



SANTA BARBARA COUNTY ZONING ADMINISTRATOR STAFF REPORT

November 20, 2009

PROJECT: Siegel-Dunham-Eliades Deck and Storage Structure
HEARING DATE: December 7, 2009
STAFF/PHONE: J. Ritterbeck, Planner (805) 568-3509

GENERAL INFORMATION

Case No.:
09CDH-00000-00019

Applicant/Phone:
Robert Siegel
400 South Hope Street
Los Angeles, CA 90071
(213) 430-8340

Agent/Phone
Gigi Goyette
P.O. Box 4304
Malibu, CA 90264
(805) 980-7290



1.0 EXECUTIVE SUMMARY

If approved, this Coastal Development Permit w/hearing (CDH) will legalize the as-built construction of a 789 sq. ft. wood deck, a new windbreak wall and replacement of an existing fence. Permitted new development would include the construction of a new 289 sq. ft. pergola, demolition of an existing 199 sq. ft. storage structure and reconstruction of a new 235 sq. ft. storage structure attached to the existing 400 sq. ft. detached garage. As conditioned, the proposed project would be consistent with all Coastal Land Use Plan policies, the Toro Canyon Community Plan, and all applicable requirements of Article II, Coastal Zoning Ordinance.

2.0 REQUEST

Hearing on the request of Robert Siegel, property owner, to consider Case No. 09CDH-00000-00019, [application filed on June 17, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance, on property zoned 8-R-1 to allow repair and replacement of an existing fencing and decking, demolition of an existing storage structure, and construction of additional decking area and the reconstruction of a new storage structure; and to determine that the project is Exempt from further Environmental Review pursuant to CEQA Sections 15301(l)(4), 15302 and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act.

The application involves AP No. 005-420-001 located at 3527 Padero Lane, Carpinteria, CA 93013, in the Toro Canyon Community Plan area, 1st Supervisorial District.

3.0 RECOMMENDATION

Follow the procedures outlined below and conditionally approve Case No. 09CDH-00000-00019 marked "Officially Accepted, County of Santa Barbara (12/07/2009), Zoning Administrator Exhibit 1," based upon the project's consistency with the Comprehensive Plan and the ability to make the required findings.

The Zoning Administrator's action should include the following:

- Make the required findings for approval, as specified in Attachment A of this staff report, including the CEQA findings,
- Determine the project is Exempt, pursuant to CEQA Sections 15301(l)(4), 15302 and 15303(e), included as Attachment B, and
- Approve the project, 09CDH-00000-00019, subject to the Conditions of Approval in Attachment C.

Refer back to staff if the Zoning Administrator takes other than the recommended action for appropriate findings and conditions.

4.0 PROJECT SPECIFICATIONS

Site Size: 0.28 acres

Comprehensive Plan Designation: Residential, Urban - RES-4.6
Toro Canyon Community Plan area

Ordinance/Zoning: Article II, Coastal Zoning Ordinance, 8-R-1: Single Family

Surrounding Use, Zoning:

North:	8-R-1
South:	Public Beach, Pacific Ocean
East:	8-R-1
West:	8-R-1

Services/Systems:

Water:	Carpinteria Valley Water District
Sewer:	Carpinteria Sanitary District
Fire:	Carpinteria-Summerland Fire Department
Access:	Padero Lane

History: The parcel currently has an existing residence that was built in 1951. A CDH was approved in 2006 for a major remodel and a new addition, which was not constructed (06CDH-00000-00001).

Present Use and Development: Presently, the project site has an existing 1,421 sq. ft. single-family dwelling with 567 sq. ft. of decking, an existing 400 sq. ft. detached garage and an existing 250 sq. ft. storage structure that is attached to the garage and encroaches into the western side setback.

5.0 PLANNER COMMENTS

Policy and Ordinance Consistency

Visual Resource Policy.

Coastal Act Policy 30251 states that 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 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.

Consistent: As designed, the project is sited and designed to protect views to and along the ocean and will also remove the portion of the existing storage structure that encroaches into the side setback. Additionally, as condition, prior to issuance of the CDH the applicant shall submit a detailed landscaping plan to SBAR for final approval and will depict any existing or area to have native plant communities restored (i.e., coastal sage scrub, chaparral, endangered and rare plant species) as designated by the California Native Plant Society, and other plants of special interest, such as endemics.

Coastal Land Use Plan Policy 4-5 states that, in addition to that required for safety, further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff-top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.

Consistent: As proposed, the project will legalize an existing deck located on the southern (beach-side) of the main dwelling. The subject deck is located approximately 135 feet from the rear property line and approximately 150 feet from the mean high tide line of the ocean. Additionally, this project will not infringe on public views from the beach as it is in-line with existing structures on properties on both sides of the proposed deck which already impact public views from the beach.

Development Standards for Native Plant Community Habitats.

Article II, Section 35-97.18.2 states that when sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation.

Consistent: The proposed development has been designed and sited to minimize impacts on any native plant community as the deck is located approximately 20 feet from a revetment separating the useable area of the parcel from the beach area.

6.0 APPEALS PROCEDURE

The action of the Zoning Administrator may be appealed to the Planning Commission within the 10 calendar days following the date of the Zoning Administrator's decision by the applicant, an aggrieved person, or any two members of the Coastal Commission.

The action of the Planning Commission may be appealed to the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision by the applicant, an aggrieved person, or any two members of the Coastal Commission.

The decision of the Board of Supervisors may be appealed to the Coastal Commission within 10 working days of the decision of the Board of Supervisors by the applicant, an aggrieved person, or any two members of the Coastal Commission.

Section 35-182.3.1 provides, "For developments which are appealable to the Coastal Commission under Section 35-182.4.2, no appeal fee will be charged."

7.0 ATTACHMENTS

- A. Findings for Approval
- B. Environmental Document: Notice of Exemption
- C. Conditions of Approval
- D. Reduced Plans

ATTACHMENT A: FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

The proposed project can be found exempt from further environmental review pursuant to Section 15301(l)(4) [Existing Facilities], Section 15302 [Replacement or Reconstruction], and Section 15303(e) [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment B, Environmental Document: Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

Those findings specified in Section 35-169.5.2

2.1 That the proposed development conforms to 1) the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls within the limited exception allowed under Section 35-161.

As discussed in Section 5.0 of the staff report, the proposed project can be found consistent with all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Community Plan, and with the applicable provisions of Article II, Coastal Zoning Ordinance. Therefore, this finding can be made.

2.2 That the proposed development is located on a legally created lot.

The subject parcel is considered a legally created lot as it is developed with an existing single-family residence and has been validated by prior issuance of County Permits, including Coastal Development Permit number 06CDH-00000-00001, approved on May 8, 2006. Therefore, this finding can be made.

2.3 The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and such zoning violation enforcement fees as established from time to time by the Board of Supervisors have been paid. This subsection shall not be interpreted to impose new requirements on legal non-conforming uses and structures under Section 35-160 *et seq.*

The subject property will be brought into compliance with all laws, rules and regulations pertaining to zoning uses, setbacks, and other applicable provisions of Article II upon the legalization of the existing as-built deck and fence, which are both components of this project. Also, as a condition of approval, the applicant shall also submit an application for Permit Compliance prior to issuance of the CDH (Condition #3). As conditioned, this finding can be made.

2.4 That the development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.

The proposed project has been designed so as to not significantly obstruct public views from the public beach or along the coast, as the subject deck will be located approximately 135 feet from the rear property line and approximately 150 feet from the mean high tide line. Also included in the project description is the removal of an existing storage structure, currently located within the side setback, and reconstruction of the storage structure completely outside of the setback area. Therefore, this finding can be made.

2.5 That the development is compatible with the established physical scale of the area.

The project has been reviewed by the SBAR where it was determined that the proposed development would be compatible with the established physical scale of the neighboring area. Additionally, nearly each neighboring property has been developed with either a deck or patio on the beach-side of the property. Therefore, this finding can be made.

2.6 That the development is in conformance with the public access and recreation policies of this Article and the Comprehensive Plan, including the Coastal Land Use Plan.

The proposed development is in conformance with all applicable policies of the Article II, Coastal Zoning Ordinance as well as all of the applicable policies of the Coastal Land Use Plan, including the Toro Canyon Community Plan, as related to public coastal access and recreation along the beachfront area. Therefore, this finding can be made.

ATTACHMENT B: ENVIRONMENTAL DOCUMENT

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 005-420-001

Case No.: 09CDH-00000-00019

Location: 3527 Padaro Lane, Carpinteria, CA 93013

Project Title: Siegel-Dunham-Eliades Deck and Storage Structure

Project Description: The project is for a Coastal Development Permit to legalize the as-built construction of a 789 sq. ft. wood deck, a new windbreak wall and replacement of an existing fence. Permitted new development would include the construction of a new 289 sq. ft. pergola, demolition of an existing 199 sq. ft. storage structure and reconstruction of a new 235 sq. ft. storage structure attached to the existing 400 sq. ft. detached garage.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Robert Siegel

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: Sections 15301(l)(4), 15302 and 15303(e)

Reasons to support exemption findings:

Section 15301(l)(4) – [Existing Facilities], exempts the demolition and removal of individual accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences;

Section 15302 – [Replacement or Reconstruction], exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced;

Section 15303(e) – [New Construction or Conversion of Small Structures], exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

There is no substantial evidence that there are unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project would not have any impact on any nearby environmental resources. The proposed development is located entirely outside of the required 50-foot buffer from mapped ESH area as the nearest mapped environmental resource (Riparian Corridor) is over 500 feet away to the north and separated by State Route 101, and the next closest is over 600 feet to the west and separated by 11 parcels. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

There are no significant incremental or measurable cumulative impacts for the legalization of the as-built construction (wood deck addition, new windbreak wall, and replacement of an existing fence) and the proposed new development (construction of a new pergola and the demo/rebuild of a storage structure). Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

There is not a reasonable possibility that the activity proposed within this project will have a significant effect on the environment due to unusual circumstances. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The proposed project is not visible from any scenic highway area. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project is not located on a Hazardous Waste Site. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project is not currently designated as a historical resource, nor is it located in an area that would qualify as a historically significant resource. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

Lead Agency Contact Person: J. Ritterbeck

Phone #: (805) 568-3509

_____/_____/2009
Department/Division Representative Date

Acceptance Date: December 7, 2009

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35-day statute of limitations on legal challenges.

Distribution: Hearing Support Staff

Project file (when P&D permit is required)

Date Filed by County Clerk: ____/____/____.



COASTAL DEVELOPMENT PERMIT

Case No.: 09CDH-00000-00019
Project Name: Siegel-Dunham-Eliades Deck and Storage Structure
Project Address: 3527 Padero Lane, Carpinteria, CA 93013
Assessor's Parcel No.: 005-420-001
Applicant Name: Robert Siegel

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

Associated Case Number: None
Project Description Summary: See Attached
Project Specific Conditions: See Attached
Permit Compliance Case: N/A
Permit Compliance Case No.: N/A

Appeals: The approval of this Coastal Development Permit may be appealed to the County 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 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, by 5:00 p.m. on or before December 11, 2008.

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 (i.e., Building Permit).

Warning! This is not a Building/Grading Permit.

2. Date of Permit Issuance. This Permit shall be deemed effective and issued on January 7, 2010 above, provided an appeal of this approval has not been filed and all conditions of approval are met.

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 to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

NOTE: Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

ATTACHMENT A: CONDITIONS OF APPROVAL

1. This Coastal Development Permit is based upon and limited to compliance with the project description, the exhibits, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project is for a Coastal Development Permit to legalize the as-built construction of a 789 sq. ft. wood deck, a new windbreak wall and replacement of an existing fence. Permitted new development would include the construction of a new 289 sq. ft. pergola, demolition of an existing 199 sq. ft. storage structure and reconstruction of a new 235 sq. ft. storage structure attached to the existing 400 sq. ft. detached garage. No grading or tree removal is required as a part of this permit. The parcel will continue to be the Carpinteria Sanitary District, the Carpinteria Valley Water District and the Carpinteria-Summerland Fire Department. Access will continue to be provided off of Padaro Lane. The property is a 0.28-acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at 3527 Padaro Lane in the Toro Canyon Community Plan area, 1st Supervisorial District.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the referenced 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 exhibits and conditions of approval hereto. All plans (i.e., Landscape, Grading and Drainage Plans) shall be implemented as approved by the County.

2. **Plan Requirements.** All conditions shall be shown on grading and building plans.
3. **Compliance Fee.** The applicant shall ensure that the project complies with all approved plans and all project conditions. To accomplish this, the applicant agrees to:
 - a. Contact P&D staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 - b. Contact P&D staff at **least two weeks** prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
 - c. Pay a deposit fee of **\$500.00 *prior to issuance*** of Coastal Development Permits as authorized under ordinance and to cover costs of monitoring as described above. This may include additional costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (i.e., non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
 - d. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit, or approved plans dated **December 7, 2009**, an immediate STOP WORK ORDER may be issued.

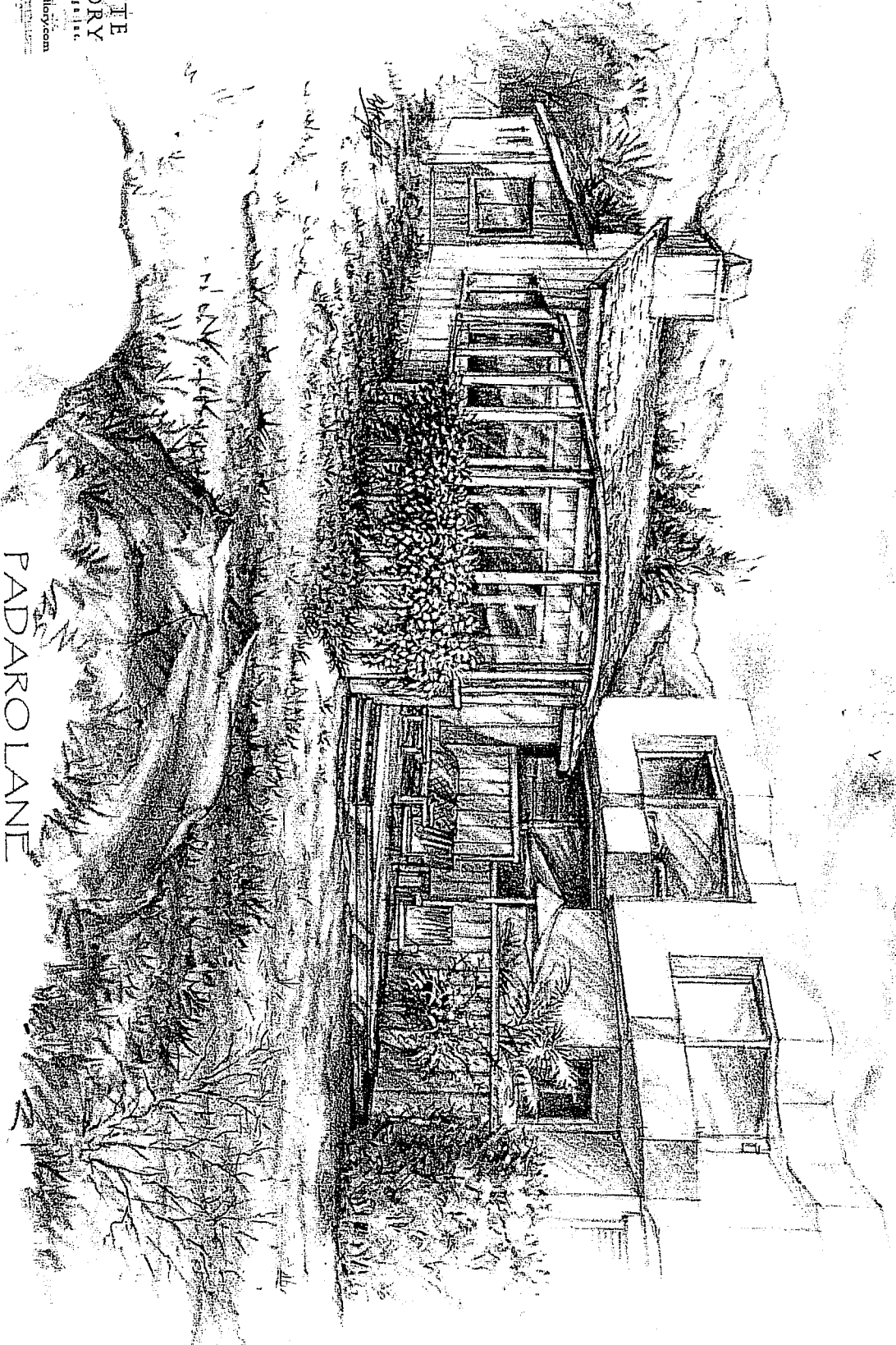
- 4. Construction Hours.** Construction activity for site preparation and for future development shall be limited to the hours between 7:30 a.m. and 4:30 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** *Three (3)* signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits. **Monitoring:** Permit Compliance and Building Inspectors shall spot check and respond to complaints. All construction vehicle parking (including contractors and subcontractors) and storage of equipment shall occur on the project site. No vehicles associated with the project shall park in the public right-of-way.
- 5. Off-street Construction Parking.** Construction-related vehicles (including contractors, equipment staging and storage areas shall be located on-site and outside of the road and highway right of way. The applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the applicant's designee responsible for enforcement of this restriction. **Plan Requirements:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Coastal Development Permit approval. A copy of the written notice shall be submitted to P&D ***prior to permit issuance*** and at any time during construction, at P&D's request. **Timing:** This restriction shall be maintained throughout construction. **Monitoring:** Permit Compliance and Building & Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.
- 6. Landscaping.** All landscaping and site development shall be sited, designed and constructed to minimize impacts on native vegetation. **Plan Requirement and Timing:** ***Prior to issuance*** of the CDP, the applicant shall submit a detailed landscape plan for review and approval by P&D depicting any native plant communities (i.e., coastal sage scrub, chaparral, endangered and rare plant species as designated by the California Native Plant Society, and other plants of special interest, such as endemics. If feasible, site restoration will be required in order to enhance the visual quality of any visually degraded area. **Monitoring:** Permit Compliance shall confirm that all night lighting strictly conforms to the approved landscape plan.
- 7. Night Lighting.** Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and approval by P&D ***prior to issuance*** of the Coastal Development Permit.
- 8. Additional Permit Requirements.** The use and/or construction of the building or structure, authorized by this approval cannot commence until the Coastal Development Permit has been issued. ***Prior to issuance*** of the Coastal Development Permit, all of the project conditions that are required to be satisfied prior to issuance of the Coastal Development Permit must be satisfied.
- 9. Permit Acceptance.** The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

- 10. Time Extension.** If the 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.
- 11. Recycling.** Demolition and/or excess construction materials are to be separated onsite for reuse/recycling or proper disposal (i.e., concrete, plastics, wood). During construction, separate bins for recycling of construction materials will be provided onsite.
- 12. Permit Expiration.** This Coastal Development Permit shall expire two years from the date of issuance or, if appealed, the date of action by the Board of Supervisors on the appeal, if the permit for use, building or structure permit has not been issued.
- 13. Print & Illustrate Conditions on Plans.** All applicable final conditions of approval shall be 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.
- 14. Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit from P&D. This Permit is required by ordinance and is necessary to ensure implementation of the conditions required under the Coastal Development Permit.
- 15. Indemnity and Separation Clauses.** Developer shall defend, indemnify and hold harmless the County or its agents, 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 the Coastal Development Permit. In the event that the County fails promptly to notify the 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.
- 16. Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation 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 within 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 County and substitute conditions may be imposed.

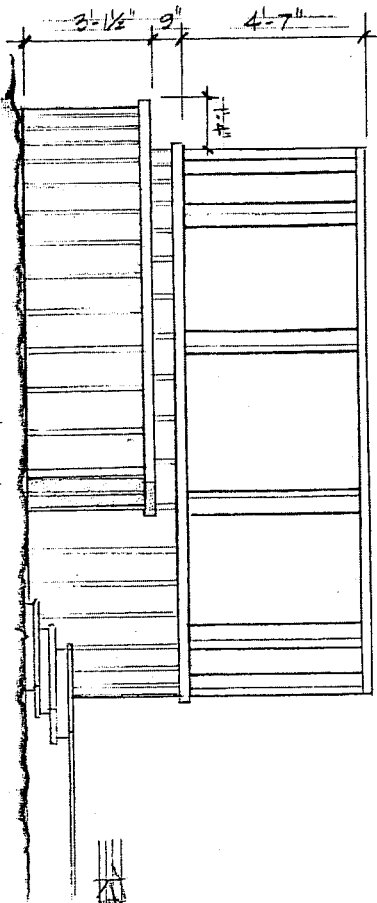
ATTACHMENT D: REDUCED PLANS

JANETTE
MALLORY
Interiors of England Ltd.
www.janetmallery.com

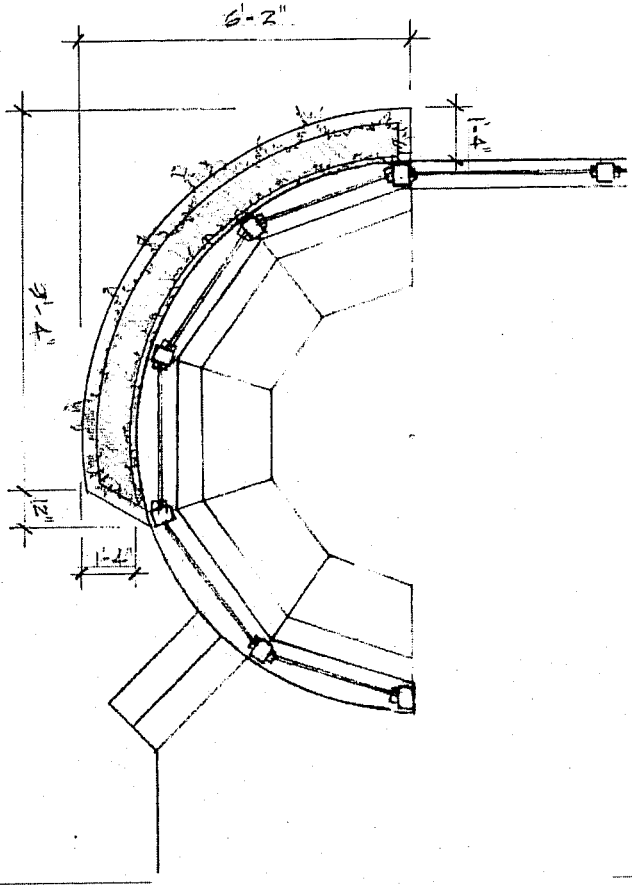
PADAROLANE



FRONT ELEVATION

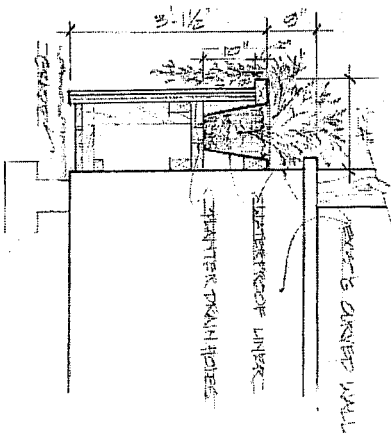


REAR VIEW

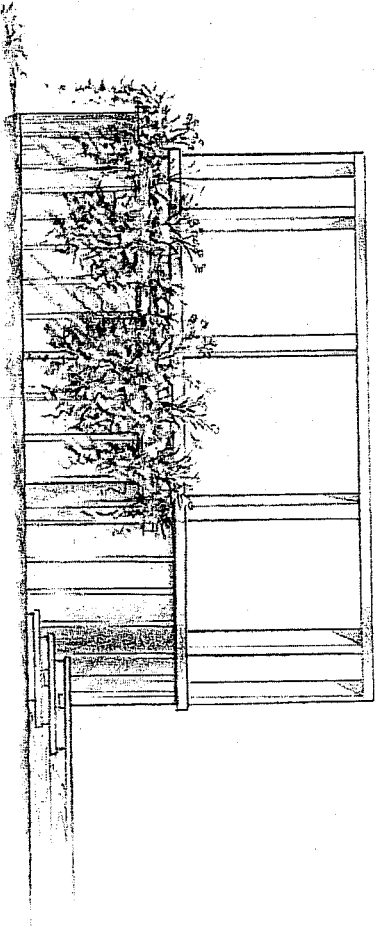


REAR SIDE PANTER DESIGN
 RADAR LANE

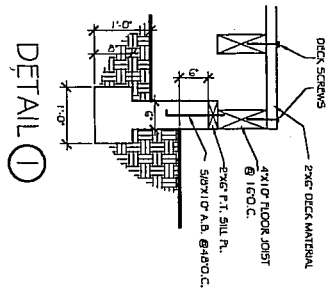
PANTER SECTION



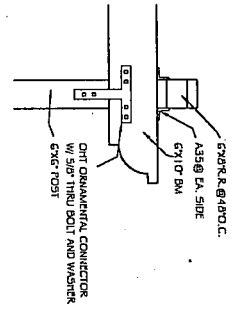
REAR ELEVATION



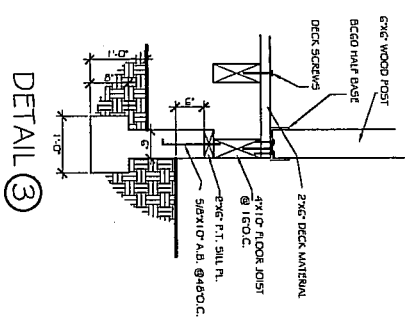
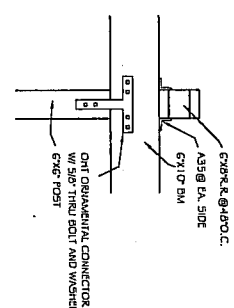
JANETTE MALON
 INTERIOR DESIGN
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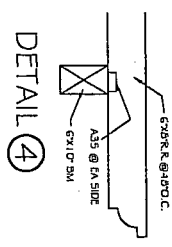
DETAIL 1



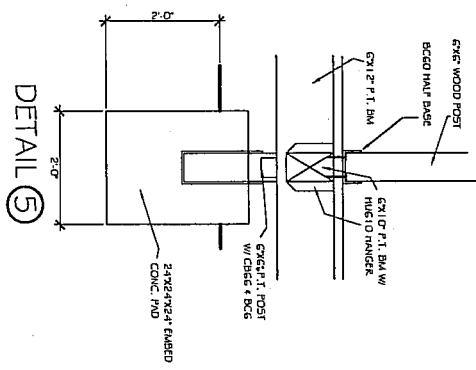
DETAIL 2



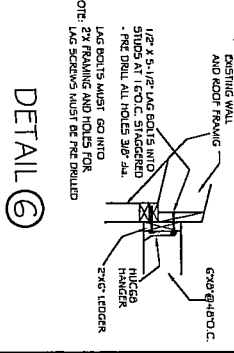
DETAIL 3



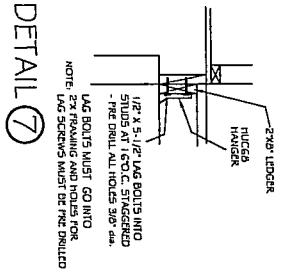
DETAIL 4



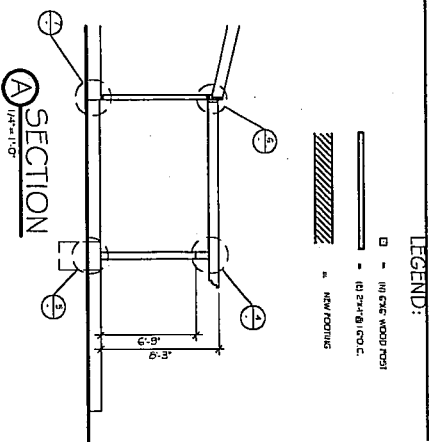
DETAIL 5



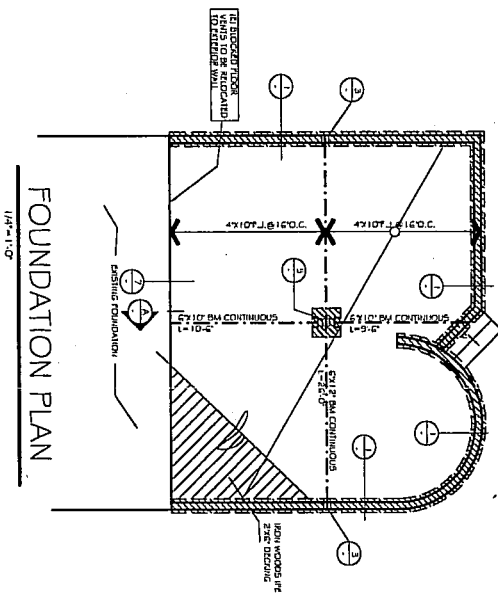
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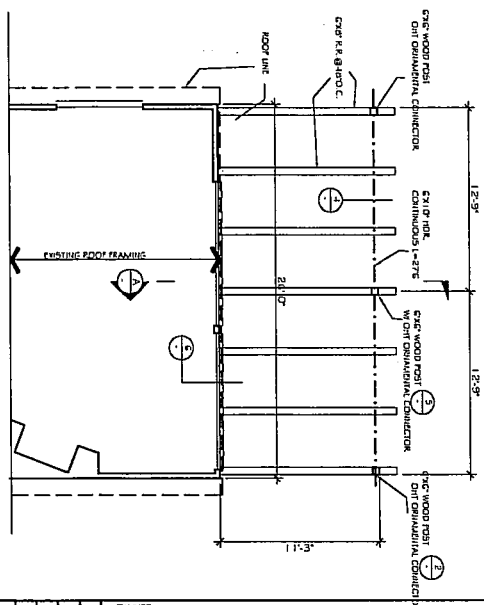
DETAIL 7



SECTION
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

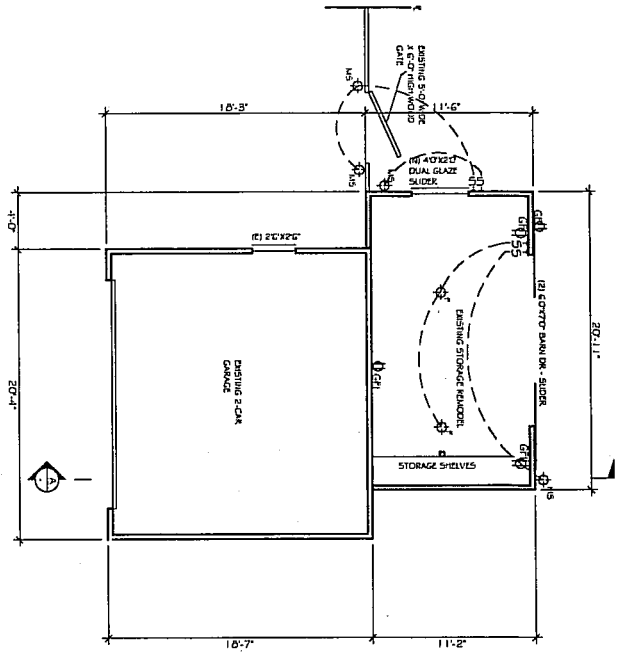


FRAMING PLAN
1/4" = 1'-0"

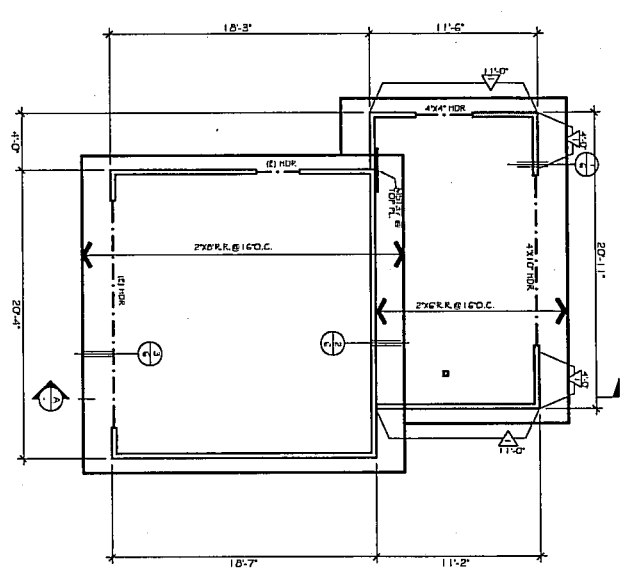
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CARPINTERIA CALIFORNIA 93013
PHONE #

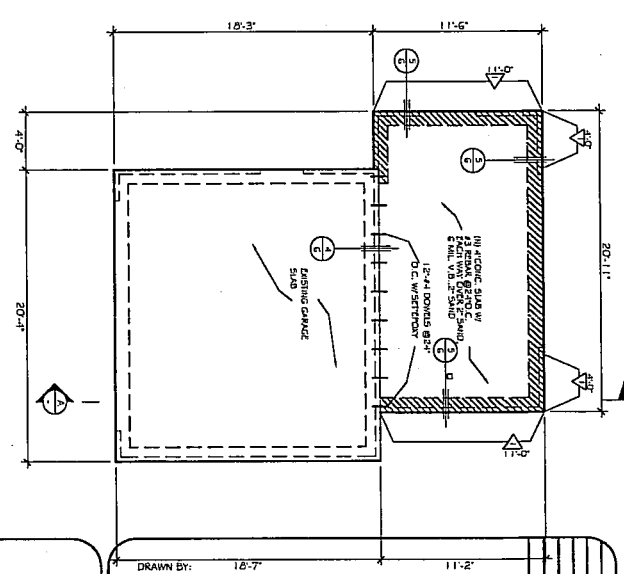
A-3
10 - DATE: 0000



FLOOR PLAN
1/4" = 1'-0"

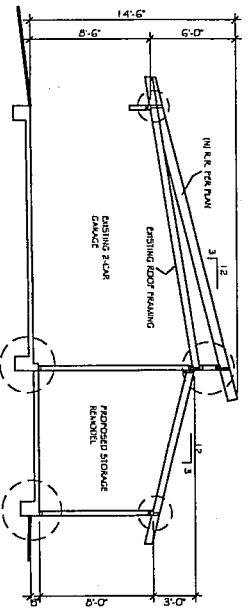


FRAMING PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

SECTION A
1/4" = 1'-0"



SHEAR WALL SCHEDULE

SYMBOL	MATERIAL - FINISHING - SHEAR TRANSFER	PLATE - AB - SHEAR TRANSFER	CAPACITY
1	1522 STRUCT-1, 2x8 SILL PLATE W/ 50# A.B. @ 32" O.C. SHEAR WALL TO BLOCKING. 1 1/4" @ 24" O.C. 1/2" @ 24" O.C. 1/4" @ 24" O.C.	5/8" 1/4x3-1/2" @ 10" O.C. or 5/8" @ 6" O.C. - per detail or 1/2" @ 4" O.C.	280 KIP CAPACITY

- NOTE:**
- USE 3/8x3.25x-3.25 SQUARE PLATE WASHERS ON ALL ANCHOR BOLTS.
 - STRUCT-1 REFERS TO CONSTRUCTION FLYWOOD AND WOOD STRUCTURAL PANEL AND SHALL CONFORM TO UBC FLYWOOD 23.2 OR 23.3.
 - RESISTIVE FINISH TO BE APPLIED FOR ALL SILL PLATES ON CONCRETE.
 - ALL SILL PLATES TO BE BLOCKED FOR ALL SILL PLATES ON CONCRETE.
 - USE 2x8 STUDS @ 16" O.C. AT ALL SHEAR WALLS, LIND.
 - PROVIDE EDGE NAILING TO TOSIS AT HOLD DOWN LOCATIONS AND AT 2nd STORE SHEAR WALL ENDS.
 - NAILS FOR SHEAR WALL PANELS SHALL BE COMMON.
 - 2x8 STUDS SHALL BE SPACED AT 16" O.C. WITH 1/2" DIA. SILL CONNECTION WITH SILENSOR.
 - 2x8 STUDS SHALL BE SPACED AT 16" O.C. WITH 1/2" DIA. SILL CONNECTION WITH SILENSOR.
 - SPECIAL INSPECTION IS REQUIRED FOR UBC 1701.
 - TWO LAYERS OF GRADE 50 REBAR BETWEEN FLYWOOD SHEAR PANEL AND EXTERIOR LATH.

DIAPHRAGM SCHEDULE

DIAPHR.	MATERIAL - FINISHING - SHEAR TRANSFER	PLATE - AB - SHEAR TRANSFER	CAPACITY
1	1522 STRUCT-1, 1/2" FACE GRAIN PERPENDICULAR	WALL TO BLOCKING. 1 1/4" @ 16" O.C.	2700 KIP CAPACITY

- NOTE:**
- PLYWOOD FLOOR SHEATHING SHALL BE GULDED TO FLOOR JOIST FOR TO NAILING.
 - ALL DIAPHRAGM NAILING IS TO BE INSPECTED BY THE CITY / COUNTY BUILDING INSPECTOR PRIOR TO COVERING.
 - STRUCT-1 REFERS TO CONSTRUCTION FLYWOOD AND WOOD STRUCTURAL PANEL.
 - NAILS FOR ROOF SHEATHING DIAPHRAGMS SHALL BE COMMON.

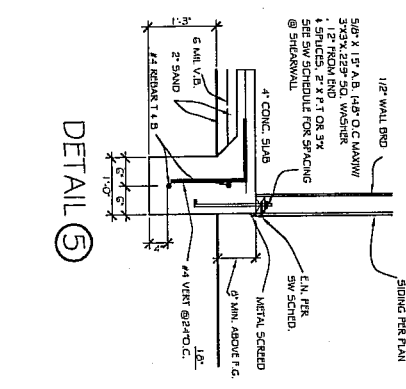
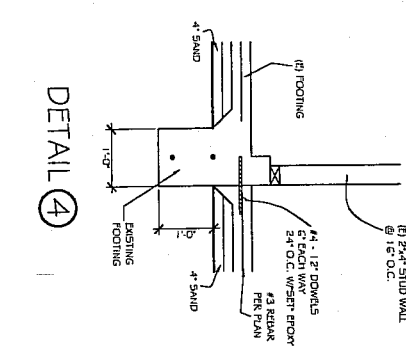
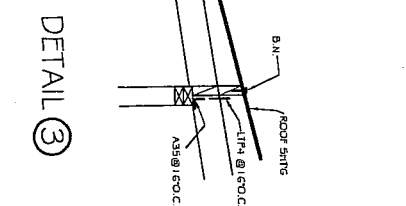
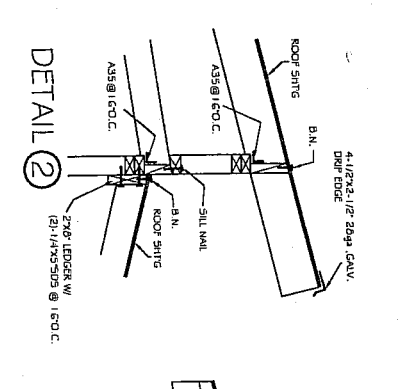
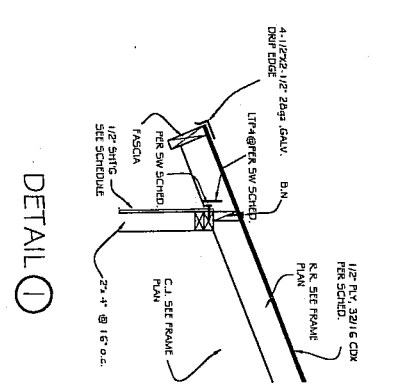
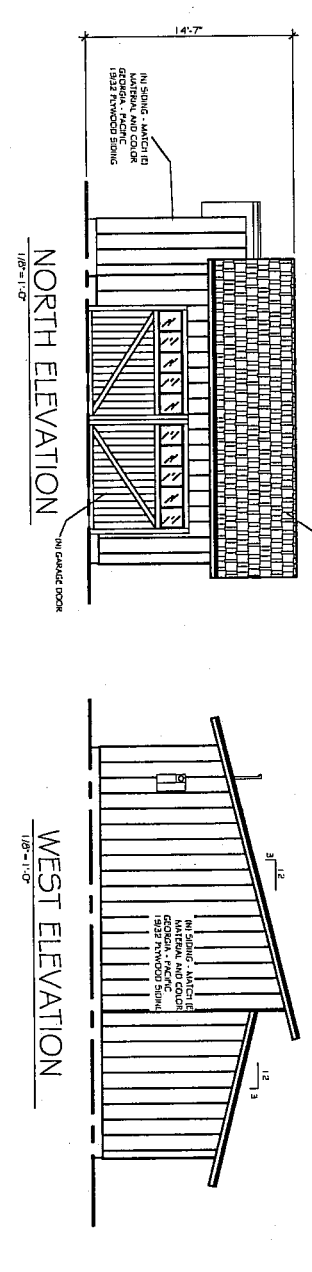
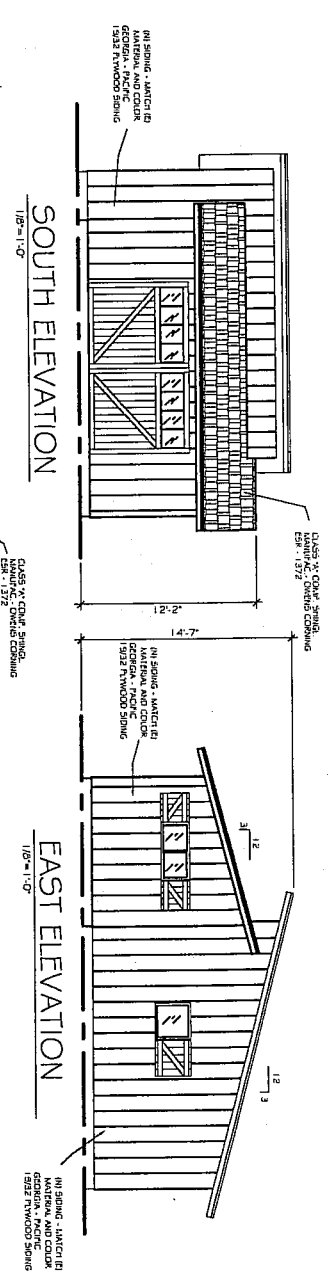
LEGEND:

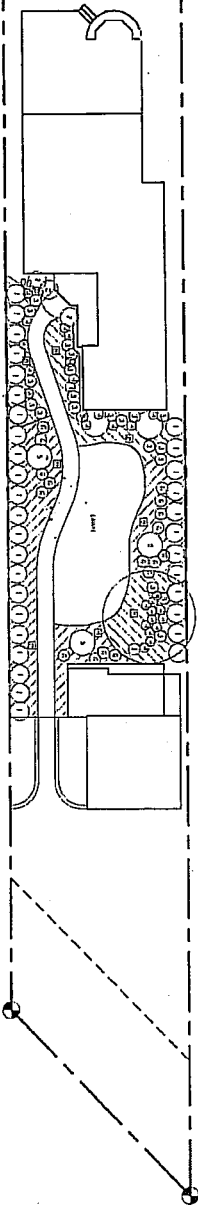
- 10' STORAGE WALL TO BE REMOVED / REPLACE W/ 2x4 @ 16 O.C.
- 10' 2x4 @ 16 O.C.
- NEW ROOFING
- EXISTING ROOFING
- WALL
- 12x4 TRUSS @ 24" O.C.
- WOOD TRUSS/RAFTER
- 1/2" LIGHT SWITCH
- 1/2" LIGHT W/ MOTION SENSOR + PHOTOCELL
- 1/2" FLUORESCENT LIGHT
- 1/2" RECEPTACLE
- 1/2" RECEPTACLE W/ GROUND INTERRUPTER
- 1/2" WATER PROOF COVER

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A-5





LANDSCAPE PLAN
1" = 10'

- LEGEND
- ① RHUS INTERSTITIALA (LEMONSHADE BERRY)
 - ② CHAMADOREA COSTARICENSIS OR PHOENIX ROSEBUD (PINKY DATE PALM)
 - ③ DIPSOSAURIA ATRATICA (NEW ZEALAND TREE FERNS)
 - ④ ZANTHOSSIA ETHIOPICA (CALA LILY) OR HELLEBORUS ARGUTIFOLIA (CORSEICAN HELLEBORE)
 - ⑤ BAUSMANIA CURVIS CRAS GRAMMIDI (ANGELS TRUMPET)
 - ⑥ CANNA LILY (INK OF ORANGE AND YELLOW)
 - ⑦ LONICERA HYDRIBANDIANA (GRAFT BURDESE HUNDSTUCK)
 - ⑧ CUIVA MINANTA
 - ⑨ MAR OF ASTROMARIA THE 3rd HARMONIC
- SCAVOLA NEW WONDER

DESIGNER
ROBERT SIEGAL
 3527 PADARO LN
 CARPINTERIA CALIFORNIA 93013
 PHONE #

DRAWN BY
 DAVIS-CO #C

