



COUNTY OF SANTA BARBARA

Planning and Development

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

# Modification

**MODIFICATION (MOD) - To permit a modification of the zone regulations (setbacks, height, parking, FARs) where, due to practical difficulties, integrity of design, topography, tree or habitat protection or other similar site conditions, minor adjustments to such requirements would result in better site or architectural design and/or resource protection. The Zoning Administrator cannot approve a Modification unless the following findings can be made.**

1. The project is consistent with the Comprehensive Plan (and Coastal Act in if site is in Coastal Zone).
2. The project complies with the intent and purpose of the applicable Zone including Overlays, this Section and this Article.
3. The Modification is minor in nature and will result in a better site or architectural design, as approved by the Board of Architectural Review, and/or will result in greater resource protection than the project without such Modification.
4. The project is compatible with the neighborhood, and does not create an adverse impact to community character, aesthetics or public views.
5. Any Modification of parking or loading zone requirements will not adversely affect the demand for onstreet parking in the immediate area.
6. The project is not detrimental to existing physical access, light, solar exposure, ambient noise levels or ventilation on or off site.
7. Any adverse environmental impacts are mitigated to a level of insignificance

## THIS PACKAGE CONTAINS

- ✓ SUBMITTAL REQUIREMENTS
- ✓ APPLICATION

## AND, IF ✓'D, ALSO CONTAINS

AGREEMENT FOR PAYMENT OF PROCESSING FEES

[Click to download Agreement to Pay form](#)

PLAN AND MAP REQUIREMENTS

[Click to download Site Plan and Topographical Map Requirements](#)

AGRICULTURAL ACTIVITIES SUPPLEMENT

[Click to download Agricultural Activities Supplement form](#)

MISSION CANYON SUPPLEMENT

[Click to download Mission Canyon Supplement form](#)

FIRE DEPARTMENT VEGETATION PLAN INFORMATION

[For additional information regarding Fire Department Requirements for Vegetation Plan click here](#)

PUBLIC WORKS, PROJECT CLEAN WATER – LOW IMPACT DEVELOPMENT AND STORM WATER INFORMATION

[For additional information regarding Project Clean Water Low Impact Development and/or Storm Water Information click here](#)

<p><b>South County Office</b>                  123 E. Anapamu Street                  Santa Barbara, CA 93101                  Phone: (805) 568-2000                  Fax: (805) 568-2030</p>	<p><b>Energy Division</b>                  123 E. Anapamu Street                  Santa Barbara, CA 93101                  Phone: (805) 568-2040                  Fax: (805) 568-2522</p>	<p><b>North County Office</b>                  624 W. Foster Road, Suite C                  Santa Maria, CA 93455                  Phone: (805) 934-6250                  Fax: (805) 934-6258</p>
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Website: [www.sbcountyplanning.org](http://www.sbcountyplanning.org)





**PLANNING & DEVELOPMENT**  
**PERMIT APPLICATION**

SITE ADDRESS: \_\_\_\_\_

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PARCEL SIZE (acres/sq.ft.): Gross \_\_\_\_\_ Net \_\_\_\_\_

COMPREHENSIVE/COASTAL PLAN DESIGNATION: \_\_\_\_\_ ZONING: \_\_\_\_\_

Are there previous permits/applications? no yes numbers: \_\_\_\_\_  
(include permit# & lot # if tract)

Did you have a pre-application? no yes if yes, who was the planner? \_\_\_\_\_

Are there previous environmental (CEQA) documents? no yes numbers: \_\_\_\_\_

**1. Financially Responsible Person** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

(For this project)

Mailing Address: \_\_\_\_\_  
Street City State Zip

**2. Owner:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Street City State Zip

**3. Agent:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Street City State Zip

**4. Arch./Designer:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State/Reg Lic# \_\_\_\_\_  
Street City State Zip

**5. Engineer/Surveyor:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State/Reg Lic# \_\_\_\_\_  
Street City State Zip

**6. Contractor:** \_\_\_\_\_ Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State/Reg Lic# \_\_\_\_\_  
Street City State Zip

**COUNTY USE ONLY**

Case Number: \_\_\_\_\_ Companion Case Number: \_\_\_\_\_

Supervisory District: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Applicable Zoning Ordinance: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Project Planner: \_\_\_\_\_ Accepted for Processing \_\_\_\_\_

Zoning Designation: \_\_\_\_\_ Comp. Plan Designation \_\_\_\_\_



**III. GRADING:** Will there be any grading associated with the project? Y N

**(NOTE: For proposed access drives over 12% grade, a clearance letter from the Fire Dept. will be required)**

CUT \_\_\_\_\_ cubic yards AMOUNT TO BE EXPORTED \_\_\_\_\_ c.y.

FILL \_\_\_\_\_ c.y. AMOUNT TO BE IMPORTED \_\_\_\_\_ c.y.

MAXIMUM VERTICAL HEIGHT OF CUT SLOPES \_\_\_\_\_

MAXIMUM VERTICAL HEIGHT OF FILL SLOPES \_\_\_\_\_

MAXIMUM HEIGHT OF ANY PROPOSED RETAINING WALL(S) \_\_\_\_\_

TOTAL AREA DISTURBED BY GRADING (sq. ft. or acres) \_\_\_\_\_

What is the address of the pick-up/deposit site for any excess cut/fill?

Specify the proposed truck haul route to/from this location.

**IV. SITE INFORMATION**

A. Is this property under an Agricultural Preserve Contract? Y N

B. Describe any unstable soil areas on the site.

\_\_\_\_\_  
\_\_\_\_\_

C. Name and describe any year round or seasonal creeks, ponds, drainage courses or other water bodies. How is runoff currently conveyed from the site?

\_\_\_\_\_  
\_\_\_\_\_

D. Has there ever been flooding on the site? Y N  
If yes, state the year and describe the effect on the project site.

\_\_\_\_\_  
\_\_\_\_\_

E. Describe any proposed drainage and/or flood control measures. How will storm water be conveyed across and from the site? Where will storm water discharge?

\_\_\_\_\_  
\_\_\_\_\_

F. Will the project require the removal of any trees? Y N  
If so, please list them here as requested. Attach additional sheets as necessary.

<u>Type</u>	<u>Diameter (at 4' height)</u>	<u>Height</u>
<hr/> <hr/>		

Explain why it is necessary to remove these trees.

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G. Describe any noise sources that currently affect the site.

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H. Are there any prehistoric or historic archaeological sites on the property or on neighboring parcels?  
Y N Unknown

If yes, describe. 

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I. Describe all third party property interests (such as easements, leases, licenses, rights-of-way, fee ownerships or water sharing agreements) affecting the project site, provision of public utilities to the site or drainage off the site.

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J. Have you incorporated any measures into your project to mitigate or reduce potential environmental impacts? Y N Unknown If so, list them here. (Examples include tree preservation plans, creek restoration plans, and open space easements.)

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**V. STORM WATER MANAGEMENT AND APPLICATION OF LOW IMPACT DEVELOPMENT FEATURES**

**Part A and B of this section apply to the following discretionary development or redevelopment projects:**

- 1. Residential subdivision developments with 10 or more dwelling units;**
- 2. Commercial development of 0.5 acres or greater;**
- 3. Parking lots of 5,000 square feet or more or have 25 or more parking spaces and are potentially exposed to storm water runoff;**
- 4. Automotive repair shops;**
- 5. Retail gasoline outlets;**
- 6. Restaurants, and**
- 7. Any new development or redevelopment where imperviousness exceeds one acre.**

A. Identify Low Impact Development (LID) <sup>1</sup> measures that will be incorporated into the project design to address long-term storm water runoff, after construction. Select at least one measure from each group listed below, or define constraints if not applicable. The same measure may apply toward more than one group (e.g. porous concrete with volume storage). Describe the selected LID measures below and depict on the site plan with a legend.

1. **Group 1 - Site Layout/Setting:** Reduce overall disturbance by conserving and protecting natural areas, drainages, topsoils, and vegetation and minimizing overall impervious areas. Measures include roadway/sidewalk/driveway design, lot layout, parking, clustering units, onsite storm water reuse, vegetated roof, permeable paving, etc. Development within the established development envelope is also an acceptable measure for Group 1.

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2. **Group 2 - Disconnect Impervious:** Safely distribute runoff from impervious surfaces (e.g. roof downspouts, driveways, roads, etc.) to a variety of onsite pervious areas (e.g. open space, landscape, permeable pavement with base, etc.)

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3. **Group 3 - Rate/Volume/Duration:** Slow and reduce runoff using infiltration, evapotranspiration, detention, and/or rainwater reuse. Measures include: infiltration trench, infiltration basin, drywell, vegetated swales, bioretention (rain garden), buffer strips, landscape planter box, amended soils, deep-rooted large trees, permeable paving with storage, cisterns, rain barrels, dry wells, detention basins, etc.

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B. Describe measures that will be incorporated into the project design to remove pollutants from storm water runoff including pollutant reduction through source control/site design measures and treatment of runoff. Measures include: bioswales, buffer strips, bioretention (rain garden), detention basins, etc). Show where adequate space is reserved for storm water treatment control measures on site plan.<sup>2</sup>

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<sup>1</sup> Low Impact Development is a design approach that minimizes or eliminates pollutants in storm water through natural processes and maintains pre-development hydrologic characteristics, such as flow patterns, onsite retention, and recharge rates. For examples and design guidance see [http://www.sbprojectcleanwater.org/post\\_construction.html](http://www.sbprojectcleanwater.org/post_construction.html).

<sup>2</sup> For additional information on application completeness see: [http://www.sbprojectcleanwater.org/Application\\_Completeness.html](http://www.sbprojectcleanwater.org/Application_Completeness.html) Refer to Best Management Practices handbooks such as "Start at the Source" by Bay Area Stormwater Management Agencies Association, 1999 and on the Internet at [www.epa.gov/npdes/menuofbmps.htm](http://www.epa.gov/npdes/menuofbmps.htm). Also handouts at the counter developed by Project Clean Water.

**VI. ACCESS**

A. Describe the existing access road(s) to the site. Include road widths, shoulders, and type of surface material.

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B. Does property front on a public street? Y N  
 Is access to be taken from this public street? Y N  
 Name of public street: \_\_\_\_\_

C. Will the proposed access utilize an easement across neighboring property? Y\* N  
**\*Submit documentation which supports the applicant's use of this easement.**

D. Describe proposed construction equipment access \_\_\_\_\_

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**VII.DEVELOPMENT AND USE**

A. Existing: Describe the existing structures and/or improvements on the site.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
_____	_____	_____	_____
_____	_____	_____	_____

B. Proposed: Describe the proposed structures and/or improvements.

<u>Use</u>	<u>Size (sq ft)</u>	<u>Height</u>	<u># of Dwelling Units</u>
_____	_____	_____	_____
_____	_____	_____	_____

C. Will any structures be demolished or removed? \_\_\_\_ If so, please list them here as requested.

<u>Current Use</u>	Historic Use	Age	<u>Rental Price (if rented)</u>
_____	_____	_____	_____
_____	_____	_____	_____

D. Describe all other existing uses of the property.

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E. How will the project affect the existing uses of the property?

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F. Describe any other historic use(s) of the property. This may include agricultural (include crop type), commercial, or residential uses.

\_\_\_\_\_

\_\_\_\_\_

G. Provide a short description of the land uses surrounding the site.

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

H. STATISTICS: Mark each section with either the information requested or "n/a" if not applicable.

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
BUILDING COVERAGE	_____	_____	_____
IMPERMEABLE ROADS/PARKING/ WALKWAYS (sq. ft.)	_____	_____	_____
OPEN SPACE (sq. ft.)	_____	_____	_____
RECREATION (sq. ft.)	_____	_____	_____
LANDSCAPING (sq. ft.)	_____	_____	_____
AGRICULTURAL LANDS (sq. ft.)	_____	_____	_____
POPULATION (#) (employees/residents)	_____	_____	_____
DWELLING, HOTEL/MOTEL UNITS	_____	_____	_____
PARKING (on-site)			
TOTAL # OF SPACES	_____	_____	_____
# OF COVERED SPACES	_____	_____	_____
# OF STANDARD SPACES	_____	_____	_____
SIZE OF COMPACT SPACES	_____	_____	_____

Estimate the cost of development, excluding land costs. \_\_\_\_\_

**VIII. PARCEL VALIDITY**

P&D requires applications for development on vacant, unimproved property to provide clear evidence that the property is a separate legal lot. Acceptable evidence of a separate legal lot include any of the following which show the subject property in it's current configuration: a recorded Parcel or Final Map, a recorded Certificate of Compliance or Conditional Certificate of Compliance, an approved Lot Line Adjustment, a recorded Reversion to Acreage, a recorded Voluntary Merger or an approved Lot Split Plat.

A. Type of evidence provided to demonstrate a separate, legal lot:

\_\_\_\_\_

Copy of evidence attached:  Yes  No

Reference number for evidence supplied: \_\_\_\_\_

**IX. PUBLIC/PRIVATE SERVICES**

A. WATER:

1. If the property is currently served by a private well, submit the following for each well:

- a. Pumpage records (electrical meter or flow meter readings) for the past 10 years
- b. Pump test data
- c. Location of other wells within 500 feet
- d. Water quality analysis
- e. Drillers report (with construction details)
- f. Copy of applicable well sharing agreement

2. Does the well serve other properties? Y N

If yes, address(es): \_\_\_\_\_

3. Is a well proposed? Y N If so, will it serve other properties? Y N

If yes, address(es): \_\_\_\_\_

4. If the property is currently served by a private or public water district, submit the following:

a. Name: \_\_\_\_\_

5. Will the project require annexation to a public or private water company? Y N

If yes, name: \_\_\_\_\_

B. SEWAGE DISPOSAL:

1. Existing: Indicate if the property is currently served by the following:

	Yes/No	
a. Septic system*	_____	
b. Drywell*	_____	
c. Public sewer district	_____	If yes, name: _____

\*Submit engineering details on septic tanks and dry wells, as well as calculations for leach field size, where applicable.

2. Proposed: Indicate what sewage disposal services are proposed as part of this project?

- a. Septic system\* \_\_\_\_\_
- b. Drywell\* \_\_\_\_\_
- c. Public sewer district \_\_\_\_\_ District Name: \_\_\_\_\_

\*Submit percolation tests and/or drywell performance tests as applicable.

3. Will the project require annexation to any public sewer district? Y N

Name: \_\_\_\_\_

C. FIRE PROTECTION

1. Fire protection is (will be) provided by the \_\_\_\_\_ Fire Department.  
(Montecito, Summerland, S.B. County)

2. Is there an existing water main infrastructure in the vicinity? Circle one: Yes No

3. How far away is the nearest standard fire hydrant? \_\_\_\_\_ feet.

4. Is a new fire hydrant proposed? Circle one: Yes No

5. If a new hydrant is proposed, what is the longest driving distance from the proposed hydrant to the proposed building(s)? \_\_\_\_\_ feet.

6. Will fire protection be provided by an on-site water storage tank? Circle one: Yes No

Tank capacity: \_\_\_\_\_ gallons

7. What is the driving distance from the water tank to the proposed structure(s)? \_\_\_\_\_ feet.

8. Is a fire sprinkler system proposed? Yes No Location \_\_\_\_\_

9. Describe the access for fire trucks. Include width and height clearance for access and surface material.

\_\_\_\_\_  
\_\_\_\_\_

10. Will hazardous materials be stored or used? Y/N List any hazardous materials which may be used or stored on the site. \_\_\_\_\_

\_\_\_\_\_

### HAZARDOUS WASTE/MATERIALS

Please read and answer the following questions if, in the known history of the property, there has been any storage (above or underground) or discharge of hazardous materials or if the proposal includes storage, use or discharge of any hazardous material. Hazardous materials include pesticides, herbicides, solvents, oil, fuel, or other flammable liquids. Attach additional sheets if necessary.

**Past & Present:**

List any hazardous materials which have been or are currently stored/discharged/produced on the property. Describe their use, storage and method of discharge. Provide dates where possible.

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If a characterization study has been prepared, please submit it with this application.

Is the project site on the County Site Mitigation list? Y N Unknown

Is the site on the CA Hazardous Waste and Substances Sites list? Y N Unknown

**Proposed Project:**

List any hazardous materials proposed to be stored/discharged/produced on the property. Describe the proposed use and method of storage and disposal.

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If the proposed project involves use, storage or disposal of any hazardous materials, please contact County Fire Department at 686-8170 to determine whether additional submittals are required.

**Please include any other information you feel is relevant to this application.**

**CERTIFICATION OF ACCURACY AND COMPLETENESS:** Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

**Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.**

*I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.*

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Print name and sign - Applicant/Agent

Date

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Print name and sign - Landowner

Date

UPDATED FTC 11/29/10

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