

**ATTACHMENT C: CONDITIONS OF APPROVAL,  
COASTAL DEVELOPMENT PERMIT**



COUNTY OF SANTA BARBARA

**Planning and Development**

**COASTAL DEVELOPMENT PERMIT**

**Case No.:** 11CDH-00000-00023

**Project Name:** Furlotti Addition/Change of Use of Accessory Structure

**Project Address:** 4237 Avenue Del Mar

**Assessor's Parcel No.:** 003-410-005

**Applicant Name:** Ginger Anderson, agent for Alexander & Nancy Furlotti

The Zoning Administrator hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Associated Case Number(s):** 11BAR-00000-00037

**Project Description Summary:** See Attached Description

**Project Specific Conditions:** See Attached Conditions

**Permit Compliance Case:** \_\_\_ Yes     X  No

**Permit Compliance Case No.:**  N/A

**Appeals:** The approval of this Coastal Development Permit may be appealed to the Planning Commission by the applicant or an aggrieved person. The written appeal and accompanying fee must be filed with the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, by 5:00 p.m. on or before September 22, 2011.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

**Terms of Permit Issuance:**

1. **Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
2. **Date of Permit Issuance.** This Permit shall be deemed effective and issued on \_\_\_\_\_, provided an appeal of this approval has not been filed.
3. **Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and



## **CONDITIONS OF APPROVAL**

### **Case No. 11CDH-00000-00023**

- 1. Proj Des-01 Project Description.** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-E dated September 12, 2011, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

**The request is for a Coastal Development Permit to allow the following project components:**

**The project is to allow demolition of 40 square feet of the first floor of the existing two story dwelling, a first floor kitchen addition of 94 square feet, a second floor study/closet addition of 507 square feet, a first floor attached trellis of approximately 180 square feet, and validation of an unpermitted shower within the existing recreation room by conversion of the existing recreation room use to a cabana use. The height of the proposed second floor addition shall be 25 feet, 6 inches and shall not exceed the height of the existing dwelling. The project will not require grading and no trees are proposed for removal.**

**The parcel will continue to be served by the Carpinteria Valley Water District, private septic system, and the Carpinteria-Summerland Fire Department. Access would continue to be provided off of Avenue Del Mar. The property is a 1.01-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-005, located at 4237 Avenue Del Mar, in the Carpinteria area, First Supervisorial District.**

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

## **PROJECT SPECIFIC CONDITIONS**

- 3. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to previous BAR approval 11BAR-00000-00037.

**TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots.

**PLAN REQUIREMENTS:** The Owner/Applicant shall provide lighting details incorporating these requirements and showing locations and height of all exterior lighting fixtures.

**MONITORING:** Building and Safety staff shall confirm compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the approved plans.

5. **Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete tools, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site.

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Coastal Development / Grading / Building permits.

**MONITORING:** Building and Safety staff shall ensure compliance prior to and throughout construction.

6. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

**PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance of the Coastal Development Permit, and Building and Safety staff shall spot check in the field throughout grading and construction.

7. **Noise-02 Construction Hours.** The Owner /Applicant, all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

**MONITORING:** Building and Safety staff shall respond to complaints.

**8. Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right-of-way of Avenue Del Mar.

**MONITORING:** Building and Safety staff shall confirm the availability of onsite areas during construction, and/or refer complaints regarding offsite parking to appropriate agencies.

## **COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS**

**9. Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

**10. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

**11. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

**12. Rules-10 CDP Expiration-No CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Zoning Administrator. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.

**13. Rules-23 Processing Fees Required.** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

- 14. Rules-28 NTPO Condition.** A recorded Notice to Property Owner document is necessary to ensure that the proposed Cabana shall be used only for its permitted uses. The property owner shall sign and record the document prior to issuance of the Coastal Development Permit.
- 15. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated June 28, 2011 and revision dated July 20, 2011;
  2. Environmental Health Services dated September 15, 2011.
  3. Carpinteria-Summerland Fire Department dated August 30, 2011.
- 16. Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 17. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 18. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
- 19. Rules-35 Limits-Except DPs.** This approval does not confer legal status on any existing structures(s) or use(s) on the property unless specifically authorized by this approval.
- 20. Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

## **OTHER CONDITIONS**

**21. Septic to Sewer Approval by EHS.** Compliance with Environmental Health Services conditions as follows:

1. Prior to issuance of the CDP, Environmental Health Services (EHS) shall approve written notice from Carpinteria Sanitary District in the form of a can and will serve letter or a connection permit indicating that said sanitary district will provide municipal sewage collection.
2. Prior to issuance of a Building Permit, an application for an onsite wastewater system abandonment shall be reviewed and approved by EHS.
3. Concurrent to connection to the Public Sewer, the existing onsite wastewater treatment system shall be abandoned under permit and inspection by EHS.



Santa Barbara County  
Air Pollution Control District

June 28, 2011

Brian Banks  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

RECEIVED

JUN 28 2011

S.B. COUNTY  
PLANNING & DEVELOPMENT

Re: **APCD Comments on Furlotti SFD Addition, 11CDH-000000-00023**

Dear Mr. Banks:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a minor remodel and addition to an existing two-story single family dwelling (SFD). Construction will consist of a small demo/addition to the existing kitchen, and a second floor addition off the master suite (adding a studio, closet & half bath). Approximately 40 square feet (SF) will be demolished on the first floor and 507 SF will be added to the second floor. There will be no grading associated with this project. The subject property, a 1.01-acre parcel zoned 7-R-1 and identified in the Assessor Parcel Map Book as APN 003-410-005, is located at 4237 Avenue Del Mar near the City of Carpinteria.

Air Pollution Control District staff offers the following suggested conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at [www.sbapcd.org/rules/download/rule345.pdf](http://www.sbapcd.org/rules/download/rule345.pdf).
2. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For additional information regarding asbestos in construction, please refer to APCD's website at [www.sbapcd.org/biz/asbestos.htm](http://www.sbapcd.org/biz/asbestos.htm).

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at [cvw@sbapcd.org](mailto:cvw@sbapcd.org).

Sincerely,

Carly Wilburton,  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: Rosamaria Llanos  
TEA Chron File





Santa Barbara County  
Air Pollution Control District

July 20, 2011

Brian Banks  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Re: **APCD Revised Comments on Furlotti SFD Addition, 11CDH-000000-00023**

Dear Mr. Banks:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a minor remodel and addition to an existing two-story single family dwelling (SFD). Construction will consist of a small demo/addition to the existing kitchen, and a second floor addition off the master suite (adding a studio, closet & half bath). Approximately 40 square feet (SF) will be demolished on the first floor and 507 SF will be added to the second floor. There will be no grading associated with this project. The subject property, a 1.01-acre parcel zoned 7-R-1 and identified in the Assessor Parcel Map Book as APN 003-410-005, is located at 4237 Avenue Del Mar near the City of Carpinteria.

Air Pollution Control District staff offers the following suggested condition:

1. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For additional information regarding asbestos in construction, please refer to APCD's website at [www.sbapcd.org/biz/asbestos.htm](http://www.sbapcd.org/biz/asbestos.htm).

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at [cvw@sbapcd.org](mailto:cvw@sbapcd.org).

Sincerely,

Carly Wilburton,  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: TEA Chron File

RECEIVED

JUL 21 2011

S.B. COUNTY  
PLANNING & DEVELOPMENT

Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy. #333 • Santa Maria, CA 93455-1340 805/346-8460 • FAX 805/346-8485

Takashi M. Wada, MD, MPH Director/Health Officer  
Anne M. Fearon Deputy Director  
Suzanne Jacobson, CPA Chief Financial Officer  
Michèle Micklewicz, MPH Deputy Director  
Elizabeth Snyder, MHA Deputy Director

Jennifer Bernstein, Director of Environmental Health

TO: Brian Banks, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul Jenzen  
Environmental Health Services

DATE: September 15, 2011

SUBJECT: Case No. 11CDH-00000-00023

Carpinteria Area

Applicant: Alexander Furlotti  
4237 Avenue Del Mar  
Carpinteria, CA. 93013

Property Location: Assessor's Parcel No. 003-410-005, zoned 7-R-1, located at 7237  
Avenue Del Mar.

Case No. 11CDH-00000-00023 represents a request to allow demolition of 40 square feet of the first floor of the existing two story dwelling, a first floor kitchen addition of 94 square feet, a second floor study/closet addition of 507 square feet and validation of an unpermitted shower within the existing recreation room by conversion of the existing recreation room use to a cabana use.

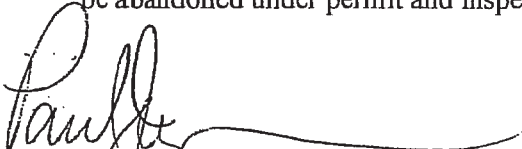
Domestic water supply is currently provided by the Carpinteria Valley Water District. Since the project is an existing connection to the public water system, Environmental Health Services does not require any additional information.

Sewage disposal is proposed to be provided by the Carpinteria Sanitary District. The project site is currently served by an onsite wastewater treatment system and the applicant wishes to connect to the public sewer system which is currently not available. However, the sewer main extensions will be started as soon as the contracts are in place. The existing onsite wastewater treatment system will need to remain in place as long as the single family residence is in use or until the sewer is available for connection.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall approve written notice from the Carpinteria Sanitary District in the form of a can and will serve letter or a connection permit indicating that said sanitary district will provide municipal sewage collection.
2. Prior to Issuance of Building Permit, an application for an onsite wastewater treatment system abandonment shall be reviewed and approved by Environmental Health Services.

3. Concurrent to Connection to the Public Sewer, the existing onsite wastewater treatment system shall be abandoned under permit and inspection by Environmental Health Services.

  
Paul Jenzen, R.E.H.S.  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ginger Anderson, Penfield & Smith, 111 E. Victoria Street, Santa Barbara, CA. 93101  
Carpinteria Valley Water District  
Carpinteria Sanitary District  
Massoud Abolhoda, Planning & Development Dept, Building Division, Santa Barbara  
Willie Brummett, Environmental Health Services

LU-5089

SEP 01 2011



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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August 30, 2011

Ginger Andersen  
Senior Land Use Planner  
Penfield & Smith  
111 East Victoria Street  
Santa Barbara, CA 93101

RE: 4237 Avenue del Mar / Furlotti residential addition

Subject: Driveway site plan review and site visit

Dear Ms. Anderson:

1. The driveway and hammerhead turnaround as depicted on the submitted plans will meet the Fire District minimum standard requirements for this project.
2. As you stated the existing gate is not equipped with the fire district required emergency access system. Please find enclosed an authorized order form. If changes are anticipated please ensure that the switch installation is incorporated into the new gate configuration. If there are no plans to change the gate then the installation of the Knox Switch should proceed at the earliest possible time. Once the gate switch installation is complete please call the Fire District office so that we may conduct a test to ensure its proper operation.
3. The recommendation herein is to have the address numbers relocated onto one of the vehicle gate post beneath the light. While the address numbers are posted as required by the fire code, the location next to the pedestrian gate is somewhat obscured by the setback and local vegetation.

Thank you for your cooperation. Yours in the interest of fire and life safety,

Ed Foster  
Fire Marshal  
Fire Prevention Bureau

*"Pride in Service"*