

# SANTA BARBARA, CALIFORNIA RIVIERA DEVELOPMENT OPPORTUNITY



1609 & 1615 Grand Avenue  
Santa Barbara, CA 93103

\$2,400,000

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# OFFERING SUMMARY

## PROPERTY SUMMARY

1609 Grand and 1615 Grand Avenue are 2 adjacent R-2 zoned properties for sale in Santa Barbara's lower Riviera. The properties can be purchased separately or together. Each parcel is 10,454 square feet, though the dimensions vary slightly due to non-parallel property boundaries. 1609 Grand and 1615 Grand are listed individually at \$1,225,000 or as a package at \$2,400,000.

1609 and 1615 Grand Avenue are located just above the corner of California Street and Grand Avenue as the neighborhood transitions from the elegance of the Upper East up the hill to the views of the lower Riviera. The location is especially desirable in that it offers ocean and city views while still being within walking distance to Santa Barbara's downtown, especially the theater/arts district towards the top of downtown. There exists only a narrow band of Santa Barbara real estate that can claim both views and walkability to all that the downtown core offers, these parcels are in that band.

This offering represents perhaps the last opportunity to design and build a group of premium homes in this top location within the world-class community of Santa Barbara, California.

# OFFERING SUMMARY

## PROJECT ENTITLEMENT

The offering could be of interest to an owner-user and/or developer to build up to 2 units per R-2 parcel, either on individual parcels, or combined as a possible 4-unit new subdivision without the confines of individual parcel boundaries.

See attached excerpts from the land-use report prepared by S.E.P.P.S., a well-respected land-use planning office in Santa Barbara. The excerpts summarize the development possibilities, the approval steps, and the estimated time frames for guiding the process through the governmental approvals. The “R-2 Zoning Rules” and “Condominium Standards” pages from the City of Santa Barbara zoning code are also included in this memorandum. Please review for information on setbacks, height limits, open space requirements, parking, etc. For those not familiar with the entitlement process in Santa Barbara, the required governmental approvals and neighborhood input process will typically result in a longer approval time, and a need to conform to zoning rules and neighborhood standards.

# OFFERING SUMMARY

## VALUE ANALYSIS

Sales of lots suitable and primarily for multi-unit residential development are rare in Santa Barbara. Furthermore, such lot sales vary greatly in their location and development build-out potential. For these reasons, comparison to lot sales would not be the most accurate way to analyze the value of the Grand Avenue parcels, nor a feasible method of analysis for this offering. Instead we analyze value based on built-out comparable sales. A printout of such recent sales is included in this memorandum along with a summary chart showing how built-out value for new homes on the subject properties was derived.

For the location and possible build-out configuration of the Grand Avenue properties, along with the expected buyer profile, we use an optimized home size averaging 2200 square feet as an example. A suggested configuration and square footage breakdown is 2 larger homes along Grand of 2500 square feet each, and 2 smaller homes below accessed through a dedicated easement from California Street of 1900 square feet each. The larger higher-up homes could allow for all primary use areas (garage, kitchen, dining, living room and master bedroom) to have views and be on the entry level. The smaller lower elevation homes would also include all the primary use areas on the upper view level, except for the garage. Access to the upper view level could be by elevator.

# OFFERING SUMMARY

Based on recent comparable sales of built-out residences, we estimate the per-square-foot median sale price today of a built-out brand-new home on the subject property to be \$895/SF for the smaller lower homes and \$920/SF for the larger higher homes. This price per square foot is assuming standard quality finishes present in most newer developments in Santa Barbara. For smaller homes at 1900 square feet and best-estimate \$895/SF, each home would sell for \$1,700,000. For larger homes at 2500 square feet and best-estimate \$920/SF, each home would sell for \$2,300,000. As shown in the analysis later in the memorandum, even though it would typically be the opposite, the larger homes have a higher per-square-foot value because of their preferred possible floorplan and views.

At \$2.4M, for a developer building 4 homes, the parcels are priced at \$600,000 per unit. In a thumbnail analysis example, if a developer calculates \$350/SF for construction costs, plus an average of \$100K/unit each for soft costs, \$50K/unit for holding costs and \$100K/unit for sales/marketing costs, then a developer's profit at the mid-range of \$907.50/SF sales price would be \$380,000 per unit, or \$1,520,000 total profit for a 4-unit project. Soft costs would include architectural fees, consultant fees, permit fees and in-lieu affordable housing fees.

For this example, the profit represents a 15.8% annual cash-on-cash return for an investor based on a 4-year turnaround at the total offering price of \$2,400,000. For a 3-year turnaround the annual cash-on-cash calculates at 21.1%. Any real estate price inflation is not included in this example, and would add to the % cash-on-cash return.

# OFFERING SUMMARY

## BUYER PROFILE FOR BUILT-OUT NEW RESIDENCES

The location of the Grand Avenue parcels offers 2 attributes important to buyers wanting the “Santa Barbara experience” - city/ocean views and proximity to downtown. For this reason, the demand for a built-out new home in this location will be from buyers most likely to value this lifestyle and experience, specifically those either relocating to Santa Barbara, or looking for a 2nd home or vacation home. These buyers are coming here to enjoy what Santa Barbara has to offer, and will find the views and downtown proximity important to feel they have met that objective.

Furthermore out-of-town buyers will be attracted to the new construction. Buyers with the means to purchase in the \$1.7M-\$2.3M range coming from other areas are used to and often will require new or newer construction. Very little of the Santa Barbara housing stock is in that good condition. A builder will find the balance in their favor on the demand side compared to supply for the likely buyer profile of a built-out home in this location.

We can use as an example of the likely buyer profile, the newly-built association immediately below the Grand Avenue parcels, known as Bella Riviera. The “Upper Park” section of Bella Riviera which features the best views, comprises 24 market-rate attached townhomes built in 2012. Of those 24 homes, 18 were sold to either re-locating buyers or 2nd home/investor buyers from out-of-town.

# OFFERING SUMMARY

Another profile of a possible buyer is the local buyer who is down-sizing and simplifying from a larger property, likely from a higher-priced area such as Montecito or Hope Ranch. They may now be empty-nesters and looking for an active but simpler lifestyle. New construction in a safe, convenient location to town is perfect for this buyer. The ocean and city views provide a high-end feature they may be used to.





# OFFERING SUMMARY

## OFFERING HIGHLIGHTS

- \*\* Rare offering of 2 adjacent parcels, with possibility to build 4 detached homes
- \*\* Proximity to downtown, especially the theater/arts district, desirable for higher-demographic buyers
- \*\* Proximity to parks and Mission
- \*\* Ocean and island views
- \*\* Red-tile-roof city views
- \*\* Safe and high-end neighborhood where the Upper East meets the lower Riviera
- \*\* The combination of views, downtown proximity and excellent neighborhood cannot be found anywhere else in Santa Barbara

All representations and analysis in this Offering Memorandum are presented as accurate to the extent of the knowledge of the listing agent. Prospective buyers are advised to perform their own investigations to determine value and viability of the development of these properties. The listing agent and BHHS California Properties make no guarantee and are not responsible for possible errors or omissions in this document, or the eventual development potential of the parcels for sale.

# PROPERTY OVERVIEW



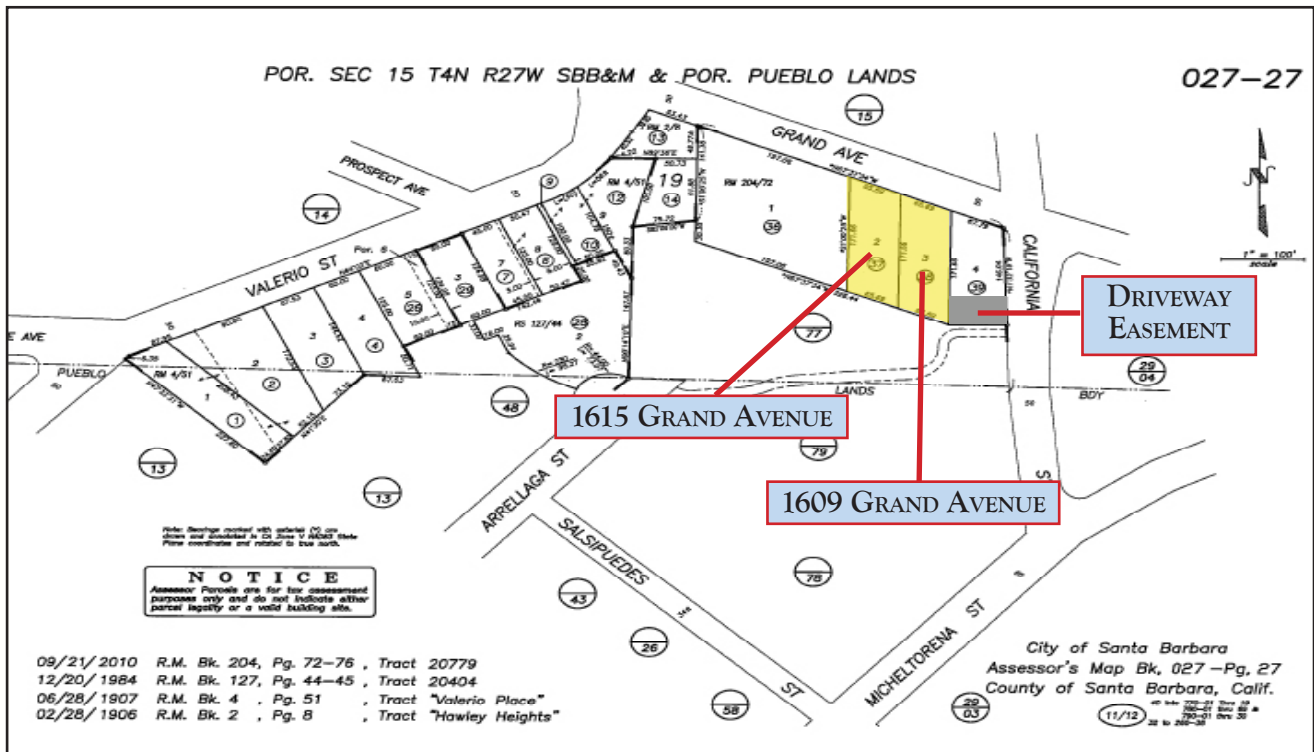
# PROPERTY OVERVIEW

## LOCATION MAP



# PROPERTY OVERVIEW

## PARCEL MAP



PROPERTY ADDRESS	PARCEL NUMBER	ZONING	LOT SIZE	PRICE
1609 GRAND AVENUE	027-270-038	R-2	10,454 SF	\$1,225,000
1615 GRAND AVENUE	027-270-037	R-2	10,454 SF	\$1,225,000
TOTAL TO PURCHASE BOTH TOGETHER:				\$2,400,000

# PROPERTY OVERVIEW



PROJECTED VIEWS FROM NEW CONSTRUCTION HOME



1609 AND 1615 GRAND AVENUE - VACANT PARCELS AS-IS

# LAND-USE REPORT



PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

23 June 2014

Ken Switzer  
BHHS California Properties  
1170 Coast Village Road  
Montecito, CA 93108  
[kenswitzer1@yahoo.com](mailto:kenswitzer1@yahoo.com)

Subject: 1609 & 1615 Grand Avenue  
Zoning Information Profile (ZIP) Report

Dear Ken:

Thank you for the opportunity to provide you with this zoning information profile of the subject properties, which are identified as 1609 and 1615 Grand Avenue (Assessor's Parcel Numbers 027-270-038, -037; see Attachment 1.1 for APN page and Site Aerial). The properties are vacant and are located in the City of Santa Barbara.

Future development will be required to comply with the applicable regulations of the City of Santa Barbara. It is our understanding that you are marketing the properties and established the sale price to reflect the development potential of two detached condominiums on each parcel. You have asked our firm to prepare a report that identifies the current applicable zoning regulations and development potential to help guide future development decisions to supplement your market materials. Additionally, the report includes a discussion regarding flexibility with building siting and driveway access, as well as evaluating a comprehensive development proposal versus individual lot development.

## **Section 1.0 Basic Zoning Information**

We have provided a *Property Profile Summary* of zoning information for your quick reference (see Attachment 1.2). The information in this letter report is presented in the same order as it appears in the *Property Profile Summary*.

The subject properties are located in the R-2 (Two-Family Residence) Zone, such that the properties are restricted to residential uses of medium density in which the principal use of land is for two-family dwellings. The General Plan designation is Medium Density Residential which allows a maximum of 12 dwelling units per acre. Condominium projects may be permitted in the R-2 zone and are subject to specific physical standards in regards to private storage space, utility metering, laundry facilities, unit size, etc. These "Physical Standards for Condominiums" are within the *Residential Condominium Development* zoning code section which is included in Attachment 1.3.

1625 STATE STREET, SANTA BARBARA, CALIFORNIA 93101  
TEL: 805 966-2758 • FAX: 805 966-2759 • [www.sepps.com](http://www.sepps.com)

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There are also additional development standards that are applicable to the R-2 zone, specifically regarding distance between buildings on the same lot as well as information regarding common open yards and private outdoor living space requirements. Please refer to Attachment 1.4 for all R-2 zone information.

## **Property Setbacks**

The property setbacks are as follows:

<b>Front:</b>	Ground floor of any building or structure: 15 feet Upper stories: 20 feet Garage or carport, opening that does not face street: 15 feet
<b>Interior/Side:</b>	Structures – 6' Covered/Uncovered Parking – 3'
<b>Rear:</b>	Structures – 6' Covered/Uncovered Parking – 3'

## **Section 2.0 Known Physical Site Constraints**

All properties have highly expansive soils with a very high erosion potential as indicated in the City's Environmental Assessment Mapping (see Attachment 2.1). Per the City's Map, no biological resources exist on the properties. The properties are outside of the High Fire Hazard area and have moderate landslide potential due to the topography and existing slope of the site. Based on these potential physical site constraints, a soils investigation report or preliminary foundation analysis may be required prior to approval of a development project as part of the environmental analysis process in order to ensure soil stability for the proposed development and improvements. While the Planning Division may not require such reports or analyses prior to discretionary approval, the Building Department will require these reports prior to building permit issuance.

## **Property Overlays**

### *Hillside Design District*

The properties are located in the Hillside Design District, and are therefore subject to specific design guidelines and review by the City's Architectural Board of Review (ABR). These guidelines encourage blending new structures into the natural surroundings, minimizing exposed foundations and undersides of structures, and setting back higher

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portions of the structure to reduce overall appearance of height. These guidelines also suggest minimizing and mitigating visual effects of grading for driveway purposes, as well as using various architectural features to break up unacceptable massing. Although the City does not regulate maximum floor areas for new development on R-2 zoned properties, the ABR does evaluate a project's compatibility with the surrounding neighborhood in terms of architectural design and size.

ABR guidelines also provide parameters for vegetation removal, tree removal and replacement as well as the requirement to provide a landscape plan as part of the development application. The *Hillside Design District* guidelines as well as the *ABR Design Guidelines and Meeting Procedures* are located via the following link: <http://www.santabarbaraca.gov/Resident/Home/Guidelines/>. Please see the *Single Family Design Guidelines* hyperlink for the Hillside Design District guidelines. The *ABR Design Guidelines and Meeting Procedures* has its own hyperlink. Both sets of guidelines should be reviewed and incorporated into future development on each of the lots.

### *Archaeological Resources*

Both properties have the potential to contain archaeological resources specific to the American period and the early 20<sup>th</sup> century period. Due to this classification, a *Letter Report Confirming No Archaeological Resources* (also called a "Letter Report") will need to be prepared by a City-approved Archaeologist to determine if any cultural resources exist on site prior to development approval. The Letter Report is required in areas/depths that are not expected to result in the discovery of prehistoric deposits or early historical period resources. This Letter Report will determine if a) resources exist on site, or b) additional study is required via a full Phase 1 Archaeological Resources Report. Please see Attachment 2.2 for more information.

### **Section 3.0 Historic Permits**

The subject lots were part of a 5-lot subdivision, recorded as Final Map 20,779 in August 2010 (see Attachment 3.1 for Final Map). Page 1 of Resolution 06-103 includes reference to the subject properties, indicating that the final configuration of each would allow for development of two units on each property (see Attachment 3.2). As part of the previously approved final map, the developer was required to construct off-site public improvements on Grand Avenue and California Street. These improvements included sidewalks, parkways, landscaping, driveway aprons, and sewer lateral repair. Please see Attachment 3.2 for the complete list of Final Map 20,779 Conditions of Approval for more information regarding these public improvements. It is possible that the City will



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identify additional public improvements required as project conditions for a new development.

## **Section 4.0 Permit Process, Anticipated Timeline**

We have identified three options for property development that appear to be feasible based on property zoning and lot size, and have identified their associated permit processes. In all scenarios, a total of four residential units could be constructed, given the property size and zoning. Below is a bulleted list of these possible development scenarios:

### Development Scenario 1:

- 4 Condominiums on one(1) merged lot
- Provides building siting flexibility as well as potential to share development standards and/or amenities (driveway access, laundry facilities, etc.)
- Tentative Map for Condominiums required by Staff Hearing Officer
- Architectural Board of Review approval required
- Timeframe – Twelve (12) to Sixteen (16) months to complete entitlement

### Development Scenario 2:

- Two Condominium Units on each existing lot
- Tentative Map for Condominiums required by Staff Hearing Officer
- Architectural Board of Review approval required
- Timeframe - Twelve (12) to Sixteen (16) months to complete entitlement

### Development Scenario 3:

- 2 units on each existing lot – duplex or detached (single ownership/rentals)
- Condominiums not proposed
- ABR approval required
- Timeframe – Eight (8) to Twelve (12) to complete entitlement

### Development Scenario 1:

Scenario 1 involves merging the two lots into a single lot that provides greater flexibility for site layout by removing property lines and related setbacks, and allows the owner to proceed with a single development proposal for four detached condominiums. It also could provide more opportunities for shared development standards/amenities such as laundry facilities, private storage space, and open yard requirements.

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## Development Scenario 2:

Scenario 2 would allow four detached condominiums but would limit the amount of flexibility with building siting and site layout as each lot would have to adhere to property line setbacks and provide the required aforementioned amenities and open spaces requirements for condominiums on each individual lot.

## Development Scenario 3:

Scenario 3 would require the least amount of discretionary approvals, as two residences either attached or detached, under single ownership, are an approved use on each lot within the R-2 zone. While condominiums are also an approved use, they are subject to additional development and physical standards that require discretionary review and approvals.

## Development Scenarios 1 and 2 - Application Processing:

Processing a Tentative Map for Condominiums, including ABR preliminary review, typically takes twelve (12) to sixteen (16) months to gain entitlement approval. Development plans including architectural, grading, and landscape plans, will be subject to review and approval by the City's Architectural Review Board (ABR) as well as the City Planning Commission or Staff Hearing Officer (dependent on the number of units proposed).

## ***In-Lieu Fee***

Another requirement for new residential development within the City of Santa Barbara is the payment of a pro-rated inclusionary housing in-lieu fee to support the City's affordable housing stock. Payment on an in-lieu fee is triggered for all residential developments involving 1-9 units. The in-lieu fee is calculated in a manner sufficient to make up the monetary difference between the estimated development cost of a two-bedroom unit condominium and the price of a two-bedroom dwelling unit affordable to a low-income household calculated according to the City's Affordable Housing Policies and Procedures.

A pro-rated inclusionary housing fee will be assessed per unit or lot based on the current Department of Housing and Urban Development published the Area Median Income – please contact City of Santa Barbara Community Developing Housing Programs staff for the current fee. To reduce the financial impact on projects of 4 units or less, the due date for payment of the in-lieu fee is postponed until just prior to issuance of the

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Certificate of Occupancy. If one of the units is occupied by the owner and the owner qualifies as Middle Income household, the in lieu fee would not apply.

Please note that Scenario 3 would not be required to pay the inclusionary housing in-lieu fee because a rental development project does not meet the definition of "residential development" for this purpose. A "residential development" is one that requires a tentative subdivision map.

Please see Attachment 4.1 for more information regarding these requirements.

## **Conclusion**

This concludes our report. We appreciate the opportunity to be of service to you and would be pleased to provide you with additional services upon request. Should you have any questions or require additional information, please call me at (805) 966-2758 x16.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Trish Allen, AICP  
Senior Planner

## **Disclaimer**

Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS) makes every effort to provide the most accurate information possible. However, it is provided without warranty or claim of reliability. It is accepted by the client on the condition that errors or omissions shall not be made the basis for any claim, demand or cause for action. The information and data were obtained from sources believed to be reliable, but SEPPS does not guarantee its accuracy. This report is intended to investigate zoning, policy and other regulatory issues which may apply to the subject property. This report does not evaluate compliance with the Uniform Building Code or the structural integrity of buildings or other site improvements. It is the responsibility of the client to perform proper due diligence before acting upon any of the information provided or making decisions relating to purchasing or development of the subject property.

# LAND-USE REPORT

PROPERTY PROFILE		DATE: 6/23/2014
Section 1.0 Basic Zoning Information (as applicable) <sup>1</sup>		
		Additional Comments
Address(es)	1609 Grand Avenue 1615 Grand Avenue	
APN (s)	027-270-038 027-270-037	
Jurisdiction	City of Santa Barbara	
Zoning	R-2 – Two Family Residential	Lower Rivera Neighborhood
General/Comprehensive Plan Land Use Designation	Medium Density – 12 dwelling units per acre	
Urban/Rural	Urban	
Applicable Overlays		
<i>Hillside</i>	Hillside Design District	
<i>Design District/Review Body</i>	Architectural Board of Review (ABR)	
Parcel Area (Gross/Net)	0.241 acres each	
Minimum Lot Width/Depth	Must contain at least 7,000 SF and sixty feet (60') of frontage on a public street.	For newly created lots.
Existing Structure(s) Floor Area	One (1) Duplex and one (1) SFR w/ Detached Garage on 1601 Grand Ave.	
Existing Structures 50+ yrs old	Unknown	
Minimum Lot Area	7,000 SF (w/ 60' street frontage)	For newly created lots. Slope density applies.
Setbacks		
<i>Front</i>	Ground Floor: 15' Upper Story: 20' Garage/Carport: 15'	Two front yard setbacks are required for 1601 as it is a corner lot.
<i>Rear</i>	Buildings: 6' Parking: 3'	
<i>Side/Interior</i>	Buildings: 6' Parking: 3'	
Maximum Height	30'	
Accessory Structures Allowed	Yes	
Residential Second Units Allowed	Yes	
Parking Requirements	Two spaces per residence	If on the same lot, one covered space and one uncovered space may be provided.
Water District/Wells	City of Santa Barbara	
Sanitary Dist./Private System	City of Santa Barbara	
Section 2.0 Known Physical/Site Constraints		
City of Santa Barbara MEA -		

<sup>1</sup> The information provided herein has been acquired from available public agency resources and is deemed reliable but not guaranteed

Date Prepared: 6/23/14

# LAND-USE REPORT

<b>Mapped Constraints</b>		
<i>High Fire</i>	N/A	Immediately outside of High Fire area
<i>Archaeology</i>	American Period/Early 20 <sup>th</sup> Century	A Letter Report confirming no cultural resources exist on site will be required.
<i>Geology/Soils</i>	Milpitas Stony Fine Sandy Loam	Additional Soils Analysis will be required at Building Dept. review.
<i>Slopes</i>	15-30%	
<b>Section 3.0 Historic Permits, Existing Conditions of Approval &amp; Title Information (as applicable)</b>		
<b>Historic Permit Highlights</b>	Final Map 20,779	
<b>Adopted Conditions of Approval Affecting Property</b>	Conditions of Approval associated with Final Map 20,779 (See Resolution 06-103- Attachment 3.2)	
<b>Title Report</b>	Not included in this analysis.	
<b>CC&amp;Rs</b>	See Resolution 06-103 (Attachment 3.2)	
<b>Parcel Validity</b>	Final Map 20,779	
<b>Section 4.0 Permit Process, Anticipated Permit Timeline, Public Agency Application Fees</b>		
See Section 4.0 of the report describing the anticipated permit process for the proposed development. Listed below is the permit, or permits required, the application fee and estimated timeline once the application is submitted		
<b>Permit Type</b>	<b>Current Fee</b>	<b>Estimated Timeline<sup>2</sup></b>
Tentative Subdivision Map for Residential Condominiums	Refer to City of Santa Barbara website for current fee amounts, santabarbaraca.gov	12-16 months for entitlement
Pre-Application Review Team		12-16 months for entitlement
CEQA Exemption – DART (Assuming exemption from CEQA analysis)		12-16 months for entitlement
Architectural Board Review (All development scenarios)		12-16 months for entitlement

<sup>2</sup> This is only an estimate as the actual timeline could be greatly affected by the workload and responsiveness of public agency staff, project team members, and by public controversy or other unforeseen circumstances.

Date Prepared: 6/23/14

# ZONING CODE

## R-2 ZONE

### **28.18.010 R-2 Zone - In General.**

The regulations described in this Chapter shall apply in the R-2 Two-Family Residence Zone of the City unless otherwise expressly provided in this Title.

The R-2 Zone is a restricted residential district of medium density in which the principal use of the land is for two-family dwellings, together with recreational, religious and educational facilities required to serve the community. The regulations for this zone are designed and intended to establish, maintain and protect the essential characteristics of the zone, to develop and sustain a suitable environment for family life, and to prohibit activities of a commercial nature and those which would tend to be inharmonious with or injurious to the preservation of a residential environment.

For the purposes of this Chapter, the term "lot" shall be used as defined in Santa Barbara Municipal Code Section 27.02.100. (Ord. 5271, 2003; Ord. 3710, 1974; Ord. 2585, 1957.)

### **28.18.020 Uses Permitted.**

The land uses permitted in the R-2 Zone shall be as follows:

1. One and two family dwellings;
2. Any use permitted in the R-1 Zone and subject to the restrictions, limitations and conditions contained therein as an expressly permitted land use in the R-2 Zone except that the construction and use of a parcel for more than one dwelling unit (including buildings and uses accessory thereto) shall be subject to the specific restrictions of the R-2 Zone as established in this Chapter.
3. Buildings and uses accessory to the residential uses allowed under subparagraphs (1) and (2) above. (Ord. 5271, 2003; Ord. 4912, 1995; Ord. 3710, 1974; Ord. 2585, 1957.)

### **28.18.030 Uses Permitted Upon Issuance of a Conditional Use Permit or Performance Standard Permit.**

The land uses which are conditionally allowed in the R-2 Zone shall be as provided in Chapters 28.93 and 28.94 of this Title. (Ord. 5380, 2005; Ord. 5271, 2003; Ord. 3710, 1974; Ord. 2585, 1957.)

### **28.18.050 Building Height.**

No building in the R-2 Zone shall exceed a height of thirty feet (30') nor exceed the height limitations imposed for the protection and enhancement of solar access by Chapter 28.11 of this Code. (Ord. 4426, 1986; Ord. 3710, 1974; Ord. 3587, 1973.)

### **28.18.060 Setback, Open Yard, and Private Outdoor Living Space Requirements.**

The following setback, open yard, and private outdoor living space requirements shall be observed on all lots within the R-2 zone:

- A. Front Setback. A front setback of not less than the indicated distance shall be provided between the front lot line and all buildings, structures, and parking on the lot as follows:
1. Ground floor of any building or structure: 15 feet
  2. Upper story portion of a multiple story building or structure: 20 feet
  3. Garage or carport with an opening that does not face an adjacent street or uncovered parking that does not back out onto the street: 15 feet

# ZONING CODE

4. Garage or carport with an opening that faces an adjacent street or uncovered parking that backs out onto the street: 20 feet

B. Interior Setback. An interior setback of not less than the indicated distance shall be provided between the interior lot line and all buildings, structures, and parking on the lot as follows:

1. Buildings and structures other than covered parking: 6 feet
2. Covered or uncovered parking: 3 feet

C. Open Yard and Private Outdoor Living Space. An open yard shall be provided on all lots within this zone. The required open yard shall observe the following general rules regarding dimension, location, and configuration, except as such general rules may be altered by any applicable additional rules or exceptions specified within this Subsection C:

1. General Rules. In this zone, open yards shall conform to the following dimension, location, and configuration requirements:

- a. Minimum size: Total area of at least 1,250 square feet of lot area.
- b. Minimum dimensions: The open yard may be provided in one area or in multiple areas; however, each area of open yard shall be at least 20 feet long and 20 feet wide measured in perpendicular directions.
- c. Common Area or Assigned. The open yard may be provided as a common open yard or as private open yard assigned to individual units.
- d. Location and Configuration. The open yard may consist of any combination of ground level areas such as patios, ground floor decks, pathways, landscaped areas, natural areas, flat areas, or hillsides, so long as the overall size and dimensions of the open yard area meet the requirements specified in these general rules and the open yard is not located in any of the following locations:

- (1) Any portion of the front setback; however, up to 850 square feet of the open yard may be provided in the remaining front yard,
- (2) Any areas designated for use by motor vehicles, including, but not limited to, driveways and parking areas, or
- (3) On decks, patios, terraces, or similar improvements where the maximum height of the improvement above existing or finished grade, whichever is lower, is greater than 36 inches.

2. Additional Open Yard and Private Outdoor Living Space Requirements for Lots Developed with Four or More Dwelling Units.

- a. Common Open Yard. On lots developed with four or more dwelling units, a common open yard shall be provided that meets the size, dimensional, and location requirements specified in the general rules.
- b. Private Outdoor Living Space. In addition to the required common open yard, lots developed with four or more dwelling units shall provide private outdoor living space for each dwelling unit of not less than the size specified below based on the number of bedrooms in the dwelling unit:

- (1) Studio Unit: 100 square feet
- (2) 1 Bedroom Unit: 120 square feet
- (3) 2 Bedroom Unit: 140 square feet
- (4) 3+ Bedroom Unit: 160 square feet.

The minimum dimensions of the private outdoor living space shall be at least 10 feet long and 10 feet wide measured in perpendicular directions. In addition, private outdoor living space provided pursuant to this paragraph shall observe the requirements specified in subparagraphs (c), (e), (f), (g), and (h) of paragraph 28.21.081.A.1 of this Code.

3. Alternative Open Yard and Private Outdoor Living Space Requirements for Lots Developed with Accessory Dwelling Units Pursuant to Section 28.18.075.E.

a. Common Open Yard. On any lot developed with an Accessory Dwelling Unit pursuant to Section 28.18.075.E, a common open yard shall be provided that meets the following size, dimension, and location and configuration requirements:

- (1) Minimum size: The open yard may be provided in one area of at least 600 square feet, or two areas, each of which must be at least 300 square feet.
- (2) Minimum dimensions: Each area of open yard shall be at least 10 feet long and 10 feet wide measured in perpendicular directions.
- (3) Location and configuration: The common open yard shall observe the location and configuration requirements specified in the general rules, except that any amount of the common open yard may be located in the remaining front yard.

# ZONING CODE

b. Private Outdoor Living Space. In addition to the required common open yard, any lot developed with an Accessory Dwelling Unit pursuant to Section 28.18.075.E shall provide private outdoor living space for each dwelling unit of not less than the size specified below, based on the number of bedrooms in the dwelling unit:

- |     |                 |                |
|-----|-----------------|----------------|
| (1) | Studio Unit     | 60 square feet |
| (2) | 1 Bedroom Unit  | 72 square feet |
| (3) | 2 Bedroom Unit  | 84 square feet |
| (4) | 3+ Bedroom Unit | 96 square feet |

The minimum dimensions of the private outdoor living space shall be at least 6 feet long and 6 feet wide measured in perpendicular directions. The private outdoor living space may be provided by a patio, balcony, porch, deck, or similar improvement on the ground or on any upper floor. The private outdoor living space may be provided in the primary or secondary front setback, provided that it observes a setback of at least 9 feet from the front lot line. In addition, private outdoor living space provided pursuant to this paragraph shall observe the requirements specified in subparagraphs (c), (e), (f), (g), and (h) of paragraph 28.21.081.A.1 of this Code.

4. Exception to Location Requirement for Lots with Multiple Front Yards. On lots with multiple front yards, the following exception to the location requirement specified in the general rules or any applicable additional requirements is available: an open yard may include area in a secondary front yard as long as the open yard observes a 10 foot setback from the front lot line. (Ord. 5459, 2008.)



# ZONING CODE

## PARKING

### 28.90.100 Parking Requirements.

A. GENERAL. Parking shall be provided for any use in the City of Santa Barbara.

B. DEFINITIONS. As used in this section of the code, certain words and phrases have the following meanings:

1. INDUSTRIAL USE. An industrial use is a use permitted in the C-M or M-1 zones, but not permitted in more restrictive zones.

2. SENIOR HOUSING. Senior Housing is housing that is restricted to residential uses by elderly and senior persons, sixty-two (62) years of age or older. In order to qualify, such restrictions must be made by recorded instrument, regulations of the United States Department of Housing and Urban Development or by similar enforceable methods.

3. LOW INCOME SENIOR HOUSING. Low income Senior Housing is housing that is restricted to residential uses by low income elderly and senior persons, sixty-two (62) years of age or older, and/or disabled or handicapped persons at affordable low income rents or sale prices in conformance with the City's adopted affordability criteria. In order to qualify, such restrictions must be for at least thirty (30) years, and be made by recorded instrument, regulations of the United States Department of Housing and Urban Development or by similar enforceable methods.

C. CUMULATIVE REQUIREMENTS. All standards set forth herein are cumulative in nature. For properties containing more than one use, the requirements for each use shall be met.

D. BUILDINGS IN EXCESS OF 10,000 SQUARE FEET. For industrial and office uses, a reduction of the required parking will be allowed for those buildings or building complexes containing in excess of 10,000 square feet of net floor area at the following rate:

1. Buildings containing 10,000 to 30,000 square feet of net floor area shall provide 90% of the required parking.

2. Buildings containing 30,000 to 50,000 square feet of net floor area shall provide 80% of the required parking.

3. Buildings in excess of 50,000 square feet of net floor area shall provide 70% of the required parking.

E. FRACTIONS. Fractions of one-half ( $\frac{1}{2}$ ) or greater shall be considered to require one space.

F. SMALL CARS. Thirty percent (30%) of all required parking may be for small cars for parking lots containing more than 10 spaces with the layout to be approved by the City Transportation Engineer.

G. RESIDENTIAL PARKING REQUIREMENTS. In any zone, for every residential unit or units, and every residential building or structure occupied or intended to be occupied as sleeping quarters or dwellings, all of the required parking spaces shall be made available for all occupants to use as parking spaces on an assigned or unassigned basis. There shall be provided on the same lot or parcel of land a minimum ratio of parking space for each unit or occupant as follows:

1. Single Residential Unit or Group Home.

a. General Rule. Two (2) required. Both of the required spaces shall be provided within a garage or carport located on the lot. If two or more single family dwellings legally exist, or are proposed on a single lot in any zone except the A, E, or R-1 zones, one covered space and one uncovered space may be provided for each single-family dwelling.

b. Exception for One Uncovered Space. Any lot developed with less than 85% of the maximum net floor area for the lot (as calculated pursuant to Section 28.15.083), whether or not the maximum net floor area specified in Section 28.15.083 applies to the lot as a standard, may provide the required parking in one covered space and one uncovered space under the following conditions:

(1) The uncovered space shall not be located in any front yard on the lot, and

(2) If new pavement is proposed for the uncovered space and the site has an appropriate slope for permeable paving, then the new pavement shall be permeable.

(3) If the lot is located in the A, E, or R-1 zones and has less than 15,000 square feet of net lot area, the uncovered space may encroach up to three feet (3') into a required interior yard if a landscaped buffer is provided between the uncovered space and the adjacent interior lot line.

# ZONING CODE

(4) All other provisions of this Title shall apply to the required parking.

c. Exception for Two Uncovered Spaces. Any lot developed with less than 80% of the maximum net floor area for the lot (as calculated pursuant to Section 28.15.083), whether or not the maximum net floor area specified in Section 28.15.083 applies to the lot as a standard, may provide the required parking in two uncovered spaces under the following conditions:

(1) The uncovered spaces shall not be located in any front yard on the lot,

(2) The uncovered spaces shall be screened from public view,

(3) If new pavement is proposed for any of the uncovered spaces and the site has an appropriate slope for permeable paving, then the new pavement shall be permeable,

(4) Storage space with exterior access of at least 150 square feet of net floor area shall be provided on the lot, and

(5) The location of the parking and the design of the screening shall be reviewed and approved by the Single Family Design Board or Historic Landmarks Commission, as applicable.

(6) If the lot is located in the A, E, or R-1 zones and has less than 15,000 square feet of net lot area, the uncovered spaces may encroach up to three feet (3') into a required interior yard if a landscaped buffer is provided between the uncovered spaces and the adjacent interior lot line.

(7) All other provisions of this Title shall apply to the required parking.

2. Two-Residential Unit. Four (4) required. Two (2) of the required spaces shall be provided within a garage or carport located on the lot. A development in which 100% of the units are rental units which are affordable to very low or low income households may reduce the number of parking spaces to one uncovered parking space per unit if the following conditions are met:

a. Each unit shall have at least 200 cubic feet of enclosed weatherproofed and lockable private storage space in addition to guest, linen, pantry, and clothes closets customarily provided. Such space shall be for the sole use of the unit tenant. Such space shall be accessible from the exterior of the unit it serves;

b. A covenant is recorded in the County Land Records against the title, which states that all of the dwelling units on the Real Property shall be rented to very low or low income households; the maximum rent and the maximum household income of tenants shall be determined as set forth in the Affordable Housing Policies and Procedures Manual of the City of Santa Barbara, which is adopted by City Council Resolution from time to time. The rents shall be controlled through recorded documents to assure continued affordability for at least thirty (30) years from the initial occupancy of the dwelling unit. The City shall be a party to the covenant; and

c. A covenant is recorded in the County Land Records against the title which states that the development has received a reduction in the amount of parking required because it is a 100% affordable project. In the event that the Real Property, or any portion thereof, is not or cannot be used solely for very low or low income rental housing, either (i) the structure(s) shall be redesigned and possibly reconstructed and the number of dwelling units shall be reduced so that the maximum number of dwelling units on the Real Property does not exceed the number of dwelling units that would be allowed if there is compliance with the City's parking requirements then in effect, or (ii) the owner shall provide the number of spaces required by the Zoning Ordinance for the new use pursuant to Chapter 28.90. The City shall be a party to the covenant.

3. Multiple Residential Unit.

a. Studio: one and one quarter (1-1/4) spaces per residential unit.

b. One bedroom: one and one-half (1-1/2) spaces per residential unit.

c. Two (2) or more bedrooms: two (2) spaces per residential unit.

d. When there are six (6) or more residential units on a lot or parcel, one (1) space for every four residential units shall be provided for guests.

e. When the parking referred to in Subsections 28.90.100.G.3.a-d. is provided for a condominium, community apartment or stock cooperative, at least one parking space that is in a garage or carport shall be allocated to each residential unit.

f. A development in which 100% of the units are rental units which are affordable to very low or low income households: one uncovered parking space per unit if the following conditions are met:

(1) A covenant is recorded in the County Land Records against the title, which states that all of the residential units on the Real Property shall be rented to very low or low income households; the maximum rent and the maximum household income of tenants shall be determined as set forth in the Affordable Housing Policies and Procedures Manual of the City of Santa Barbara, which is adopted by City Council Resolution from time to time. The rent shall be controlled through recorded documents to assure continued affordability for at least thirty (30) years from the initial occupancy of the residential unit. The City shall be a party to the covenant; and

# ZONING CODE

(2) A covenant is recorded in the County Land Records against the title which states that the development has received a reduction in the amount of parking required because it is a project with 100% affordable units. In the event that the Real Property, or any portion thereof, is not or cannot be used solely for very low or low income rental housing, either (i) the structure(s) shall be redesigned and possibly reconstructed and the number of residential units shall be reduced so that the maximum number of residential units on the Real Property does not exceed the number of residential units that would be allowed if there is compliance with the City's parking requirements then in effect, or (ii) the owner shall provide the number of spaces required by the Zoning Ordinance for the new use pursuant to Chapter 28.90. The City shall be a party to the covenant.

4. Planned Unit Developments for Residential Uses.

a. For each residential unit, not less than two (2) parking spaces, either in a garage or a carport and one-half (1/2) uncovered space.

5. Senior Housing: one (1) uncovered space per residential unit.

6. Low Income Senior Housing: one-half (1/2) uncovered space per residential unit.

7. Mobilehomes and Recreational Vehicles.

a. Mobilehome on a permanent foundation: two (2) covered spaces for each mobilehome.

b. Mobilehome or permanent recreational vehicle park: two (2) parking spaces on each mobilehome and recreational vehicle space. Tandem parking is acceptable. Guest parking shall be provided at the ratio of one (1) parking space per four (4) mobilehome and recreational vehicle spaces. Each mobilehome and recreational vehicle space shall be within one hundred (100) feet of at least one (1) guest parking space. On-street parking on internal roadways may be counted toward meeting the guest parking requirement.

8. Boarding House, club, fraternity house, sorority house, and dormitory: one (1) space for each bedroom.

9. Community care facility: one (1) space for each two (2) bedrooms.

H. MIXED USE DEVELOPMENTS.

1. Residential Uses. Parking spaces shall be provided in accordance with Subsection 28.90.100.G, subject to the following exceptions:

a. In any mixed use development, where residential uses occupy up to fifty percent (50%) of the development, residential parking requirements may be reduced by fifty percent (50%) and covered parking will not be required, although it will be encouraged. If the residential use is changed to a nonresidential use, the full number of parking spaces as required in this Chapter shall be added.

b. In the delineated areas of the Central Business District (CBD) shown on the map (Figure A) which is part of this code, the residential parking requirement for mixed use developments is one uncovered parking space per dwelling unit, and guest parking is not required. If the residential use is changed to a nonresidential use, the full number of parking spaces as required in this Chapter shall be added.

2. Nonresidential Uses. Parking spaces shall be provided in accordance with Subsections 28.90.100.I., 28.90.100.J. and 28.90.100.K.

I. OFFICE, COMMERCIAL AND INDUSTRIAL USES. In any zone, except as provided in Sections 28.90.100.J and 28.90.100.K of this Chapter, for all office and commercial buildings, one (1) parking space shall be provided for each two hundred fifty (250) square feet of net floor area or fraction thereof. For all general industrial uses, one (1) parking space shall be provided for each five hundred (500) square feet of net floor area or fraction thereof.

J. PARKING REQUIREMENTS FOR SPECIFIC USES. In any zone, for the following uses parking spaces shall be in the following ratios for specific types of use:

1. CENTRAL BUSINESS DISTRICT. Any nonresidential use in the delineated areas of the Central Business District (CBD) shown on the map (Figure A) which is a part of this code: one space per 500 square feet of net floor area. However, any property located in whole or in part in the Central Business District (CBD) and which has a designated "zone of benefit" as shown on Figure A shall also be exempt from the requirements of this chapter (as to the number of parking spaces required) to the extent of the percentage of the zone of benefit shown for such property on Figure A.

In other words, in applying this subsection, the parking space requirement for the property shall be computed on the basis of floor area ratios as initially required herein. The resulting number of required spaces shall then be reduced by the percentage applicable to the zone of benefit designated for that property, rounded to the nearest whole number. Bicycle parking shall also be required as necessary.

# ZONING CODE

2. Automobile service stations: three (3) parking spaces for each grease rack. Grease racks, pump blocks and other service areas shall not be considered as parking spaces. Bicycle parking not required.
3. Auto repair: As much paved area for outside storage and parking of vehicles as there is area used for servicing of vehicles. Bicycle parking not required.
4. Car wash: Four (4) spaces per washer unit. Bicycle parking not required.
5. Churches, theaters, auditoriums, funeral parlors, stadiums, arenas and similar places of assembly: One (1) parking space shall be provided for every four (4) seats provided in such building. A seat shall mean eighteen (18) lineal inches of seating space when seats are arranged in rows or pews. For auditoriums with no permanent seats, a seat shall mean seven (7) square feet of net floor area. Bicycle parking required.
6. Amusements:
  - a. Dance halls and clubs: One (1) parking space shall be provided for each two hundred (200) square feet of net floor area or fraction thereof. Bicycle parking required.
  - b. Bowling alleys, tennis courts and similar recreation facilities: Two (2) parking spaces shall be provided for each alley, tennis court or similar activity unit. For any restaurant, retail or assembly use within the building, the requirements for that use shall apply in addition to the requirements for each activity unit. Bicycle parking required.
  - c. Spas and skating rinks: Three (3) spaces per 1000 square feet. Bicycle parking required.
7. Fast food restaurant: one (1) space per 100 square feet. Bicycle parking required.
8. Furniture and antique stores: one (1) space per 1000 square feet. Bicycle parking not required.
9. Hospitals: At least one (1) parking space shall be provided for each bed in the total capacity of such institution. Bicycle parking required.
10. Hotels, motels, and resort hotels: one (1) space per sleeping unit. Bicycle parking required.
11. Liquor store: three (3) spaces per 1,000 square feet. Bicycle parking required.
12. Lumber yard: one (1) space per 250 square feet of retail and office space only. Bicycle parking not required.
13. Manufacturing: one (1) space per 500 square feet. Bicycle parking required.
14. Mini-warehouse: one (1) space per 5000 square feet, except that any office space associated therewith must meet the standard office requirement. Bicycle parking not required.
15. Landscape nursery: one (1) space per 2000 square feet of lot area. Bicycle parking not required.
16. Restaurant: the greater of four (4) spaces per 1,000 square feet or one (1) space per three (3) seats. Bicycle parking required.
17. Skilled nursing facilities, hospices serving more than six individuals, and similar institutions: one-half (1/2) space per bed. Bicycle parking required.
18. Schools, both public and private:
  - a. Child Care Centers: one (1) space for each member of the faculty and employee, plus one additional space for every ten (10) children enrolled. In the case of part-time personnel, the requirement shall be equal to the maximum number of personnel present at the facility at any one time. Bicycle parking required, but at a rate determined by the school.
  - b. Elementary and junior high schools: one (1) space for each member of the faculty and employee, plus one (1) additional space for each one hundred (100) students regularly enrolled. Bicycle parking required, but at a rate determined by the school.
  - c. High schools: One (1) space for each member of the faculty and employee, plus one (1) additional space for each ten (10) students regularly enrolled. Bicycle parking required, but at a rate determined by the school.
  - d. Colleges, universities and similar institutions: one (1) space for every two (2) employees, plus one (1) space for every two (2) full-time or equivalent regularly enrolled students in graduate or undergraduate courses. For places of assembly, the requirements of Subsection 28.90.100.J.5 shall apply. Where a university or college presents a development plan which conforms in general with the general parking requirements for employees, students and places of assembly, said plan may be approved by the Zoning Administrator as satisfying the requirements of this chapter. Consideration shall be given to parking spaces that can be utilized by the users of two (2) or more buildings. Bicycle parking required, but at a rate determined by the governing body of the educational institution.
19. Warehousing: one (1) space per 5000 square feet. Any office or retail space associated therewith must meet the standard office or retail requirements. Bicycle parking required.

# ZONING CODE

20. Overnight Recreational Vehicle Parks. There shall be at least one (1) parking space on each recreational vehicle space. Guest parking shall be provided at the ratio of one (1) parking space per ten (10) recreational vehicle spaces. Each recreational vehicle space shall be within one hundred fifty (150) feet of at least one (1) guest parking space. On-street parking on internal roadways may be counted toward meeting the guest parking requirement.

K. PARKING REQUIREMENTS FOR SPECIFIC ZONES. For the following zones, parking spaces shall be on the same lot with the main building or on lots contiguous thereto, and shall be provided in the following ratios unless otherwise provided in Section 28.90.100.J.

1. C-P Zone: One (1) parking space for each two hundred (200) square feet of net floor area.

2. C-X Zone: One (1) parking space for each two hundred fifty (250) square feet of net floor area. No parking area shall be constructed or used within twenty-five feet (25') of any street adjacent to the premises and there shall be no loading or delivery facilities in a front yard on such premises.

3. S-H Zone: For units restricted to Low Income Senior Housing, one (1) parking space for each two (2) residential units. For other units, one (1) space per unit.

4. S-D-2 Zone: One (1) parking space for each two hundred fifty (250) square feet of net floor area. In the event the property is located in a zone or has a use with a requirement for more parking, the greater requirement shall apply.

5. HWMF Overlay Zone: Parking space requirements for Offsite Hazardous Waste Management Facilities shall be determined by the City Transportation and Parking Manager.

6. PR Zone: Except as otherwise provided in Section 28.90.100.J, parking space requirements for park and recreation facilities shall be determined by the City Transportation and Parking Manager in consultation with the Community Development Director.

L. BICYCLE PARKING. In addition to the vehicle parking spaces required under Sections 28.90.100.I, 28.90.100.J and 28.90.100.K, one (1) bicycle parking space shall be required for each seven (7) vehicle parking spaces required therein. (Ord. 5518, 2010; Ord. 5459, 2008; Ord. 5416, 2007; Ord. 4946, 1996; Ord. 4924, 1995; Ord. 4919, 1995; Ord. 4912, 1995; Ord. 4858, 1994; Ord. 4825, 1993; Ord. 4750, 1992; Ord. 4427, 1986; Ord. 4269, 1984; Ord. 4121, 1981; Ord. 4085, 1980; Ord. 4063, 1980; Ord. 3989, 1979; Ord. 3710, 1974; Ord. 3602, 1972; Ord. 3552, 1972; Ord. 3546, 1972; Ord. 3519, 1972; Ord. 2585, 1957.)

# ZONING CODE

## CONDOMINIUM STANDARDS

### 28.18.075 Lot Area and Frontage Requirements.

A. **NEWLY-CREATED LOTS.** Every lot hereafter created in an R-2 Zone shall contain at least seven thousand (7,000) square feet and sixty feet (60') of frontage on a public street.

B. **LOTS BETWEEN 6,000 AND 6,999 SQUARE FEET.** Existing lots between 6,000 and 6,999 square feet of net lot area, inclusive, may be used as if it had seven thousand (7,000) square feet of lot area.

C. **LOTS WITH LESS THAN 6,000 SQUARE FEET.** Existing lots of less than six thousand (6,000) square feet of net lot area may be used as a building site for a one-family dwelling, provided that all other regulations of the zone prescribed by this ordinance are observed.

D. **MINIMUM AREA PER DWELLING UNIT FOR STANDARD LOTS.** For lots of seven thousand (7,000) square feet or more, there shall be provided a lot area of three thousand five hundred (3,500) square feet or more for each dwelling unit hereafter erected.

E. **ACCESSORY DWELLING UNITS ON CERTAIN R-2 LOTS.** Notwithstanding other requirements of this Chapter, for an R-2 lot with a total lot area of between 5,000 and 6,000 square feet, two dwelling units on such lot may be allowed subject to the following requirements:

1. **Unit Size.** One dwelling unit may have no more than three (3) bedrooms and no more than 1,200 square feet of Habitable Dwelling Space and the other dwelling unit may have no more than one (1) bedroom and no more than 600 square feet of Habitable Dwelling Space, provided that where appropriate in the determination of the Community Development Director, such maximum Habitable Dwelling Space square footage may be allocated differently between the two units provided the amount of Habitable Dwelling Space on one lot in no case exceeds a total of 1,800 square feet;

2. **Private Storage Space.** Each dwelling unit shall have at least 200 cubic feet of enclosed, weatherproof, lockable, and separate storage space in addition to the guest, linen, pantry, and clothes closets customarily provided exclusively for the use of the occupants of the dwelling unit. Such storage space shall be accessible from the exterior of the unit for which it is provided.

3. **Accessory Unit Parking Requirements.** Notwithstanding the parking requirements established for Two-Family Dwelling units on standard-sized lots in excess of 6,000 square feet as provided in Paragraph (2) of Subsection (G) of Section 28.90.100, a two dwelling unit development that meets the criteria delineated in this subsection shall provide not less than two (2) covered and one (1) uncovered parking spaces. Two of such parking spaces shall be allocated to the larger unit and the remaining space shall be allocated to the smaller unit through the use of appropriate signage on the site. Any such uncovered parking space may be provided in a tandem parking arrangement provided that both of the tandem parking spaces are allocated to the larger dwelling unit. Tandem parking spaces may be constructed within a non-conforming interior setback area under circumstances where the setback of the parking area remains consistent with the setback of a pre-existing non-conforming garage structure. The Community Development Director may require the recordation of a parking site plan in the official records of Santa Barbara County with respect to the lot involved for the purposes of memorializing the permanent use and availability of the required parking spaces as allocated to each permitted dwelling unit.

4. **Non-Conforming Garages.** Notwithstanding other provisions of this Chapter to the contrary, a lot containing a garage or parking structure which is non-conforming as to its interior setback may be maintained or reconstructed in its same location in accordance with the requirements of subsection (d) of SBMC Section 28.87.030 or, in connection with the construction of an accessory dwelling unit pursuant to this subsection, it may be expanded in size along the non-conforming setback line so long as the expansion is to make the structure more in conformance with the City's Uniform Construction Code requirements or with City Parking Design Standards for Accessory Dwelling Units in R-2 Zone adopted pursuant to this subsection.

5. **Condominium Units Not Allowed; ABR Review.** Notwithstanding other provisions of this Code, including specifically but not limited to subsection (B) of Santa Barbara Municipal Code Section 28.88.120, the subdivision of a development of two family dwellings pursuant to this subsection, either as a new development or as a conversion of an existing two-family dwelling, shall be governed by the requirements of Santa Barbara Municipal Code Section 27.13.040. In addition, an application to develop a lot with an accessory dwelling unit pursuant to this subsection shall receive design review approval from the Architectural Board of Review in accordance with the requirements of subsection B of Santa Barbara Municipal Code Section 22.68.020 as noticed in accordance with the requirements of Santa Barbara Municipal Code Section 22.68.040.

# ZONING CODE

6. **Not Applicable To Sloped Lots.** The provisions of this Subsection E shall not apply to any lot with an average slope of ten percent (10%) or greater as calculated pursuant to the formula specified in Subsection F below.

F. **R-2 LOT SLOPE DENSITY.** The minimum lot areas specified in this section shall be increased by the following factors where the average slope of the parcels falls within the percent of average slope ranges given:

Factor	Percent of Average Slope
1.5 times minimum lot area	10% to 20%
2.0 times minimum lot area	20% to 30%
3.0 times minimum lot area	over 30%

"Average slope" of a parcel of land or any portion thereof shall be computed by applying the formula ( $S = .00229 \text{ IL} \div A$ ) to the natural slope of the land, before grading is commenced, as determined from a topographic map conforming to National Mapping Standards and having a scale of not less than 1 inch equals 200 feet and a contour interval of not less than five feet (5'). The letters in this formula shall have the following significance:

S = The average slope of the land in percent.

I = The contour interval in feet.

L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.

A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined.

G. **HABITABLE DWELLING SPACE - DEFINED.** For the purpose of this Section, the term "Habitable Dwelling Space" shall be calculated to include all building square footage as measured from the inside of the walls of the building, excluding the square footage of the garage. (Ord. 5459, 2008; Ord. 5416, 2007; Ord. 5271, 2003; Ord. 4632, 1990; Ord. 3753, 1975; Ord. 3710, 1974; Ord. 2585, 1957.)

## 28.18.085 Regulations for Nonresidential Buildings, Structures and Uses.

A. **SETBACKS.** Setbacks for all buildings and structures used for nonresidential purposes shall be double the setback requirements for a dwelling as required for the zone in which such building or structure is located.

B. **LOT COVERAGE.** Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings used for nonresidential purposes.

C. **ARCHITECTURAL APPROVAL.** All buildings used for nonresidential purposes shall be subject to the approval of the Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district or if the structure is a designated City Landmark. (Ord. 5459, 2008; Ord. 4851, 1994; Ord. 3710, 1974; Ord. 2585, 1957.)

# BUILD-OUT VALUE ANALYSIS

## VALUE ANALYSIS CHARTS

Following is a chart showing recent comparable sale properties for built-out new homes on the Grand Avenue properties. Since the optimum built-out product is likely to be a detached planned-unit development (PUD) home, the analysis compares to both condominium/PUD sales in the Santa Barbara core areas, as well as to renovated or newer single-family residences, but mainly only in proximity of the subject property. The comparison chart is separated in 2 parts in this way.

Each entry on the chart lists the data of the comparable sale, along with price per square foot adjustments compared to a new larger Grand Avenue unit. Here are the 6 adjustments:

- 1) **Size of home adjustment** All else being equal, smaller homes will command a higher per-square-foot price. There's a leveling off in the 1500sf-2500sf range, with more dramatic variation below 1500 square feet (higher per/SF) and above 2500 square feet (incremental per/SF drops off).
- 2) **Housing type adjustment** If the built-out units are detached, they will compare favorably in this category to the condominium comparable sales, and be on par with single family residences.



# BUILD-OUT VALUE ANALYSIS

- 3) **View adjustment** Views will be very particular to each property. A description is noted for each, but even those with the same view attributes will vary, i.e. “ocean / city” can be within a wide range of view value. The adjustment per square foot takes into account the nuances in views for each comparable sale.
- 4) **Lot size adjustment** The lot size of the Grand Avenue properties will allow some private yard space, each unit would average 5227 square feet, including areas that are designated as common. This area is a similar size to some of the single-family properties in the vicinity, though most will be larger in lot size, while the condominiums in the chart will compare unfavorably for lot area.
- 5) **Year built / condition adjustment** All of the condominium comparable sales are of new or newer units, as would be the subject property. Almost all of the nearby single-family residences in the analysis are older but have been remodeled or renovated, so as to be a more accurate basis for comparison and would share a potentially similar target buyer.
- 6) **Proximity to downtown adjustment** The Santa Barbara lifestyle is important to the likely buyers for this type of property, walking distance to downtown matters. Many of the condo/PUD comps are immediately downtown and would compare favorably to a Grand Avenue new unit, while some of the single family residences are similar in walk distance and some are not walking distance at all.

# BUILD-OUT VALUE ANALYSIS

Every comparable sale on the chart is adjusted for each attribute on a per/SF basis, with a total adjusted square footage calculated in the right-hand column. An average per square-foot for the comparables is calculated for both the single-family and condominium sections and those final averages are used to calculate a build-out value for new Grand Avenue homes. To include a cushion for developer risk, we took off about 5% or \$50/SF from the value indicated in the analysis of the comparable sales.

In the example on the chart, the average square footage for the new homes is shown as 2200 square feet ~ 1900 square feet for each of the lower homes, and 2500 square feet for each of the upper homes. The calculated totals from the comparable sale chart comes out to a little above \$900 per SF, or about \$2,000,000 per built-out new home on average.

Following the comparable sale chart are MLS representations of the 14 sales used in this analysis, one per page and numbered as shown in the charts.



# BUILD-OUT COMPARABLE SALE CHART

#	Build-Out Comparable Property Sale	Sale Price	Sale Date	Square Footage	Price per Square Foot	Price/SF Unit Size Adjustment vs. New Large Unit	Housing Type (Attached vs. Detached)	Price/SF Adjustment vs. New Large Unit	Views	Price/SF Adjustment vs. New Large Unit	Lot Size	Price/SF Adjustment vs. New Large Unit	Year Built / Condition	Price/SF Adjustment vs. New Large Unit	Proximity to Downtown (miles) / Location	Price/SF Adjustment vs. New Large Unit	Total Price/SF Adjustment	Comparable Adjusted Price/SF	
	New Large Unit (2 in Upper Area)	\$2,300,000	Future	2500	\$920		PUD / Detached		Ocean / Island / City		5,227		New		0.75		\$0	\$920	
	New Small Unit (2 in Lower Area)	\$1,700,000	Future	1900	\$895	(\$50)	PUD / Detached	\$0	Ocean / City	\$75	5,227	\$0	New	\$0	0.75	\$0	\$25	\$920	
<b>SINGLE FAMILY RESIDENCE COMPARABLE SALES (NEW OR REMODELED, NEARBY)</b>																			
<b>Average Adjusted Price / SF</b>																		<b>\$970</b>	
1	1561 Alameda Padre Serra	\$1,380,000	4/30/14	1274	\$1,083	(\$150)	SFR / Detached	\$0	Ocean / City (partial)	\$50	9,000	(\$50)	1938 (remodel)	\$100	1.25	\$50	\$0	\$1,083	
2	1211 Sierra Vista	\$1,495,000	3/12/14	1248	\$1,198	(\$150)	SFR / Detached	\$0	Panoramic	(\$75)	3,071	\$25	1954 (A-remodel)	\$50	1.25	\$50	-\$100	\$1,098	
3	1622 Loma	\$1,550,000	4/30/14	1722	\$900	(\$75)	SFR / Detached	\$0	Ocean / City	\$50	5,227	\$0	1938 (A-remodel)	\$50	0.85	\$0	\$25	\$925	
4	1759 Grand	\$1,759,000	5/2/14	2300	\$765	\$0	SFR / Detached	\$0	Ocean / City (partial)	\$100	5,663	\$0	New	\$0	0.75	\$0	\$100	\$865	
5	50 Rubio	\$1,760,000	6/26/14	1889	\$932	(\$50)	SFR / Detached	\$0	Panoramic	(\$75)	12,197	(\$75)	1965 (A+ remodel)	\$0	1.5	\$125	-\$75	\$857	
6	1618 Grand	\$1,950,000	3/19/14	1650	\$1,182	(\$100)	SFR / Detached	\$0	Ocean / City (partial)	\$50	5,227	\$0	1977 (A+ remodel)	(\$100)	0.75	\$0	-\$150	\$1,032	
7	1575 Oramas	\$2,370,000	4/21/14	2428	\$976	\$0	SFR / Detached	\$0	Ocean / City	\$0	15,246	(\$100)	1954 (A-remodel)	\$50	0.90	\$0	-\$50	\$926	
8	1253 Dover Lane	\$2,495,000	5/12/14	2500	\$998	\$0	SFR / Detached	\$0	Panoramic	(\$75)	9,039	(\$50)	1930 (A remodel)	\$0	1.5	\$100	-\$25	\$973	
<b>CONDOMINIUM COMPARABLE SALES (NEWER CONSTRUCTION, CORE AREAS)</b>																		<b>Average Adjusted Price / SF</b>	<b>\$969</b>
9	1511 Olive	\$1,549,000	5/29/14	2193	\$706	\$0	Attached / Townhome	\$50	Ocean / City (partial)	\$100	N/A	\$25	2003	\$100	0.5	(\$50)	\$225	\$931	
10	618 Anacapa #6	\$1,750,000	4/1/14	1912	\$915	(\$50)	Attached / Dense	\$75	Mountain	\$125	N/A	\$50	2006 (New Rem-do)	\$0	0	(\$250)	-\$50	\$865	
11	205 Bath	\$1,850,000	4/10/14	2109	\$877	(\$25)	Attached / Townhome	\$50	Ocean / Mountain	\$75	N/A	\$25	2005	\$75	0	(\$150)	\$50	\$927	
12	18 W. Victoria #215	\$1,894,000	6/10/14	1427	\$1,327	(\$150)	Attached / Dense	\$75	Mountain / City	\$125	N/A	\$50	New	(\$50)	0	(\$250)	-\$200	\$1,127	
13	531-C-Chapala	\$2,208,750	4/11/14	2530	\$873	\$25	Attached / Dense	\$75	Setting	\$150	N/A	\$50	2009	(\$50)	0	(\$250)	\$0	\$873	
14	401 Chapala #405	\$2,300,000	4/18/14	1783	\$1,290	(\$75)	Attached / Dense	\$75	Ocean / Mountain	\$50	N/A	\$50	New	(\$50)	0	(\$250)	-\$200	\$1,090	

# BUILD-OUT SALE COMP #1



**Address:**  
1561 Alameda Padre Serra SANTA BARBARA, CA 93103

**Price:** 1,439,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 2  
**Total Bathrooms:** 2  
**SqFt.:** 1274  
**Cross Street:** Moreno

MLS #14-145

PERFECTION ON THE RIVIERA - VIEWS INCLUDED Hidden behind the gate sits this meticulously maintained, private Riviera cottage surrounded by lush landscaping & boasting ocean.harbor.city views from wrap around deck & most interior rooms. Hardwood floors, arched doorways, fireplace add to the charm. Bonus office/studio off garden & laundry room off kitchen attached to 2 car garage. fruit trees

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	027-151-007

## Contract Info

Financing	Fixed	Primary Listing	Yes
Affordable Housing	No	Sold Date	04/30/2014
Sold Price	1,380,000	Status	Closed

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	0	Year Built	1938
Source	Public Records	Apx Lot Size	90 x 100
		FxD	
Apx # Acres	0.21	Within City Limits	Yes
Total #Units	1		

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3	COE	asap
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## Remarks

Directions APS on ocean side after Moreno. Plenty of parking on the street or two car garage.

Geo Lat	34.437230	Geo Lon	-119.702738
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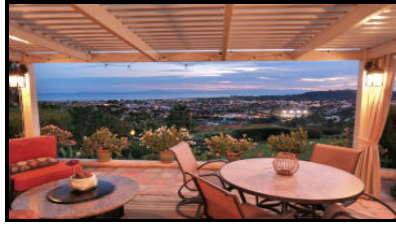
Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living Room	1		19' x 12'		Views, hardwood, fireplace
Dining Room	1		12' x 10'		French doors to balcony, garden, views
Kitchen	1		19' x 8'		Breakfast nook, door to balcony, views
Master Bedroom	1		13' x 13'		Views, updated bath
Bedroom 2	1		13' x 10'		French doors to garden
Office	2		13' x 10'		Below master, could be exercise studio
Extra Room 1	1		x		Laundry rm off kitchen

## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Cal. Cottage
<b>Construction:</b>	Single Story; Outside Stairs
<b>Roof:</b>	Composition
<b>Foundation:</b>	Raised
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Lawn; Fruit Trees; Yardsprkl:T/O
<b>Other Buildings:</b>	Other
<b>View:</b>	Ocean; City; Harbor
<b>Location/Topo:</b>	Downslope
<b>Site Improvements:</b>	Public
<b>Proximity:</b>	Near Bus; Near Park(s)
<b>Rooms:</b>	Other
<b>Dining:</b>	Breakfast Area; Formal
<b>Laundry:</b>	Gas Hookup; Room
<b>Amenities:</b>	Pantry; Remodeled Bath; Remodeled Kitchen
<b>Appliances Included:</b>	Dishwasher; Disposal; Gas Stove; Refrig
<b>Fireplace(s):</b>	LR
<b>Fir/Wdw Coverings:</b>	Hardwood; Tile
<b>Heating/Cooling:</b>	GFA; A/C Central
<b>Water/Sewer:</b>	S.B. Wtr
<b>Pets:</b>	Yes
<b>Zoning:</b>	E-1
<b>Reports Available:</b>	Zoning
<b>Terms:</b>	Cash; Ctl
<b>Pub Listing Details:</b>	None

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# BUILD-OUT SALE COMP #2



**Address:**  
1211 Serra Vista Ln SANTA BARBARA, CA 93103

**Price:** 1,549,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2  
**SqFt.:** 1248  
**Cross Street:** APS/Newton

MLS #14-339

Wireless panoramic ocean, city, and harbor views on the Santa Barbara Riviera! Located on a private quiet street below APS, this exquisitely remodeled 3 bedroom 2 bath home comes complete with a gourmet chef's kitchen, top of the line appliances/cabinetry, Brazilian oak floors, an outside patio with retractable awning and a spa to enjoy Santa Barbara living at its finest! Upscale PUD/ HOA \$700/yr.

## Location Info

Compass Map	Santa Barbara	Map Grid	P11
County	Santa Barbara	Parcel Number	029-510-004
Development Name	Serra Vista HOA		

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	03/12/2014	Sold Price	1,495,000
Status	Closed		

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	0	Year Built	1954
Source	Other/See Remarks	Apx Lot Size FxD	3071
Apx Lot SqFt	3,071	Within City Limits	Yes
Total #Units	1		

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Franklin
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3
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## Remarks

Directions	APS right on Newton right on Serra Vista Lane.		
Geo Lat	34.437073	Geo Lon	-119.693556

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Kitchen			x		Remodeled in 2009
Living Room			x		Brazilian wood floors/views
Dining Room			x		Separate room with views
Master Bedroom			x		fireplace and view
Bedroom 2			x		
Bedroom 3			x		built in office/murphy bed

## Details

<b>Condo/CO-OP/PUD:</b>	Detached
<b>Condition:</b>	Excellent
<b>Style:</b>	Cal. Cottage
<b>Construction:</b>	Single Story
<b>Roof:</b>	Tile
<b>Foundation:</b>	Slab
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Unc #2
<b>Grounds/Landscaping:</b>	Patio Open; SPA-Outside; Yardspkl:PRT; Fenced: PRT
<b>Other Buildings:</b>	Shed
<b>View:</b>	Ocean; City; Harbor; Panoramic
<b>Location/Topo:</b>	Combo; Greenbelt
<b>Site Improvements:</b>	Private; Paved; Street Lights
<b>Proximity:</b>	Near Park(s); Near School(s)
<b>Rooms:</b>	Office
<b>Dining:</b>	Breakfast Bar; Formal
<b>Laundry:</b>	Area
<b>Amenities:</b>	Dual Pane Window; Remodeled Kitchen; Skylight
<b>Appliances Included:</b>	Dishwasher; Disposal; Dryer; Gas Rnge/Cooktop; Gas Stove; Microwave; Oven/Bltin; Refrig; Rev Osmosis; Washer
<b>Fireplace(s):</b>	LR; MBR
<b>Flr/Wdw Coverings:</b>	Hardwood; Tile
<b>Security:</b>	Smoke Detc
<b>Heating/Cooling:</b>	Ceiling Fan(s)
<b>Water/Sewer:</b>	Sewer Hookup
<b>Pets:</b>	Yes
<b>Assoc/Park Amenities:</b>	Greenbelt
<b>Assoc/Park Fee Incl:</b>	Prop Mgmt; Comm Area Maint
<b>Zoning:</b>	R-1
<b>Reports Available:</b>	Prelim; CCR'S Inc
<b>Sales Excludes:</b>	Potted Plants
<b>Terms:</b>	Cash; Ctnl
<b>Contingent Remarks:</b>	HOME INSPECTN

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# BUILD-OUT SALE COMP #3



**Address:**  
1622 Loma St SANTA BARBARA, CA  
93103

**Price:** 1,550,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2  
**SqFt.:** 1775  
**Cross Street:** California

MLS #14-780

Tuscan style Riviera View property offering 3 bedrooms, 2 baths, a den and a loft area. This immaculate home has been updated, is turn key, and has an integrated entertainment system. A trellised garden is located directly off the kitchen, a floor plan is available. 360 Interactive Virtual Tour: <https://www.vpix.net/index.php?tour=442117>

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	027-152-018

## Contract Info

Financing	Cash	Primary Listing	Yes
Affordable Housing	No	Sold Date	04/30/2014
Sold Price	1,550,000	Status	Closed

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	2	Year Built	1938
Source	Public Records	Within City Limits	Yes
Total #Units	1		

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3	COE	CLA
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## Remarks

Geo Lat	34.435881	Geo Lon	-119.701818
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## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Medit
<b>Construction:</b>	Two Story
<b>Roof:</b>	Composition; Tile
<b>Foundation:</b>	Raised
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Fruit Trees
<b>View:</b>	Ocean; City
<b>Location/Topo:</b>	Hilly
<b>Site Improvements:</b>	Public
<b>Proximity:</b>	Near Park(s); Near School(s); Near Shopping
<b>Rooms:</b>	Ground Floor Bedroom; Loft; Office
<b>Dining:</b>	Dining Area
<b>Amenities:</b>	Dual Pane Window
<b>Appliances Included:</b>	Dishwasher; Gas Stove; Refrig
<b>Fireplace(s):</b>	2; LR; MBR
<b>Flr/Wdw Coverings:</b>	Hardwood
<b>Heating/Cooling:</b>	GFA; A/C Central
<b>Water/Sewer:</b>	S.B. Wtr
<b>Zoning:</b>	R-2
<b>Reports Available:</b>	TDS; Home Inspection; Pest Inspection; Prelim; Zoning; NHD
<b>Terms:</b>	Cash; Ctnl
<b>Pub Listing Details:</b>	None

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# BUILD-OUT SALE COMP #4



**Address:**  
1759 Grand Ave SANTA BARBARA, CA 93103  
**Price:** 1,695,000  
**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2.50  
**SqFt.:** 2300  
**Cross Street:** Moreno  
MLS #13-2652

PRICE SLASHED BEST BUY IN SB! Brand New Construction. Ocean, Island & City Views. High End Finish. NO MONTHLY HOA FEES! 3 Bedrooms, 2.5 Baths Plus Ofc or 4th Bedroom. Appx 2300sf. Custom Kitchen w SubZero, Wolf & Bosch Appl, Baths with Custom Stonework, European Wood Floors, Vaulted Ceilings, Central Air Conditioning, Solid Alder Doors. Lovely Backyard. Attached 2 Car Gar. Walk to Downtown SB

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	027-141-006

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	05/02/2014	Sold Price	1,650,000
Status	Closed		

## Property Information

TYP	Condo/Co-Op	Total Full Baths	2
Total Half Baths	1	Year Built	2013
Source	Other/See Remarks	Within City Limits	Yes
Total #Units	3		

## Neighborhood/Schools

Neighborhood	15 - Upper Eastside	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit 3

## Remarks

Directions Alameda Padre Serra (APS) to Moreno to Grand OR from Downtown take Garden to Pedregosa to Grand.

Geo Lat 34.435610 Geo Lon -119.705287

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living Room	1		x		Ocn, Island City Views
Dining Room	1		x		Ocn, Island City Views
Kitchen	1		x		Custom Top Quality
Master Bedroom	2		x		French Doors Leading to Outdoors
Bedroom 2	2		x		French Doors Leading to Outdoors
Bedroom 3	2		x		French Doors Leading to Outdoors
Extra Room 1	2		x		French Doors Leading to Outdoors

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## Details

**Condo/CO-OP/PUD:** Association Fee: 0; Assoc Transfer Fee: 0  
**Condition:** Excellent  
**Style:** Medit; Spanish  
**Construction:** Two Story  
**Roof:** Tile  
**Foundation:** Slab  
**Exterior:** Stucco  
**Parking/Garage:** Gar #2  
**Grounds/Landscaping:** Yardsprkl:T/O; Fenced: ALL  
**View:** Ocean; City  
**Site Improvements:** Public  
**Proximity:** Near Bus; Near Ocean; Near Park(s); Near School(s); Near Shopping  
**Rooms:** Den/Lbry/Study  
**Laundry:** Area  
**Amenities:** Cathedral Ceilings; Dual Pane Window; High R-Value Insul; Insul:T/O  
**Appliances Included:** Dishwasher; Gas Rnge/Cooktop; Gas Stove; Microwave  
**Fireplace(s):** LR  
**Flr/Wdw Coverings:** Carpet; Hardwood; Stone  
**Heating/Cooling:** GFA; A/C Central  
**Water/Sewer:** S.B. Wtr; Sewer Hookup  
**Pets:** Yes  
**Zoning:** R-2  
**Terms:** Cash; Cntl; Ctel

# BUILD-OUT SALE COMP #5



**Address:**  
50 Rubio Rd SANTA BARBARA, CA 93103

**Price:** 1,795,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2  
**SqFt.:** 1889  
**Cross Street:** Ferrelo

MLS #14-837

This special lower Riviera hideaway is at the end of a cul-de-sac offering privacy & unobstructed ocean, island, city views. The expertly renovated home features an open floor plan w/ sophisticated design elements & an artful flair along with ideal outdoor spaces to enjoy the SB lifestyle.

## Location Info

Compass Map	Santa Barbara	Map Grid	P11
County	Santa Barbara	Parcel Number	029-330-009

## Contract Info

Primary Listing	Yes	Affordable Housing	No
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Status Pending

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	0	Year Built	1965
Source	Measured	Apx # Acres	0.28
Apx Lot SqFt	12,197	Within City Limits	Yes
Total #Units	1		

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Franklin
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit 3

## Remarks

Geo Lat 34.434902 Geo Lon -119.687531

## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Spanish
<b>Construction:</b>	Split Level
<b>Roof:</b>	Tile
<b>Foundation:</b>	Raised
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Deck; SPA-Outside; Fruit Trees
<b>View:</b>	Ocean; City
<b>Location/Topo:</b>	Level
<b>Site Improvements:</b>	Public
<b>Proximity:</b>	Near School(s)
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	Garage
<b>Amenities:</b>	Cathedral Ceilings; Dual Pane Window; Remodeled Bath; Remodeled Kitchen
<b>Appliances Included:</b>	Dishwasher; Disposal; Gas Rnge/Cooktop; Oven/Bltin; Refrig
<b>Fireplace(s):</b>	LR
<b>Flr/Wdw Coverings:</b>	Carpet; Hardwood
<b>Heating/Cooling:</b>	GFA
<b>Water/Sewer:</b>	S.B. Wtr; Sewer Hookup
<b>Zoning:</b>	E-3
<b>Reports Available:</b>	Pest Inspection; Zoning
<b>Terms:</b>	Cash; Cntl
<b>Contingent Remarks:</b>	HOME INSPECTN; LOAN APPROVAL

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# BUILD-OUT SALE COMP #6



**Address:**  
1618 Grand Ave SANTA BARBARA, CA 93103

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**Price:** 1,995,000

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**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2  
**Cross Street:** California

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MLS #14-36

Ideally situated on the lower Riviera with stunning ocean, island, harbor, and city views, this exquisite contemporary home is within close proximity to downtown Santa Barbara shopping, restaurants, and parks. Designed with careful attention to detail and quality construction throughout, including teak floors, custom lighting fixtures, skylights, custom window coverings, and integrated audio

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	027-153-050

## Contract Info

Financing	Fixed	Primary Listing	Yes
Affordable Housing	No	Sold Date	03/19/2014
Sold Price	1,950,000	Status	Closed

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	0	Year Built	1977
Source	Public Records	Apx Lot SqFt	5,227
Within City Limits	Yes	Total #Units	1

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3	COE	30 days
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## Remarks

Directions	Micheltorena Street towards the mountains, stay left when it becomes California Street. Proceed on California St. At Grand, turn left. Home is on right on the high side of Grand.		
Geo Lat	34.435055	Geo Lon	-119.701561

## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Contemporary
<b>Construction:</b>	Split Level; Outside Stairs
<b>Roof:</b>	Composition
<b>Foundation:</b>	Mixed
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2; Interior Access; Attached
<b>Grounds/Landscaping:</b>	Deck; Patio Open; BBQ; Lawn; Yardspk1:PRT; Fenced: BCK; Fenced: PRT; Drought Tolerant LND
<b>View:</b>	Ocean; City; Harbor
<b>Location/Topo:</b>	Upslope
<b>Site Improvements:</b>	Public; Paved; Sidewalks; Underground Util
<b>Proximity:</b>	Near Bus; Near Park(s); Near School(s); Near Shopping
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	Area
<b>Amenities:</b>	Cathedral Ceilings; Dual Pane Window; Remodeled Bath; Remodeled Kitchen
<b>Appliances Included:</b>	Dishwasher; Disposal; Dryer; Gas Stove; Microwave; Refrig; Rev Osmosis; Washer; Wtr Softener/Owned
<b>Fireplace(s):</b>	LR; Other; Patio
<b>Flr/Wdw Coverings:</b>	Stone; Wood
<b>Heating/Cooling:</b>	GFA; Heat: Radia Flooring; A/C Central
<b>Water/Sewer:</b>	S.B. Wtr; Sewer Hookup
<b>Zoning:</b>	R-1
<b>Sales Excludes:</b>	Other
<b>Terms:</b>	Cash; Ctel
<b>Pub Listing Details:</b>	None

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# BUILD-OUT SALE COMP #7



**Address:**  
1575 Oramas Rd SANTA BARBARA, CA  
93103

**Price:** 2,195,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2.50  
**SqFt.:** 2428  
**Cross Street:** California St

MLS #14-971

This exquisite retreat is on the exclusive "eastern enclave" of Oramas Rd--one of the Riviera's most prestigious locations. The stunning home offers a "zen-like" sense of serenity along with panoramic ocean, harbor & city views. Outdoor spaces include spacious view terraces & a lushly landscaped 1/3 acre lot offering supreme privacy.

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	029-051-005

## Contract Info

Financing	Cash	Primary Listing	Yes
Affordable Housing	No	Sold Date	04/21/2014
Sold Price	2,370,000	Status	Closed

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	1	Year Built	1954
Source	Measured	Apx Lot Size FxD	90 x 180
Apx # Acres	0.35	Apx Lot SqFt	15,246
Within City Limits	Yes	Total #Units	1

## Neighborhood/Schools

Neighborhood	15 - Riviera/Lower	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit 3

## Remarks

Geo Lat 34.435622 Geo Lon -119.700143

## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Other
<b>Construction:</b>	Two Story
<b>Roof:</b>	Composition
<b>Foundation:</b>	Raised
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Deck; Patio Covered; Lawn; Fruit Trees
<b>View:</b>	Ocean; City; Harbor; Panoramic
<b>Location/Topo:</b>	Combo
<b>Site Improvements:</b>	Public
<b>Proximity:</b>	Near Park(s); Near School(s); Near Shopping
<b>Rooms:</b>	Family Room; Ground Floor Master
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	Area
<b>Appliances Included:</b>	Dishwasher; Disposal; Gas Rnge/Cooktop; Oven/Bltin; Refrig
<b>Fireplace(s):</b>	LR
<b>Fir/Wdw Coverings:</b>	Hardwood; Tile
<b>Heating/Cooling:</b>	GFA
<b>Water/Sewer:</b>	S.B. Wtr; Sewer Hookup
<b>Zoning:</b>	E-1
<b>Terms:</b>	Cash; Cntl
<b>Contingent Remarks:</b>	HOME INSPECTN

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# BUILD-OUT SALE COMP #8



**Address:**  
1253 Dover Ln SANTA BARBARA, CA 93103  
**Price:** 2,495,000  
**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 3  
**SqFt.:** 2500  
**Cross Street:** Dover  
MLS #14-1204

Old World Charm and Craftsmanship. Enjoy the peace of a quiet lane close to town. Exquisite kitchen greatroom with expansive veranda views, granite countertops, custom cabinets, bar & beverage fridge. Living room with vaulted beamed ceiling, fireplace and more veranda views. Large master bedroom with fireplace and amazing views of City, Ocean & Islands.

## Location Info

Compass Map	Santa Barbara	Map Grid	P11
County	Santa Barbara	Parcel Number	019-220-024

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	05/12/2014	Sold Price	2,495,000
Status	Closed		

## Property Information

TYP	Home/Estate	Total Full Baths	2
Total Half Baths	1	Year Built	1930
Source	Appraisal	Apx Lot SqFt	9,039
Within City Limits	Yes	Total #Units	1

## Neighborhood/Schools

Neighborhood	15 - Riviera/Upper	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	25,000	COE	30
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## Remarks

Directions	APS to Dover and then first right on Dover Lane.		
Geo Lat	34.438124	Geo Lon	-119.691691

## Details

<b>Condition:</b>	Excellent
<b>Style:</b>	Medit; Spanish
<b>Construction:</b>	Tri-Level
<b>Roof:</b>	Tile
<b>Foundation:</b>	Raised
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2; Attached
<b>Grounds/Landscaping:</b>	Deck; Patio Open; Fruit Trees; Yardspkl:PRT; Drought Tolerant LND
<b>View:</b>	Ocean; City; Harbor; Panoramic
<b>Location/Topo:</b>	Upslope
<b>Site Improvements:</b>	Underground Util
<b>Rooms:</b>	Office
<b>Dining:</b>	Breakfast Bar; In Kitchen
<b>Laundry:</b>	Area
<b>Amenities:</b>	Cathedral Ceilings; Remodeled Bath; Remodeled Kitchen; Room Addition; Skylight; Wet Bar
<b>Appliances Included:</b>	Central Vac; Dishwasher; Disposal; Double Oven; Dryer; Gas Rnge/Cooktop; Gas Stove; Low Flow Fixtures; Microwave; Refrig; Satellite Dish; Tankless WTR Heater; Washer; Wtr Softener/Owned
<b>Fireplace(s):</b>	2 ; LR; MBR; Other
<b>Fir/Wdw Coverings:</b>	Hardwood
<b>Security:</b>	Fire; Smoke Detc
<b>Heating/Cooling:</b>	GFA; Ceiling Fan(s)
<b>Water/Sewer:</b>	S.B. Wtr; Meter In; Sewer Hookup
<b>Pets:</b>	Yes
<b>Occupancy:</b>	Occ All Ages
<b>Zoning:</b>	R-1
<b>Reports Available:</b>	Prelim; Zoning
<b>Sales Excludes:</b>	Potted Plants; Garden Hoses; Fireplace Equipment
<b>Terms:</b>	Cash; Ctnl
<b>Pub Listing Details:</b>	Owner is Licensee
<b>Contingent Remarks:</b>	HOME INSPECTN

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# BUILD-OUT SALE COMP #9



**Address:**  
1511 Olive St SANTA BARBARA, CA 93101

**Price:** 1,549,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 3  
**Total Bathrooms:** 3.50  
**SqFt.:** 2193  
**Cross Street:** Micheltorena

MLS #14-1089

'Sevilla'. Enjoy ocean and city views from this stunning 3 bed/ 3.5 bath Mediterranean townhome offering the ideal blend of contemporary appointments and Andalusia architecture. One of six units, situated in the highly sought after Upper East locale, within close proximity to downtown Santa Barbara; allowing quick access to local parks, boutique shops, fine dining and local museums.

## Location Info

Compass Map	Santa Barbara	Map Grid	O11
County	Santa Barbara	Parcel Number	027-690-006
Development Name	Casitas DeLa Riviera		

## Contract Info

Financing	CTEL	Primary Listing	Yes
Affordable Housing	No	Sold Date	05/29/2014
Sold Price	1,549,000	Status	Closed

## Property Information

TYP	Condo/Co-Op	Total Full Baths	3
Total Half Baths	1	Year Built	2003
Source	Other/See Remarks	Apx Lot SqFt	3,049
Within City Limits	Yes	Total #Units	6

## Neighborhood/Schools

Neighborhood	15 - Upper Eastside	Elementary School	Roosevelt
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	30,000	COE	Negotiable
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## Remarks

Geo Lat	34.431696	Geo Lon	-119.703269
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## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: 285
<b>Condition:</b>	Excellent
<b>Style:</b>	Medit
<b>Construction:</b>	Tri-Level
<b>Roof:</b>	Tile
<b>Foundation:</b>	Slab
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2; Attached
<b>Grounds/Landscaping:</b>	Patio Open; Patio Covered
<b>View:</b>	Ocean; Mountain; City
<b>Location/Topo:</b>	Combo
<b>Proximity:</b>	Near Park(s); Near Shopping
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	Area
<b>Amenities:</b>	Butlers Pantry; Dual Pane Window
<b>Fireplace(s):</b>	2; Gas; LR
<b>Fir/Wdw Coverings:</b>	Tile
<b>Heating/Cooling:</b>	Heat: Radia Flooring
<b>Water/Sewer:</b>	S.B. Wtr
<b>Pets:</b>	Yes
<b>Zoning:</b>	R-1
<b>Reports Available:</b>	CCR'S Inc
<b>Terms:</b>	Ctnl
<b>Contingent Remarks:</b>	HOME INSPECTN; LOAN APPROVAL

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# BUILD-OUT SALE COMP #10



**Address:**  
618 Anacapa St 6 SANTA BARBARA, CA 93101

**Price:** 1,795,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 2  
**Total Bathrooms:** 2  
**SqFt.:** 1912  
**Cross Street:** Ortega

MLS #13-2280

This 2 bedroom 2 bath, single-story contemporary penthouse is designed to be a private home featuring an open "loft style" floor plan & dramatic finishes that evoke decidedly "California Contemporary" vibe. The kitchen is designed for entertaining with custom cabinetry, honed granite countertops and professional grade stainless steel appliances including a 36" Viking gas range. The bathrooms are

## Location Info

Compass Map	Santa Barbara	Map Grid	P12
County	Santa Barbara	Parcel Number	031-540-006

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	04/01/2014	Sold Price	1,750,000
Status	Closed		

## Property Information

TYP	Condo/Co-Op	Total Full Baths	2
Total Half Baths	0	Year Built	2006
Source	Other/See Remarks	Within City Limits	No
Total #Units	1		

## Neighborhood/Schools

Neighborhood	15 or 20 - Downtown	Elementary School	Washington
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3
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## Remarks

Directions	Anacapa St. between Ortega & Cota Streets.		
Geo Lat	34.419443	Geo Lon	-119.696206

## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: TBD
<b>Condition:</b>	Excellent
<b>Style:</b>	Medit; Spanish
<b>Construction:</b>	Single Story
<b>Roof:</b>	Tile
<b>Foundation:</b>	Slab
<b>Parking/Garage:</b>	Gar #1
<b>Grounds/Landscaping:</b>	Deck; Patio Open; Lawn
<b>View:</b>	Ocean; Mountain; City
<b>Location/Topo:</b>	Level
<b>Site Improvements:</b>	Public; Paved; Sidewalks; Cable TV
<b>Proximity:</b>	Near Bus; Near Hospital; Near Ocean; Near Park(s); Near School(s); Near Shopping
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	Room
<b>Amenities:</b>	Dual Pane Window; Remodeled Bath; Remodeled Kitchen; Upper Unit
<b>Appliances Included:</b>	Dishwasher; Oven/Rnge/Blt-In; Refrig
<b>Fireplace(s):</b>	LR
<b>Flr/Wdw Coverings:</b>	Wood
<b>Heating/Cooling:</b>	Heat: Radia Flooring
<b>Water/Sewer:</b>	S.B. Wtr
<b>Assoc/Park Fee Incl:</b>	Other
<b>Zoning:</b>	Other
<b>Terms:</b>	Cash; Cntl
<b>Pub Listing Details:</b>	None

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# BUILD-OUT SALE COMP #11



**Address:**  
205 Bath St SANTA BARBARA, CA 93101

**Price:** 1,895,000

**District:** 20 - SB/WEST OF STATE  
**Total Bedrooms:** 2  
**Total Bathrooms:** 2.50  
**SqFt.:** 2109  
**Cross Street:** Castillo

MLS #14-645

West Beach's Finest Condo. Features 2 master suites, 2- 1 car garages, gourmet kitchen, dumbwaiter, many spacious exterior patio spaces, ocean view balconies & rooftop deck with fireplace. Excellent history as luxury vacation rental. Could be turnkey business or use for self.

## Location Info

Compass Map	Santa Barbara	Map Grid	P13
County	Santa Barbara	Parcel Number	033-170-001
Development Name	Cinque Terre		

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	04/10/2014	Sold Price	1,850,000
Status	Closed		

## Property Information

TYP	Condo/Co-Op	Total Full Baths	2
Total Half Baths	1	Year Built	2004
Source	Public Records	Within City Limits	Yes
Total #Units	5		

## Neighborhood/Schools

Neighborhood	20 - West Beach	Elementary School	McKinley
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit 3

## Remarks

Geo Lat	34.410970	Geo Lon	-119.695578
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## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: \$700.; End Unit
<b>Condition:</b>	Excellent
<b>Style:</b>	Medit
<b>Construction:</b>	Tri-Level
<b>Roof:</b>	Tile
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Fenced: PRT
<b>View:</b>	Ocean
<b>Proximity:</b>	Near Bus; Near Ocean; Near Park(s); Near School(s); Near Shopping
<b>Rooms:</b>	Patio Enclosed
<b>Dining:</b>	Dining Area; Nook
<b>Laundry:</b>	Kitchen
<b>Appliances Included:</b>	Dishwasher; Elec Rnge/Cooktop; Gas Rnge/Cooktop
<b>Fireplace(s):</b>	2; FR; Gas; MBR
<b>Flr/Wdw Coverings:</b>	Tile
<b>Heating/Cooling:</b>	Heat: Radia Flooring
<b>Water/Sewer:</b>	S.B. Wtr
<b>Pets:</b>	Yes
<b>Handicapped Access:</b>	Elevator
<b>Occupancy:</b>	Occ All Ages
<b>Zoning:</b>	Other
<b>Terms:</b>	Cash; Ctnl
<b>Contingent Remarks:</b>	CONTACT AGENT; HOME INSPECTN; LOAN APPROVAL

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# BUILD-OUT SALE COMP #12



**Address:**  
18 West Victoria St 215 SANTA BARBARA, CA 93101

**Price:** 1,894,000

**District:** 15 - SB/EAST OF STATE  
**Total Bedrooms:** 1  
**Total Bathrooms:** 2  
**SqFt.:** 1427  
**Cross Street:** Chapala

MLS #12-3107

Located in the Center of Santa Barbara's cultural and performing arts scene is Alma Del Pueblo, nestled inside the historic El Pueblo Viejo Landmark District. Alma Del Pueblo features 37 Units, with 29,000 square feet of commercial space, adjacent to world-class entertainment and shopping housed in some of Southern California's best examples of Spanish Colonial architecture.

## Location Info

Compass Map	Santa Barbara	Thos. Bros. Map	F17
Map Grid	O12	County	Santa Barbara
Parcel Number	039-131-016	Development	Alma Del Pueblo
		Name	

## Contract Info

Financing	Cash	Primary Listing	No
Affordable Housing	No	Sold Date	06/10/2014
Sold Price	1,894,000	Status	Closed

## Property Information

TYP	Condo/Co-Op	Total Full Baths	1
Total Half Baths	1	Year Built	2014
Source	Other/See Remarks	Within City Limits	Yes
Total #Units	37		

## Assessor's Data

Assessor Year Built	0	Assessor SqFt	0
Assessor Lot Acres	1.40		

## Neighborhood/Schools

Neighborhood	15 or 20 - Downtown	Elementary School	Peabody
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit 3

## Remarks

Geo Lat	34.423804	Geo Lon	-119.706834
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## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: CLA
<b>Condition:</b>	Excellent
<b>Style:</b>	Spanish
<b>Construction:</b>	Single Story; LEED Platinum
<b>Roof:</b>	Tile
<b>Foundation:</b>	Mixed
<b>Parking/Garage:</b>	Gar #1; Com Garage
<b>Grounds/Landscaping:</b>	BBQ; Fenced: ALL; Drought Tolerant LND
<b>Other Buildings:</b>	Other
<b>View:</b>	Mountain; City
<b>Location/Topo:</b>	Other
<b>Site Improvements:</b>	Public; Paved; Street Lights; Underground Util
<b>Proximity:</b>	Near Bus; Near Hospital; Near Park(s); Near School(s); Near Shopping
<b>Laundry:</b>	Gas Hookup
<b>Amenities:</b>	Dual Pane Window; Guest Quarters; High R-Value Insul
<b>Appliances Included:</b>	Dishwasher; Disposal; Dryer; Elect Stove; Energy Star Appliance; Gas Rnge/Cooktop; Gas Stove; Oven/Bltin; Oven/Rnge/Blt-In; Refrig; Solar Hot Wtr; Tankless WTR Heater; Washer
<b>Fireplace(s):</b>	Other
<b>Fir/Wdw Coverings:</b>	Natural Fiber Carpet; Other; Tile
<b>Security:</b>	Fire; Smoke Detc
<b>Heating/Cooling:</b>	Radia; Ceiling Fan(s)
<b>Water/Sewer:</b>	S.B. Wtr; Sewer Hookup
<b>Pets:</b>	Yes
<b>Handicapped Access:</b>	Wheelchair Access; Elevator
<b>Assoc/Park Amenities:</b>	Clubhouse; Security; Other
<b>Occupancy:</b>	Occ Tenant OK
<b>Assoc/Park Fee Incl:</b>	Insurance; Trash; Prop Mgmt; Comm Area Maint; Exterior Maint; Security; Other
<b>Zoning:</b>	C-2
<b>Reports Available:</b>	Prelim; CCR'S Inc; By Laws; Environ Hzd; NHD; Other
<b>Terms:</b>	Cash; Ctnl

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# BUILD-OUT SALE COMP #13



**Address:**  
531 Chapala St C SANTA BARBARA, CA 93101

**Price:** 2,365,000

**District:** 20 - SB/WEST OF STATE  
**Total Bedrooms:** 2  
**Total Bathrooms:** 3  
**SqFt.:** 2530  
**Cross Street:** Cota

MLS #14-419

Sophisticated downtown living. Elite style Moroccan award winning design by Jeff Shelton. This El Andaluz condo features 2 bedrooms, 2.5 baths open floor plan, living room dining room, kitchen with island, high ceilings, arches, open air court yard with water features, private balconies, intricate tile work, private elevator, 2 car garage, fireplace in master. Truly a masterpiece. A must see!

## Location Info

Compass Map	Santa Barbara	Map Grid	O12
County	Santa Barbara	Parcel Number	037-570-005
Development Name	El Andaluz		

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	04/11/2014	Sold Price	2,208,750
Status	Closed		

## Property Information

TYP	Condo/Co-Op	Total Full Baths	2
Total Half Baths	1	Year Built	2009
Source	Other/See Remarks	Within City Limits	Yes
Total #Units	7		

## Neighborhood/Schools

Neighborhood	15 or 20 - Downtown	Elementary School	Monroe
Junior High School	S.B. Jr.	High School	S.B. Sr.

## Owner Info

Deposit	3	COE	ASAP
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## Remarks

Directions	South on State Street to Cota. Turn West onto Cota and South onto Chapala.		
Geo Lat	34.416203	Geo Lon	-119.697908

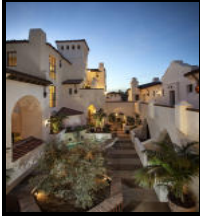
## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: 560
<b>Condition:</b>	Excellent
<b>Style:</b>	Medit; Spanish
<b>Construction:</b>	Single Story
<b>Roof:</b>	Tile
<b>Foundation:</b>	Slab
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #2
<b>Grounds/Landscaping:</b>	Patio Open; Fruit Trees
<b>View:</b>	Setting
<b>Location/Topo:</b>	Level
<b>Site Improvements:</b>	Public; Paved; Sidewalks; Street Lights; Cable TV
<b>Proximity:</b>	Near Bus; Near Shopping
<b>Rooms:</b>	Family Room; Ground Floor Bedroom; Ground Floor Master
<b>Dining:</b>	Dining Area
<b>Laundry:</b>	220V Elect; Gas Hookup; Room
<b>Amenities:</b>	Dual Pane Window; Pantry
<b>Appliances Included:</b>	Dishwasher; Disposal; Double Oven; Dryer; Gas Rnge/Cooktop; Gas Stove; Oven/Rnge/Blt-In; Refrig; Washer; Wtr Softener/Owned
<b>Fireplace(s):</b>	MBR
<b>Flr/Wdw Coverings:</b>	Tile
<b>Security:</b>	Fire
<b>Heating/Cooling:</b>	GFA; Floor; Heat: Radia Flooring; Ceiling Fan(s)
<b>Water/Sewer:</b>	S.B. Wtr
<b>Pets:</b>	Yes
<b>Handicapped Access:</b>	Elevator
<b>Occupancy:</b>	Occ Owner Only; Occ Tenant OK
<b>Assoc/Park Fee Incl:</b>	Insurance; Trash; Comm Area Maint; Security
<b>Zoning:</b>	C-2
<b>Terms:</b>	Cash; Ctnl

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# BUILD-OUT SALE COMP #14



**Address:**  
401 Chapala St 405 SANTA BARBARA, CA 93101

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**Price:** 2,300,000

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**District:** 20 - SB/WEST OF STATE  
**Total Bedrooms:** 2  
**Total Bathrooms:** 2  
**Cross Street:** Gutierrez

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MLS #14-1203

Sevilla is a private luxury enclave that blends modern style with quintessential Santa Barbara living. It's a unique and highly individualized collection of spacious one- and two-bedroom residences, each one-of-a-kind. The iconic Santa Barbara character is artfully expressed in arched porticoes, expansive terraces, tiled courtyards and coastal and Riviera views.

## Location Info

Compass Map	Santa Barbara	Map Grid	P13
County	Santa Barbara	Parcel Number	037-203-026
Development Name	Sevilla		

## Contract Info

Primary Listing	Yes	Affordable Housing	No
Sold Date	04/18/2014	Sold Price	2,300,000
Status	Closed		

## Property Information

TYP	Condo/Co-Op	Total Full Baths	2
Total Half Baths	0	Year Built	2008
Source	Other/See Remarks	Within City Limits	No
Total #Units	35		

## Neighborhood/Schools

Elementary School	Monroe	Junior High School	LaCumbre
High School	S.B. Sr.		

## Owner Info

Deposit 10,000

## Remarks

Geo Lat	34.414673	Geo Lon	-119.696123
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## Details

<b>Condo/CO-OP/PUD:</b>	Association Fee: TBD
<b>Condition:</b>	Excellent; Good
<b>Style:</b>	Contemporary; Spanish
<b>Roof:</b>	Tile
<b>Foundation:</b>	Slab
<b>Exterior:</b>	Stucco
<b>Parking/Garage:</b>	Gar #1
<b>Grounds/Landscaping:</b>	Patio Open
<b>View:</b>	Setting
<b>Location/Topo:</b>	Level
<b>Site Improvements:</b>	Public; Paved; Sidewalks; Street Lights; Cable TV
<b>Proximity:</b>	Near Bus; Near Ocean; Near Park(s); Near Shopping
<b>Dining:</b>	Dining Area
<b>Amenities:</b>	Remodeled Bath; Remodeled Kitchen
<b>Appliances Included:</b>	Dishwasher; Gas Stove; Microwave; Refrig
<b>Fir/Wdw Coverings:</b>	Tile
<b>Heating/Cooling:</b>	GFA
<b>Water/Sewer:</b>	S.B. Wtr
<b>Zoning:</b>	Other
<b>Terms:</b>	Cash; Cntl

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# LOCAL INFORMATION

Go to the following links for more information about Santa Barbara:

City of Santa Barbara - Government

[www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

City of Santa Barbara - Visitors Information

[www.SantaBarbaraCA.com](http://www.SantaBarbaraCA.com)

Santa Barbara Chamber of Commerce

[www.SBChamber.org](http://www.SBChamber.org)

Santa Barbara Restaurant Guide

[www.SantaBarbara.com/dining](http://www.SantaBarbara.com/dining)

Santa Barbara School Information

(1601-1615 Grand is in the highly-rated Roosevelt school district)

[www.sbsdk12.org](http://www.sbsdk12.org)