



County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

January 5, 2016

ATTN: Suzanne Elledge
SEPPS, Inc.
1625 State Street, Suite 1
Santa Barbara, CA 93101

RE: 15SCD-00000-00053
All Saints by the Sea Bell Tower Rebuild
84 Eucalyptus Lane, Santa Barbara, CA 93108; APN: 009-333-011
Substantial Conformity Determination

Dear Ms. Elledge:

Planning and Development has reviewed your request for a Substantial Conformity Determination (SCD) to:

dismantle and reconstruct the existing stone bell tower at All Saints by the Sea to meet current seismic code requirements. The existing unreinforced stone and masonry construction is susceptible to significant damage during an earthquake. In order to mitigate the potential seismic hazard from the bellow tower, Parker Resnick structural engineers have recommended the proposed improvements (see enclosed Parker Resnick report dated August 18, 2015 and accompanying plans by Bob Easton, dated November 17, 2015). The tower is approximately 32'-0" tall. No grading is proposed as part of the project. Potential impacts to historic resources have been analyzed in a report by Post Hazeltine (dated August 27, 2015; attached), and found to be non-significant. During construction the contractor would erect scaffolding around the bell tower with soundproofing material to reduce noise impacts from this short-term construction activity.

We have determined that your request for substantial conformity to case number 96-CP-070 can be made based upon the information in the attached memorandum.

This SCD approval is based on staff's evaluation of current conditions and policy and environmental issues. The proposed modification requires a Land Use Permit (LUP) in order for this preliminary SCD approval to become final. At the time of approval of the LUP all of the required findings must be made.

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Suzanne Elledge
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Please submit for the follow-up LUP bring a copy of this letter when applying for the LUP.

Please contact Stephanie Swanson at (805) 568-3319 with any questions regarding this letter.

Sincerely,



Alice McCurdy, Deputy Director
For Glenn Russell, Ph. D.
Director

Attachment: SCD criteria memo

cc: All Saints by the Sea, 84 Eucalyptus Lane, Montecito, CA 93108

**PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Alice McCurdy, Deputy Director
Development Review Division

FROM: Stephanie Swanson, (805) 568-3319

DATE: January 5, 2016

RE: 15SCD-00000-00053
All Saints by the Sea Bell Tower Rebuild
84 Eucalyptus Lane, Santa Barbara, CA 93108; APN: 009-333-011
Recommendation for Finding of Substantial Conformity Determination

Proposed Change:

Applicant is requesting a Substantial Conformity Determination (SCD) to Conditional Use Permit 96-CP-070. The project would allow for the dismantling and reconstruction of the existing stone bell tower at All Saints by the Sea to meet current seismic code requirements. The existing unreinforced stone and masonry construction is susceptible to significant damage during an earthquake. In order to mitigate the potential seismic hazard from the bellow tower, Parker Resnick structural engineers have recommended the proposed improvements (see enclosed Parker Resnick report dated August 18, 2015 and accompanying plans by Bob Easton, dated November 17, 2015). The tower is approximately 32'-0" tall. No grading is proposed as part of the project. Potential impacts to historic resources have been analyzed in a report by Post Hazeltine (dated August 27, 2015; attached), and found to be non-significant. During construction the contractor would erect scaffolding around the bell tower with soundproofing material to reduce noise impacts from this short-term construction activity.

I have reviewed the above-referenced request for substantial conformity and recommend that you find this change in substantial conformity based upon the following evaluation of the approved criteria:

a. Does not conflict with project conditions of approval and/or final map conditions.

The project does not alter and would remain consistent with the original project approval. The original Conditional Use Permit (96-CP-070) involved setback modifications and additions for associated structures, and incorporated the subject bell tower as an as-built structure. The bell tower is not specifically mentioned in the conditions of approval except for its incorporation in the project description.

The proposed project would be exempt from environmental review pursuant to Section 15302 [Replacement or Reconstruction] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15302 exempts “*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.*”

- h. Does not require the removal of specimen trees or impact areas defined in the project environmental document as sensitive or designated as areas prohibiting structures.***

The proposed project would not impact any specimen trees, nor impact any biologically sensitive areas.

- i. Is consistent with Comprehensive and/or Coastal Plan policies and applicable zoning ordinances.***

The proposed project complies with the standards set in the original Conditional Use Permit (96-CP-070), which followed all applicable zoning ordinances, the Comprehensive Plan, and the Santa Barbara County Article II Coastal Ordinance. The Conditional Use Permit included setback modifications for an associated parcel, which do not incorporate the subject bell tower. The bell tower meets applicable setback requirements. The existing bell tower has a height of 32’-0”. The 15-R-1 zone district has a height limit of 25’-0”. However, as discussed below in Criterion (I), the bell tower meets criteria to exceed the general height limit up to 50’-0”.

As the structure is older than 50 years old (originally built in approximately 1900), a Historic Resources Report was prepared for the project per County protocol. The report, prepared by Post/Hazeltine Associates and dated August 27, 2015, notes that the church and bell tower are eligible for landmark designation at the local, state, and federal levels. It is currently not designated. The report notes consistency with the National Park Service Preservation Brief 41: The Seismic Retrofit of Historic Buildings and gives a suggested treatment plan that the architects have incorporated into their drawings and scope of work. The project was also reviewed for comments by the County Historic Landmarks Advisory Commission (HLAC) and received positive comments regarding the treatment plan.

- j. Does not result in more than 1500 cubic yards of net cut and/or fill (LUDC and MLUDC) or 50 cubic yards (Article II), and avoids slopes of 30% or greater (unless these impacts were addressed in the environmental assessment for the project and mitigation measures were imposed to mitigate said impacts and the proposal would not compromise the mitigation measures imposed or result in additional impacts).***

The proposed project would not require grading.

- k. Is located within the same general location as, and is topographically similar to, approved plans. The location shall not be moved more than 10% closer to a property line than the originally approved development.***

The proposed project would allow for the demolition and reconstruction of an existing bell tower. The new bell tower would be a like-for-like replacement of the original in terms of location.

- l. Does not result in an overall height which is greater than 10% above the approved height. The project must remain consistent with height requirements of the zoning district.***

The proposed project would include the demolition and reconstruction of the existing bell tower. The reconstructed bell tower would match the location, dimensions, height, and aesthetics of the existing bell tower. The subject parcel is located within the 15-R-1 zone district, with an applicable height limit of 25'-0". However, per Article II, section 35-127.A.1.a.1, certain structures not used for human activity, such as the subject bell tower, may exceed the general height limit for the zone district, with a maximum height of 50'-0". The bell tower would be reconstructed in a like-for-like manner, including the 32'-0" height as allowed by ordinance.

- m. Receives BAR approvals for landscaping and structures, if necessary.***

The proposed project would include the demolition and reconstruction of the existing bell tower, with seismic retrofits. The appearance of the reconstructed bell tower would match the existing bell tower. The project was reviewed by the Chair and Vice Chair of the Montecito Board of Architectural Review (via email correspondence on November 18, 2015) and determined to not require BAR review.

- n. Does not result in intensification of use; e.g., no new employees, no increases in traffic, etc., if these were important to the previous environmental/policy analysis.***

The proposed project consists of the demolition and reconstruction of an existing bell tower, causing no increase in density or traffic on the subject lot.

- o. Does not affect easements for trails, public access, or open space.***

Per a 1996 Record of Survey (Book 148, Page 56), the boundaries of the subject legal lot include an easement for the 20'-0" eastern portion of Eucalyptus Lane that runs North-South. There is also an on-road mapped trail along Eucalyptus Lane. The proposed project, the demolition and reconstruction of a bell tower, would not affect the existing easement or

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use of the mapped trail. Further, project conditions would require that construction vehicles park on-site to limit disturbances to Eucalyptus Lane or the mapped trail.

If you agree with my analysis, please sign the attached letter to the applicant indicating that the substantial conformity determination has been approved. Let me know if you want to discuss any issues prior to making a final determination.

Attachments: Structural Elevations and Cross-Sections dated November 17, 2015
Historic Resources Report dated August 27, 2015
Structural Engineering Report dated August 18, 2015