



DESIGN REVIEW ACTIVITIES SUMMARY

860 JIMENO RD (MST2008-00402)**R-LLA**

This project has been revised to add a 562 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor-to-lot area ratio guideline. Proposal for a lot-line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and "as-built" changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff has determined that the changes to the project are in substantial conformance with Conditions of Approval contained in Staff Hearing Officer Resolution No. 046-09.

<u>Status: Design Review Approved/PC Approved, No Design Review Required</u>	<u>DISP</u>	<u>Date 3</u>
SFDB-Concept Review (New) - PH	CONT	02/17/09

(Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

Actual time: 4:25

Present: Richele Mailand, Agent.

Public comment opened at 4:47 p.m.

1. Tony Fischer, Attorney for Mike and Linda Cahill: requested renotification due to errors; concerned that the lot line adjustment will provide increased parking, and that the ABR's comments for verification of proper engineering and construction of Allan Block walls were not adhered. Mr. Fischer inquired whether the Board had received his comment letter submitted via e-mail.
2. Jill Kent, neighbor: concerned about glare from entry gate lights.

Public comment closed at 4:57 p.m.

Mr. Limon explained that during construction it was determined that the walls had been shortened by removing several stone courses, and no calculations were required because of the reduction. The ABR had expected the project to return for a final review; therefore, the item is referred to the SFDB for review. Initially the improvements were felt to be minor in nature and the project was scheduled for review on Consent Calendar, however due to as-built violations the application was withdrawn. Staff has not concluded support of the lot line adjustment.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Project will be renoticed for the next meeting. Applicant to review notice for description accuracy.
 - 2) Add substantial landscaping to screen the Allan block wall. The Board did not comment on the durability or safety of the existing wall.
 - 3) Provide additional drawings of the understory at 860 Jimeno Road, show the patio door in relation to the exterior grade.
 - 4) The proposed window at lower level of 860 Jimeno Road is to match the house.
 - 5) Applicant to study adding a landscape island to the turnaround to prevent parking of additional vehicles. Graded area will only be utilized for maneuvering of vehicles.
 - 6) Provide additional information of material for turn around area and drainage information due to grading on property.
 - 7) All as-built and proposed lighting shall be down cast to prevent night glare to neighbors. Provide cut sheets for all proposed lighting.
 - 8) Existing driveway wall to have a 42 inch guardrail in keeping with the historic nature of stone walls, wrought iron is suggested.
- Action: Carroll/Bernstein, 6/0/0. Motion carried. (Mahan absent.)

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Action: Carroll/Barstain, 6/0/0. Motion carried. (Mohan absent)

SFDB-Concept Review (Cont.)

CONT

03/02/09

(Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

Actual time: 4:11

Present: Richele Mailand, Agent; Todd Drevo, Owner.

Public comment opened at 4:22 p.m.

1. Tony Fischer, Attorney for Mike and Linda Cahill, opposed: drawings were not available to the public last week; as-built grading should be reviewed by Staff and the Board; in 2007 the old stone wall and vegetation were removed resulting in an enforcement case, a large parking lot now exists; as-built grading would not have been approved if proposed prior to completion; the Allan block wall was not engineered and the permit expired; comments on lot line adjustment should look at project as blank slate.
2. N. Lichtenstein, opposed: concerned about the possibility of cars idling at the driveway gate.

Public comment closed at 4:32 p.m.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) Show an accurate tree drip line
- 2) Show irrigation for the Rosemary shrubs.
- 3) Submit a design to Transportation Planning that provides a hammer head turnaround minimizing impact to the tree drip line and provide landscaping in the area not required for the turn around.
- 4) Study the light fixtures at the gate.
- 5) Obtain comments from Transportation Planning for the gate location.
- 6) Provide additional wrought iron railing details.
- 7) Provide window details for 860 Jimeno.
- 8) Staff to verify the appropriate setback for the gate.

Action: Woolery/Carroll, 7/0/0. Motion carried.

SFDB-Concept Review (Cont.)**CONT****03/16/09**

(Third Concept Review. Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

Actual time: 3:51

Present: Richele Mailand, Agent; Todd Drevo, Owner; and Suzanne Johnston, Associate Planner.

Public comment opened at 3:58 p.m.

Tony Fischer, Attorney for Mike and Linda Cahill, opposed: lot line adjustment gives area from the small lot to the large lot; the proposed turnaround area at 17 feet is wide enough to park two cars; concerned that the Board does not have construction drawings for the Allan Block wall.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:03 p.m.

Suzanne Johnston, Assistant Planner, clarified that originally a permit was needed; however, upon conducting a site investigation, Jim Buster, former ?? determined that if one course of Allan block was removed the building permit would no longer be required.

Motion: Continued to the Staff Hearing Officer and continued indefinitely to Full Board with the following comments:

- 1) The lot line adjustment is supportable as presented.
- 2) The hammerhead driveway turnaround is approved as noted on plans to be no wider than 14 feet.
- 3) Remove the decomposed granite under the Oak tree by hand and replace with bark and several large boulders. An arborist is to approve the bark and boulder proposal.
- 4) Plant a small tree in the small triangular planter.
- 5) The Allan block wall is acceptable as noted on the plans; it is understood that the wall will be reviewed by the Building and Safety Division.
- 6) Windows are approved as noted on the plans.
- 7) Show irrigation to the Rosemary shrubs.
- 8) Indicate that the health room exterior lighting uses a motion detector.
- 9) Comments 4 and 8 were carried forward from the minutes of March 2, 2009: 4. Staff to verify the appropriate setback for the gate. 8. Study the light fixtures at the gate.

Action: Carroll/Woolery, 7/0/0. Motion carried.

SFDB-Concept Review (Cont.)**CONT****05/10/10**

(Comments only; project requires Staff Hearing Officer determination of substantial conformance.)

Actual time: 3:46

Present: Richele Mailand, Agent; Kathleen Weinheimer, Attorney.

Suzanne Riegle, Assistant Planner explained that project revisions must return to the Staff Hearing Officer to review for substantial compliance with conditions of approval in Resolution 046-09. Staff supports the two car garage but does not support any increase in driveway turnaround area.

Public comment was opened at 3:57 p.m.

Eileen Boris: concerned about maneuverability on site and guest parking on Grand Avenue; light and noise pollution at new gate.

Tony Fischer: opposed to noncompliance with Staff Hearing Officer Conditions of Approval; concerned about possible future rental of the proposed garage; opposed to pitched roof style of garage (submitted written documents).

Mike Cahill: neighbor, opposed to view encroachment of proposed garage.

Joe Yob: neighbor at 860 Jimeno, favors appearance of a garage over a carport.

An e-mail from Jill Kent expressing concerns was acknowledged.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:09 p.m.

Straw vote: is the architectural style of the proposed garage acceptable? 4/3/0

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) Reduce the garage length to 20'8" inches, keeping the rear wall at a distance of 19'10" from the property line to move the garage toward the East further away from the Oak tree.
- 2) The garage architecture is generally acceptable to a majority of the board.
- 3) Comments 1, 2, 3, 4 and 7 from the meeting of 3/16/2009 were carried forward: 1. The lot line adjustment is supportable as presented. 2. The hammerhead driveway turnaround is approved as noted on plans to be no wider than 14 feet. 3. Remove the decomposed granite under the Oak tree by hand and replace with bark and several large boulders. An arborist is to approve the bark and boulder proposal. 4. Plant a small tree in the small triangular planter. 7. Show irrigation to the Rosemary shrubs.
- 4) Eliminate the landscape planter along the stone wall.
- 5) An arborist is to study the proposed garage location in relation to the downhill Oak tree root structure and provide protection measures.

Action: Mahan/Woolery, 7/0/0. Motion carried.

SFDB-Concept Review (Cont.)

APVD

07/05/11

(Comments only; a Staff Hearing Officer hearing is scheduled for July 13, 2011, for a requested time extension for the lot-line adjustment (Resolution No. 046-09).

(3:21)

Present: Richele Mailand, Agent.

Suzanne Riegle, Assistant Planner, clarified for the Board transportation requirements and minor project changes.

Public comment opened at 3:34 p.m.

Patrick Corrigan, addressed concerns regarding the integrity of the 2.5 foot retaining wall separating the site from his neighboring property.

Linda Cahill, opposed: addressed concerns regarding the zoning and history of use of the site; proposed garage proximity to Ms. Cahill's property and potential obstruction of views.

Public comment closed at 3:43 p.m.

Motion 1: Project Design Approval and Final Approval for the portion of the project at 860 Jimeno Road, with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with window changes contingent upon the Staff Hearing Officer time extension approval.

- 1) Findings for quality materials and neighborhood compatibility were made.

Action: Woolery/Zimmerman, 4/0/0. Motion carried. (Bernstein/Sweeney absent).

Motion 2: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar for the portion of the project at 1402 Grand Avenue with the following comments:

- 1) The project received positive comments on location and size of proposed garage structure; hammerhead turnaround, fire accessibility, entry gates, and Allan Block wall.
- 2) Provide landscape screening of the garage from the uphill neighbor, which does not exceed the garage height. Provide landscape details when returning to Consent Calendar.

Action: Woolery/Miller, 4/0/0. Motion carried. (Bernstein/Sweeney absent).

SFDB-Consnt (Proj Des & Final)

APVD

08/22/11

(Project Design & Final Approval is requested for alterations to 1402 Grand Ave. 860 Jimeno was granted Project Design & Final Approval on July 5, 2011.)

The following interested parties expressed concerns regarding the proposed project:

Mike and Linda Cahill (adjacent neighbors); and Tony Fischer (Attorney).

Project Design Approval and Final Approval for 1402 Grand Avenue with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and subject to the following conditions:

- 1) Show the landing and grades at the garage.
- 2) Landscaping screening at the garage is not to exceed the height of the ridge of the garage.