



Public Comment Received for:

Item 5: 1460 La Cima Rd

(PLN2019-00279)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Scott & Katrina McCosker	x	
2. Scott & Katrina McCosker	x	
3. John & Kathy Cook	x	
4. Donald Glasgow	x	

March 11, 2022

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Single Family Design Board Members
630 Garden Street
Santa Barbara, CA 93101

Dear Members of the Single Family Design Board:

Thank you for the opportunity provide this letter prior to the upcoming Single Family Design Board meeting (“SFDB”) on Monday, March 14th 2022. I represent the concerned neighbors, Scott and Katrina McCosker, of 1464 La Cima Road (the “McCoskers”).

The McCoskers have concerns regarding the proposed development at 1460 La Cima Road (the “Subject Property”), application number PLN2019-00279, that includes the demolition of the existing two car 498 s.f. garage, and construction of a new two-story 1,457 square foot (“s.f.”) structure, including a 656 s.f. garage, and a 685 s.f. accessory dwelling unit (“ADU”) above the garage (“the Project”). City records indicate the Subject Property is located within the City’s Hillside Design District, with an average slope of 34%. The McCoskers live directly West of the Subject Property, as shown in the images in **EXHIBIT A**. Photographs taken from the McCosker’s living room facing East towards the Subject Property are included in **EXHIBIT B**.

Upon review of the previous SFDB meeting on October 25, 2021, and the Project plans, I have identified areas where the plans lack important information. Section I of this letter includes questions and comments on the plans. Section II discusses the applicable excerpts of the Single Family Residence Design Guidelines (the “Guidelines”). Section III describes how it appears the Project as proposed does not meet the findings required by the City’s Municipal Code Title 30 (“SBMC”). In the concluding section of this letter, a list of requests for the applicant are included for your consideration.

I. Comments and Questions regarding the Project Plans

Below is a list of comments and questions regarding the Project plans. These comments are also shown on excerpts from the Project plans included in **EXHIBIT C**.

General: The Project plans do not include a grading plan or any civil details. Are those plans available? Shouldn’t the civil and structural plans be included in order for the project to be eligible for project design approval by the SFDB? The agenda say this project is scheduled for both project design and final approval.

Sheet A-1.0: The proposed structure has increased in width and size overall since this project was reviewed in October, but gross square footage shown on the plans is 1,334 s.f., which is less than the previous design gross area of 1,423 s.f. Also both the gross and net square footages indicate the second story ADU is greater in size than the first story garage. It is unknown whether this is an error. Thus it appears the square footage calculations and floor area ratio (the "FAR") needs to be confirmed.

Sheet A-1.1: The Solar Access information provided is missing the dimension between the Northern property line and the proposed development. Also, the slope down to the northern property line is not shown. The topographic elevation of the natural grade is required to determine the Base Elevation Point and ensure the Project meets the Solar Access Height Limitation required by SBMC 30.140.170.

Sheet A-2.0: It unclear who prepared the topographic site survey, nor is it stamped by a licensed surveyor. If the topographic survey was prepared by a licensed surveyor, was SBMC 30.150.030 used to determine the average slope of the property, listed as 33% in the property data section on Sheet 1.0?

Sheet A-2.1: It would be helpful to have the interior floor plan dimensions, as well as the grade elevations of all the proposed improvements, including the proposed finished floor elevation of the garage, the driveway and other hardscaped areas. The footprint of the garage appears to be at the same location as the previous site plan, but the overall dimensions appear to have changed since the project was previously reviewed by SFDB. Thus it appears the structure's building footprint location should be confirmed. Finally, the Sheet number is cut off at the bottom.

Sheet A-3.1: It would be helpful to see the dimensions of the proposed floor plans. It would also be helpful if the solid lines and dotted lines within the interior setback were labeled, to confirm what each represents, and confirm if any encroachments exist.

Sheet A-4.0: The topography shown on the West Elevation does not appear to be shown accurately, as the area South of the existing garage is quite steep. Also, the existing concrete patio and wood retaining wall South of the garage are not shown.

Sheet A-4.2: SBMC 30.15.090.A and Guideline #28 *Height and Proportions* in **EXHIBIT D** require building height to be measured from the existing grade or proposed grade, whichever is lower. Therefore, the topographic elevations of the existing grade and the proposed grade should be added to the West Elevation and sections, as well as the 30' height limit line to confirm the proposed structure does not exceed 30' in height, the maximum allowable height in the RS-6 zone.

Sheet A 5.0: The same comments pertaining to height on Sheet 4.2 above, apply to Sheet 5.0. Also has the Board considered a drop the elevation of the proposed garage and the driveway? The City's Access and Parking Design Standards state the maximum slope for a driveway is 16%.

II. Single Family Design Guidelines – Highlights of Potential Project Inconsistencies

It is the responsibility of the SFDB to consider and encourage consistency with the Guidelines as part of their review of a project. Within the Guidelines, there are sections specifically for two-story projects, see **EXHIBIT E**, and sections for lots within the Hillside Design District, titled the *Hillside Housing Design Guidelines*; see **EXHIBIT F**. The Guidelines also include Good Neighbor Tips, which provide applicants suggestions for site planning and design features to consider when developing plans in **EXHIBIT G**. I have highlighted these excerpts of the Guidelines that should be considered when reviewing the Project.

III. The City of Santa Barbara Municipal Code - Required Findings for SFDB Approval

Prior to approving any board of architectural review application, the SFDB must make the required findings pursuant to SBMC Section 22.69.050. Below is a summary of how several of the findings in Subsections A and B cannot be made for the Project, as currently proposed:

A. NEIGHBORHOOD PRESERVATION FINDINGS. Prior to approval of any project, the Single Family Design Board shall make each of the following findings:

1) Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

It is at the discretion of the SFDB to determine whether the Project will enhance the neighborhood, and be consistent with the neighborhood character. Generally speaking, if the SFDB concludes the Project is consistent with the Guidelines, the SFDB should also be able to make this required finding.

2) Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.

La Cima Road includes a mix of one story and two homes, with minimal front yard setbacks. Houses are constructed very close to the street due to the steep topography of the lots. Many of the existing two story homes have incorporated design elements to reduce the second story massing.

I reviewed the YouTube video of the previous SFDB hearing in October 25, 2021. During the meeting, three SFDB members recommended a reduction in the second story massing. On the latest Project

plans however, the ADU on the second floor now has a greater gross and net floor area than the garage on the ground floor. This may be an error in the data statistics, but from the proposed elevations, it's clear the second floor massing does not greatly differ from the first floor. This not only conflicts with the Board's suggestion, but also the Guidelines as described below.

The Guidelines' Two Story Design Concepts in **EXHIBIT E**, suggest *varying the height of building elements* and *varying roof heights* to reduce the appearance of mass and bulk. Incorporating these design concepts would also *break up unacceptable bulk*, *prevent crowding neighboring residences*, and avoid the creation of a *vertical canyon effect* between homes.

Guideline 28 *Height and Proportions* in **EXHIBIT D** suggests setting back portions of the structure to reduce the appearance of height, and to avoid using *designs intended for flat lots on hillsides*. The Project as proposed, does not set back the second floor, nor does it follow the natural topography of the site, as previously noted in the comments on Sheet A 4.2 described above and shown in **EXHIBIT C**.

Guideline 31.4 recommends applicants to *design driveway slope with the natural topography*. Guideline 27 recommends stepping buildings down hillside topography to minimize exposed foundations (**EXHIBIT F**). The Project as proposed includes a 9-foot tall foundation wall between the finished floor of the garage and the proposed hardscape behind the structure. Therefore the Project as proposed does not appear to meet the Guidelines and design recommendations consistent for this site.

For these reasons, the Project as proposed is not consistent with this finding.

3) *Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.*

The existing residence on the Subject Property consists of painted concrete block, brick detailing at the window sash and wood plank siding. The proposed Project includes some wood siding but will differ from the main residence by using stucco and wood trim finishes. It is at the discretion of the SFDB to determine if the proposed materials, colors and detailing will result in a quality design that meets this finding.

4) *Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches or more measured four feet above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches or more measured four feet above natural grade,*

the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.

The proposed project does not include the removal of Specimen trees. Thus it appears the SFDB can make this finding.

5) *Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.*

At the October 25th SFDB meeting, there was a discussion about reusing the concrete from the existing driveway that will be removed, to create blocks for new retaining walls in the rear yard. The McCoskers have several questions and concerns about this idea.

First, where would this concrete be cut into blocks? As you know, the site is constrained by the narrow street, the close proximity of the existing houses to the street, and of course by the average 34% slope of the property. Finding an appropriate location for the standard requirements, such as the construction staging, a concrete wash out area and construction parking will already be a challenge.

In addition the lack of work area, there are concerns regarding the practicality and structural integrity of using cut block to create curved retaining walls around the existing trees growing on the steep slope. **EXHIBIT H** includes a photo taken from the McCosker's side yard facing East toward the Project site, where you can see the steepness of the lot, and the avocado trees. More civil and structural information is necessary to determine if this idea is feasible, and whether it will affect site drainage, the downhill neighbor or impact tree roots.

More information will also confirm consistency with Guideline #30 in **EXHIBIT F** states *Preserve slopes greater than 30% by avoiding grading and clearing.*

Finally, the process by which concrete is cut is an extremely dusty and in fact dangerous. Concrete dust is a known carcinogen and pollutant, as described in **EXHIBIT I**. Measures should be taken to protect the workers cutting concrete, but also the surrounding neighbors. The McCoskers would feel most comfortable if the concrete was cut at an offsite location.

6) *Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.*

The McCosker's appreciate the efforts the applicant has made to try appease their concerns throughout the design review process thus far, including the elimination of the previously proposed second story fenestrations on West Elevation that would have faced their living room windows,

located on the second floor. It is unfortunate however, to have the proposed windowless second story mass remain, that will obstruct their current view of Santa Barbara down to the Waterfront, as shown in the photos in **EXHIBIT B**.

While the language in this SBMC finding does not require the protection of private views, the Guidelines' do recommend neighbor's private views are considered in the design development process as shown in **EXHIBIT G**.

Landscaping screening may be an effective tool to screen and ensure privacy between neighbors on the first floor, but it would fall short from being an effective solution between the second story masses. As the plans get development further, consistency with this finding can be determined.

7) *Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.*

La Cima Road does not include any designated public viewing areas, other than the public road itself. There are of course tremendous views of downtown Santa Barbara, the Ocean and Elings Park, but they are mostly enjoyed privately from each of the existing homes. Therefore, it's likely that any Project on La Cima would be consistent with this policy.

B. HILLSIDE DESIGN DISTRICT AND SLOPED LOT FINDINGS. In addition to the findings specified in subsection A above, prior to approval of any project on a lot within the Hillside Design District described in Section 22.68.060 or on a lot or a building site that has an average slope of 15% or more (as calculated pursuant to Section 28.15.080 or 30.15.030 of this code), the Single Family Design Board shall make each of the following findings:

1) *Natural Topography Protection. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.*

The Project plans do not include any civil plans to determine whether the Project, including both the proposed structure and the rear yard retaining walls, will be appropriate for this site and consistent with this finding. Also, the existing and proposed grades are not shown on the plans in detail, as described in the comments regarding Sheet A-4.1 above and shown in **EXHIBIT C**. Therefore, more information should be provided to determine if the Project meets this finding.

2) *Building Scale. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.*

The Project as proposed does not meet this finding, as described in III.A.2 above.

III. Conclusion

In summary, we ask the SFDB to recommend the applicant to revise the Project be more consistent with the Guidelines, and meet required findings for approval in the Neighborhood Preservation Ordinance and Hillside Design District and Sloped Lot Findings in the SBMC, by encouraging the applicant to:

- Review the questions and consider the comments regarding the Project plans noted in this letter and in **EXHIBIT C**.
- Request the applicant show the building height on the plans per SBMC and Guidelines in **EXHIBIT D** to confirm the proposed structure does not exceed the 30 foot height limit.
- Reduce the elevation of the new driveway and finished floor of the proposed structure, to more closely follow the natural topography, per the Guidelines.
- Reduce the floor area of the second story to be less than the garage floor area on the first floor, to be more consistent with the Guidelines.
- Reduce the mass, bulk, scale and apparent height of the Project and ensure consistency with the Guidelines and required findings of the SBMC.
- Perform the proposed cutting of concrete block offsite where it will not contribute to construction traffic and emit carcinogenic dust into the open air.
- Provide grading plans to ensure the project meets the required findings per the SBMC and determine consistency with the Guidelines.
- Request more information regarding the proposed curved retaining walls proposed on the slopes greater than 30%.
- Encourage the applicant to consider the impacts the Project will have on the private views from the McCosker's primary living space within their home (shown in **EXHIBIT B**), consistent with the Guidelines' *Good Neighbor Tips regarding Private Views* in **EXHIBIT G**.

We appreciate the opportunity to provide these comments for your consideration prior to the SFDB meeting on Monday.

March 11, 2022

Page 8

Sincerely,

A handwritten signature in blue ink that reads "Beth Collins" with a long horizontal flourish extending to the right.

Beth A. Collins

EXHIBIT A

Google Earth Imagery of Subject Property and McCosker Residence

1460 La Cima Road – Aerial View

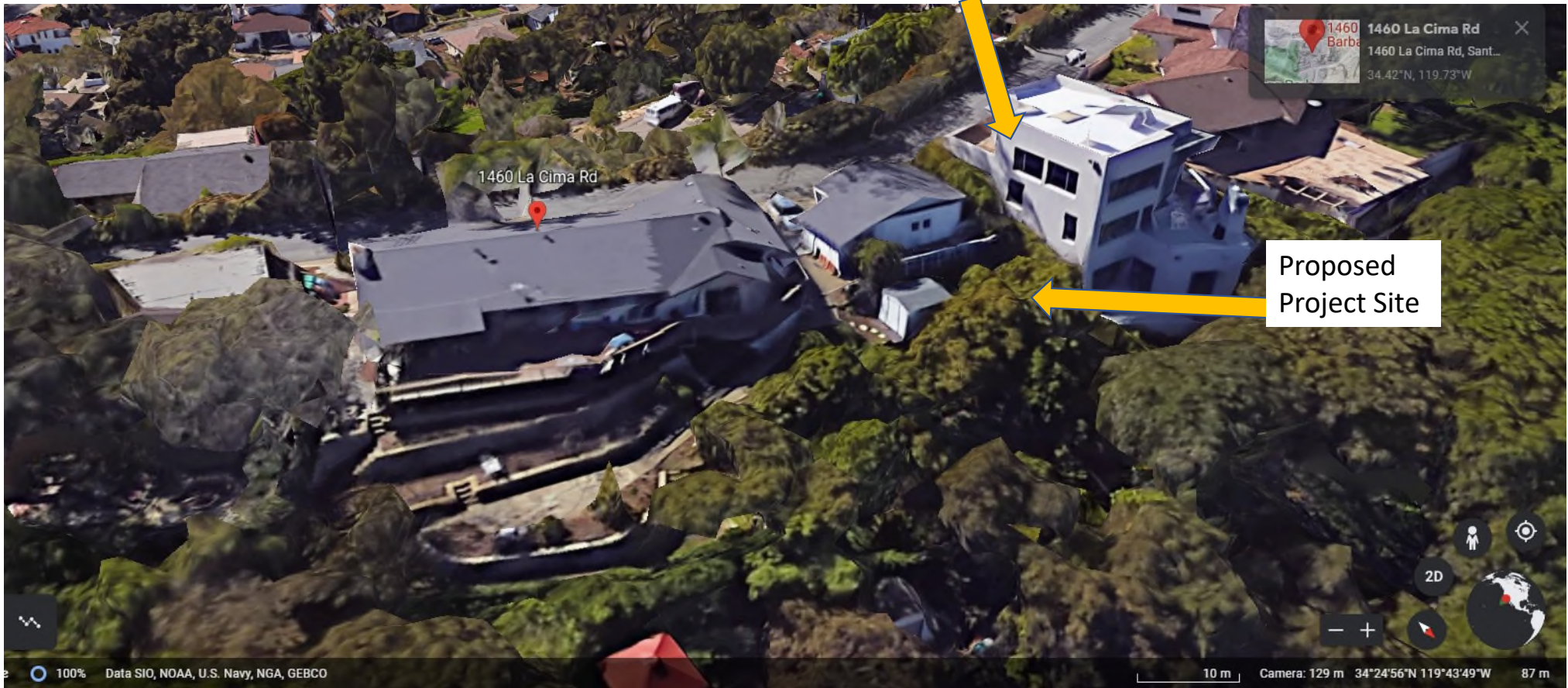
McCosker's
Residence



Project Site

1460 La Cima Road

McCosker's Living Room windows



Proposed Project Site

1460 La Cima Road

McCosker's Living Room windows



Proposed Project Site

1460 La Cima Rd

1460 La Cima Road

View of Existing
Garage from
McCosker's
Window



EXHIBIT B

Photos taken from McCosker Residence Facing East Toward Project Site

1460 La Cima Road



1460 La Cima Road



Views of Proposed Project Area from McCosker Living Room



EXHIBIT C

Questions and Comments on Project Plans

1460 La Cima Road – Comments to Sheet A 1.0

Garage width increased by 2'8", but gross s.f. is less than previous design?
 Confirm areas and FAR

(E) GARAGE TO BE DEMOLISHED:	498 SF	449 SF
(E) TOTAL LIVING AREA & GARAGE:	2,642 SF	2,436 SF
(E) DECK:	742 SF	
(E) CONC. DRIVE & WALKWAY to be DEMOLISHED:	486 SF	
PROPOSED		
(N) 2-CAR GARAGE & STAIRS:	715 SF	656 SF
(N) ACCESSORY DWELLING UNIT:	742 SF	685 SF
(N) TOTAL LIVING AREA & GARAGE:	1,334 SF	1,341 SF
(N) DECK:	158 SF	
(N) CONC. DRIVE & WALKWAY AREA:	746 SF	
(N) 2nd FLOOR PATIO (BALCONY):	30 SF	

1ST FLOOR PLANS
 2-CAR GARAGE
 ACCESSORY DWELLING UNIT

SOUTH
 EAST & WEST
 NORTH

THE TOTAL NET AREA OF THE PRIMARY RESIDENCE, 2-CAR GARAGE AND ACCESSORY DWELLING UNIT FOR THE PURPOSE OF F.A.R. CALCS. IS:

$$1,987 \text{ (RESIDENCE)} + 656 \text{ (GARAGE)} + 6685 \text{ (ACCESSORY DWELLING UNIT)} = 3,328 \text{ SQFT.}$$

THE TOTAL DECK AREA (E) & (N) = 786 SF.

THE TOTAL CONCRETE DRIVEWAY AND WALKWAY AREA OF ADDITION = 378 SF.

STORM WATER MANAGEMENT PLAN – AREA STATISTICS

REMOVED IMPERVIOUS AREA

(E) CONC. DRIVE & WALKWAY to be DEMOLISHED:	486 SF
ROOF OVER (E) GARAGE:	677 SF
TOTAL:	1,163 SF

PROPOSED IMPERVIOUS AREA

NEW DRIVEWAY, WALKWAYS & STAIRS:	795 SF
NEW ROOF OVER ACCESSORY DWELLING UNIT & STAIRS:	934 SF
TOTAL:	1,729 SF

PROPOSED REPLACED IMPERVIOUS AREA

DRIVEWAY AND WALKWAYS:	246 SF
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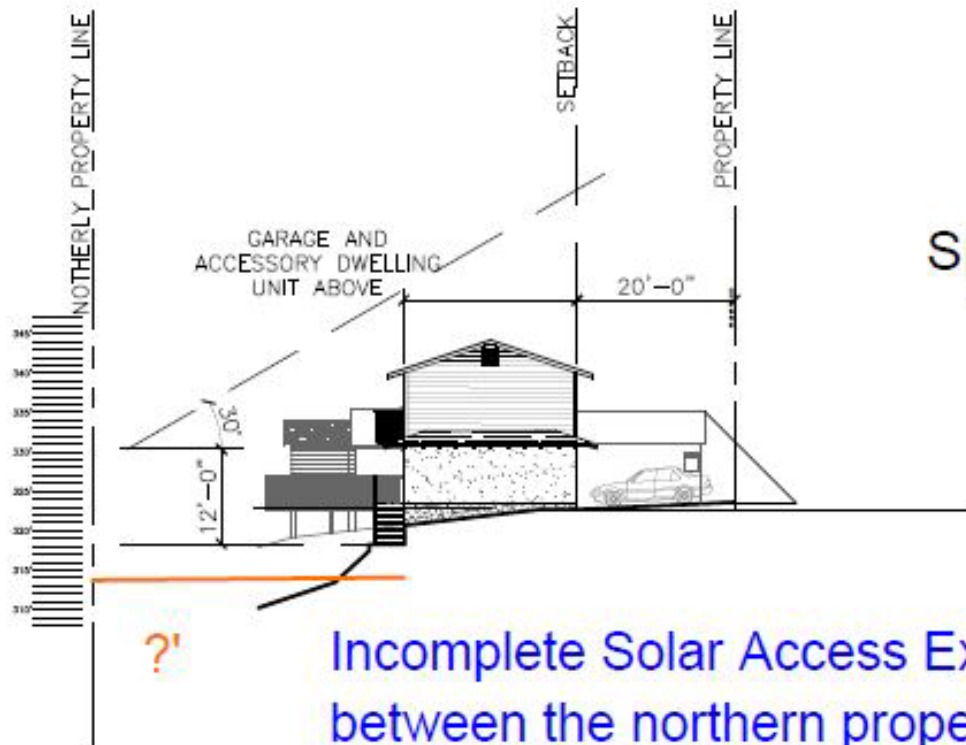
ALL DESIGN, SPECIFICATIONS, AND PLANS INDICATED OR REFERENCED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARDER MAY YOUNG ARCHITECTS AND SHALL BE USED FOR THE PROJECT ONLY. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WARDER MAY YOUNG ARCHITECTS.

Rev.#	Date

Project No.
 Issue Date: 02.09.2022
 Scale: as shown
 Drawn by: WRY
 PROJECT INFO.

A1.0

1460 La Cima Road – Comments to Sheet A 1.1



SECTION B
SEE SHEET A5

? Incomplete Solar Access Exhibit. Where is the dimension between the northern property line and the proposed structure? Also the slope down to the property line is not shown.

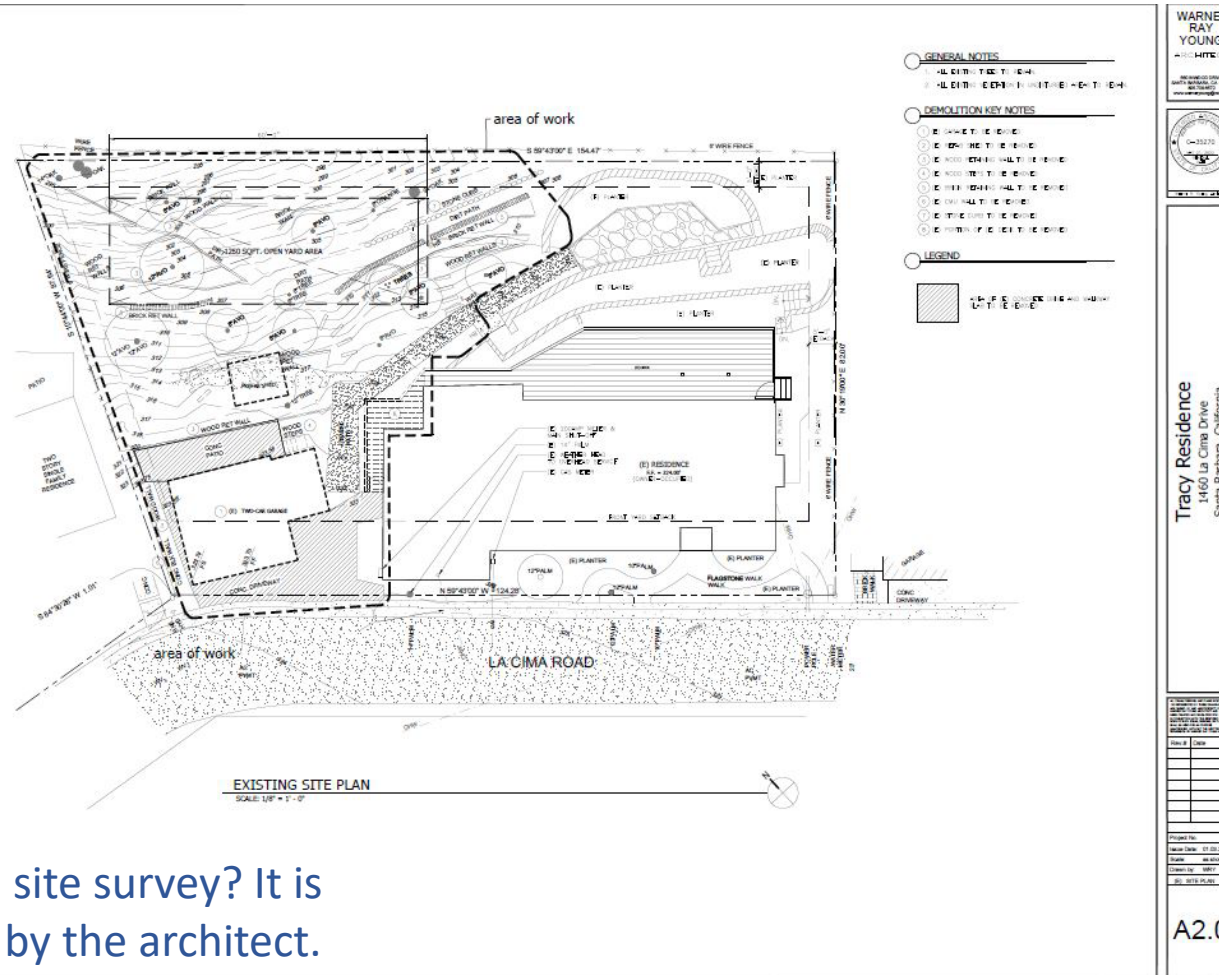
IN CONNECTION WITH THE SPECIFIED PROJECT,
NONE OF SUCH IDEAS, DESIGNS, OR PLANS
SHALL BE USED FOR ANY PURPOSE
WHATSOEVER WITHOUT THE WRITTEN
PERMISSION OF WARDER RAY YOUNG ARCHITECT.

Rev.#	Date

Project No.
Issue Date: 01.03.2022
Scale: as shown
Drawn by: WRY
SOLAR ACCESS PLANS

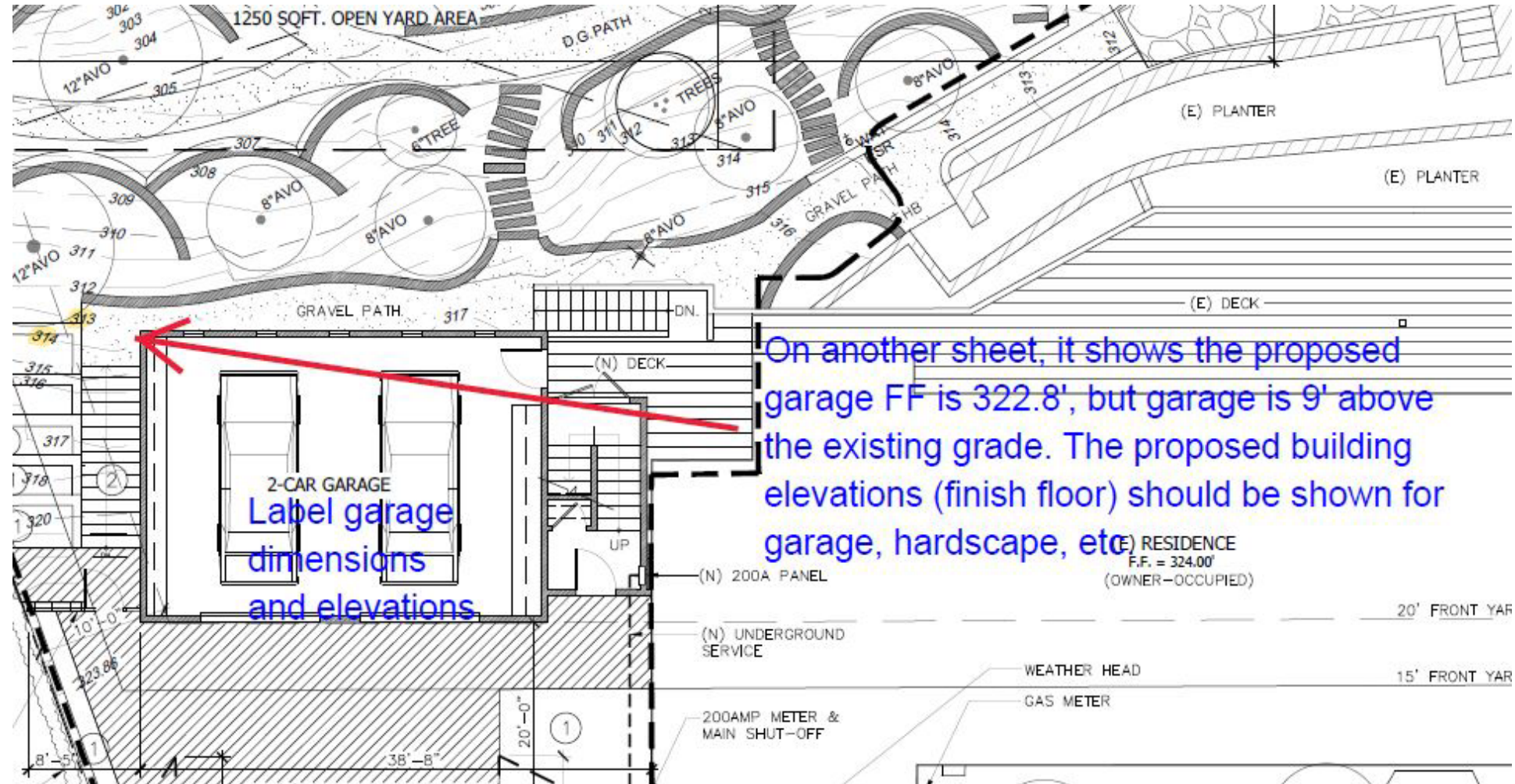
A1.1

1460 La Cima Road – Comments to Sheet A 2.0



Who prepared the site survey? It is stamped & signed by the architect.

1460 La Cima Road – Comments to Sheet A 2.1



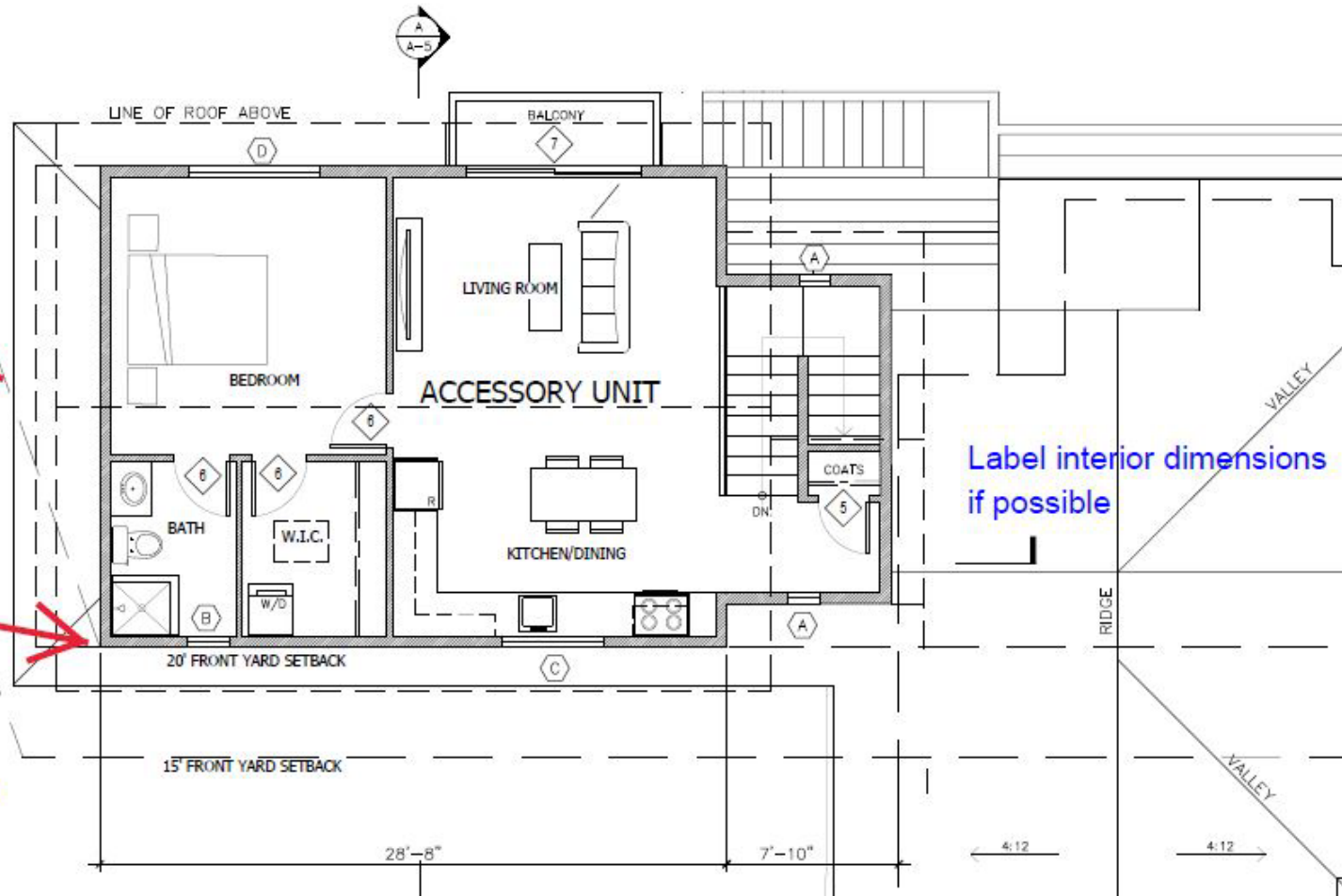
On another sheet, it shows the proposed garage FF is 322.8', but garage is 9' above the existing grade. The proposed building elevations (finish floor) should be shown for garage, hardscape, etc.

Label garage dimensions and elevations

1460 La Cima Road – Comments to Sheet A 3.0

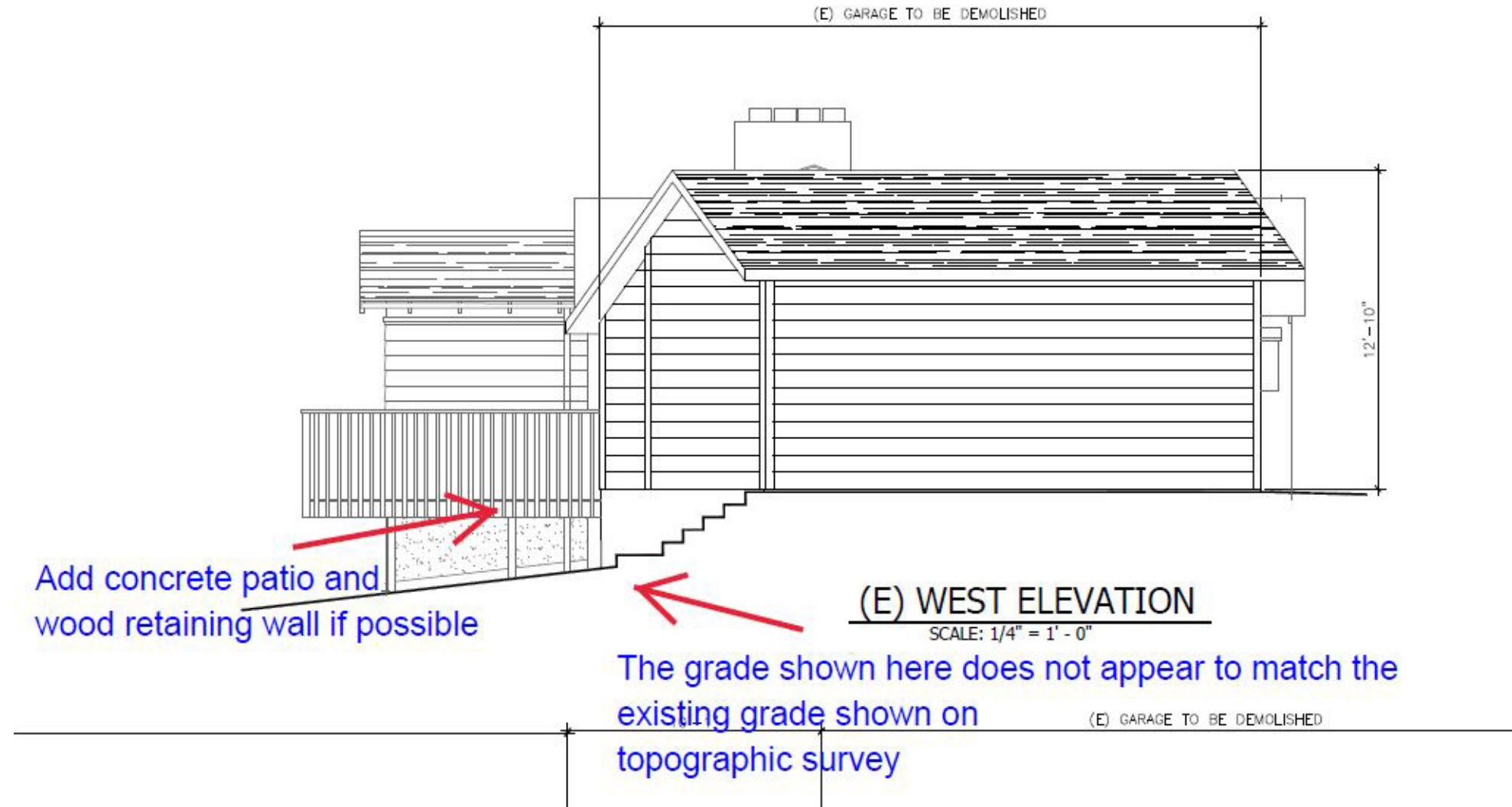
Label each dotted line

The proposed building is located right at the corner of the two setback lines. How far do these eaves and roof details encroach?

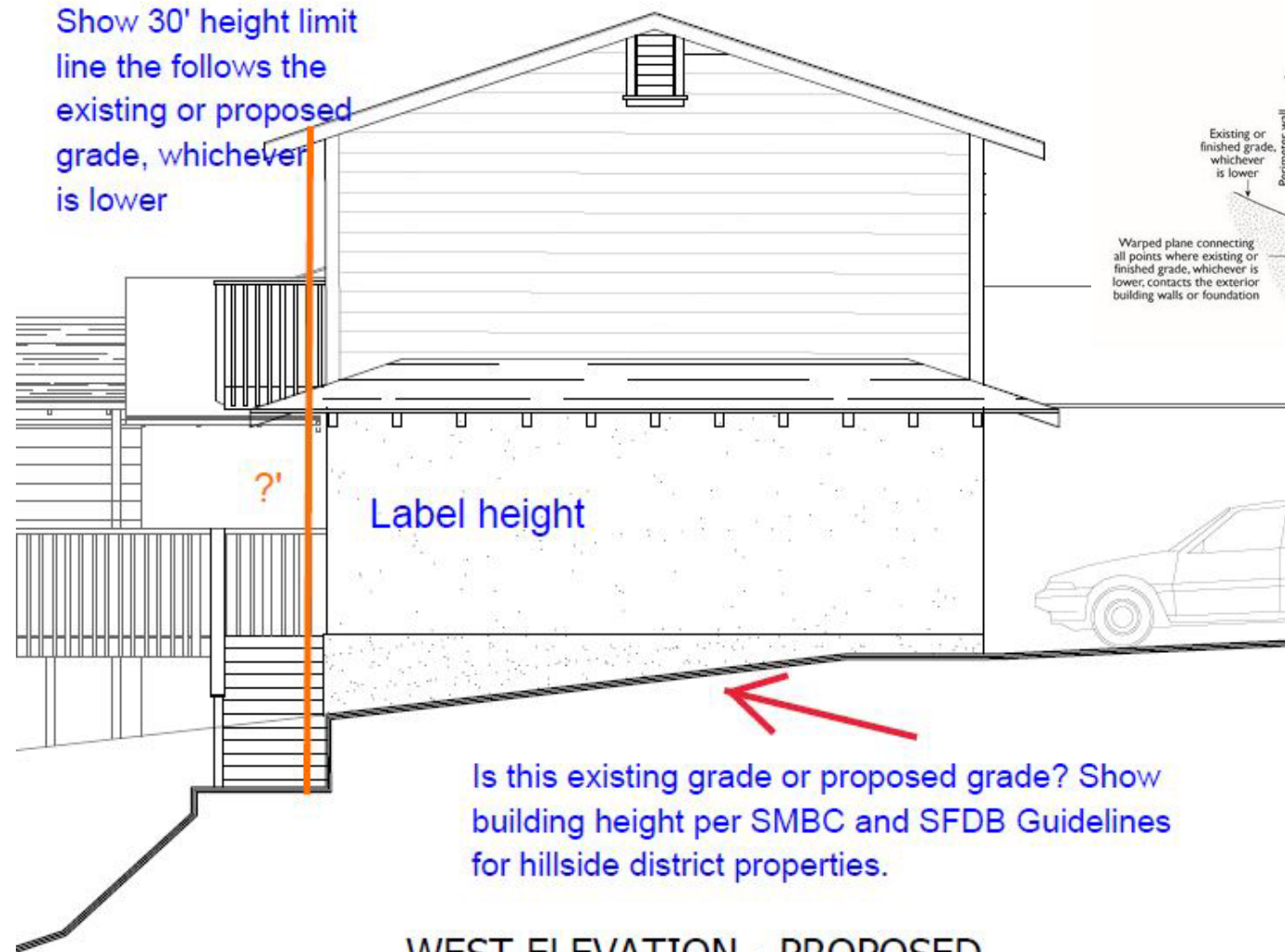


Label interior dimensions if possible

1460 La Cima Road – Comments to Sheet A 4.0



1460 La Cima Road – Comments to Sheet A 4.2



Show 30' height limit line the follows the existing or proposed grade, whichever is lower

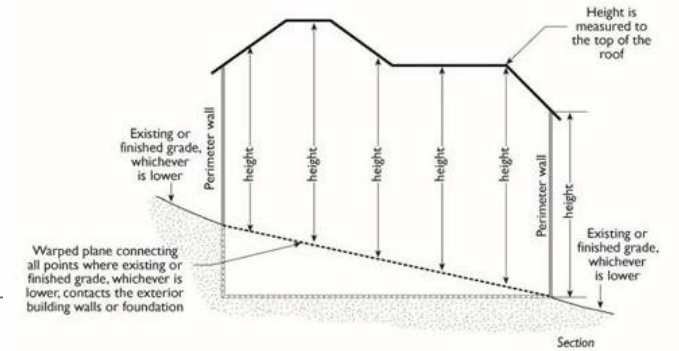
Label height

Is this existing grade or proposed grade? Show building height per SMBC and SFDB Guidelines for hillside district properties.

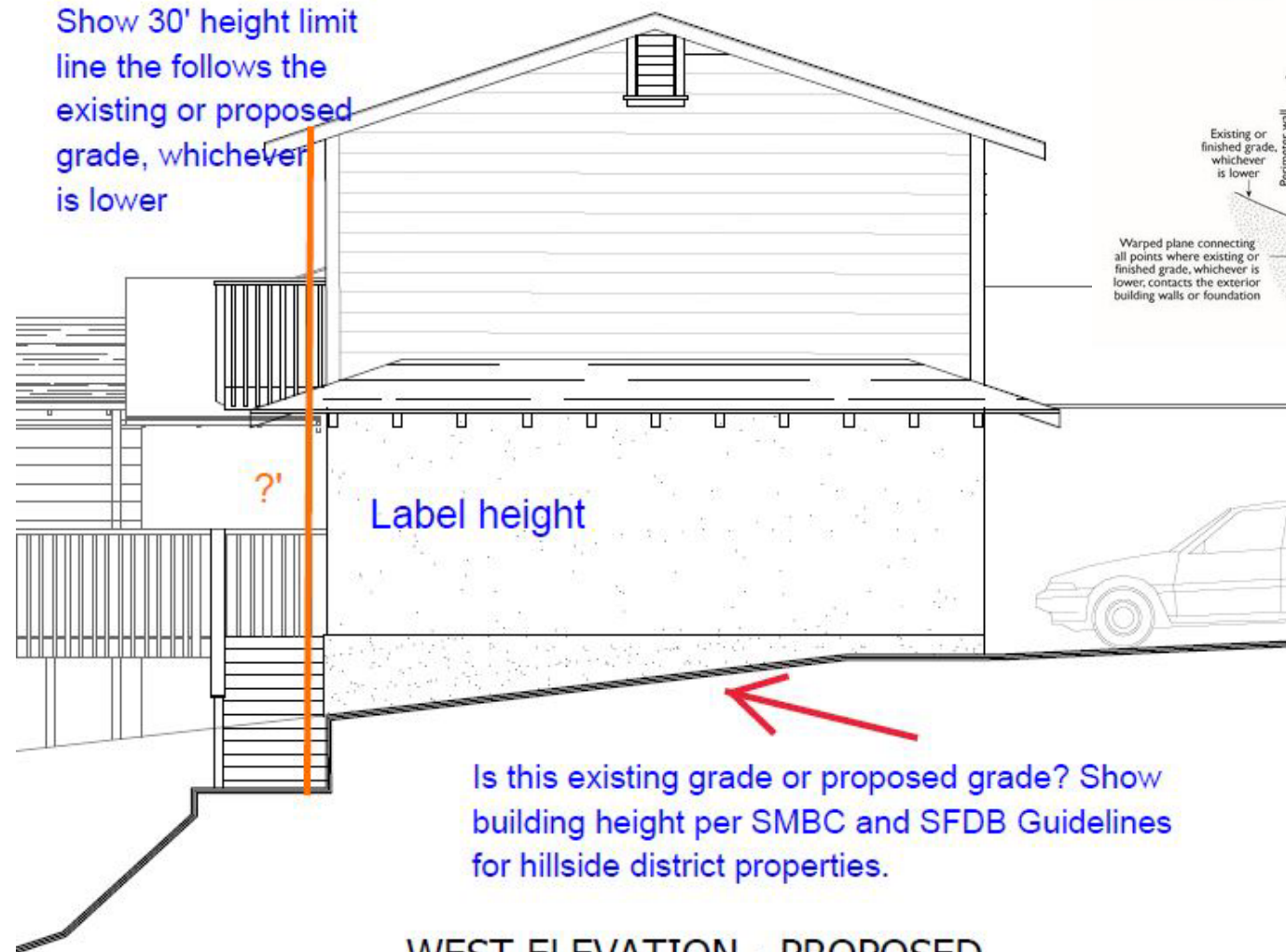
WEST ELEVATION - PROPOSED

SCALE: 1/4" = 1' - 0"

FIGURE 30.15.090.A: MEASURING BUILDING HEIGHT



1460 La Cima Road – Comments to Sheet A 4.2



Show 30' height limit line the follows the existing or proposed grade, whichever is lower

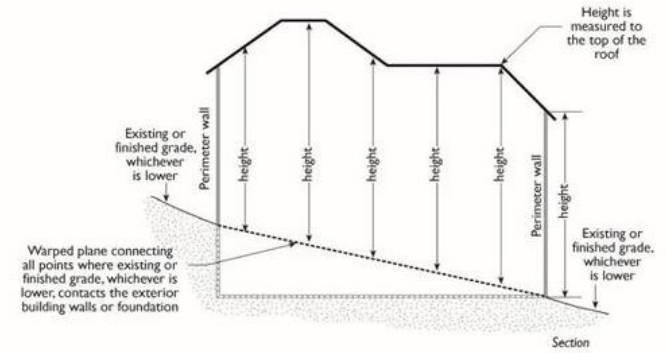
Label height

Is this existing grade or proposed grade? Show building height per SMBC and SFDB Guidelines for hillside district properties.

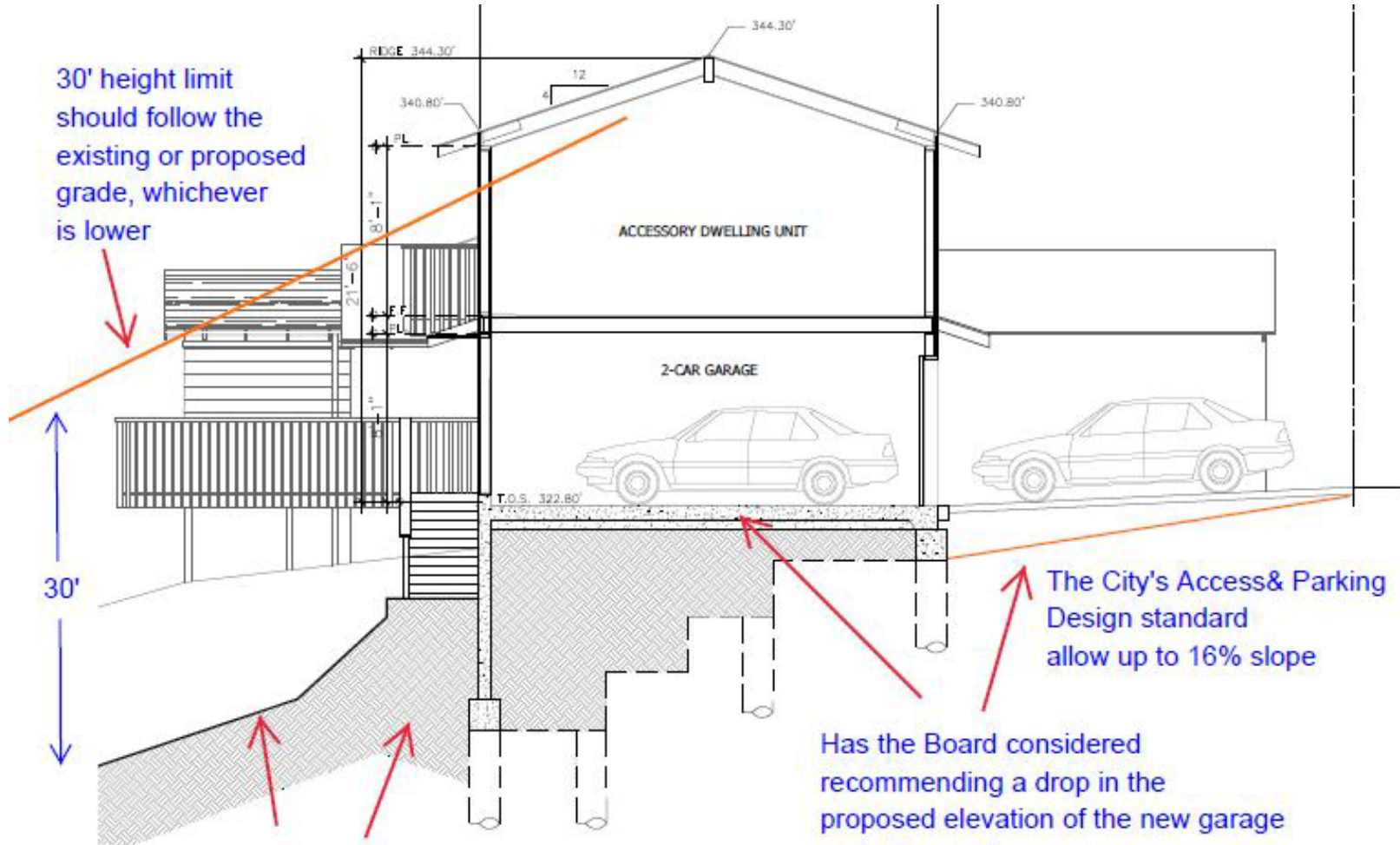
WEST ELEVATION - PROPOSED

SCALE: 1/4" = 1' - 0"

FIGURE 30.15.090.A: MEASURING BUILDING HEIGHT



1460 La Cima Road – Comments to Sheet A 5.0



Show elevations of existing grade, natural grade (if different) and proposed grade. Show height measured from natural or proposed grade, whichever is lower

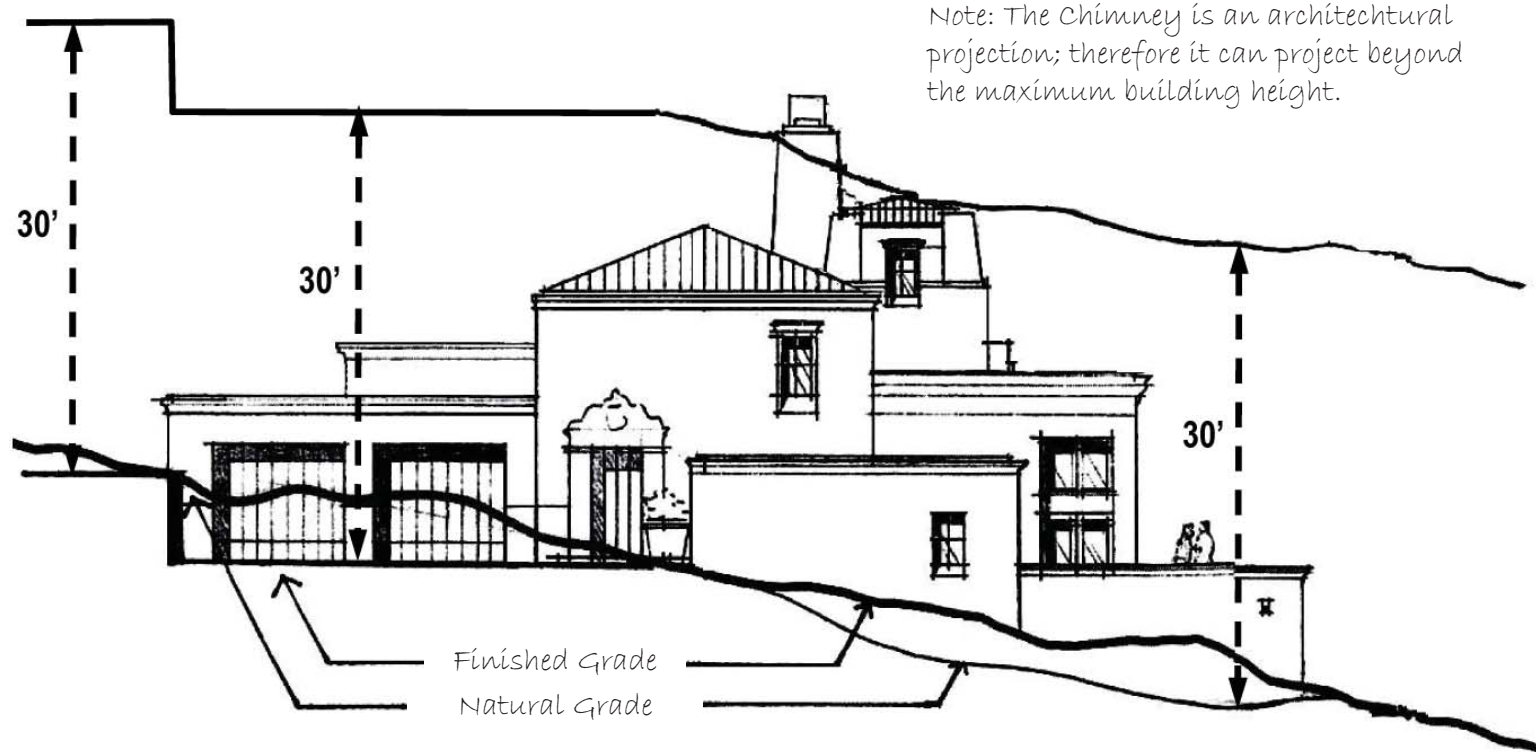
EXHIBIT D

Measuring Building Height from the SFDB Guidelines

28. HEIGHT AND PROPORTIONS

Building height should be in proportion to the style and size of the house and to the lot area.

- 28.1 Set back higher portions of the structure to reduce the appearance of height.
- 28.2 Vary height of building elements.
- 28.3 Minimize areas of maximum height.
- 28.4 Avoid using designs intended for flat lots on the hillsides.



29. APPARENT HEIGHT

Structures should have a modest “apparent height” (lowest point of contact with grade to highest point of building dimension).

- 29.1 Homes with an apparent height less than 30’ are preferable. Design review boards will carefully consider appropriateness of homes exceeding an apparent height of 30’.
- 29.2 Although the Municipal Code height limit is 30’ in single family residential zones, appropriate hillside project proposals usually have a height of 25’ or less, especially where the slope is less than 25%.
- 29.3 Retaining walls which create a grade higher than natural grade underneath a residence contribute to a structure’s apparent height.
- 29.4 Homes with a total run of less than 60’ in horizontal distance for combined steps are preferred.
- 29.5 More spillover is appropriate on very steep lots to minimize grading than would be appropriate on moderately steep or gently sloping lots.

Two elevations are shown for three home scenario examples on the same site on pgs. 46-49.

Ex. 1: Two-story home cut into the hillside, consistent with 29, 29.1, 29.2, & 29.4 above.

Ex. 2: Three-story home cut into the hillside, inconsistent with 29, 29.1, 29.2 & 29.4 above.

Ex. 3: Three-story home not significantly cut into the hillside, extremely inconsistent with 29, 29.1, 29.2 & 29.4 above.



A home in the Alta Vista neighborhood is set into hillside to create a “low profile”. (28.2, 28.3, 28.4, 29.1, 29.2)



The same Alta Vista neighborhood home viewed from the front of the house. Setting the house into the hillside reduces the apparent height. (28.1, 29.1, 29.2)

EXHIBIT E

Two Story Concepts from the SFDB Guidelines

TWO-STORY DESIGN CONCEPTS

Two or more story homes require special care in design to ensure they are compatible in a neighborhood. The Compatibility Guidelines in the previous chapter are more important for two-story homes than for one-story homes because two-story homes can appear more prominent in a neighborhood. Following are special design techniques and illustrations for two or more story homes.

19. Avoid crowding or overwhelming neighboring residences.
20. Avoid a “vertical canyon effect” between homes. The space between a proposed two-story home adjacent to one-story homes is important. Space between homes should increase as wall height increases. Consider setbacks greater than those required by the Municipal Code to avoid bulky structures.
21. Minimize areas of maximum height.
22. Vary height of building elements.
23. Vary roof lines.
24. Set back taller portions of structures from the lot lines to reduce the appearance of height.
25. Use architectural features to break up unacceptable bulk.
26. Three-story homes are generally incompatible in most of Santa Barbara’s flat “infill” neighborhoods.



A two-story residence that maintains a single-story roofline common to the immediate neighborhood.



The mass of this house is reduced by lowering the plate height, using dormers and including an entry element.



Second-story addition oriented to home’s rear and designed to reduce structure’s volume visible from the street. (19, 21, 24)

EXHIBIT F

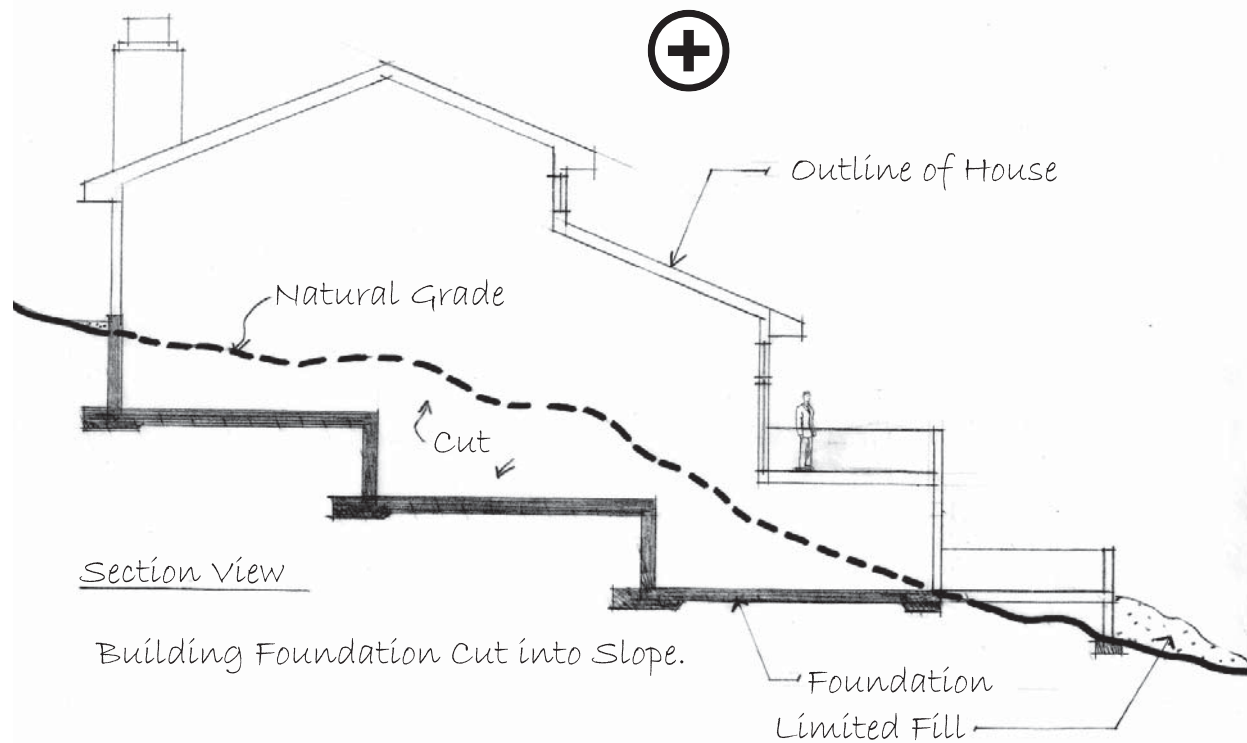
Hillside Housing Design Guidelines from the SFDB Guidelines

27. NATURAL SURROUNDINGS

Blend the house into its natural surroundings.

- 27.1 Balance stepping the building up or down the hill with avoiding excessive spill down (Also See Guideline #28).
- 27.2 Balance setting the building into the hillside with minimizing grading (Also See Guideline #29).
- 27.3 Avoid large continuous paved areas. Paved areas should be broken up by using colored or textured materials.

- 27.4 Natural earth tone colors that blend with the surrounding topography and vegetation are encouraged.
- 27.5 Fit in with hillside topography and background.
- 27.6 Avoid interrupting natural ridgelines and skylines. Set the house below these.
- 27.7 Use landscaping to blend the structure with the environment. Refer to the SFDB Guidelines, Part II: Landscaping for tips on blending landscaping with the surrounding natural terrain.
- 27.8 Use materials and colors to reduce the apparent bulk.



(27.5)

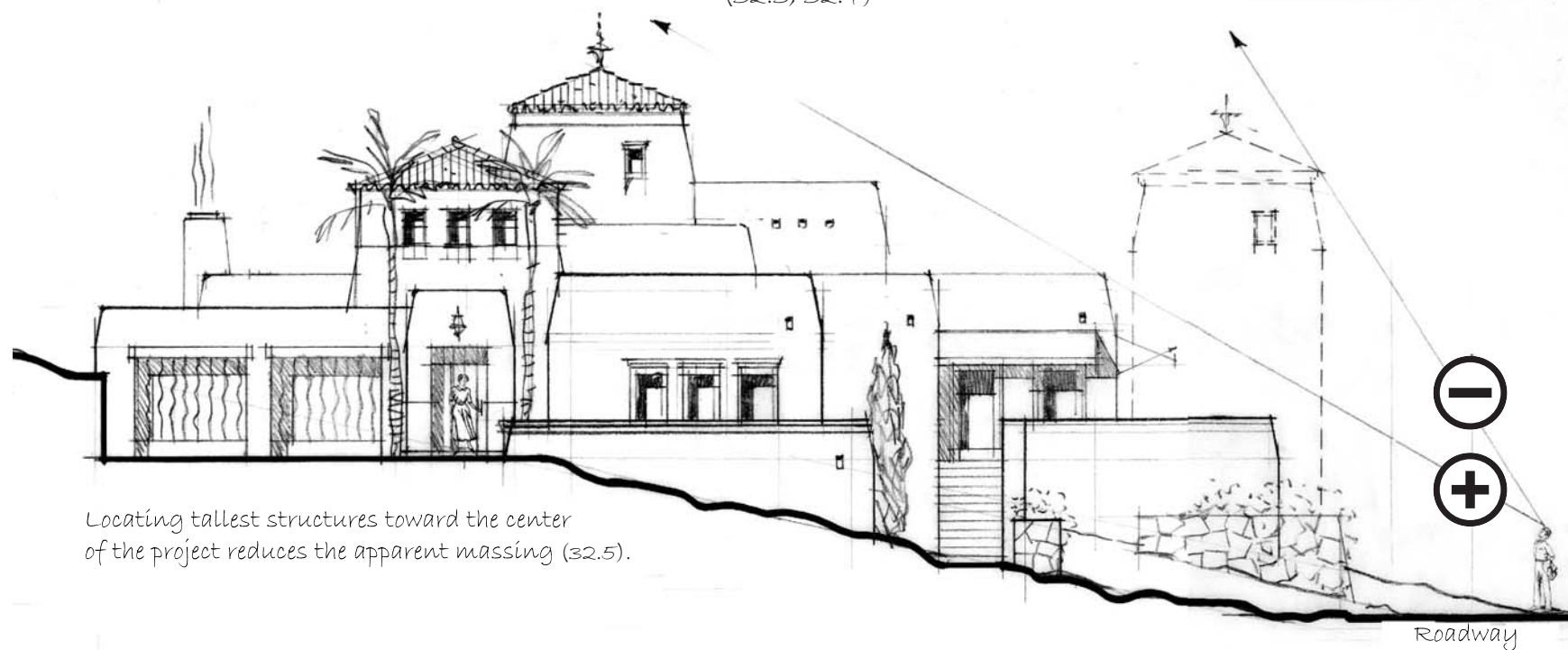
32. ARCHITECTURAL FEATURES

Use architectural features that are consistent with the chosen style to break up unacceptable massing.

- 32.1 Vary rooflines.
- 32.2 Use a combination of vertical and horizontal elements.
- 32.3 Use doors and windows to create patterns.
- 32.4 Use stepbacks and projections in the design to create interest.
- 32.5 Tall elements should be placed toward the center of the uphill portion of the building.



The architectural features of the tower, chimney and windows create interest (32.3, 32.4)



Locating tallest structures toward the center of the project reduces the apparent massing (32.5).

30. GRADING

Limit the amount of grading to avoid erosion, visual, and other impacts.

- 30.1 Carefully plan your project to minimize grading both underneath the main building footprint and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading on a property. Only rarely do projects need to approach 500 cubic yards of grading, not including grading under the building footprint, to achieve reasonable development of a property.
- 30.2 Preserve slopes greater than 30% by avoiding grading and clearing.
- 30.3 Avoid visual scarring.



The project follows natural contours, minimizing grading. (27.2, 30.1). Landscape “softens” lower exterior or retaining walls (27.7). The structure has low profile and limited stories (28.3, 28.2, 32.1). The structure is cut into the slope (30.5). The driveway follows natural contours (31.2, 31.4).

- 30.4 Retaining walls should be incorporated under the house.
- 30.5 Minimize the visual impact of grading by doing most of the cut under the buildings.
- 30.6 Attempt to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.
- 30.7 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and will not be distinguished from surroundings within a short period of time.
- 30.8 Man-made contours should mimic natural contours.
- 30.9 Avoid hiding downhill foundations with fill.

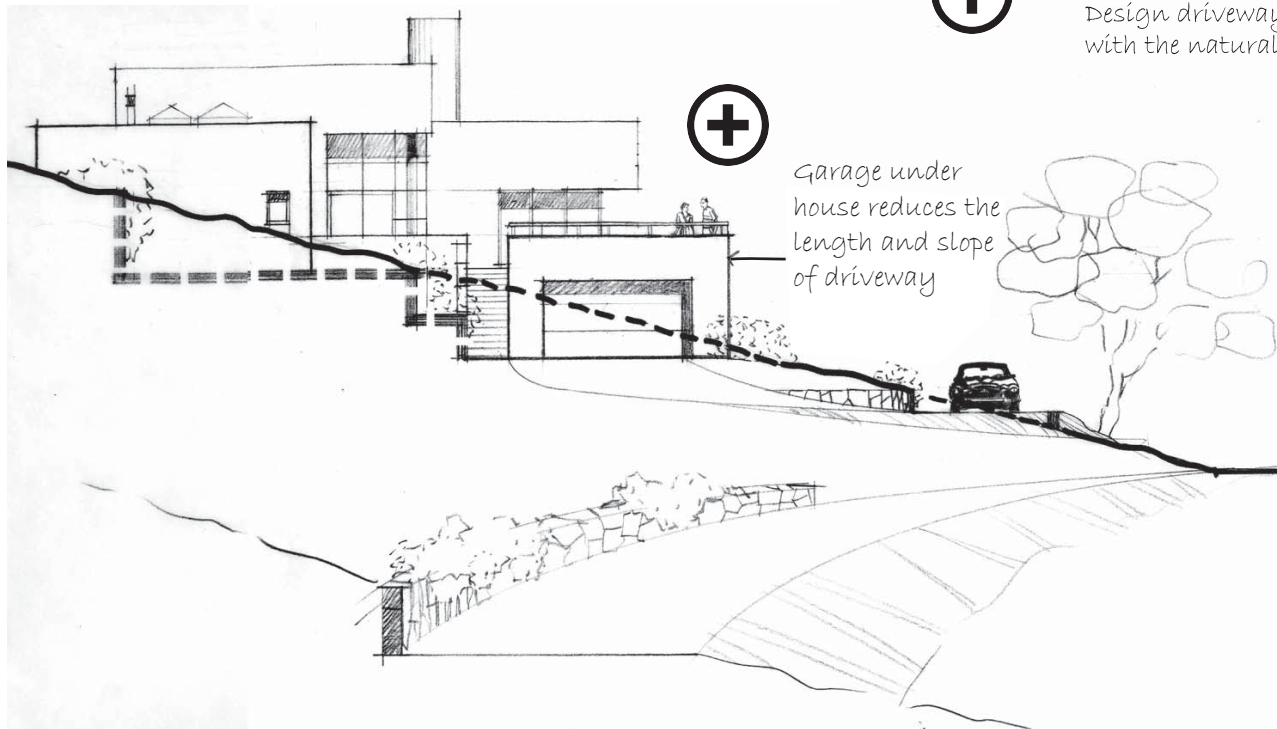
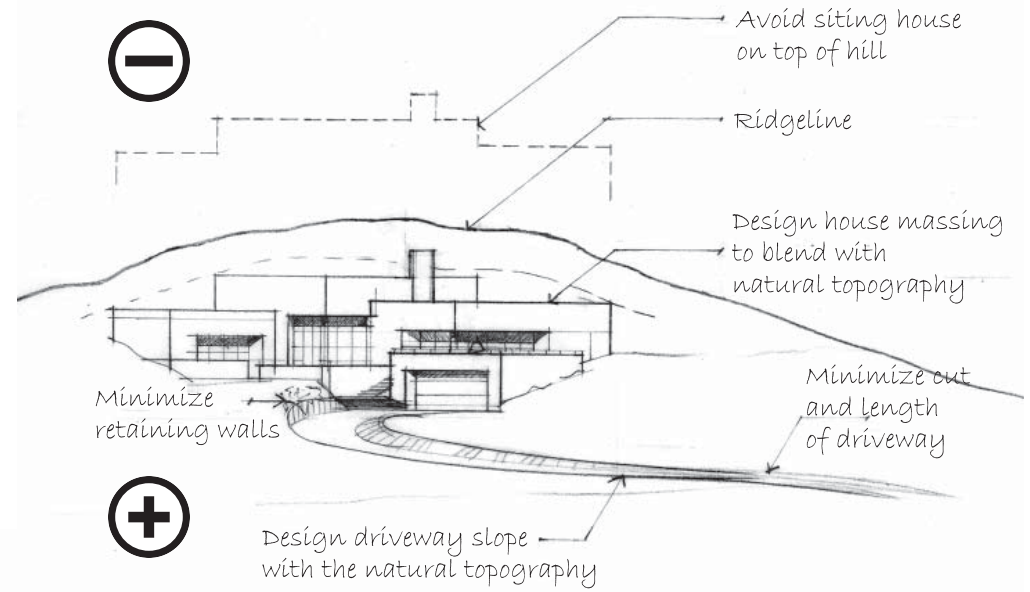


Stepped building placement works with the contours and minimizes grading (27.5, 30.1). Natural landscaping blends the structure into the surroundings. (27.7). The higher portion of the project is set back further from the street. (28.1). Build contours are natural looking (30.8). Garage is near the street to maintain a short driveway. (31.1) Structure has varied rooflines (32.1). The project is of modest scale (33.1).

31. GRADING FOR DRIVEWAYS

Minimize and mitigate visual effects of grading for driveway purposes.

- 31.1 Set house on the site so that the length of the driveway is minimized.
- 31.2 Minimize the visibility of driveway cuts from the property.
- 31.3 Use planting, wall materials, and colors to minimize visual effects of driveway cuts.
- 31.4 Design driveway slope with the natural topography.



33. NEIGHBORHOOD COMPATIBILITY

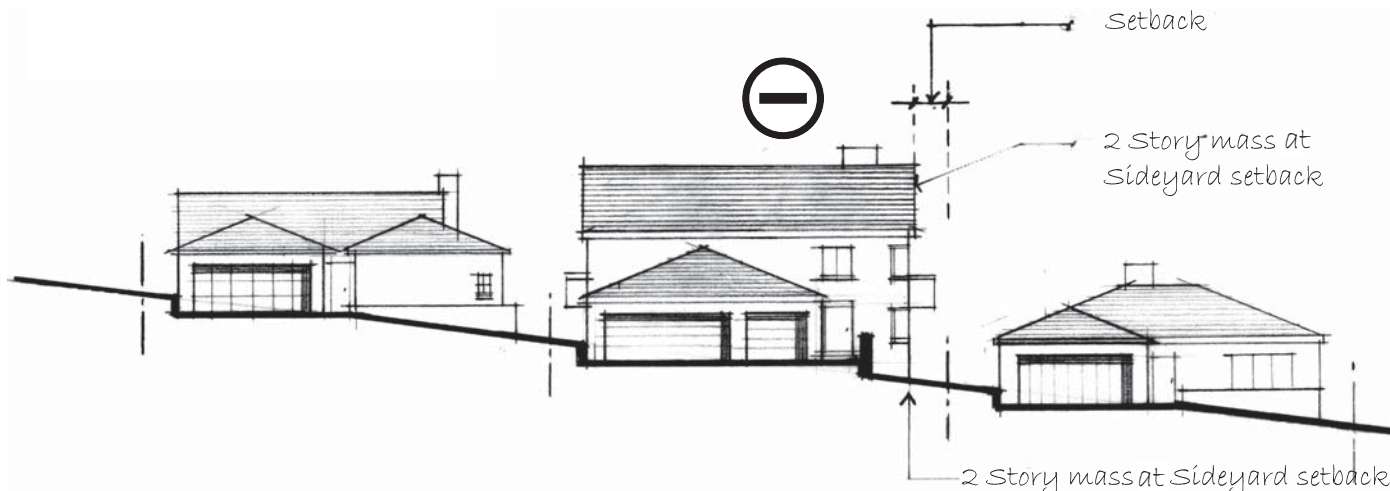
Design structure to fit with the existing neighborhood.

- 33.1 Be compatible with neighboring houses in terms of proportion, size, bulk, height and setbacks.
- 33.2 Review the Compatibility Section of this document, including Architectural Style and General Compatibility Principles.
- 33.3 Avoid crowding or overwhelming neighboring residences.
- 33.4 Review Good Neighbor Guidelines section of this document.
- 33.5 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between houses should increase as wall height increases.

34. DECKS AND COURTYARDS

Locate decks and courtyards in areas compatible with the neighborhood.

- 34.1 In hillside areas, special consideration is required for placement of decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors' privacy and noise levels. Often, keeping decks and courtyards within the Municipal Code setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.
- 34.2 Place outdoor fireplaces and chimneys in a location that will not impact neighbors' views, privacy, noise or air quality. (Also see Good Neighbor Tips pgs. 61-N through 79-N.)



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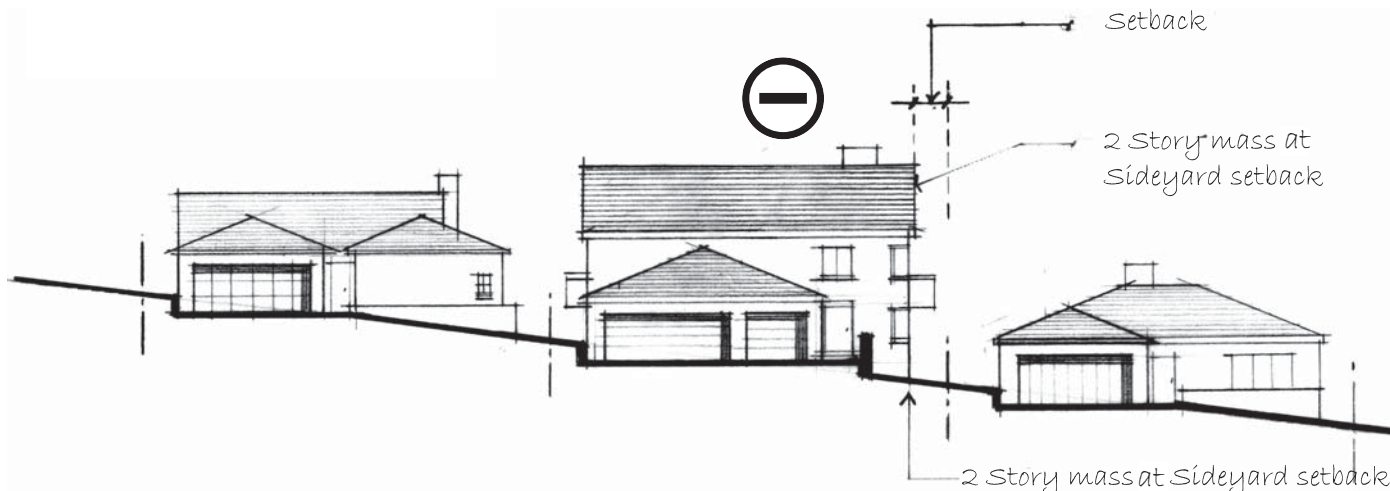


EXHIBIT G

Good Neighbor Tips for Considering Neighbor's Views

39.10 **Prohibited Lighting.** Municipal Code Section 22.75.030.A prohibits the use of the following fixtures in all zones:

1. Lighting fixtures mounted in such a way as to illuminate a roof or awning.
2. Lighting fixtures mounted to aim light only toward a property line.
3. Lighting fixtures mounted in a way that is distracting to motorists or that interferes with the safe operation of a motor vehicle, as may be determined by the City Engineer.

In addition to these ordinance provisions, lighting of architectural features or athletic courts is not appropriate for single family structures.

GOOD NEIGHBOR TIPS

TIPS FOR CONSIDERING NEIGHBORS' VIEWS

- Visit your neighbors' houses to see how your building will affect their views and work to accommodate their concerns.
- Be sensitive to your neighbors' views in the placement and architectural appearance of your house or addition.
 - Identify neighbors' lines of sight and current views and how both your neighbors' views and your own can be preserved or enhanced through a good design.
 - Where it is possible to preserve a view from a neighbor's property, achieve your project goals and respond effectively to environmental and other site constraints, then locate new dwellings so they interfere minimally with the neighbors' views. Where compromise between these various project components must be made, if possible, strive to place a new dwelling so that similar amount and quality of private views may be achieved on a neighbor's property as on your property.
 - Fences and hedges on Coastal bluff properties often follow property lines perpendicular to the shoreline. These fences and hedges should maintain an open and unobstructed feeling in keeping with the ocean front. Consider your views and your neighbors views that occur at

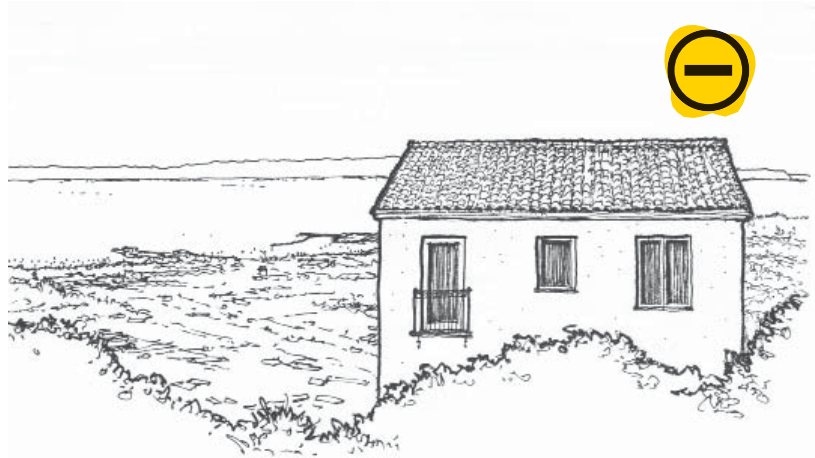
oblique angles across one another's properties. Avoid privacy fencing or hedges that extend well beyond the house toward the ocean. Minimize the visibility of fences and hedges from neighboring houses and from the ocean and beach.

- Reduce height of the structure to minimize blockage of views.
 - Define neighbors' views and how your new project will affect the views.
 - Introduce methods that can be used to limit views blocked due to a building's height.
 - Be sensitive to the existing size and bulk patterns in the neighborhood.
- Locate higher portions of the structures to minimize view blockage.
- Consider views from major living areas as well as other high quality views.
- Avoid tall landscaping, fences or walls that interfere with your neighbors' views. Consider the mature plant growth height when selecting plants.
- Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors' views to the maximum amount possible.
- Refer to pages 73-N and 74-N regarding design techniques to minimize impacts on views

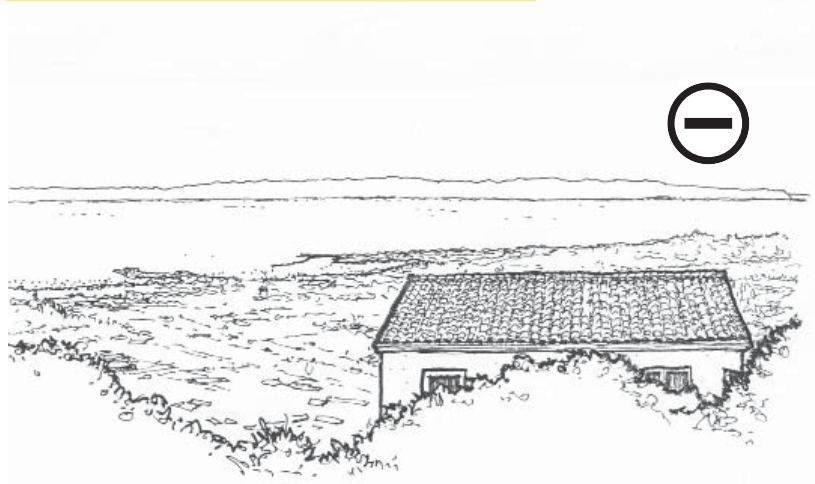
TIPS FOR MINIMIZING CONSTRUCTION IMPACTS

- Tell neighbors:
 - When work will begin and the approximate completion date.
 - Who they can contact if any problems or concerns arise.
- Limit the noise of power tools to standard business hours. Municipal Code 9.16.015 generally limits construction to between 7AM and 8 PM.
- Have materials dropped in the driveway or yard, not the street.
- Have dumpsters removed as soon as they are full; only keep them when they are truly needed.

The horizon line is the most sensitive part of a view, then the foreground, then the middleground. If possible, avoid cutting off the horizon line of a neighbor's view. Also, avoid blockage of important landmarks in a neighbor's view (e.g. the harbor, State Street, the Courthouse).



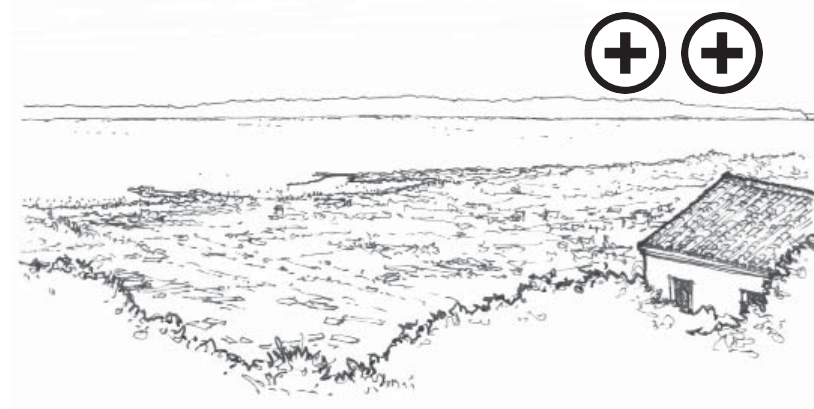
Proposed structure blocks center of view.



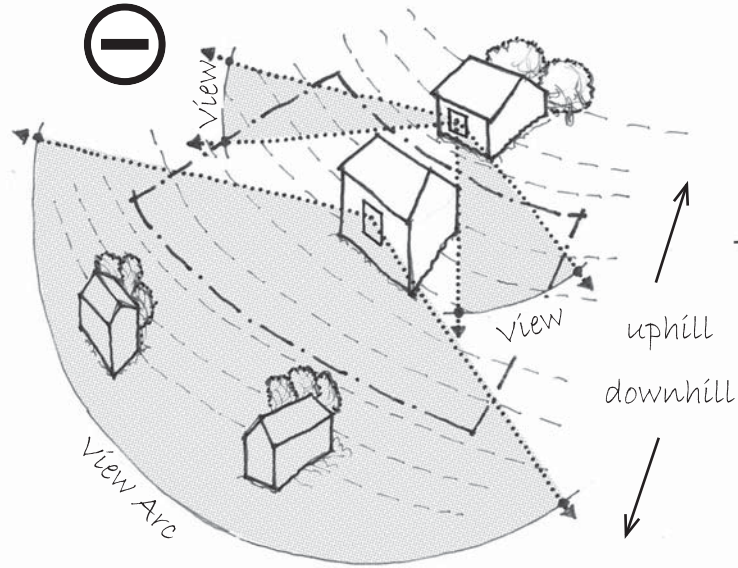
Proposed structure blocks part of the center of view, however, the lower height maintains the neighbor's view of the horizon line.



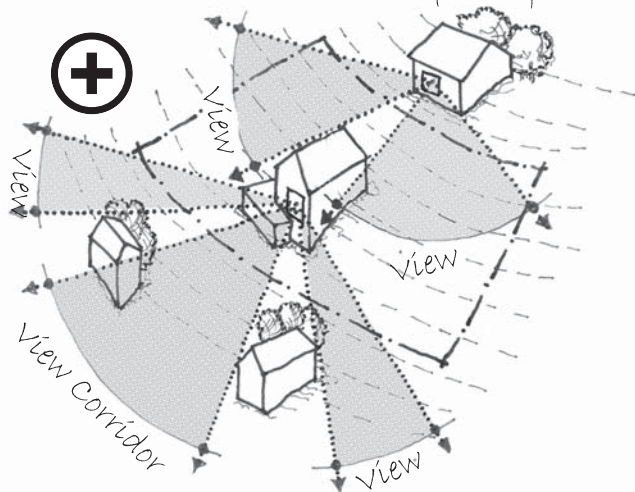
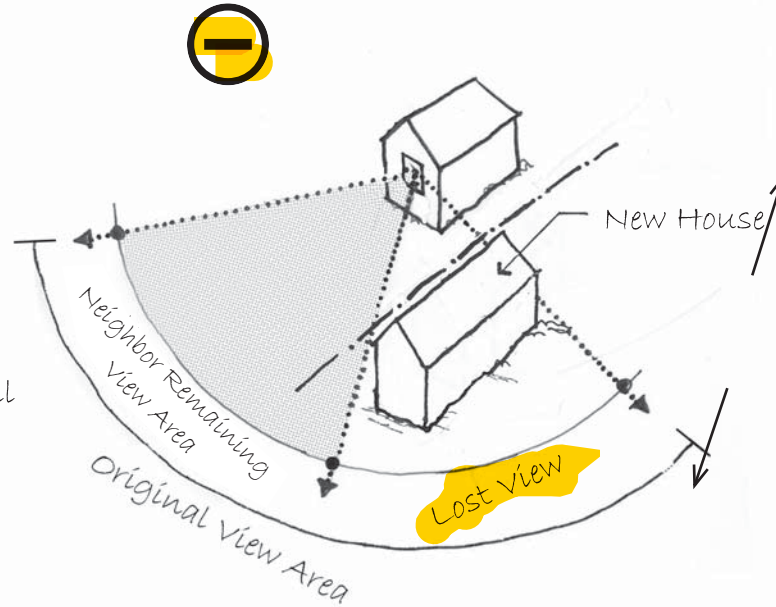
Proposed structure blocks only part of the view to the side and would preserve views of well-known Santa Barbara landmarks.



Proposed structure blocks only part of the view to the side and does not interrupt the horizon.



A new home sited for full vistas above existing residences downhill blocks views of the uphill homes.



A new home reoriented to step down the hill and located further down the hill achieves a better balance between maintaining uphill neighbors views and achieving a view.

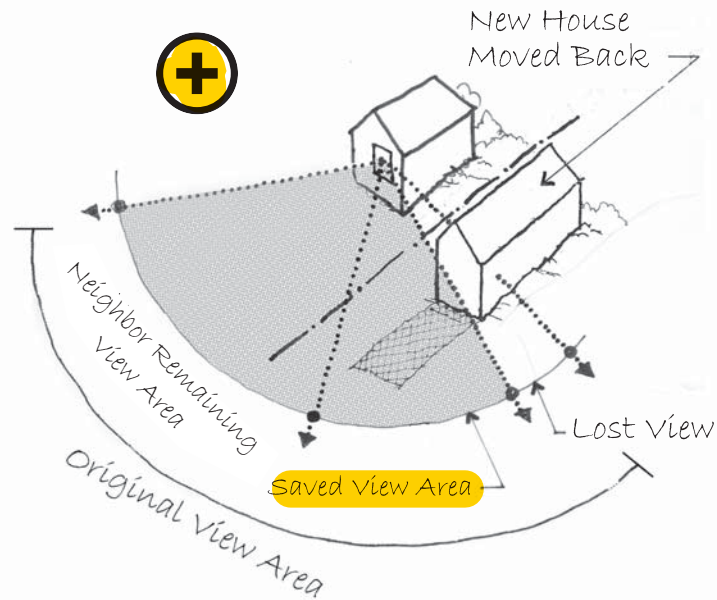


EXHIBIT H

Photos of Existing Trees and Slope on Subject Property

1460 La Cima Road

Concrete block retaining walls are proposed around trees on slope



1460 La Cima Road

View of sloped
Project site
from McCoskers'
side yard facing East



EXHIBIT I

Crushed Concrete Health Hazard Information

Recycled Crushed Concrete

1. Identification

Product name:

Recycled Crushed Concrete

Other means of identification/Synonyms/Common Names:

Recycled Hardened Concrete, Recycled Crushed Concrete

Recommended use:

Recycled Crushed Concrete is used as a construction material.

Recommended restrictions:

None Known

Manufacturer/Contact info:

Vulcan Materials Company and its subsidiaries and affiliates
1200 Urban Center Drive
Birmingham, AL 35242

General Phone Number:

1.866.401.5424

Emergency Phone Number:

1.866.401.5424 (3E Company, 24hours/day, 7 Days/week)

Website:

www.vulcanmaterials.com

2. Hazard(s) Identification

Physical hazards:

Not Classified

Signal word:

Danger

Health hazards:

Skin corrosion/irritation-Category 1B

Carcinogenicity-Category 1A

Specific target organ toxicity, single exposure- Category 3

Specific target organ toxicity, repeated exposure- Category 2



Hazard Statement:

Causes severe skin burns and eye damage

May cause cancer (Inhalation)

May cause respiratory irritation

May causes damage to organs (lung/respiratory system) through prolonged or repeated exposure (inhalation)

Precautionary statement:

Prevention

- Obtain special instructions before use. Do not handle until all safety precautions have been read and understood.
- Do not breathe dust, fume, or vapors. Use only outdoors or in a well ventilated area.
- Wash hands thoroughly after handling
- Use personal protective equipment as required. Wear protective gloves, protective clothing, eye protection, and face protection.

Response

- If exposed or concerned: Immediately call a Poison Center or doctor/physician. Get medical advice/attention
- Specific treatment (see the following information on this label)
- IF SWALLOWED: Rinse mouth Do NOT induce vomiting.
- IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse cautiously with water for several minutes.

Rinse skin with water/shower. If skin irritation occurs: Get medical advice/attention.

- IF INHALED: Remove victim to fresh air and keep at rest position comfortable for breathing.
- IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
- Wash contaminated clothing before reuse.

Disposal

Dispose of contents/container in accordance with all local, regional, national, and international regulations.

Supplemental information:

Recycled crushed concrete contains a naturally occurring mineral complex with varying quantities of quartz (crystalline silica). Respirable Crystalline Silica (RCS) may cause cancer. Recycled crushed concrete may be subjected to various natural or mechanical forces that produce small particles (dust) which may contain respirable crystalline silica (particles less than 10 micrometers in aerodynamic diameter). Repeated inhalation of respirable crystalline silica (quartz) may cause lung cancer according to IARC, NTP; ACGIH states that it is a suspected cause of cancer.

3. Composition/information on ingredients

Chemical name	CAS number	%
Aggregate (crushed stone, sand, gravel, expanded shale)	Mixture	60-95
Quartz (crystalline silica)	14808-60-7	>1
Fly Ash	68131-74-8	0-11
Hydrated Portland Cement	65997-15-1	3-40

4. First-aid measures

Inhalation:

Dusts from hardened product may irritate the mouth, nose, throat and lungs. Remove person to fresh air. Dust in throat and nasal passages should clear spontaneously. Contact a physician if irritation persists or later develops.

Eyes:

Immediately flush eye(s) with plenty of clean water for at least 15 minutes, while holding the eyelid(s) open. Occasionally lift the eyelid(s) to ensure thorough rinsing. Beyond flushing, do not attempt to remove material from eye(s). Contact a physician if irritation persists or later develops.

Skin:

Wash affected areas thoroughly with mild soap and fresh water. Contact a physician if irritation persists or later develops. Burns should be treated as caustic burns.

Ingestion:

If person is conscious do not induce vomiting. Give large quantity of water and get medical attention. Never attempt to make an unconscious person drink.

Most important symptoms/effects, acute and delayed:

Dust may irritate the eyes, skin, and respiratory tract. Breathing respirable crystalline silica-containing dust for prolonged periods in the workplace can cause lung damage and a lung disease called silicosis. Symptoms of silicosis may include (but are not limited to) shortness of breath, difficulty breathing with or without exertion; coughing; diminished work capacity; diminished chest expansion; reduction of lung volume; right heart enlargement and/or failure.

Indication of immediate medical attention and special treatment needed:

Not all individuals with silicosis will exhibit symptoms of the disease. However, silicosis can be progressive and symptoms can appear even years after exposures have ceased. Persons with silicosis have an increased risk of pulmonary tuberculosis infection.

For emergencies contact 3E Company at 1.866.401.5424 (24 hours/day, 7 days/week).

5. Fire-fighting measures

Suitable extinguishing media:

This product is not flammable. Use fire-extinguishing media appropriate for surrounding materials.

Unsuitable extinguishing media:

None known.

Specific hazards arising from the chemical:

Contact (dust) with powerful oxidizing agents may cause fire and/or explosions (see section 10 of SDS).

Special protective equipment and precautions for firefighters: Use protective equipment appropriate for surrounding materials.
Fire-fighting equipment/instructions: No unusual fire or explosion hazards noted. Not a combustible dust.
Specific methods: The presence of this material in a fire does not hinder the use of any standard extinguishing medium. Use extinguishing medium for surrounding fire.

6. Accidental release measures
Personal precautions, protective equipment and emergency procedures: Persons involved in cleanup processes should first observe precautions (as appropriate) identified in Section 8 of this SDS. For emergencies, contact 3E Company at 1-866-401-5424 (24 hours/day, 7 days/week).
Environmental precautions: Prevent from entering into sewers or drainage systems where it can harden and clog flow.
Methods and materials for containment and cleaning up: Product should be removed from roads or other surfaces where it may interfere with traffic. If hardened material is spilled and dust is generated, cleanup personnel may be exposed to respirable crystalline silica. Do not dry sweep or use compressed air for clean-up. Wetting of spilled material and/or use of respiratory protective equipment may be necessary.

7. Handling and storage
Precautions for safe handling: Respirable crystalline silica-containing dust may be generated during processing, handling, and storage. Use personal protection and controls identified in Section 8 of this MSDS as appropriate.
Conditions for safe storage, including any incompatibilities: Do not store near food, beverages, or smoking materials.

8. Exposure controls/personal protection			
Legend: NE = Not Established; PEL = Permissible Exposure Limit; TLV = Threshold Limit Value; REL = Recommended Exposure Limit; OSHA = Occupational Safety and Health Administration; MSHA = Mine Safety and Health Administration; NIOSH = National Institute for Occupational Safety and Health; ACGIH = American Conference of Governmental Industrial Hygienists			
Component	OSHA/MSHA PEL	ACGIH TLV	NIOSH REL
Particulates not otherwise classified	15 mg/m ³ (total dust) 5 mg/m ³ (respirable fraction)	10 mg/m ³ (inhalable fraction) 3 mg/m ³ (respirable fraction)	NE
Respirable dust containing silica	10 mg/m ³ ÷ (%silica + 2)	Use Respirable Silica TLV	Use Respirable Silica REL
Total dust containing silica	MSHA: 30 mg/m ³ ÷ (% silica + 3)	NE	NE
Respirable Crystalline Silica (quartz)	OSHA: 0.05 mg/m ³ (PEL) OSHA: 0.025 mg/m ³ (Action Level) MSHA: Use Respirable Dust containing Silica PEL (above)	0.025 mg/m ³	0.05 mg/m ³
Respirable Tridymite and Cristobalite (other forms of crystalline silica)	OSHA: Use respirable crystalline silica PEL MSHA: 1/2 of respirable dust containing silica PEL	0.025 mg/m ³	0.05 mg/m ³
Portland Cement	15 mg/m ³ (total dust) 5 mg/m ³ (respirable fraction)	10 mg/m ³	10 mg/m ³ (total dust) 5 mg/m ³ (respirable fraction)
Exposure Guidelines: Total dust containing silica, respirable silica-containing dust and respirable crystalline silica (quartz) levels should be			

monitored regularly to determine worker exposure levels. Exposure levels in excess of allowable exposure limits should be reduced by all feasible engineering controls, including (but not limited to) wet suppression, ventilation, process enclosure, and enclosed employee workstations.

Engineering Controls:

Activities that generate dust from hardened product require the use of general ventilation, local exhaust, and/or wet suppression methods adequate to maintain exposures below appropriate exposure limits.

Eye Protection:

Safety glasses with side shields should be worn as minimum protection. Dust goggles should be worn when excessively (visible) dusty conditions are present or are anticipated.

Skin Protection (Protective Gloves/Clothing):

Use gloves to provide hand protection from abrasion. In dusty conditions, use long sleeve shirts. Wash work clothes after each use.

Respiratory Protection:

All respirators must be NIOSH-approved for the exposure levels present. (See NIOSH Respirator Selection Guide). The need for respiratory protection should be evaluated by a qualified safety and health professional. Activities that generate dust require the use of an appropriate dust respirator where dust levels exceed or are likely to exceed allowable exposure limits. For respirable silica-containing dust levels that exceed or are likely to exceed an 8-hour time-weighted average (TWA) of 0.25 mg/m³, a high efficiency particulate filter respirator must be worn at a minimum; however, if respirable silica-containing dust levels exceed or are likely to exceed an 8-hour TWA of 1.25 mg/m³ an air-purifying, full-face respirator or equivalent is required. Respirator use must comply with applicable MSHA (42 CFR 84) or OSHA (29 CFR 1910.134) standards, which include provisions for a user training program, respirator inspection, repair and cleaning, respirator fit testing, medical surveillance and other requirements.

9. Physical and chemical properties

Appearance:

Gray, solid mixture.

Odor: Faint odor.	PH: Not applicable	Decomposition temperature: Not applicable
Melting point/freezing point: Not applicable	Initial boiling point and boiling range: Not applicable	Flash point: Non-combustible
Evaporation rate: Not applicable	Flammability: Not applicable	Upper/lower flammability or explosive limits: Not applicable
Vapor pressure: Not applicable	Relative density: Not applicable	Solubility: Negligible
Partition coefficient: n-octanol/water. Not applicable	Autoignition temperature: Not applicable	Specific Gravity (H2O = 1): 1.7 - 3.0

10. Stability and reactivity

Reactivity:

Not reactive under normal use.

Chemical stability:

Stable under normal temperatures and pressures.

Possibility of hazardous reactions:

None under normal use.

Conditions to avoid (e.g., static discharge, shock or vibration):

Contact with incompatible materials should be avoided (see below). See Sections 5 and 7 for additional information.

Incompatible materials:

Strong acids. Silica reacts violently with powerful oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride, and oxygen difluoride yielding possible fire and/or explosions. Silica dissolves readily in hydrofluoric acid producing a corrosive gas - silicon tetrafluoride..

Hazardous decomposition products:

Respirable crystalline silica-containing dust may be generated. When heated, quartz is slowly transformed into tridymite (above 860°C/1580°F) and cristobalite (above 1470°C/2678°F). Both tridymite and cristobalite are other forms of

crystalline silica.

11. Toxicological information

Primary Routes of Exposure:

Inhalation and contact with the eyes and skin.

Symptoms related to the physical, chemical, toxicological characteristics

Inhalation:

Dusts from hardened product may irritate the mouth, nose, throat and lungs. Coughing, sneezing and shortness of breath may occur.

Symptoms of silicosis may include (but are not limited to) shortness of breath, difficulty breathing with or without exertion; coughing; diminished work capacity; diminished chest expansion; reduction of lung volume; right heart enlargement and/or failure. Persons with silicosis have an increased risk of pulmonary tuberculosis infection.

Eye Contact:

Dust particles can scratch the eye causing tearing, redness, a stinging or burning feeling, or swelling of the eyes with blurred vision. Wet material may be slightly caustic and cause irritation or injury. Effects may become more serious with repeated or prolonged contact.

Skin Contact:

Dust particles can scratch and irritate the skin with redness, an itching or burning feeling, swelling of the skin, and/or rash. Wet material may be slightly caustic and cause irritation, and may cause contact dermatitis, with symptoms that may include (but are not limited to) reddening, irritation and rash. Effects may become more serious with repeated or prolonged contact.

Ingestion:

Wet material is slightly caustic and causes tissue irritation. Ingestion of large amounts may cause gastrointestinal irritation including nausea, vomiting and diarrhea and blockage.

Medical Conditions Aggravated by Exposure:

Pre-existing medical conditions that may be aggravated by exposure include disorders of the eye, skin and lung (including asthma and other breathing disorders). Smoking tobacco will impair the ability of the lungs to clear themselves of dust.

Delayed and immediate effects and also chronic effects from short- and long-term exposure:

Hydraulic (Portland) cement may contain trace amounts of hexavalent chromium. Hexavalent chromium has been associated in some individuals with causing allergic reactions which may be manifested as contact dermatitis and skin ulcerations. Individuals who develop allergies to skin sensitizers such as hexavalent chromium, may experience a reaction upon repeated contact with those compounds. Irritated or broken skin is more likely to develop further complications such as ulcers and infection. Dermatitis and allergic reactions have been observed in workers with chronic exposure to fly ash. This was attributed to trace amounts of chromium, cobalt, nickel and other metals in the fly ash.

The following information pertains to creating dust from hardened dry material:

Prolonged overexposure to respirable dusts in excess of allowable exposure limits can cause inflammation of the lungs leading to possible fibrotic changes, a medical condition known as pneumoconiosis.

Prolonged and repeated overexposure to high levels of respirable crystalline silica-containing dust may cause a chronic form of silicosis, an incurable lung disease that may result in permanent lung damage or death. Chronic silicosis generally occurs after 10 years or more of overexposure; a more accelerated type of silicosis may occur between 5 and 10 years of higher levels of prolonged and repeated overexposure. In early stages of silicosis, not all individuals will exhibit symptoms (signs) of the disease. However, silicosis can be progressive, and symptoms can appear at any time, even years after exposure has ceased.

Repeated overexposures to very high levels of respirable crystalline silica for periods as short as six months may cause acute silicosis. Acute silicosis is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include (but are not limited to): shortness of breath, cough, fever, weight loss, and chest pain.

Respirable dust containing newly broken crystalline silica particles has been shown to be more hazardous to animals in laboratory tests than respirable dust containing older crystalline silica particles of similar size. Respirable crystalline silica particles which had aged for sixty days or more showed less lung injury in animals than equal exposures to respirable dust containing newly broken particles of respirable crystalline silica.

There are reports in the literature suggesting that excessive respirable crystalline silica exposure may be associated with

autoimmune disorders and other adverse health effects involving the kidney. In particular, the incidence of scleroderma (thickening of the skin caused by swelling and thickening of fibrous tissue) appears to be higher in silicotic individuals. To date, the evidence does not conclusively determine a causal relationship between silica exposure and these adverse health effects.

Carcinogenicity:

Epidemiology studies on the association between respirable crystalline silica exposure and lung cancer have had both positive and negative results. There is some speculation that the source, type, and level of exposure of respirable crystalline silica may play a role. Studies of persons with silicosis indicate an increased risk of developing lung cancer, a risk that increases with the level and duration of exposure. It is not clear whether lung cancer develops in non-silicotic patients. Several studies of silicotics do not account for lung cancer confounders, especially smoking, which have been shown to increase the risk of developing lung disorders, including emphysema and lung cancer.

In October 1996, an IARC Working Group designated respirable crystalline silica as carcinogenic (Group 1). In 2012, an IARC Working Group re-affirmed that inhalation of crystalline silica was a known human carcinogen. The NTP's Report on Carcinogens, 9th edition, lists respirable crystalline silica as a "known human carcinogen." In the year 2000, the American Conference of Governmental Industrial Hygienists (ACGIH) listed respirable crystalline silica (quartz) as a suspected human carcinogen (A-2). These classifications are based on sufficient evidence of carcinogenicity in certain experimental animals and on selected epidemiological studies of workers exposed to respirable crystalline silica.

Additional information on toxicological-effects:

Acute toxicity: Not classified

Skin corrosion/irritation: Causes severe skin burns and eye damage

Serious eye damage/eye irritation: Not classified.

Respiratory sensitization: Not classified.

Skin sensitization: Not classified.

Germ cell Mutagenicity: Not classified

Carcinogenicity: May cause cancer (Inhalation).

Reproductive toxicity: Not classified

Specific target organ toxicity - single exposure: May cause respiratory irritation

Specific target organ- toxicity – repeated exposure: May causes damage to organs (lung/respiratory system) through prolonged or repeated exposure (inhalation)

Aspiration toxicity: Not classified (not applicable- solid material)

12. Ecological information

Ecotoxicity (aquatic and terrestrial, where available):

Not determined

Persistence and degradability:

Not determined

Bioaccumulative potential.

Not determined

Mobility in soil.

Not determined

Other adverse effects.

Not determined

13. Disposal considerations

Safe handling and disposal of waste:

Place contaminated materials in appropriate containers and dispose of in a manner consistent with applicable federal, state, and local regulations. Prevent from entering drainage, sewer systems, and unintended bodies of water. It is the responsibility of the user to determine, at the time of disposal, whether product meets criteria for hazardous waste.

Product uses, transformations, mixture and processes, may render the resulting material hazardous.

14. Transport information

UN Number:

Not regulated.

UN Proper shipping name:

Not regulated.

Transport Hazard class:

Not applicable.

Packing group, if applicable:

Not applicable.

Marine pollutant (Yes/No):

Not applicable.

15. Regulatory information

Toxic Substances Control Act (TSCA):

The components in this product are listed on the TSCA Inventory or are exempt.

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA):

Releases of this material to air, land, or water are not reportable to the National Response Center under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or to state and local emergency planning committees under the Superfund Amendments and Reauthorization Act.

Superfund Amendments and Reauthorization Act of 1986 (SARA), Title III:

Section 302 extremely hazardous substances: None

Section 311/312 hazard categories: Delayed Health

Section 313 reportable ingredients at or above de minimus concentrations: None

California Proposition 65:

This product contains a chemical (crystalline silica, chromium, cobalt, nickel) known to the State of California to cause cancer.

State Regulatory Lists:

Each state may promulgate standards more stringent than the federal government. This section cannot encompass an inclusive list or all state regulations. Therefore, the user should review the components listed in Section 2 and consult state or local authorities for specific regulations that apply.

16. Other information

Disclaimer

NO WARRANTY IS MADE, EXPRESS OR IMPLIED, OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE.

Vulcan Materials Company and its subsidiaries and affiliates ("Vulcan") believe the information contained herein is accurate; however, Vulcan makes no guarantees with respect to such accuracy and assumes no liability whatsoever in connection with the use of any information contained herein by any party. The provision of the information contained herein is not intended to be, and should not be construed as, legal advice or as ensuring compliance with any federal, state, or local laws, rules or regulations. Any party using any information contained herein should review all applicable laws, rules and regulations prior to use.

Issue date:

3/01/2017

Revision date:

3/01/2017

**Vulcan Materials Company and its subsidiaries and affiliates
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From: [C. Scott McCosker](#)
To: [Community Development, SFDB Secretary](#)
Subject: 1460 La Cima Road 3/14/2022 SFDB FB
Date: Sunday, March 13, 2022 2:41:11 PM

EXTERNAL

Dear SFDB,

My wife and I live directly next door to the proposed project at 1460 La Cima Road. We've lived in our home since 1989. We specifically bought our Passive Solar Designed home because of natural light and views from the primary living space, which we cherish. We also love the neighborhood character of La Cima Road. In general, we support the neighbor's right to construct a garage and ADU on their property. Our goal is not to be difficult and unneighborly, but we have significant concerns about the project as proposed. The letter you received from Beth Collins of Brownstein Hyatt Farber Schreck, outlines those concerns.

This project has been reviewed by the SFDB several times, however each time, it changes significantly. The height, mass, bulk, and scale remain essentially the same, despite requests that it be reduced, and despite the City's Hillside Design Guidelines' recommendations. The house as proposed may be suitable for a flat lot, not one with 33% average slopes. The existing ranch house is low and was built very close to the street because of the steep slope. The proposed design appears lopsided & lacks design elements the SFDB normally recommends. We believe it is unneighborly of the applicant to propose blocking our sunlight and views.

In general, with your guidance to the applicant, our hope is that we can see the Project's design improve. As proposed, it will have a dramatically negative impact to our home, enjoyment views, and the neighborhood character of La Cima Road.

Thank you for your consideration.

Scott & Katrina McCosker
1464 La Cima Rd
Santa Barbara, Ca 93101
(805)687-2436

Single Family Design Board
Item 5. 1460 La Cima Road
PLN2019-00279
Chris & Roberta Tracy

March 13, 2022

Dear Single Family Design Board Members,

We are writing in support of Chris and Roberta Tracy's project at 1460 La Cima Road.

We just finished looking over the 55 pages that were sent to you from the attorney representing Scott and Katrina McCosker, the Tracy's neighbor, and we have to say it made us very angry. We own the house to the west of Scott and Katrina located at 1466 La Cima Road and we lost part of our beautiful views of the city and ocean when Scott and Katrina did their remodel some fifteen or so years ago. Everything Scott and Katrina are complaining about as far as the Tracy's project goes, they have done to us and our property. I find it to be very hypocritical and ironic that they are complaining about losing their views from their living room windows when we lost views from every single room of our house because of them.

Some of you may remember the eyesore of a chimney that was allowed to be build on the end of a deck back in 2005/2006. There were articles written about it in the News Press and the Independent (I have attached some pictures for your viewing pleasure). Well, guess who built that? Scott and Katrina McCosker the same people worried about losing their view. Are you kidding me!!!

They are also complaining about lights and shadows and such, when they have a light that shines directly into one of our bedrooms and another that shines directly in our dining room and living room. I must add that they leave them on till all hours of the night as well.

What the Tracy's are asking for is to make an improvement to their property and to our neighborhood. They aren't asking to build a three story home that hovers

over their neighbors homes like Scott and Katrina have built. They are asking for a very beautifully well designed new garage with an ADU above it that's it, and, it has taken them years to even get a permit. We don't think they are being treated fairly because of Scott and Katrina's continual complaints.

I have also heard from past meetings that the McCosker's say that the Tracy's home will not be compatible with the neighborhood if allowed as proposed.

I hope all of you were able to do a drive by before the meeting so you could all see for yourselves that the only house that is not compatible on La Cima and sticks out like a sore thumb is owned by the very people making all the complaints.

When we were trying to stop Scott and Katrina from building there monstrosity of a chimney, we were told that the city of Santa Barbara does not have a view restriction ordinance and that private views are not protected except for vegetation. I believe that still holds true today.

I think it is important for you to have a site visit and to include our house in it as well to see what Scott and Katrina were permitted to build. I think it will give you a better understanding of how minimal of a project the Tracy's are asking for.

Thank you for listening!

Sincerely,

John and Kathy Cook

One couple's chimney
is making neighbors ...

SMOKING MAD

By **JOSHUA MOLINA**
NEWS-PRESS STAFF WRITER

Scott McCosker fantasizes about the day he and his wife, Katrina, can lounge on the deck of their hilltop home and gaze out at the gorgeous mountain and ocean views—all in front of a warm, outdoor fireplace.

Neighbors John Cook and his wife, Kathy, have other dreams. Actually, more like memories. They remember when they had an unbroken panoramic view of the mountains and ocean from their home.

But that was before the chimney.

Two longtime neighbors are smoking mad at one another—all over a towering chimney constructed by the McCoskers that partially blocks the Cooks' view.

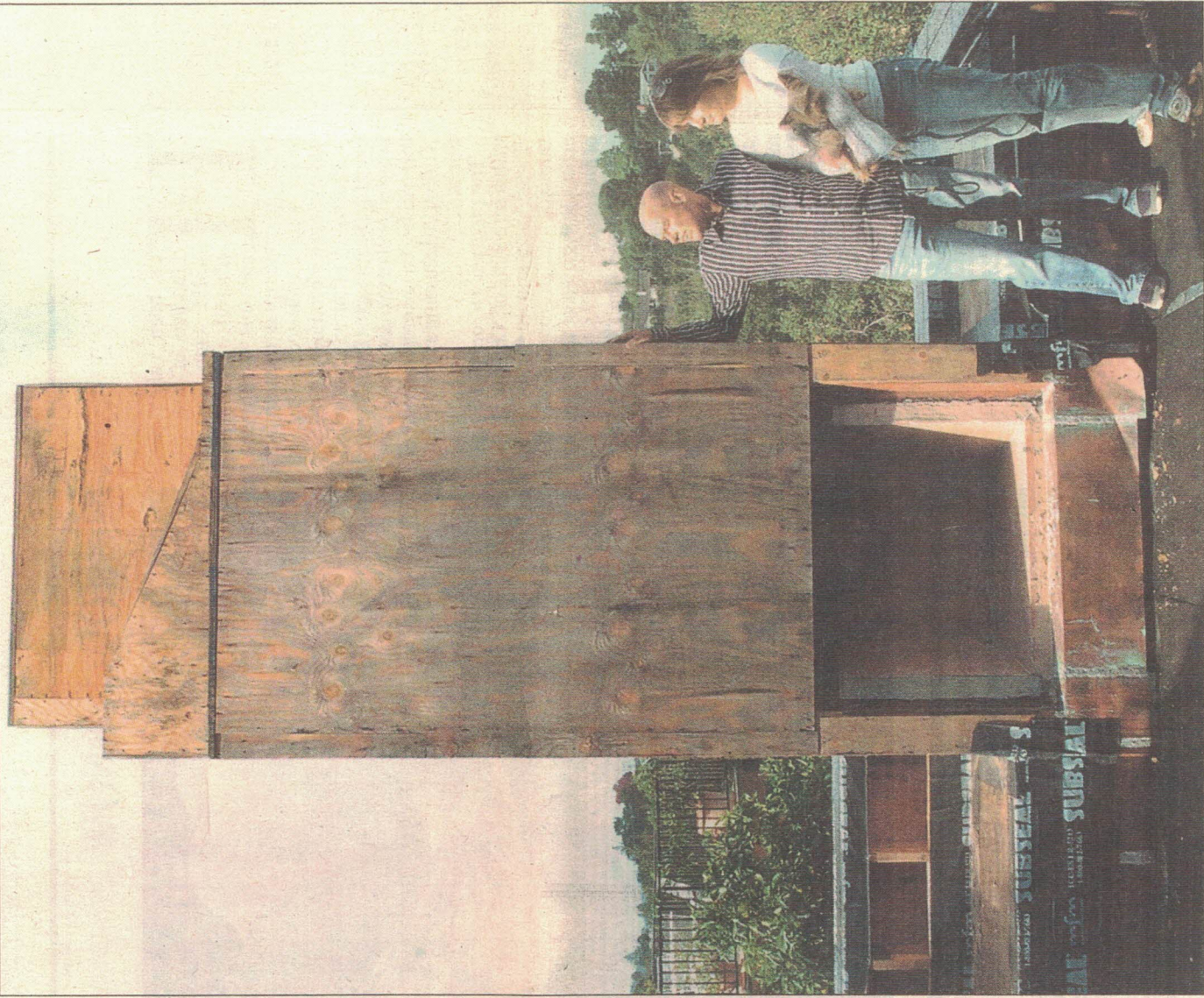
In Santa Barbara, where open space is scarce and 1950s homes sell for more than \$1 million, neighborhood spats are common as homeowners try to build their dream homes to maximize their costly investments. The neighbors in this quarrel are fiercely defending their property rights and believe the other couple is being unreasonable.

"It's very stressful," said Mr. McCosker, standing next to the chimney. "I have been awake at night because of this. It is basically harassment."

His wife is equally upset.

"It's very sad the neighbors can do all of this."

But talk to the Cooks, who bought their house more than 20 years ago, and they don't understand why the McCoskers, who bought in 1989, need to build a super-sized chimney on their deck. They fear their property values will plummet because the house can no longer



STEVE MALONE / NEWS-PRESS

Scott McCosker and his wife, Katrina, stand beside the chimney they are building on their deck.

Please see **DISPUTE** on **A11**

Angry neighbors have chimney in sights

DISPUTE

Continued from Page A1

be marketed as having a panoramic view.

"It makes you not want to come home when you look at that," Mr. Cook said. "I have to live with it 365 days a year. This house has to be passed on to my kids. It's not right."

"I think they should make them take it down."

Mrs. Cook said they can't even get away from the chimney by going inside their house.

"It's visible from every room," she said.

The house is near the top of the winding La Cima Road, in the Bel Air Knowles area overlooking much of the city.

Part of the problem is that the city of Santa Barbara has sent a conflicting message to the neighbors. First, it approved the chimney.

Then Mr. McCosker went before the Architectural Board of Review this week seeking approval for a wall behind his barbecue to screen his deck from the neighbors. He got the OK, but 11 people filled out speaker slips, taking the opportunity to speak against the chimney.

Now the city wants the McCoskers to make the chimney smaller.

"I was shocked at the man-made monstrosity," said well-known artist Bud Bottoms, who lives in the area.

He said that "Design 101" teaches that form follows function. Putting a chimney on a deck away from the main house is on par with placing an outhouse inside the house, he said during the meeting.

He described the chimney as "ridiculous."



STEVE MALONE / NEWS-PRESS

John Cook and his wife, Kathy, say their neighbors' outdoor chimney wrecks their ocean and mountain views.

The Cooks' attorney, Tony Fischer, told the board the chimney should come down. "There's a fireplace being built out on the end of a deck that is too big and in the wrong location. It's a big view problem.

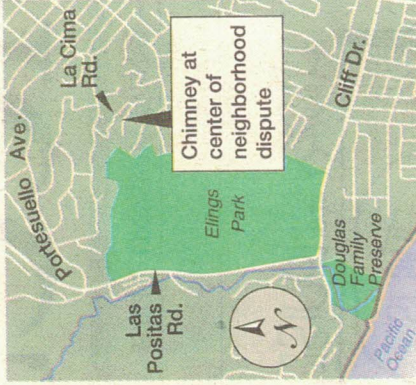
"It's going to totally destroy the neighbors' view," he said.

Although Santa Barbara does have an ordinance that helps neighbors settle their quarrels over views, the ordinance only applies to vegetation.

George "Bud" Decker, one of the original owners of a home on La Cima Road, said Thursday he can see the chimney from his patio several homes away.

"It's the first time that something has obstructed my view since 1954," Mr. Decker said.

Members of the Architectural



TOM DE WALT / NEWS-PRESS

Mr. Hochhauser and Mr. McCosker said they plan to talk about whether to reduce the height of the chimney or leave it at the permitted height.

The architect said the issue has been blown out of proportion by the neighbors.

"It's not out in people's views or in people's view corridor," Mr. Hochhauser said.

But, don't tell that to the Cooks. They have held birthday parties and weddings on the deck. Now, with the fireplace obstructing their view, they said, things will never be the same.

"I don't think anybody can live with that," Mr. Cook said.

e-mail: jmolina@newspress.com

FROM KITCHEN



FROM LIVING ROOM



FROM DINING ROOM



FROM UPSTAIRS



FROM BEDROOM



FROM BATHROOM



FROM OUR PATIO



FROM OUR DECK



Subject: bud's letter
From: Budbottoms@aol.com
Date: Fri, 12 May 2006 11:19:54 EDT
To: aquatruckinc@cox.net

Hi my niece Kathy,

Below is the fantastic letter I wrote. See you soon, Your Uncle Bud

I hope you all read yesterday's NewsPress about the preservation of our city and about being a good neighbor.

Having lived here since the end of WWII, I consider myself a native Santa Barbaran. I'm an artist, designer, and sculptor. I'm an environmentalist and have been active all my life in helping to preserve her natural and architectural beauty. In 1950, while attending UCSB my indoctrination to the preservation and protection of our unique environment and architecture was with my mentors the late Dwight Murphy and Dr. Pearl Chase, and her Plans and Planting Committee. She was the mother of the ABR, The Citizens Planning Association, and the Visual Arts Committee.

In 1967, I became the 2nd President of Santa Barbara Beautiful and originated what has become the prestigious Santa Barbara Beautiful Awards for good architecture. In 1969, I co-founded Get Oil Out to help protect our sea and shores from pollution....

On a recent visit to the home of my friends, John and Kathy Cook, where I've attended many gatherings over the years on their unique patio, which had one of the great vistas of our city and the sea, I was shocked at the man-made monstrosity, a detached monumental chimney, rising out of their neighbor's yard and obstructing the vista and their view of the ocean.

In design 101, the first and foremost rule a good designer or architect is taught, is that "form follows function." In the form of a fireplace and chimney its function is to heat the inside of a house. Just as it was a good idea to bring the old outhouse toilet into the house, it's a bad idea to put the fireplace and chimney outside the house.

This chimney's function is a wall destructing a once beautiful panorama of our city and sticks out like a sore thumb to other neighbors. It's a monstrosity, grossly overbuilt, ridiculous, and completely out of context.

If Pearl Chase were alive today, she would call Tom Storke, the late editor of the NewsPress, who would put it on the front page and have the entire project scuttled tomorrow. My recommendation is to demolish it now... before it becomes a dangerous precedent for future builders and developers.

Public Comment #4

Dear Single Family Design Board,

I used to live on La Cima & now live in the area below.

Over the years I have walked up & continue to walk up La Cima to enjoy views of St Anthony's Seminary, the Od Mission, and City from this lovely tree lined road.

There has been a notice of development posted at 1460 La Cima so I decided to look at the plans.

This existing house is a charming California ranch house.

Why would they try to build a huge 2 story structure on one side of the property? Seems like they should build something more balanced or build on the natural grade if they need more space.

The proposed design lacks any interesting architectural details.

Santa Barbara is a beautiful place to live because of your design board!

I am totally against this project as proposed as it would look out of place in that location.

Thank you for taking the time to read this.

Kind regards,

A handwritten signature in cursive script that reads "Don Glasgow". The signature is written in black ink and is positioned above the printed name.

Donald Glasgow