

CONCEPT REVIEW - NEW ITEM3. **1776 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-161-054
 Application Number: MST2002-00614
 Owner: Rick Jeffery
 Applicant: Rick Jeffrey
 Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing Single Family Residence.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIROMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP.)

(This is a conceptual review of the proposed building pad locations.)

(4:13)

Rick Jeffrey, Owner/Applicant, and Carol Gross, Landscape Architect, present.

Staff Comment: Jessica Grant, Case Planner, clarified that the applicant can proceed with a lot split, but staff will require mass study of a potential house, site constraints and elevation.

Motion: Continued indefinitely with the following comments: 1) The Board determined that the proposed envelope was the most aesthetically supportable location. 2) The Board has significant concerns regarding the siting, massing and size of the structure using the Hillside Design Guidelines. 3) Provide massing and vehicle access studies of the design concept.

Action: Six/Manson-Hing, 8/0/0.

REVIEW AFTER FINAL4. **619 W ORTEGA ST**

R-3 Zone

Assessor's Parcel Number: 037-101-005
 Application Number: MST2003-00147
 Owner: John & Hazel Blakenship/Gil & Martha Garcia
 Architect: Gil Garcia

(Proposal to construct a 5,100 square foot, two-story, multi-residential building on an 11,438 square foot lot. Also proposed area detached two-story building consisting of five, one-car garages with a 988 square foot residential unit above and five attached one-car carports. A total of five condominiums are proposed.)

(Review After final change to the exterior finish and hardscape.)

(4:40)

Gil Garcia, Architect, present. Derrick Eichelberger stepped down at 4:40.

Motion: Final Approval of the Review After Final with one week continuance to the Consent Calendar with the following conditions: 1) The north elevation porch shall be re-introduced with original wood column and detail. 2) The exterior finishes of plaster on the first floor and board and batten on the second floor are acceptable. 3) Add more break ups of the split face on the masonry boundary wall. 4) Continue the split face pattern around the corner.

Action: Mudge/Manson-Hing, 7/0/0.

Motion: Reopen item.

Action: Larson/Bartlett, 7/0/0.

Motion: Final approval of the revised paving pattern with the condition that the faux flagstone shall be on both sides of the ribbon driveway.

Action: Mudge/Manson-Hing, 7/0/0.

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 906 GARCIA RD**

R-3 Zone

Assessor's Parcel Number: 029-252-001
 Application Number: MST2004-00755
 Owner: Harrison, James Brett
 Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one story 1,037 square foot single family residence with an attached 526 square foot two car garage. The project will result in a two story 2,260 square foot single family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(6:42)

Mark Wienke, Architect, present.

Public comment opened at 6:59 p.m.

Chair Six read a letter from Jeffrey and Kathleen Stratford-Jones, neighbors, which stated they are concerned with the height of the new addition, the height of the proposed new landscaping and that the project is not architecturally compatible with the neighborhood.

Sabino Crespo, neighbor, stated that he is concerned with the height of the project and the height of the landscaping.

Public comment closed at 7:03

Motion: Continued indefinitely with the following comments: 1) The Board is concerned about the size, bulk, and scale, as well as neighborhood compatibility and therefore, will conduct a site visit. 2) Lower the two-story portion of the garage. 3) Provide accurate documentation and site sections of the adjacent properties.

Action: Larson/Eichelberger, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**9. 1776 EUCALYPTUS HILL RD**

A-2 Zone

Assessor's Parcel Number: 015-161-054
 Application Number: MST2002-00614
 Owner: Rick Jeffery
 Applicant: Rick Jeffery
 Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing Single Family Residence.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(7:29)

Carol Gross, Agent; and Rick Jeffery, Owner, present.

Public comment opened at 7:39 p.m.

James Rudy, agent for the Eucalyptus Hill Association Board of Directors, read a letter from John Manning stating their concerns with the steep slopes, land sliding, faulting, plant and animal habitats, and poor roadway access.

John Fiske, neighbor, stated his main concern is with the height of the new structure and the obstruction of his view.

Ben Walsh, neighbor, stated he is concerned that a previous Environmental Impact Report prepared in 1976 states that the property is in a major earthquake area, a high fire area, and that a bird refuge runs through the bottom of the canyon. He stated that he feels the project would have an adverse impact on wildlife and vegetation. He further stated that Eucalyptus Hill Road is a dangerous road to travel.

Public comment closed at 7:49 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The building envelope on slopes of less than 30% from an esthetic viewpoint is a buildable site.
2) The proposed structure of 3,000 square feet, including garage, is acceptable in scale and would have minimal, if any visual impact. 3) The Hillside Design Guidelines technique of stepping back will further help mitigate any visual impact from across the canyon. 4) The Board appreciates the applicant's consideration in working with the neighbors. 5) The Board appreciates the applicant's elimination of the visual scarring caused by the existing access road.

Action: Pierron/Bartlett, 7/0/0.

CONCEPT REVIEW - NEW ITEM

10. ~~421 LAGUNA ST~~

M-1 Zone

Assessor's Parcel Number: 031-282-006
Application Number: MST2004-00660
Owner: County Lumber Company of Santa Barbara
Applicant: Justin Van Mullen
Architect: On Design

(Proposal to enclose 312 square feet for new retail and construct a 110 square foot addition to the existing retail building. Proposal will also include minor exterior alterations to the existing buildings.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL.)

(8:02)

Justin Van Mullen, Applicant, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The project is ready for Preliminary Approval. 2) The Board will be able to make the Development Plan Approval findings when the project returns for approval. 3) Preliminary and Final Approval can be made at Consent. 4) The prominent front windows facing Laguna Street should remain. 5) The electric meter should be relocated to be in a less publicly visible location or enclosed so only the meter face is visible. 6) Introduce a non-deciduous vine instead of wisteria to be planted at the stationary portions of green screen fence.

Action: Pierron/Manson-Hing, 7/0/0.

Mark Edwards, Owner; Peter Ehlen, Architect; David Black, Landscape Architect; and Chelsey Swanson, Assistant Planner for the City of Santa Barbara, present.

Public Comment opened at 7:39 p.m.

Mr Untermann, neighbor, found the project to be a positive addition to the neighborhood and would set the trend in quality development for the area. The quality of the detail elements on parking and landscaping of the project are highly desirable for the neighborhood.

Public Comment closed at 7:42 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: (Previous Comment #1 carried forward) 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and other details are compatible with the industrial nature of the neighborhood. 2) The majority of the Board finds the size, bulk, and scale of the project is acceptable, but would like to see the third floor setback increased as it addresses Los Aguajes Avenue since the current proposal is requesting a front yard modification. 3) Modifications on the first and second floor are supported by the Board since they are in alignment with the adjacent properties on either side of the property. 4) The layout of the parking is acceptable, since it does not include garage doors facing the street. 5) More pedestrian delineation in the paving is requested to make the entry ways for the three condominiums more obvious than the current proposal. 6) The stone base on the ground floor of the building is acceptable and adds to the quality of materials for the contemporary style building. 7) The landscape plan is appropriate for the beach area of the project with the proposed palm trees appropriate for the three story buildings. 8) Support from the Board for the interior yard modifications, as delineated by Staff, is mixed. 9) Some support of the encroachments could be obtained from the Board if directed toward allowable uses such as decks or fireplaces. The proposed encroachments are minimal and represent only window ledges or upper level protrusions supported from the ground. 10) Glass hand rails with the sandblasted or etched outer facings are accepted by the Board since they are non-glare/not reflective and in keeping with the style of the architecture.

Action: Wienke/Romano, 7/1/0 (Mosel opposed).

CONCEPT REVIEW - CONTINUED ITEM

5. 1776 EUCALYPTUS HILL RD

A-2 Zone

Assessor's Parcel Number: 015-161-054
 Application Number: MST2002-00614
 Owner: Rick Jeffery
 Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing single-family residence in the Hillside Design District.)

(Review of Landscape Plan)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(7:50)

Rick Jeffery, Owner; and Carol Gross, Agent and Landscape Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) (Previous Comment #5 carried forward, with further elaboration) The Board appreciates the applicant's elimination of the visual scarring caused by the existing access road. 2) The proposed interim landscape plan returns the hillside to a more natural condition despite being temporary until a future house is approved or built on a newly proposed lot. 3) Restudy the plant palette for more compatible plants with the existing vegetation. 4) The proposed east side improvements on Eucalyptus Hill Road, and the proposed driveway realignment for 1776 Eucalyptus Hill Road, are both beneficial improvements to a currently awkward and dangerous curve, and should improve walkability and maneuverability in that vicinity.

Action: Mudge/Romano, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

6. **819 N SALSIPUEDES ST**

R-3 Zone

Assessor's Parcel Number: 031-031-008
Application Number: MST2006-00013
Owner: Webster Elai Ne
Architect: Ron Sorgman

(Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:16)

Ron Sorgmann, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The two-stall carport is supported by the Board, but parking for three cars on the site would be preferable. 2) Opening of the porch on the rear unit is acceptable. 3) Applicant to return with landscape plan including access to the rear unit. 4) Applicant to ensure that the distance from the carport to the structure is appropriate for zoning. 5) The ribbon driveway is viewed as an enhancement.

Action: Mudge/Mosel, 7/0/0 (LeCron absent).