior Accessory Dwelling Unit (JADU) project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The proposed JADU complies with the zoning ordinance in terms of setbacks, parking and height, and complies with all requirements of the City's Accessory Dwelling Unit Ordinance, as identified in Section VI of the staff report dated August 3, 2022. The proposed JADU is compatible with neighborhood development because the surrounding neighborhood includes a mix of attached and detached accessory structures, as well as one- and two-story residences, and therefore the proposed conversion of an existing garage to a JADU will be consistent with the surrounding building typology. The development will not impact any public views because it consists of converting an existing one-story attached garage and there are no important public views across the site. The project will not impact public access to the coast because it is on an existing developed lot with no separate to the bluff or the nearby

beach. The project site is not located on a coastal bluff or any visually-, biologically-, or archaeologically-sensitive area.

The proposed JADU is a 415 square foot, one-bedroom garage conversion with no designated on-site parking space; the unit is also considered accessory to the primary residence and hence, it would most likely be more affordable than a standard market rate unit within the City. Adequate parking is provided for the primary residence and the JADU does not require parking under the City's ordinance because JADUs are not anticipated to increase parking demand.

According to the City's Creeks Division, the project is subject to Tier 1 Storm Water Best Management Practices (BMPs). Consistent with requirements for Tier 1 of the Storm Water Management Program (voluntary best management practices), the project will be required to select and implement one or more best management practices such as permeable paving, disconnected downspouts, and gravel access paths which will be required as part of the building permit plan check and inspection process.

Exhibits:

- A. Draft Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated June 30, 2022
- D. Applicable Coastal Policies

DRAFT STAFF HEARING OFFICER CONDITIONS OF APPROVAL

2604 MESA SCHOOL LANE
COASTAL DEVELOPMENT PERMIT
AUGUST 10, 2022

- I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants 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. **General Conditions.**
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on August 10, 2022 is limited to a Junior Accessory Dwelling Unit and the improvements shown on the plans signed by the Staff Hearing Officer 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. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
 4. **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.
 5. **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 Staff Hearing Officer.
 - 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.
 6. **Litigation Indemnification Agreement.** The 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’s 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.

B. **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.

2. **Community Development Department.**

a. **Recorded Agreement.** Prior to zoning clearance on a building permit for the proposed Accessory Dwelling Unit, the property owner shall execute a Covenant stating the following: (1) The Accessory Dwelling Unit will not be sold separately from the existing primary residence. (2) The Accessory Dwelling Unit shall not be rented for less than 31 days. When a building permit application is submitted, City Administrative Staff will prepare the Covenant and send an email from ADUCovenant@SantaBarbaraCA.gov letting the applicant know that the Covenant has been created. Written instructions will be provided to you on how to complete the procedure. The permit will not be issued until the final agreement is recorded. **Certificate of Occupancy will not be granted without the Covenant being recorded.**

b. **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.

C. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.
2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native

American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

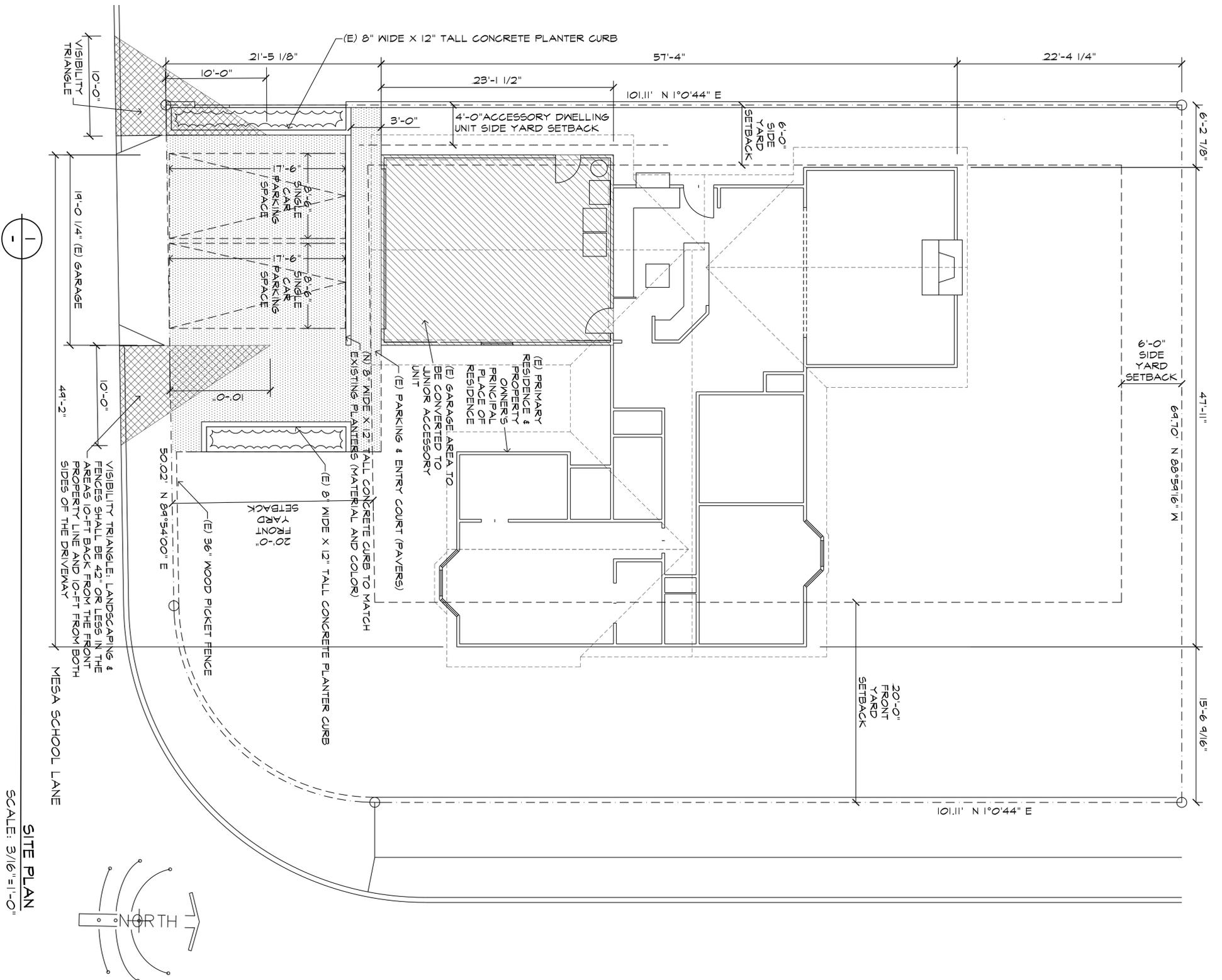
- D. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

II. Time Limits:

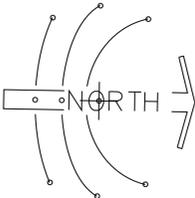
NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

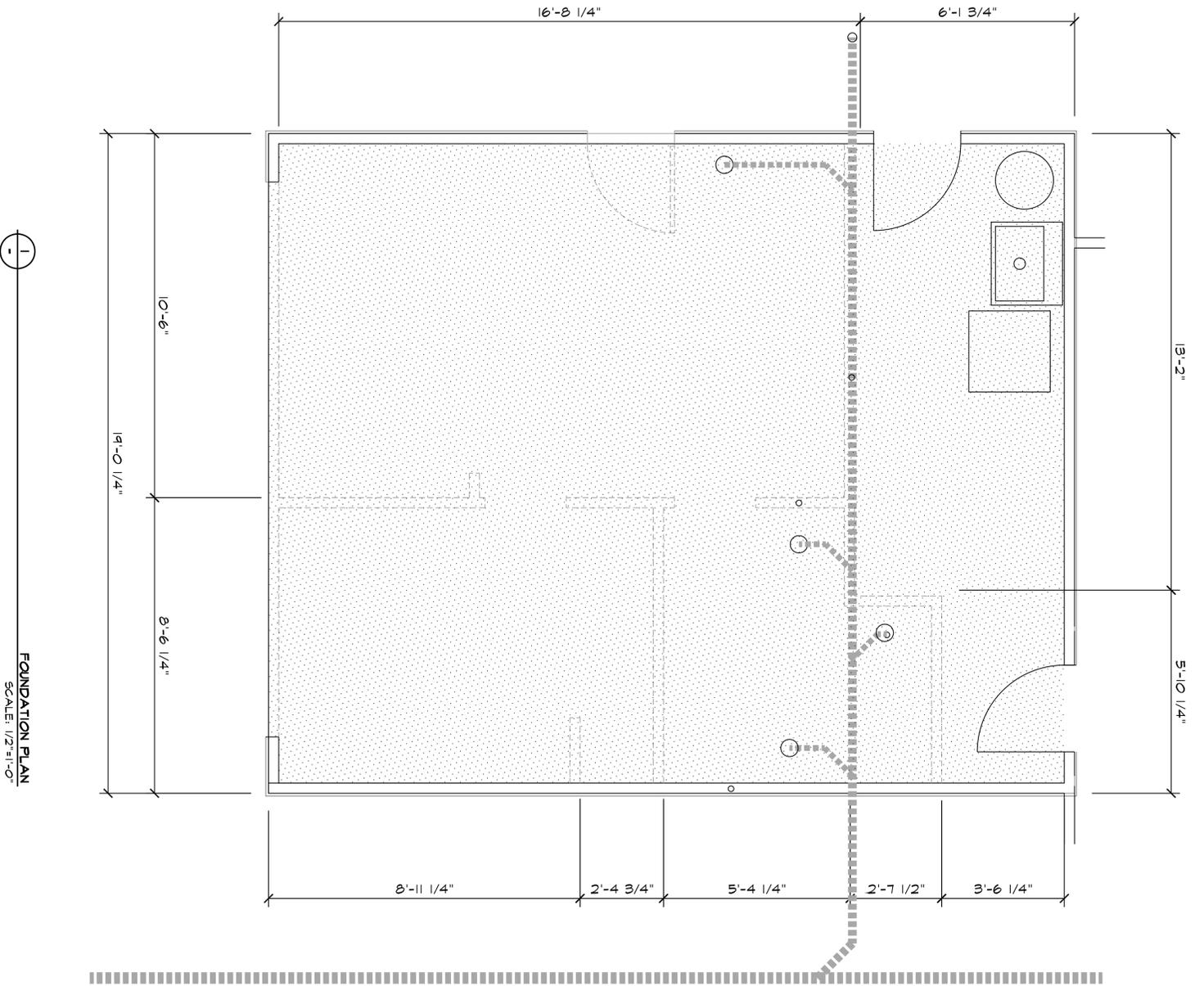


SITE PLAN
SCALE: 3/16" = 1'-0"



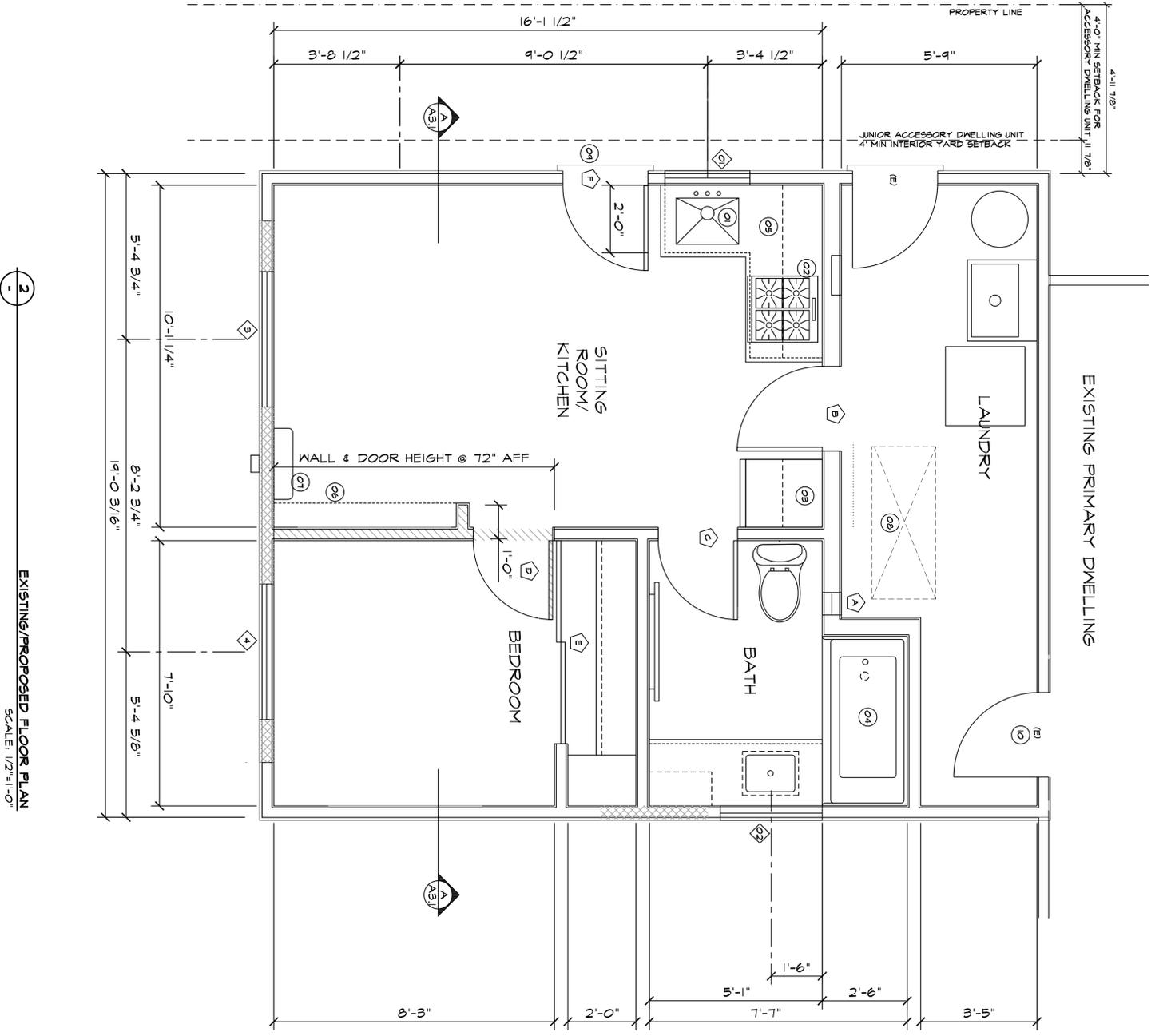
C.L. LINDA RD

A.I.I. Sheet Number	Drawn: RDY Date: 10/1/2021	JUNIOR ACCESSORY DWELLING UNIT FOR 2604 MESA SCHOOL LANE OWNER: RALPH AND DIANE WATERHOUSE 2604 MESA SCHOOL LANE SANTA BARBARA, CA 93109		W. DAVID WINITZKY, A.I.A. ARCHITECT 3463 STATE STREET, PMB 508 SANTA BARBARA, CA. 93105 (805) 569-2435 FAX: (805) 569-0378 DAVID@WINITZKYAIA.COM	PERMIT PHASE	5/9/2022
						Revisions



FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

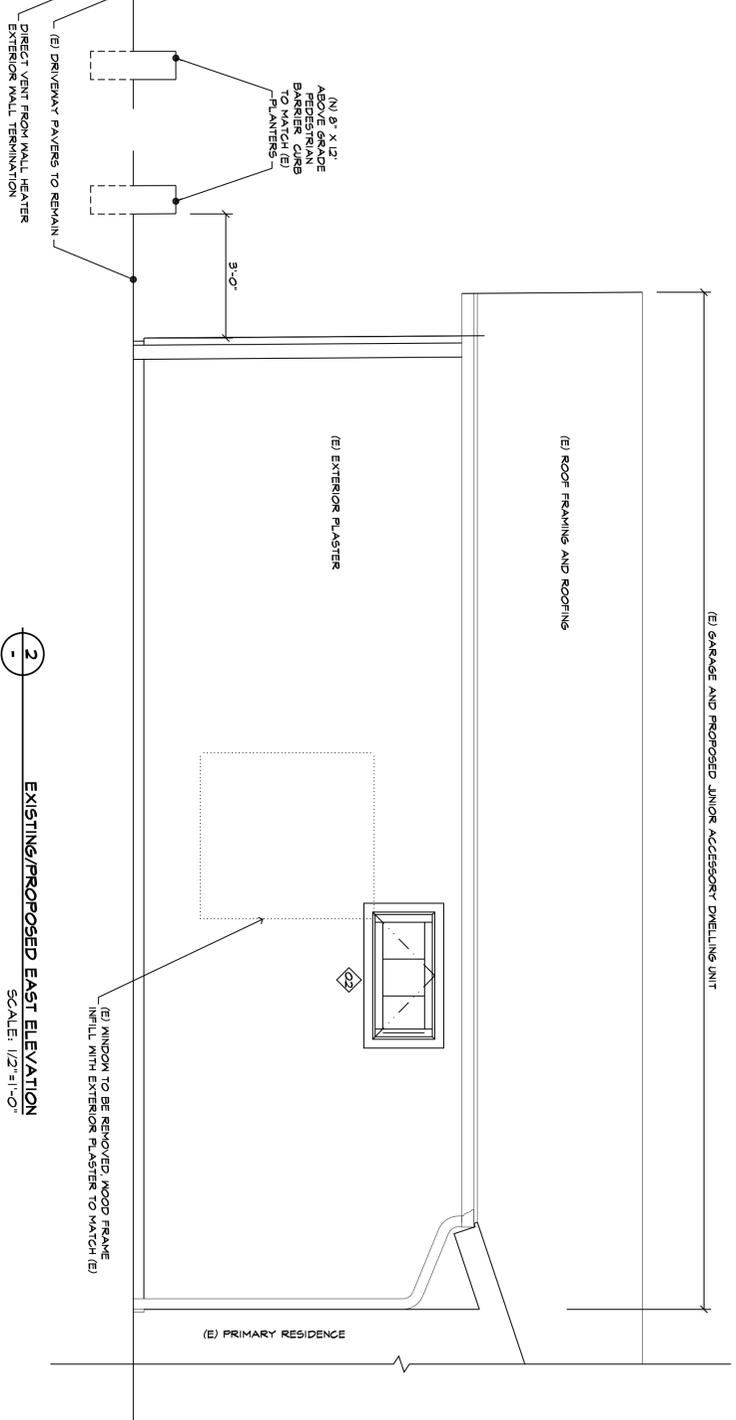
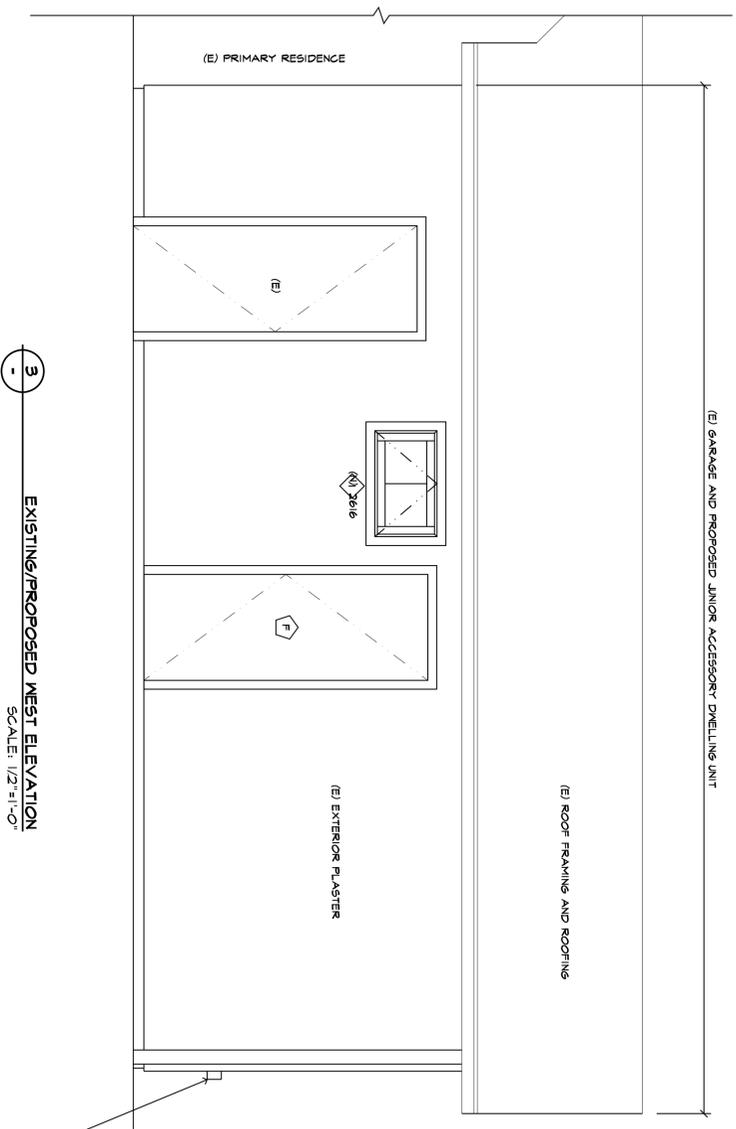
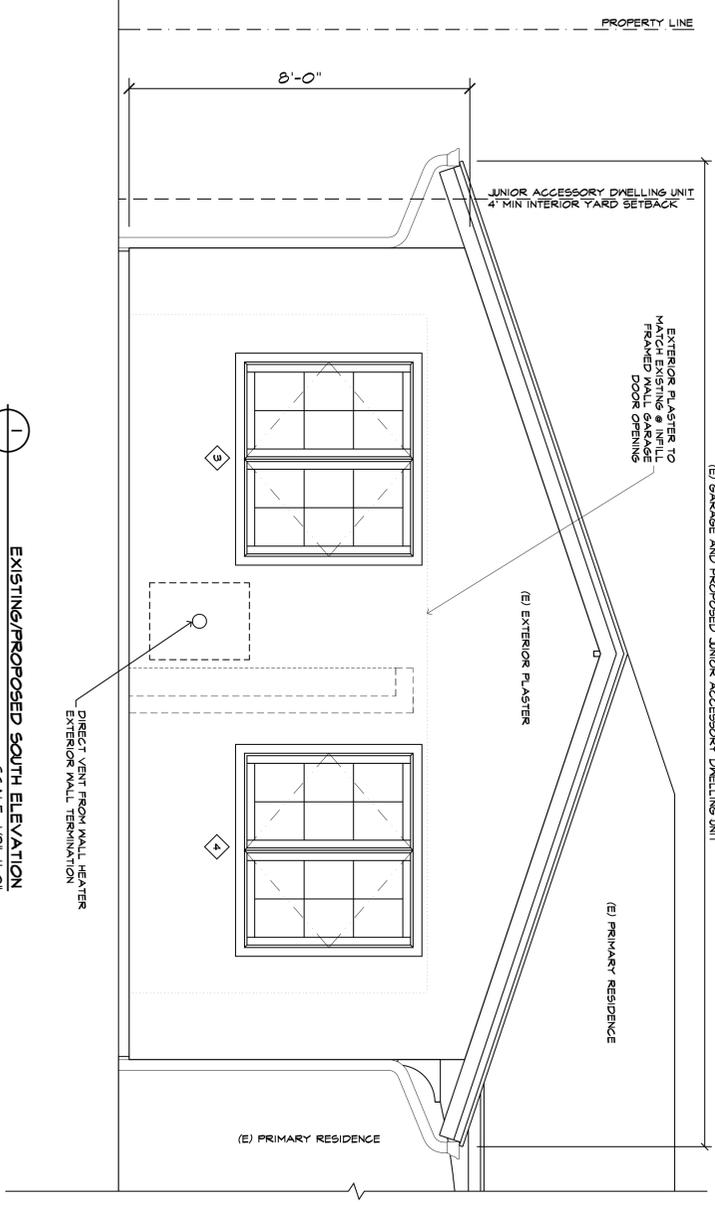
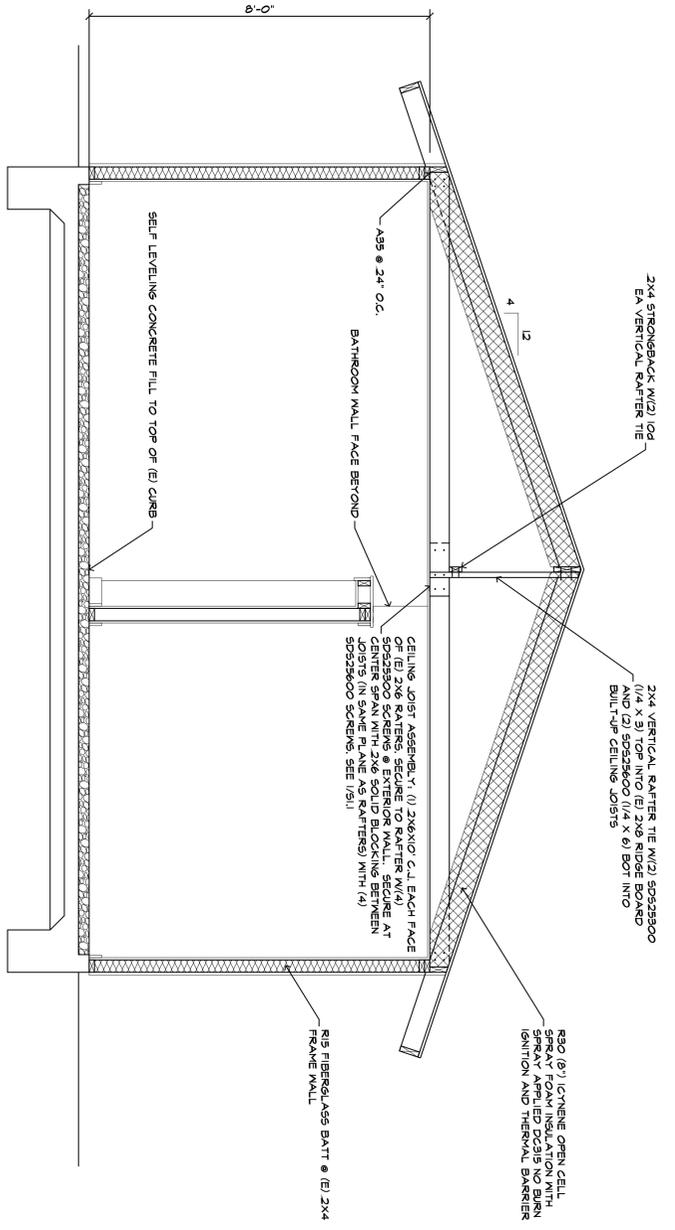
- PLAN KEY**
- LIQUID SELF LEVEL UNDERLAYMENT THIS AREA
 - WALL & DOOR HEIGHT AT 80 INCHES WOOD WALL CAP
 - WOOD FRAME INFILL (E) OPENINGS
 - (N) DOOR (SEE DOOR SCHEDULE)
 - (N) WINDOW (SEE WINDOW SCHEDULE)



EXISTING/PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"

- PLAN KEY NOTES**
- 01 18" X 24" SINGLE BASIN KITCHEN SINK W/ GARBAGE DISPOSAL
 - 02 24" WIDE GAS RANGE/OVEN
 - 03 34" DE REFRIGERATOR/FREEZER
 - 04 30" X 60" TUB/SHOWER WITH CERAMIC TILE ENCLOSURE
 - 05 FOOD PREPARATION COUNTER
 - 06 (N) 12" WIDE SHELF @ 12" AFF
 - 07 (N) WILLIAMS DIRECT-VENT GAS WALL HEATER MODEL 0743512 OR EQ.
 - 08 (N) KERNER UNIVERSAL FIT WOOD ATTIC LADDER OR EQ. (22.5" X 34" ROUGH OPENING)
 - 09 INDEPENDENT EXTERIOR ACCESS TO THE NEW JUNIOR ACCESSIBLE DWELLING UNIT
 - 10 (E) FIRE RATED LOCKABLE DOOR BETWEEN PRIMARY RESIDENTIAL UNIT AND JUNIOR ACCESSIBLE DWELLING UNIT





DOOR SCHEDULE

PLAN KEY NUMBER	LOCATION	WALL OPENING	ORIENTATION	MATERIAL	OPERATOR/HINGE HARDWARE	UNIT WIDTH	UNIT HEIGHT	PAINT GRADE	GRADE INTERIOR/EXTERIOR
A	INTERIOR PET DOOR	(N)	N	REGG. ACROLYDNITRILE BUTADIENE STYRENE	TOP LOCKABLE	30.00	80.00	X	INT
B	BATH ENTRY/SCREEN	(N)	N	WOOD PANEL DOOR	LH PRIVACY	30.00	80.00	X	INT
C	BATH ENTRY/SCREEN	(N)	N	WOOD PANEL DOOR	LH PRIVACY	30.00	80.00	X	INT
D	BEDROOM	(N)	E	WOOD PANEL DOOR	LH PRIVACY	30.00	72.00	X	INT
E	BEDROOM CLOSET	(E)	S	PAIR WOOD PANEL DOORS WITH H.D. TRACK HDWE	SLIDING TRACK	72.00	80.00	X	INT
F	ENTRY	(N)	W	WOOD SOLID CORE DOOR	LH LOCKABLE	30.00	80.00	X	EXT
	DELETED								

WINDOW SCHEDULE

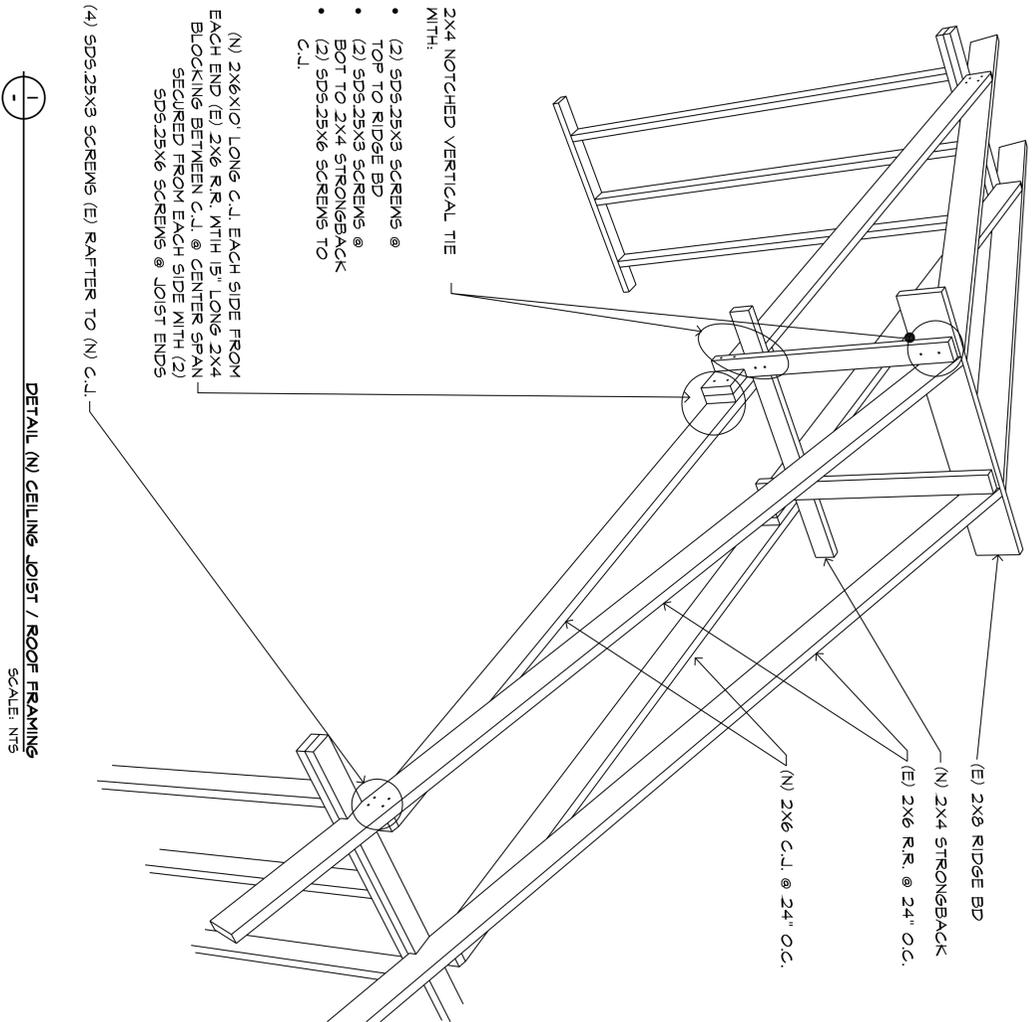
PLAN KEY NUMBER	LOCATION	WALL OPENING	ORIENTATION	MATERIAL	OPERATOR/HINGE	UNIT WIDTH	UNIT HEIGHT	GLAZING W	GLAZING H	SILL HEIGHT	HEAD HEIGHT	EGRESS WINDOW
01	KITCHEN	(N)	W	ALUM. CLAD WOOD DIVIDED LITE - TO MATCH (E)	TOP AVENING	30.00	18.00	26.00	14.00	71.00	89.00	N
02	BATH	(N)	E	ALUM. CLAD WOOD DIVIDED LITE - TO MATCH (E)	TOP AVENING	38.00	18.00	32.00	14.00	71.00	89.00	N
03	SITTING ROOM	(N)	S	ALUM. CLAD WOOD DIVIDED LITE - TO MATCH (E)	CASEMENT PAIR	58.00	48.00	48.00	44.00	32.00	80.00	N
04	BEDROOM	(N)	S	ALUM. CLAD WOOD DIVIDED LITE - TO MATCH (E)	CASEMENT PAIR	58.00	48.00	48.00	44.00	32.00	80.00	Y
	DELETED											

* NOTES

* NOTES

1- (N) OPENING IN (N) INFILL WOOD FRAME WALL @ (E) GARAGE DOOR TO BE REMOVED





DETAIL (N) CEILING JOIST / ROOF FRAMING
SCALE: NTS

- (2) SDS, 25x3 SCREWS @ TOP TO RIDGE BD
- (2) SDS, 25x3 SCREWS @ BOT TO 2X4 STRONGBACK
- (2) SDS, 25x6 SCREWS TO C.J.

(N) 2X6X10 LONG C.J. EACH SIDE FROM EACH END (E) 2X6 R.R. WITH 15' LONG 2X4 BLOCKING BETWEEN C.J. @ CENTER SPAN SECURED FROM EACH SIDE WITH (2) SDS, 25X6 SCREWS @ JOIST ENDS

(4) SDS, 25X3 SCREWS (E) RAFTER TO (N) C.J.

- G. Special Inspectors is required for all field welding and high strength bolt installation.
 - F. Fabrications: Fabricate structural steel in accordance with AISC specifications and as indicated on the shop drawings as reviewed by AISC general contractor. Fabrication shop is to be licensed and approved by the building official. If fabrication shop is not licensed and approved, all welding performed in the shop is to be Special Inspected by a licensed Special Inspector.
 6. **STRUCTURAL WOOD**
 - A. General: All structural woodwork shall be done in accordance with the National Design Specification for Wood Construction (NDS-2018 & SPPWS 2018) and the CBC 2019 edition, chapter 23.
 - B. Structural members shall not be cut or drilled unless specifically noted or detailed.
 - C. All lumber members, unless otherwise noted or shown, shall be as follows:
 1. Foundation sill, nailers, and ledgers embedded in or in direct contact with concrete or masonry shall be pressure treated D.F.
 2. 6x Beams: No. 1, D.F.
 3. Framing Members:
 - a. Joists, headers, plates, subpurlins, nailers, and blocking shall be D.F. #2 or better unless noted otherwise.
 - b. 2x4 studs shall be D.F. construction grade or better.
 - c. All 2x joists and rafters are to be solid blocked at all points of bearing. Solid blocking is required at 8'-0" oc unless continuously braced on bottom edge. Blocking may be omitted for ceiling joists and roof rafters eight inches and less in depth, unless noted otherwise on plans.
 - d. Glulam beams shall conform to industrial grade 24F-V8 unless noted otherwise. Use architectural grade where noted on architectural plans.
 - e. All glulam beams shall be fabricated by a licensed fabricator and shall have AITC certifications.
 - f. Adhesives and imitations shall conform to AITC Standard A190.1.
 4. Prefabricated Joist Notes:
 - a. T11 joists shall be as manufactured by Trus-Joist (by Weyerhaeuser) and shall have solid plywood or Oriented Strand Board webs as recommended by the manufacturer for the loads and spans indicated.
 - b. Microbeam beams shall be as manufactured by Trus-Joist (by Weyerhaeuser). Multiple pieces shall be joined as follows:
 - 3 or more pieces (2) rows 3/4" diameter M.B. @ 12" oc
 - 3 joists indicated on the plans are based on the manufacturer's load tables and must be verified by the manufacturer. Submit shop drawings and calculations for each different joist type, span, and loading condition.
 - d. Install all joists and beams per the manufacturer's recommendations including all necessary stiffeners, bridging, blocking, and hangers.
 - e. Flanges shall be designed to accommodate closely spaced plywood roof or floor diaphragm nailing where occurs on plans.
 - f. Design loads shall be as indicated on plans.
 - g. Parallels beams shall be as manufactured by Trus-Joist (by Weyerhaeuser) and shall have an E minimum = 2000 ksi.
 5. Plywood Sheathing
 - a. Roof Sheathing shall be USDOC PS1 or PS2 rated plywood or OSB as indicated on the plans. Plywood shall be fabricated using exterior glue.
 - b. Floor Sheathing shall be USDOC PS1 or PS2 rated plywood or OSB as indicated on the plans. Glue all contact surfaces. Nail with ring shank or screw shank nails.
 - c. Wall Sheathing shall be USDOC PS1 or PS2 rated plywood or OSB as scheduled on the plans. Block all panel edges.
 - d. Plywood machine nailing will be subject to satisfactory job site demonstration and approval by the architect. The approval is subject to more than would be normal for a hand hammer or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.
 - e. At all unblocked plywood roof sheathing edges, provide one ply clip between each joist unless T&G plywood is used.
 - f. Plywood sheet minimum dimensions shall be 24" Minimum area shall be 8 sq.ft.
 - g. Face nail 2x6 T&G decking with (2) 16d to each support.
 7. Exposed Beams and Joists: All exposed beams and joists shall be select Structural D.F., Free of Heart Center and Void of Defects.
 - D. Bolted Joints
 1. Bolts shall be ASTM A-307, unless noted otherwise on plans.
 2. Bolt holes are to be 1/32" to 1/16" larger than bolt diameter. Locate accurately.
 3. Washers shall be provided at each bolt head and nut. Place washer next to wood.
 4. Lag or Wood Screws shall be screwed and not driven into plate.
 5. Tighten bolts up snug and re-tighten at the latest practical time during construction.
 - E. Nailed Joints
 1. Size and spacing shall be as shown on the drawings and nailing schedule, Sheet S1.2
 2. Sub-bore when nails tend to split wood. Sub-bore for 20d and larger nails. Drill diameter shall be 0.75x nail diameter.
 3. Nails shall be common or ICC approved plywood nails unless noted otherwise. Common nails shall have the following minimum shank diameters:
 - 8d nail - .131" diameter
 - 10d nail - .148" diameter
 - 16d nail - .162" diameter
 - F. Last Hangers and Framing Connectors shall be by Simpson Strong Tie Co. ICC-ES #209, #493, #413, #1211.
 - D. Aggregate: Coarse and fine aggregate and aggregate gradation to conform to ASTM C-333. Maximum size to be 1" (maximum of 1 1/2" will be acceptable for footings only). Pea Gravel shall not be used.
 - E. Reinforcing Materials: #4 and smaller shall conform to ASTM A-706 or A-615 Grade 40 or 60. #5 and larger shall conform to ASTM A-706 or A-615 Grade 60. Steel welded wire reinforcement shall conform to ASTM A-1004. Epoxy coated reinforcing shall conform to ASTM A-775 or A-884. See Sheet S1.2 for all required laps, bends & splices. #6 bars and larger are to be shop fabricated. Make all bends cold.
 - F. Concrete concrete slump joints shall be a minimum of 2' and a maximum of 4'. Slabs on grade may be placed with a maximum slump of 5'.
 - G. Admixtures: Obtain architect's approval for all admixtures not noted. Flyash shall conform to ASTM C-616, type F; air entraining admixture shall conform to ASTM C-260; water reducing admixtures shall conform to ASTM C-494 or ASTM C-1017.
 - H. Check with all trades to ensure proper placement of all inserts, sleeves, openings, conduits, etc. prior to pouring concrete. All penetrations through grade beams and all penetrations larger than 6" in diameter are to be approved by the architect.
 - I. All sleeves not specifically shown on the drawings shall be located by the trades involved and shall be reviewed by the architect.
 1. Dry Pack: 1 Part Portland cement to 2 1/2 parts sand, or use non-sink metallic grout (submit proposal to architect for review).
 2. Gout (Submit proposal to architect for review).
 3. Cover to Bars: Cover to reinforcing bars shall be as follows, unless otherwise shown or noted: Cover to reinforcing bars shall be increased by 50% (or epoxy coated reinforcing used) in corrosive environments or other severe exposure conditions.
 4. When concrete is placed against ground, 3"
 5. When concrete is placed against forms, but after form removal will be in contact with ground, 2"
 6. Inside face of walls not exposed to the elements, 3"
 7. All others, 1-1/2"
 - J. Curing: Keep concrete slab on grade wet for 7 days, or cover with approved curing compound in strict accordance with manufacturer's installation recommendations.
 - K. Vibrate all concrete in place with a mechanical vibrator used by experienced personnel.
 - L. Slab Finish: Interior slab finish shall be troweled smooth. Exterior slab finish shall be with a light broom perpendicular to travel unless otherwise noted.
 - M. Slab tolerance to be planar no within 1/8" in 10 feet when checked with a 10' long rod in any direction.
 - N. Sill Plate Anchor Bolts: Provide minimum 5/8" diameter x 10" long anchor bolts spaced at 48" on center and within 12" of all sill plate ends or breaks. Provide additional anchor bolts as required by foundation plan and shear wall schedule. Anchor bolts shall be embedded 7" minimum into concrete.
 4. **MASONRY**
 - A. General: All masonry work shall be done in accordance with the Masonry Standards Joint Committee (MSJC) Building Code requirements for masonry structures (TMS 402-13 / ACI 540-13 / ASCE 5-13) and the CBC 2019 edition, chapter 21.
 1. Required:
 - a. f'm = 1500 psi. (TMS 602-S-16 Table 2) Periodic Special Inspection is required.
 - b. Concrete masonry units shall be of a quality at least equal to the requirements as set forth in ASTM C-90, medium weight units. Use open ended units with fully mortared joints. F-c = 1900 psi.
 - c. Mortar shall conform to ASTM C-270 Type M or S with a compressive strength of 1250 psi at 7 days and 2500 psi at 28 days; Use mix ratio of 3 parts sand and 1 part type 2 Portland cement. Do not use masonry cement.
 - d. Grout (fine grout) shall conform to ASTM C-476 with a compressive strength of 1250 psi at 7 days and 2000 psi at 28 days. Slump joints shall be a minimum of 8" and a maximum of 11". All masonry cells are to be solid grouted unless otherwise noted. Provide "Grout Air" admixture in all grout. Follow manufacturer's recommendations for quantities and procedures.
 - e. Reinforcing #4 and smaller shall conform to ASTM A-706 or A-615 Grade 40 or 60. #5 and larger shall conform to ASTM A-706 or A-615 Grade 60. Epoxy coated reinforcing shall conform to ASTM A-775 or A-884. See Sheet S1.2 for all required laps, bends & splices. #6 bars and larger are to be shop fabricated. Make all bends cold.
 - f. All Masonry shall be laid true, level, plumb, and neatly in accordance with the plans. Use running bond, unless otherwise noted.
 - g. No chipped, cracked, soiled, or otherwise imperfect block shall be used in the work.
 2. Consolidate all grout using an electric/mechanical vibrator of suitable size for masonry work. Vibrate 3 minutes after grout is deposited.
 3. Maximum grout lifts shall be 5'-4" maximum. Cleanouts are not required.
 5. **STRUCTURAL STEEL AND MISCELLANEOUS METALS**
 - A. General: All structural steel work shall be done in accordance with the American Institute of Steel Construction Steel Construction Manual (AISC 360), Seismic Design Manual (AISC 341), and the CBC 2019 edition, chapter 22.
 - B. Materials: All material specifications are to be retained by contractor and to be available to architect upon request.
 1. W Shapes: ASTM A-992 (50 ksi)
 2. Pipe Columns: ASTM A-53 Grade B (35 ksi)
 3. Hollow Structural Sections (HSS): ASTM A-500 Grade B (46 ksi)
 4. Channels, Angles: ASTM A-36 (36 ksi)
 5. High Strength Bolts: ASTM A-325 (120 ksi)
 6. Anchor Bolts: ASTM A-307 or A-36
 7. Welding Rod: Heavily coated, conforming to American Welding Society "specifications for Arc welding electrodes" or E70xx classification. Use low hydrogen electrodes for welding reinforcing bars.
 8. Galvanizing: Galvanize all miscellaneous iron angles, clips and other elements exposed to weather or in processing areas.
 9. Shop Drawings: Submit a minimum of 2 sets of shop drawings to architect for review (more sets shall be submitted if required by general contractor).
 10. Shop Primer: Standard brand of rust inhibitive primer conforming to Federal Specification TT-P-85E, Type III. Galvanized metal primer shall conform to Federal Specification TT-P-64/DMV Type II. Do not paint areas to be welded or embedded into masonry or concrete.
 11. Erection: All field welding shall be in accordance with American Welding Society Structural Welding Code, AWS D1.1, and all applicable revisions. All welds shall be made only by welders, tackers, and welding operators who have been previously qualified by test, as prescribed by the AWS Structural Welding Code, AWS D1.1, and applicable revisions. Weld electrodes shall be as specified by the American Institute of Steel Construction, "Specification for the Design, Fabrication, and Erection of Steel for Buildings". Erection shall be in accordance with the American Institute of Steel Construction "Code of Standard Practice". Adequate temporary bracing and bracing shall be installed during erection where needed to secure the framing against wind & seismic forces, erection equipment, and erection operations. Do not use gas cutting torches for correcting fabrication errors in the structural framing. Report any errors to the architect immediately. All bolts to be tightened to "snug fit" conditions, unless noted otherwise.

BUILDING CODE: CBC 2019 EDITION (BASED ON IBC 2018 EDITION)

STRUCTURAL OBSERVATION PROGRAM (CBC 2019, 1704.6)

- A. The owner shall employ the Architect or doctor licensed in the State of California who is responsible for the structural design, to do structural observation.
- B. Architect of Record (AOR): W. David Winitzky, AIA, Registration/License Number C21931.
- C. Designated licensed professional to do Structural Observation: W. David Winitzky, AIA, Registration/License Number C21931. The AOR shall be contacted at least 48 hours in advance to schedule Structural Observations.
- D. The AOR responsible for the Structural Observation, the Contractor, and appropriate Subcontractors shall hold a pre-construction meeting to review the details of the structural system to be structurally observed.
- E. Foundation: Structural elements to be observed prior to placement of concrete in the foundation. Footing excavations with and depth, reinforcing placement, holddown anchors and anchor bolts at shear walls, and utility line penetrations through structural elements.
- F. Floor Framing: Structural elements to be observed at each floor level. Shear wall construction, shear transfer, floor sheathing nailing.
- G. Roof Framing: Structural elements to be observed prior to roof covering. Shear wall construction, shear transfer, roof sheathing nailing, prefabricated roof truss installation (where applicable).
- H. FINAL OBSERVATION: Structural elements to be observed at the final observation visit. All drag straps and holddown straps installed, utility rough-ins, and all previous corrections completed.

PROJECT DESIGN GRAVITY LOADS

- Roof Loads**
- Dead Loads: 22 psf (concrete tile)
 - Live Loads: 20 psf (4-12 slope)
- Floor Loads**
- Dead Loads: 50 psf (slab on grade)
 - Live Loads: 40 psf (residential)

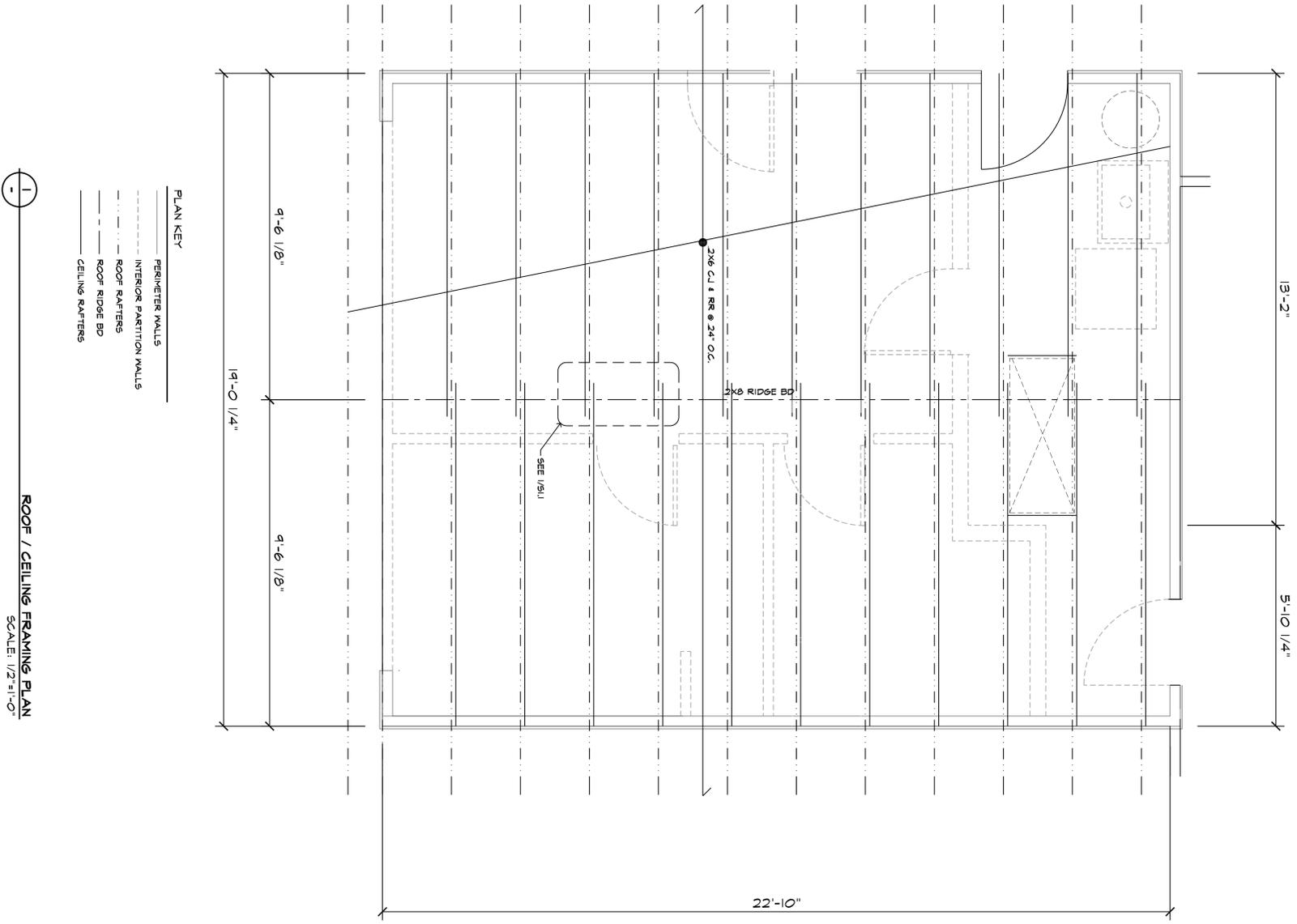
Attic Loads

- Dead Loads: 11 psf (Ceiling Loads Only)
- Live Loads: 10 psf (Attic)

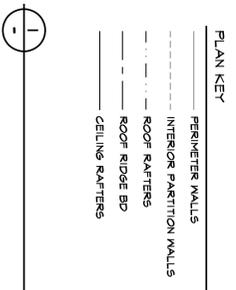
PROJECT DESIGN LATERAL LOADS

- Existing construction - existing shell, no new loads imposed (or lateral consideration. The following items require Special Inspection per CBC 2019 edition, Chapter 17. See plans and details for specific locations.
- TESTS AND INSPECTIONS**
1. **GENERAL**
 - A. The contractor shall inform the Architect 48 hours in advance of reaching the following stages of construction:
 1. Footing excavations completed.
 2. Footing reinforcing bars in place.
 3. Concrete placing operations.
 4. Wood framing completed but not closed in.
 5. Ply nailing completed but not covered.
 6. All structural work completed.
 7. Details shown on the structural drawings are typical, similar details apply to similar conditions. Contractor shall verify existing conditions. Any existing conditions requiring construction different from that shown shall be reported to the architect immediately.
 8. All drawings shall be read in conjunction with the specifications, architectural, mechanical, electrical, and all other contract drawings as applicable.
 9. Dimensions shown shall take precedence over scale on plans, sections, and details. Notes and details on the drawings shall take precedence over general notes and typical details. Discrepancies shall be brought to the attention of the architect immediately.
 10. The contract structural drawings and specifications represent the finished structure.
 11. Unless otherwise noted, they do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure, workmen, or other persons during construction. OSHA regulations are to be strictly adhered to in providing the protective measures as stated above to include, but not limited to, all shoring, bracing, and underpinning.
 12. Unless otherwise noted on the structural drawings, use typical details on these structural sheets.
 13. Dimensions shall be checked and verified by the contractor. Discrepancies shall be reported to the architect immediately. Discrepancies shall be resolved before proceeding with work.
 14. All special inspections are to be performed by a licensed Special Inspector approved by the building official and the architect. The Special Inspector is an Agent of the Owner and paid by the Owner, per CBC 2017, Chapter 17 "Structural Tests and Special Inspections"
 2. **FOUNDATION DESIGN**
 - A. General: All foundation work shall be done in accordance with the CBC 2019 edition, chapter 18.
 - B. There is no soils report for this project.
 - C. Foundation design is based on an allowable soil bearing pressure of 1000 psf
 - D. Provide 90% minimum soil compaction under all slabs and structural foundation work, unless noted otherwise in the soils report.
 - E. Prior to the contractor requesting a building department foundation inspection, the contractor shall advise the building official in writing that:
 - 1) The building pad was prepared in accordance with the approved plans.
 - 2) The utility trenches have been properly backfilled and compacted.
 - 3) The foundation excavations, forming, and reinforcements comply with the approved plans.
 - F. Foundation excavations shall not disturb adjacent existing structures.
 3. **CONCRETE**
 - A. General: All concrete work shall be done in accordance with the ACI Building Code (ACI 318-14), the ACI manual of concrete practice, and the CBC 2019 edition, chapter 15.
 - B. Mix Design: Concrete shall have the following 28 day compressive strengths (unless specifically noted otherwise on plans): 2,500 psi. Residential light frame construction, two stories or less. (Special inspection is not required)
 - C. Cement: Shall Conform to ASTM C-150, Type 2, Low Alkali. Minimum 5 1/2" sacks per yard.

	<p>W. DAVID WINITZKY, A.I.A. ARCHITECT 3463 STATE STREET, PMB 508 SANTA BARBARA, CA. 93105</p> <p>(805) 569-2435 FAX: (805) 569-0378 DAVID@WINITZKYAIA.COM</p>	<p>PERMIT PHASE</p>	<p>REVISIONS</p>
<p>DATE: 01/11/2021</p> <p>DRAWN: RDY</p> <p>SHEET NUMBER</p>	<p>JUNIOR ACCESSORY DWELLING UNIT FOR 2604 MESA SCHOOL LANE</p> <p>OWNER: RALPH AND DIANE WATERHOUSE 2604 MESA SCHOOL LANE SANTA BARBARA, CA 93109</p>	<p>STRUCTURAL SPECIFICATIONS</p>	<p>51.1</p>



ROOF / CEILING FRAMING PLAN
SCALE: 1/2" = 1'-0"



DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING & LOCATION
25. 2" x 4" joists, girders & beams (floor & roof)	2-16d common (3-1/2" X 0.162")	Each bearing, face nail
26. Built up girders and beams, 2" lumber layers	20d common (4" X 0.192") 10d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	32" o.c. face nail at top and bottom staggered on opposite sides 24" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common (3-1/2" X 0.162") or 4-10d box (3" X 0.128") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rafter	3-16d common (3-1/2" X 0.162") or 4-10d box (3" X 0.128") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-5d common (2-1/2" X 0.131") or 2-10d box (3" X 0.128") or 2-3" X 0.131" nails, or 2-3" X 14 gage staples, 7/16" crown	Each end, toenail
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		
30. 3/8" - 1/2"	16d common or deformed (2-1/2" X 0.131") (roof) or RSRS-01 (2-3/8" X 0.113") nail (roof/d) 2-3/8" X 0.113" nail (subfloor and wall) 1-3/4" 16 gage staple, 7/16" crown (subfloor and wall) 2-3/8" X 0.113" nail (roof) 1-3/4" 16 gage staple, 7/16" crown (roof) 1-1/2" 16 gage staple with 7/16" or 1" crown (roof) or RSRS-01 (2-3/8" X 0.113") nail (roof/d) 2-3/8" X 0.113" nail, or 2" 16 gage staple, 7/16" crown 10d common (3" X 0.148") or 8d deformed (2-1/2" X 0.131")	Edges (Inches) Intermediate Supports (Inches)
31. 1/2" - 3/4"	16d common or deformed (2-1/2" X 0.131") (roof) or RSRS-01 (2-3/8" X 0.113") nail (roof/d) 2-3/8" X 0.113" nail, or 2" 16 gage staple, 7/16" crown 10d common (3" X 0.148") or 8d deformed (2-1/2" X 0.131")	6 6 12 12 4 8 6 6 12
32. 7/8" - 1 1/4"	1-1/2" galvanized roofing nail (7/16" head diameter) or 1-1/4" 16 gage staple with 7/16" or 1" crown 1-3/4" galvanized roofing nail (7/16" diameter head) or 1-1/2" 16 gage staple with 7/16" or 1" crown	3 3 6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
33. 1/2" sheetrock	1-1/2" galvanized roofing nail (7/16" head diameter) or 1-1/4" 16 gage staple with 7/16" or 1" crown	3 6
34. 5/8" sheetrock	1-1/2" galvanized roofing nail (7/16" head diameter) or 1-1/4" 16 gage staple with 7/16" or 1" crown	3 6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
35. 3/4" and less	8d common (2-1/2" X 0.131") or 8d deformed (2" X 0.113")	6 12
36. 7/8" - 1"	8d common (2-1/2" X 0.131") or 8d deformed (2-1/2" X 0.131")	6 12
37. 1 1/8" - 1 1/4"	10d common (3" X 0.148") or 8d deformed (2-1/2" X 0.131")	6 12
PANEL SIDING TO FRAMING		
38. 1/2" or less	8d corrosion-resistant siding (1-7/8" X 0.109") or 8d corrosion-resistant casing (2" X 0.099")	6 12
39. 5/8"	8d corrosion-resistant siding (2-3/8" X 1") or 8d corrosion-resistant casing (2-1/2" X 0.113")	6 12
INTERIOR PANELING		
40. 1/4"	4d casing (1-1/2" X 0.080") or 4d finish (1-1/2" X 0.072")	6 12
41. 3/8"	6d casing (2" X 0.099") or 6d finish (Panel supports at 24 inches)	6 12

For S1: 1 inch = 25.4 mm

a. Nails spaced at 6 inches at intermediate supports where span are 48 inches or more. For nailing of wood structural panel and particleboard sheetrock and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box, or casing.

b. Spacing shall be 6 inches on center at the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 18 inches (20 inches if strength is in the long direction) of the panel, unless otherwise marked.

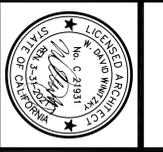
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top chord in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1697.

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING & LOCATION
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (3-1/2" X 0.162") or 3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown	Each end, toenail
2. Blocking between rafters or trusses nail in the wall top plate, to rafter or truss	2-3" X 0.131" nails 2-3" X 14 gage staples, 7/16" crown 2-16d common (3-1/2" X 0.162")	Each end, toenail
3. Stud to stud and blocking (not at brace) at rafter or joist	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	Each side each side of end joist/rafter joint, face nail (minimum 24" top space height)
4. Stud to stud and blocking (not at brace) at rafter or joist	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
5. Stud to stud and blocking (not at brace) at rafter or joist	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
6. Stud to stud and blocking (not at brace) at rafter or joist	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
7. Roof rafters to ridge valley or hip rafters, or roof rafter to 2-inch ridge beam	3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown 3-10d common (3" X 0.148") or 4-10d box (3" X 0.128") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown	Toenail
8. Stud to stud (not at brace wall panels)	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
9. Stud to stud and blocking (not at brace) at rafter or joist	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. each edge, face
11. Continuous header to stud	4-8d common (2-1/2" X 0.131") or 4-10d box (3-1/2" X 0.159") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown	Toenail
12. Top plate to top plate	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to plate, at end joints	8-16d common (3-1/2" X 0.162") or 12-16d box (3" X 0.128") or 12-3" X 0.131" nails, or 12-3" X 14 gage staples, 7/16" crown	Each side each side of end joist/rafter joint, face nail (minimum 24" top space height)
14. Bottom plate to joist, rim joist, band joist or blocking (not at brace wall panels)	16d common (3-1/2" X 0.162") or 16d box (3" X 0.128") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at blocked wall panels	3-16d common (3-1/2" X 0.162") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (2-1/2" X 0.131") or 4-10d box (3" X 0.128") or 4-3" X 0.131" nails, or 4-3" X 14 gage staples, 7/16" crown 2-8d common (3-1/2" X 0.162") or 3-10d box (3" X 0.128") or 3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown	Toenail
17. Top plates, laps at corners and intersections	2-8d common (2-1/2" X 0.131") or 2-10d box (3" X 0.128") or 2-3" X 0.131" nails, or 2-3" X 14 gage staples, 7/16" crown	Face nail
18. 1" x 6" brace to each stud plate	3-8d common (2-1/2" X 0.131") or 3-10d box (3" X 0.128") or 3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown	Face nail
19. 1" x 6" sheathing to each bearing	2-8d common (2-1/2" X 0.131") or 2-10d box (3" X 0.128") or 2-3" X 0.131" nails, or 2-3" X 14 gage staples, 7/16" crown	Face nail
20. 1" x 6" and wider sheathing to each bearing	3-8d common (2-1/2" X 0.131") or 3-10d box (3" X 0.128") or 3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown	Face nail
FLOOR		
21. Joist to sill, top plate or girder	3-8d common (2-1/2" X 0.131") or floor 3-10d box (3" X 0.128") or 3-3" X 0.131" nails, or 3-3" X 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2-1/2" X 0.131") or 3" X 0.131" nails, or 3" X 14 gage staples, 7/16" crown	6" o.c. toenail
23. 1" x 6" subfloor or less to each joist	2-8d common (2-1/2" X 0.131") or 2-10d box (3" X 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (3-1/2" X 0.162")	Face nail

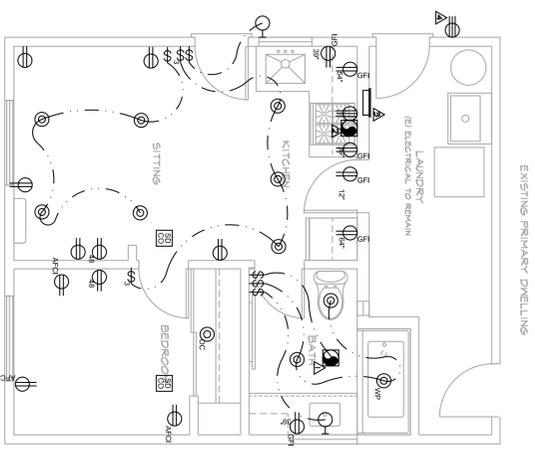
PERMIT
PHASE

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JUNIOR ACCESSORY DWELLING UNIT FOR
2604 MESA SCHOOL LANE
OWNER: RALPH AND DIANE WATERHOUSE
2604 MESA SCHOOL LANE
SANTA BARBARA, CA 93109

5/9/2022
RDY
Date: 01/11/2021
Sheet Number: S1.2



▲ ELECTRICAL NOTES

1. PANASONIC FV-051VH1 FAN HEAT COMBINATION FIXTURE
2. PANASONIC FV-051VH1 FAN FIXTURE
3. 100A SUBPANEL
4. 220V 20A DISCONNECT FOR MINI-SPLIT HEAT PUMP

1 ELECTRICAL, POWER VENTILATION & LIGHTING SYMBOLS
SCALE: 1/4"=1'-0"

- ⊖ 120V DUPLEX RECEPTACLE OUTLET - MOUNT 18" TO CL BOX
- ⊖ 240V RECEPTACLE OUTLET
- ⊖ 120V DUPLEX GROUND-FULT CIRCUIT-INTERRUPT PROTECTED OUTLET
- ⊖ SINGLE-POLE SWITCH
- ⊖ VACANCY SENSOR SWITCH
- ⊖ APPROVED SMOKE & CARBON MONOXIDE ALARM
- ⊖ CEILING SURFACE MOUNT HIGH EFFICACY LUMINAIRE
- ⊖ RECESSED HIGH EFFICACY CEILING FIXTURE
- ⊖ RECESSED HIGH EFFICACY WATERPROOF CEILING FIXTURE
- ⊖ MALL MOUNT HIGH EFFICACY LUMINAIRE
- ⊖ CEILING OUTLET CEILING FAULLIGHT FIXTURE
- ⊖ EXHAUST FAN / LIGHT

2016 CALIFORNIA GREEN BUILDING CODE WATER CONSERVING PLUMBING FIXTURES NOTES:
 SHOWERHEADS: MAX 2.0 GPM AT 80 PSI AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS OF 2.0 GPM AT 80 PSI.
 KITCHEN FAUCETS: MAX 1.8 GPM AT 60 PSI.
 2016 CALIFORNIA ENERGY CODE NOTES:

- A) ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0.A, 2016 CALIFORNIA ENERGY CODE TABLE 90.0.
- B) LIGHTING IN BATHROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR, CALIFORNIA ENERGY CODE 150(K) 5
- C) LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE LIGHT FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR, CALIFORNIA ENERGY CODE 150(K) 2.1
- D) PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN RESTROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES, CALIFORNIA ENERGY CODE 150(M) 7
- E) RECESSED LUMINAIRES IN INSULATED CEILINGS: LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL NOT BE INSTALLED IN ROOMS OTHER THAN RESTROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS. TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.1 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING, CALIFORNIA ENERGY CODE 150(M) 7
- F) SCREW BASED SOCKETS: LUMINAIRES WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - I. THE LUMINAIRE SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING, AND
 - II. THE LUMINAIRE SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB, AND
 - III. THE INSTALLED LAMPS SHALL BE MARKED WITH "JAB-2015" OR "JAB-2015-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.
- G) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB.
- H) OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE 2016 CALIFORNIA ENERGY CODE, CALIFORNIA ENERGY CODE 150(M) 9A.

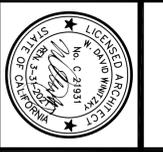
TABLE 150.0.A. CEILING FIXTURES OR RECESSED LIGHT SOURCES

High Efficacy Light Sources	Light Sources Not Allowed
1. Luminaire sockets with any of the lighting technologies in this table shall be classified as high efficacy.	1. Luminaire sockets with any of the lighting technologies in this table shall be classified as high efficacy.
2. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	2. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
3. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	3. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
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5. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	5. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
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7. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	7. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
8. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	8. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
9. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	9. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.
10. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.	10. All light sources in ceiling recessed downlight luminaires shall be high efficacy and shall be controlled by a dimmer or vacancy sensor.

Revisions
5/9/2022

PERMIT
PHASE

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JUNIOR ACCESSORY DWELLING UNIT FOR
 2604 MESA SCHOOL LANE
 OWNER: RALPH AND DIANE WATERHOUSE
 2604 MESA SCHOOL LANE
 SANTA BARBARA, CA 93109

ELECTRICAL
 POWER AND
 LIGHTING PLAN
 HEATING & A.C.

Date: 10/1/2021
 Drawn: RDY
 Sheet Number: EMI.1

W. DAVID WINITZKY, A.I.A.

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Thursday, June 30, 2022

**RE: COASTAL DEVELOPMENT PERMIT FOR
JUNIOR ACCESSORY DWELLING UNIT ADDITION TO 2604 MESA SCHOOL LN,
SANTA BARBARA, CA 93109 – APN: 041-281-032**

ATTN: STAFF HEARING OFFICER

We are requesting Coastal Development Permit approval for a Junior Accessory Dwelling Unit addition to an existing 1,444 net s.f. single-family dwelling on an approximate 7,660 s.f. lot at 2604 Mesa School Ln, Santa Barbara, California, 93109.

The 415.44 s.f. Junior Accessory Dwelling Unit is proposed as a conversion of an existing 415.44 s.f. garage. Displaced two car parking spaces are proposed as two car uncovered parking spaces in the existing driveway and front yard setback.

The project has been reviewed under the City's newly certified ADU Ordinance (Santa Barbara Municipal Code, Chapter 28.86.). Staff is supportive of the proposed development as it is consistent with coastal policies and will add to the City's housing stock.

Respectfully submitted on behalf of Owners Ralph and Diane Waterhouse,



W. David Winitzky, AIA
Applicant

WDW:rdy

EXHIBIT C

APPLICABLE COASTAL ACT AND COASTAL LAND USE PLAN POLICIES

2604 MESA SCHOOL LANE; PLN2022-00164

Coastal Act Policies

ARTICLE 6 DEVELOPMENT

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

(Amended by Ch. 1090, Stats. 1979.)

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252 Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

(Amended by Ch. 179, Stats. 2008)

Coastal Land Use Plan Policies

Policy 2.1-17 Land Use Categories and Map Designations. The land use categories and designations in Tables 2.1-1 through 2.1-5 establish the type, density, and intensity of land uses within the City's Coastal Zone. Figure 2.1-1 *Local Coastal Program Land Use Map* depicts the land use designation for each property and is intended to provide a graphic representation of policies relating to the location, type, density, and intensity of all land uses in the Coastal Zone. Allowable densities are stated as maximums but may be increased pursuant to an approved Coastal Development Permit that includes density bonus, inclusionary housing, or a lot area modification for affordable housing. However, compliance with the other policies of the Coastal LUP may limit the maximum allowable density of development. Accessory dwelling units are considered accessory uses and are not included as "units" when calculating allowable density.

Policy 3.1-29 Off-Street Parking for New Development and Substantial Redevelopment.

- A. Parking standards in the Zoning Ordinance are designed to ensure sufficient off-street parking is provided for new development and substantial redevelopment so as to avoid significant adverse impacts to public access to the shoreline and coastal recreation areas. Off-street parking for new development and substantial redevelopment, therefore, shall be consistent with the Zoning Ordinance.
- B. Zoning modifications to allow reduced off-street parking in the West Beach, Lower State, and East Beach Component Areas shall only be approved if a project specific evaluation of parking demand shows that the reduced parking will provide for the anticipated parking demand generated by the development. In determining parking demand, the following may be considered: proximity to transit facilities; mix of uses in the immediate area; offsite parking agreements; and provisions of a transportation demand management plan where it is demonstrated that the plan's measures will sufficiently reduce the demand for parking.

Policy 3.1-35 Locations of Key Public Access Parking Areas. The following are Key Public Access Parking Areas (public parking lots and on-street parking), as shown on

Figure 3.1-2 *Key Public Access Parking Areas*, that provide public access to the shoreline, coastal recreation areas, Stearns Wharf, the Harbor, and existing lease space on City owned property in the Waterfront Beaches/Harbor Component Area and County owned property at Arroyo Burro County Beach Park:

- A. On-street parking in the pull-out along Cliff Drive from the westerly City boundary to 350 feet east towards Sea Ledge Lane (for access to Cliff Drive Overlook);
- B. Arroyo Burro County Beach Park public parking lot (for access to Arroyo Burro Beach and Douglas Family Preserve);
- C. On-street parking along Alan Road from Cliff Drive to Wade Court (for access to Arroyo Burro Beach and Douglas Family Preserve);
- D. On-street parking along Borton Drive from its terminus at Douglas Family Preserve to Linda Road, Linda Road from Borton Drive to Mesa School Lane, Mesa School lane from its terminus at Douglas Family Preserve to Linda Road, Medcliff Road from Balboa Drive to Selrose Lane, Selrose Lane from Balboa Drive to La Jolla Drive, and La Jolla Drive (for access to Douglas Family Preserve);
- E. On-street parking along Mesa Lane from Edgewater Way to Selrose Lane and Medcliff Road from Mesa Lane to Via Sevilla (for access to Mesa Lane Stairs);
- F. La Mesa Park public parking lot (for access to La Mesa Park);
- G. On-street parking along Santa Cruz Boulevard from its terminus at Thousand Steps to Pacific Avenue (for access to Thousand Steps);
- H. Shoreline Park public parking lots (for access to Shoreline Park);
- I. On-street parking along Shoreline Drive from La Marina Drive to 300 feet west towards Las Ondas and La Marina Drive from Shoreline Drive to Del Oro (for access to Shoreline Park and Leadbetter Beach);
- J. La Playa and Leadbetter public parking lots (for access to Leadbetter Beach);
- K. Harbor public parking lots (Main, Boat Launch Ramp, Commercial/90 Minute, and West) and on-street parking along West Cabrillo Boulevard (for access to the Harbor and West Beach);
- L. Palm Park and Garden Street public parking lots (for access to East Beach and Stearns Wharf);
- M. Stearns Wharf public parking lots (for access to Stearns Wharf);
- N. On-street parking along Calle Puerto Vallarta from East Cabrillo Boulevard to South Milpas Street, South Milpas Street from Calle Puerto Vallarta to East Cabrillo Boulevard, and East Cabrillo Boulevard (for access to East Beach);

- O. Casa Las Palmas, Fess Parker Hotel public parking lot adjacent to South Milpas Street and Calle Puerto Vallarta, Cabrillo West, and Cabrillo East public parking lots (for access to East Beach); and
- P. Andrée Clark Bird Refuge public parking lot (for access to the Andrée Clark Bird Refuge).

Policy 4.2-22 Storm Water Management. All development shall be planned, sited, and designed to protect the water quality and hydrology of coastal waters in accordance with the requirements of the City's Storm Water Management Program, approved by the Central Coast Regional Water Quality Control Board under California's statewide National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer System (MS4) Storm Water Permit (Order No. 2013-0001 DWQ, effective July 1, 2013, or any amendment to or re-issuance thereof).

Policy 4.3-2 Restore and Enhance Visually Degraded Areas. Development shall, where feasible, restore and enhance visual quality in visually degraded areas.

Policy 4.3-7 Compatible Development. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.