



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 19, 2013

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Appeal Of Architectural Board Of Review Approval Of 1911 Chino Street

### RECOMMENDATION:

That Council deny the appeal of Evelyn Lee, et al., of the application of Gil Barry, architect, agent for Alamar II LLC, and uphold the Architectural Board of Review's Project Design Approval for the proposed second single-family dwelling and garage on a lot with an existing single-family dwelling.

### EXECUTIVE SUMMARY:

On January 22, 2013, the ABR granted Project Design Approval to construct a new two-story single-family residence and attached two-car garage located behind a one-story single-family residence. Twelve neighbors have filed an appeal regarding the approval and listed eight areas of concern in their appeal letter. The ABR responded to issues of concern raised during public comment and ABR requested changes in the project to address them. In addition, the ABR informed the public of the extent of the Board's purview. In response to the ABR's comments, the project was revised to be smaller and sensitive to the issues discussed.

Staff recommends that Council deny the appeal and uphold the ABR's Project Design Approval. The ABR gave appropriate consideration to the project, including concerns of the appellants and other members of the public, prior to granting Project Design Approval. Further enhancement will be seen prior to Final Approval as the project complies with conditions of approval.

### DISCUSSION:

#### Project Description

The subject site is a 7,500 square foot, two-family residential R-2 zoned lot. The zoning and lot size allow development of two dwelling units. The lot is currently developed with a 990 square foot one-story single-family residence and a detached 550 square foot two car garage. The project is a proposal to demolish the garage and construct a new

1,320 square foot two-story single-family residence and attached 407 square foot two-car garage. The new dwelling unit is located at the rear of the site behind the existing residence, which is proposed to remain. A new driveway and two uncovered parking spaces are also proposed.

### Project History

The Architectural Board of Review (ABR) reviewed the project twice (Attachment 2). At the initial review on January 7, 2013, a larger 1,700 square foot two-story project was presented with six bedrooms and six full bathrooms. The ABR heard comments from neighbors and found the general site planning to be acceptable and requested study of the architecture, reduction of the second story, and privacy impacts to adjacent properties. In response to the ABR's comments, a smaller revised project was presented at a second concept review on January 22, 2013, where the ABR granted Project Design Approval. On February 4, 2013, an appeal was filed by Evelyn Lee on behalf of herself and 11 neighbors (Attachment 1). The appellants listed eight areas of concern in their appeal letter. This report outlines each appeal issue in the letter, followed by a staff response, and discusses other public concerns raised and evaluated during the review meetings (Attachment 3).

### Appeal Issues:

1. *The ABR should not have considered the application because the property owner on the application was incorrect.*

Due to staff's error in not updating the City's database to reflect the change of ownership both former owner Eddie M. Walker and current owner, Alamar II LLC, incorrectly appeared on both ABR meeting agendas, although the notice of public hearing, both meeting's minutes, and application form correctly showed only the current owner. This is a minor technical error and does not prevent review of the application.

2. *The plans approved by the ABR are not accurate and contain discrepancies.*

The ABR did not raise issues regarding plan accuracy in its review. Staff found the plans to be clear and consistent, and that they met the City's informational requirements during the cursory zoning plan check. The appellants did not explain in what way they believed the plans to be inaccurate.

3. *Council should consider environmental issues including: soil contamination, parking, density, and water conservation.*

All discretionary projects undergo California Environmental Quality Act (CEQA) review. Prior to scheduling items for ABR review, staff prepares a Master Environmental Assessment map printout for each proposed project and completes the accompanying environmental assessment checklist with respect to that application. The project site did not appear on reference lists of contaminated sites. There was a 2012 enforcement case regarding an underground fuel tank and the case was resolved with the tank being

properly removed under Santa Barbara County Fire Department supervision. Soil samples were taken and no further action was required by County Fire and the case was closed. The related 2013 enforcement case for barrels of hazardous waste stored on the property has been resolved and the case was closed.

The parking requirement for two residential units is four spaces, with two of those in a garage or carport. The project proposes a two-car garage and two uncovered spaces. Two spaces per unit is the maximum required for a residential unit by the Zoning Ordinance regardless of the number of bedrooms.

Similarly, residential density in the R-2 zone is based on the number of separate dwelling units and it does not consider the number of bedrooms within a dwelling unit. Under the state Uniform Housing Code, the City may not regulate the number of people who may share a dwelling unit except where there is a safety threat due to overcrowding as determined by the Fire Department.

Water resources are not “significantly” impacted by adding the additional dwelling to this property. The environmental review process does not require analysis of water consumption when fewer than 10 single-family residences, or 20 condominiums or apartments are proposed. Prior to final approval, the project’s landscape and irrigation plans will be checked for compliance with water conservation standards. The building permit plans will also be checked for plumbing code compliance.

*4. The mass, bulk, and scale of the project are not compatible with the neighborhood.*

In response to comments from the ABR and the public, the applicant reduced the original project from 1,700 square feet with six bedrooms and six bathrooms to 1,320 square feet with four bedrooms and four bathrooms. The applicant presented a map with nearby two-story buildings shaded to demonstrate neighborhood compatibility and view considerations (Attachment 4). Staff prepared a brief neighborhood survey for this report of the number of units, bedrooms, square footage, and stories in the immediate vicinity of the project. A reasonable sized area was defined within 100 feet of the subject property as well as additional properties on both sides of the 1900 Block of Chino Street and the 800 Block of West Pedregosa Street. The sizes of the properties in this survey area are varied: 1-3 units, 1-9 bedrooms, 1-5 bathrooms, 680-3,550 square feet, 1-2 stories. The proposed project would have 2 units, 5 bathrooms, 6 bedrooms, 2,677 square feet, and 2 stories. Thus, the neighborhood survey indicates the project is within the range and compatible with the existing development in the survey area.

5. *The design of the project is not compatible with the neighborhood because it does not fit within the historical character and value of the surrounding properties.*

The 800 block of West Pedregosa Street, where 10 of the appellants live, has a nice streetscape of relatively unaltered, well-maintained, mostly one-story single-family residences. This area is not in a special design district, nor is it under consideration as a historic district. The ABR considered the character of the neighborhood and complimented the nice condition and upkeep of the neighbors' houses. The ABR found the proposed Spanish style to be compatible with the existing one-story Spanish style house on the subject property as well as compatible with the neighborhood as other examples of this style occur in the neighborhood. The zoning in the neighborhood is R-2 and almost all of the lots have adequate size to potentially be developed with at least two units.

6. *The dissenting minority opinions of the ABR's approval vote clouds its overall decision.*

ABR decisions are by a simple majority vote. Four members voted for approval. Although three members voted in opposition, two of them indicated the project needed more refinement and additional review prior to approval and they participated in offering design comments to shape the project so that they would be comfortable granting an approval. One ABR member indicated the project would not be compatible with the neighborhood.

7. *The ABR failed to uphold its stated goals as outlined in its mission statement.*

The ABR's review was consistent with its goals (Attachment 5). In particular the Board considered the historic and architectural qualities of Santa Barbara, requested alterations of the massing and fenestration to refine the architecture of the proposed Spanish style structure, evaluated neighborhood compatibility, and was fair in its review process. Staff reviewed the application for Zoning Ordinance compliance prior to ABR review.

8. *This application should not have been accepted by the City until pending City litigation is resolved.*

There is no pending City litigation involving this property, but there was an open CDD Staff enforcement case when this application was submitted. The City Attorney's office filed a complaint that the existing house had been converted from two to four bedrooms. An inspection by City staff found that other rooms had been used for sleeping, however there is no City ordinance prohibiting people from sleeping in any habitable room and this is allowed by the state Uniform Housing Code. The enforcement case was closed on January 22, 2013.

Staff comments:

The issues raised in the appeal letter do not include several issues raised during the public comment period and discussed by the ABR, for example: site drainage, privacy, blockage of mountain views, traffic impacts, lighting, and number of people renting the property. The meeting minutes reflect the ABR's consideration of these issues in its discussion of building height, roof forms, window placement, and grading. In addition, the ABR informed the public of the extent of the Board's purview. Although ABR members expressed sympathy with the concerns raised by the neighbors about the possible impacts of residential density resulting from a new dwelling with four bedrooms and four full bathrooms, the ABR is only able to request changes to the project within the limitations of its purview. The ABR did evaluate the implications of the number of bedrooms and bathrooms on the exterior of the building in terms of size, bulk, and scale, massing, and window placement. Although this project would result in two single-family dwellings, it is located in the R-2 ("Duplex") zone and therefore is not under the purview of the Single Family Design Board, the ABR did consider the good neighbor tips in the Single Family Residential Design Guidelines with regard to the neighbors' concerns about impacts to their single-family properties. Window placement and window sizes were considered in order to provide maximum privacy. Roof form and pitch were reviewed for architectural consistency that also lowered the roof for reduced blockage of neighbors' mountain views.

In summary, the ABR gave appropriate consideration to the project, including concerns of the appellants and other members of the public, prior to granting Project Design Approval. The applicant was very responsive to the ABR's direction from the initial review and made changes as requested. The revised project was approved with conditions that will refine the architecture and address the privacy concerns by changing placement of windows. Further enhancement will be seen prior to Final Approval as project complies with conditions of Project Design Approval. Staff recommends that Council deny the appeal and uphold the ABR's Project Design Approval.

- ATTACHMENTS:**
1. Appeal letter
  2. ABR minutes of January 7, 2013 and January 22, 2013
  3. Public comment letters
  4. Project plans
  5. ABR Goals

**PREPARED BY:** Tony Boughman, Planning Technician II

**SUBMITTED BY:** Jaime Limón, Senior Planner

**APPROVED BY:** City Administrator's Office

RECEIVED

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*SP*

CITY OF SANTA BARBARA  
CITY CLERK'S OFFICE

February 4, 2013

To: The Mayor and City Council of the City of Santa Barbara

From: Residents adjacent to 1911 Chino Street, Santa Barbara, CA

Re: Appeal of Santa Barbara Architectural Board of Review ("ABR")  
Approval No: 043-121-013, dated January 22, 2013,  
regarding Application No: MST2012-00475

We, the residents adjacent to the proposed development of 1911 Chino St., hereby and respectfully formally appeal the above-referenced decision by the ABR to the Mayor and City Council of the city of Santa Barbara. The grounds upon which we request the appeal are as follows:

1. The ABR should not have considered the application because the primary owner shown on the application was incorrect. The listed applicant, Ms. Eddie Walker, is deceased as of 2010.
2. The plans approved by the ABR are not accurate and there are discrepancies that cloud the overall scope of the project and its potential impacts.
3. The ABR does not have jurisdiction over State Environmental Quality Act concerns and we feel there are enough significant issues which warrant City Council review, including possible soil contamination stemming from the underground storage of gasoline at the site, as well as parking, density and water conservation issues.
4. The ABR was remiss in approving the mass, bulk and scale of this project because there is no precedent of there being a similar 9-bedroom, 6-bath property in this neighborhood.
5. The ABR was remiss in approving the compatibility of the design of this project within this neighborhood because the design does not fit within the historical character and historical value of the surrounding properties.
6. The dissenting minority opinions of the ABR's final vote clouds its overall decision and reinforces our claim that the City Council needs to take a closer look at this proposed development.
7. The ABR failed to uphold its stated goals as outlined in its mission statement.
8. This application should never have been accepted by the city until the pending litigation the City has against this applicant is resolved.

We respectfully appeal to the Mayor and City Council to grant a closer and more thorough inspection of this proposed development as we feel it has the potential to adversely impact the natural beauty and charm of the area in which we live.

Respectfully Submitted,



Evelyn Lee  
802 W Pedregosa St.  
805-212-4911

On behalf of and with the support of:

Richard and Lindsey Berrett  
814 W Pedregosa St.

Patrick Burns  
806 W Pedregosa St.

Jeanne Perkins  
818 W Pedregosa St.

Ralph Romero  
810 W Pedregosa St.

Louis and Rebecca Truckenmiller  
820 W Pedregosa St.

Ryan Romero  
810 W Pedregosa St.

Brian Wingate  
802 W Pedregosa St.

Johan and Diane Delsol  
1910 Chino St.

**An Excerpt from the Architectural Board of Review Minutes of January 7, 2013:****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1911 CHINO ST****R-2 Zone**

**(4:45)** Assessor's Parcel Number: 043-121-013  
Application Number: MST2012-00475  
Owner: Alamar II, LLC  
Architect: Gil Barry

(Proposal to demolish an existing detached 600 square foot two car garage and construct a new two-story single-family residence and attached two-car garage. The project is located at the rear of the 7,500 square foot lot behind the existing 990 square foot one-story single-family residence. A new driveway and two uncovered parking spaces are also proposed.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 4:33 p.m.

Present: Gil Barry, Architect/Agent.

Public comment opened at 4:40 p.m.

- 1) Ryan Romero, opposed; concerns regarding privacy and loss of private mountain views, neighborhood compatibility, residential density, parking impacts, water drainage into his adjacent yard, and noise from new tenants.
- 2) Ralph Romero, opposed; concerns regarding privacy, water drainage into his adjacent yard, and residential density, and parking impacts.
- 3) Patrick Burns (adjacent neighbor), opposed; concerns regarding private mountain views, neighborhood compatibility, long-term sustainability, noise abatement, and residential density, and parking impacts.
- 4) Jeannie Perkins, opposed; concerns regarding neighborhood compatibility, residential density, parking impacts.
- 5) Richard & Lindsey Garrett, (submitted separate letters & some photos) opposed; concerns regarding neighborhood compatibility, residential density, parking impacts, long-term sustainability, privacy, and private mountain views.
- 6) Evelyn Lee, (submitted letter) opposed; concerns regarding neighborhood compatibility, safety, residential density, privacy, parking impacts, and private views.
- 7) Lou Truckenmiller, opposed; concurred with previous comments of neighbors.

Letters letter of expressed concern from Richard & Lindsey Garrett, and Evelyn Lee were acknowledged.

Public comment closed at 5:01 p.m.

Chair Zink addressed the Boards lack of purview on issues of residential density and private views.

**Motion: Continued two weeks to Full Board with comments:**

1. Some Board members find the roof pitch design is too steep and inappropriate for the style of architecture; applicant to restudy a reduction in the angle of the roof pitch, and incorporate some flat roof elements for better design continuity with the front house.
2. Restudy the elevations.
3. Restudy the number of windows to better utilize the interior area.
4. Provide drainage details, and a more detailed topography showing drainage.
5. Provide a study of privacy impacts of the proposed second floor windows and balcony areas; include neighboring fenestration locations on the site plan.
6. Some Board members felt that the balconies should remain un-usable. Study faux balconies.
7. Study reducing the size of the second floor.
8. Provide a pedestrian pathway from the street to rear unit.
9. Study the trash enclosure.
10. To study the impacts the proposed addition would have on mountain views of neighboring properties.

Action: Gradin/Hopkins, 6/0/0. Motion carried. (Poole absent).

**An Excerpt from the Architectural Board of Review Minutes of Tuesday, January 22, 2013:****CONCEPT REVIEW - CONTINUED ITEM****8. 1911 CHINO ST****R-2 Zone**

**(6:40)** Assessor's Parcel Number: 043-121-013  
 Application Number: MST2012-00475  
 Architect: Gil Barry  
 Owner: Alamar II, LLC

(Proposal to demolish an existing detached 600 square foot two-car garage and construct a new 1,320 square foot two-story single-family residence and attached 407 square foot two-car garage. The project is located at the rear of the 7,500 square foot lot behind the existing 990 square foot one-story single-family residence. A new driveway and two uncovered parking spaces are also proposed.)

**(Second Review. Project was last reviewed on January 7, 2013. Action may be taken if sufficient information is provided.)**

Actual time: 7:19 p.m.

Present: Gil Barry, Architect.

Public comment opened at 7:29 p.m.

- 1) Ralph Romero, opposed; requested further review of drainage, expressed concerns about privacy.
- 2) Ryan Romero, opposed; seconded concerns regarding drainage and privacy.
- 3) Patrick Burns, opposed; second units in neighborhood should match front units, concerned that this project will harm the existing character of the neighborhood.
- 4) Johan Delsol, opposed; existing site has many residents and cars, outstanding violations, unkempt condition of property, traffic and street parking concerns, and blocking private views.
- 5) Rich Barrett, opposed; concerns about reduction of rear yard space, architectural style, prefers a single-story project, a neighborhood compatibility and window study was requested; expressed concerns regarding privacy and living standards issues; request drawings, elevations, and photos to show proximity to adjacent properties.
- 6) Evelyn Lee, opposed; seconds Mr. Barrett's and Mr. Burns' comments, would like to see proposed lighting for pedestrian walkway and a landscape plan; suggests a wall at end of driveway to block cars.
- 7) Louis Truckenmiller; opposed; supports all comments from neighbors, concerned about proposed windows in closets.

A letter of expressed concerns from Brian Wingate and Evelyn Lee regarding was acknowledged.

Public comment closed at 7:41 p.m.

**Motion: Project Design Approval with conditions:**

- 1) The mass, bulk, and scale is appropriate to the neighborhood and to the site.
- 2) The architect has done a commendable job in considering the impacts to the neighbors, both in privacy and views.
- 3) Some Board members feel that additional simplification of the architecture could be made and that additional consideration on the south elevation, some changes to the balcony configuration or window configuration on the south elevation could be made to provide greater privacy to the neighbor on that side.
- 4) Some Board members find that window areas and sizes could be reduced, and that perhaps some windows should be eliminated, for example those in the closet areas on the west elevation. Other Board members feel that the windows as shown are fine.

Action: Gradin/Poole, 4/3/0. Motion carried. (Zink, Mosel, Wittausch opposed).

The ten-day appeal period was announced.

**ATTACHMENT**

To the members of the ABR, 22 January 2013

Thank you for the opportunity to comment on the revised design for 1911 Chino Street.

Before I begin my comments on the design, Dario Pini needs to be named as the owner. The agenda mis-identified the owner of the property as Eddie Walker, who died 4 years ago.

I want to acknowledge that Gil Barry, the architect, came by the neighborhood, after the January 7 th ABR hearing. In preparation for his design revision, he talked to many of us and looked at the mountain view that would be lost with the building of the second story.

This revised 2nd story is now a 3 bedroom, 4 bath, but it still encroaches significantly on the mountain views of the neighbors.

An architect friend had a look at these new plans. His findings include:

1. It seems the drainage as drawn will run off into the neighbor's property. A drainage plan for the whole length of the property is in order. It only shows a 1% slope.
2. The sloped roof line does not match the front house, which has a flat roof. A flat roof seems a more consistent design.
3. Regarding the balconies, the design shows access from sliding doors. It was suggested at the previous hearing that the balconies be faux and there be windows, not doors.
4. Pedestrian walkway is drawn in but what will the lighting be for this long walkway?
5. There are no plans for heating or ventilation system. What will be used?
6. There is no outdoor lights shown on the plans. Will they be on all night? Will they shine into our windows? Where will the lights be placed?
7. There is a sliding glass door onto the garage roof. What is the height of the garage walls? Will there be a railing surrounding this outdoor space? How high? Again, how will this barrier block our mountain views?
8. Regarding the garbage enclosure by the front house, what will it be made of? How high?
9. There are windows in the closets of the bedrooms. Why?
10. We suggest a short wall at the turn of the walkway be built to protect the yard in front of the entrance and to mark the end of the long driveway.
11. What is the landscape plan?
12. There are many ways that this design can be subdivided into another unit and additional bedrooms be created. It should be required that the owner sign a declaration that he will not divide this single family residence into multiple units and that he will not create additional rooms by putting up more walls.

I believe the city does have that authority.

Our homes date back to the early 1920's. We hope that the ABR will continue to be ever vigilant in protecting the historical and architectural qualities that make neighborhoods such as ours, unique.

Thank you for your consideration.

Brian Wingate

Evelyn Lee

802 West Pedregosa St




To the Members of the ABR,  
Regarding 1911 Chino Street addition

Our concerns are as follows:

1. The owner named for 1911 Chino Street on your agenda is NOT Eddie Walker. She died about 4 years ago, so neither she nor any of her family has anything to do with this project. Her husband was required to leave when the property was sold in November 2011 to Dario Pini.
2. The zoning and building violations identified have not been 100% corrected. Dario Pini has had over a year to bring the property up to code.
3. This original 900 square foot 2-bedroom single family house is now rented out as a four bedroom house to 6 or 7 unrelated persons. There are 4 cars parked in the driveway and maybe more cars on the street. I see only 4 parking spaces on the site plan. Where do the occupants of the proposed 5 bedrooms park their cars?
4. This is an old neighborhood with many of the homes built in the 1920s. The original families continue to call it home. These single family houses will be dwarfed by this proposed unit. It is too big for this neighborhood.
5. At a public meeting, Mr. Pini said he would not rent to more than 2 persons per bedroom. That means there could be an additional 10 people living at 1911 Chino Street on top of the 6 or 7 already on the front 900 square foot house. The high density does not fit in with this neighborhood.
6. We cannot ignore the reputation of Dario Pini as a landlord. We see his rental practices applied to the front 4 bedroom, 900 square foot house. It was listed as a 2 bedroom when he bought it. His properties tend to have high turnovers of renters as well. We are concerned for the safety of the neighborhood. There is a licensed daycare 2 doors down from 1911 Chino Street.
7. The proposed 2-story unit will block out much of the sunlight to beloved and well-tended gardens. It will eliminate the view of the mountains for many of the neighbors. How can it be that these new renters will get the mountain views and the 35-years residents will lose their view.
8. We want our neighborhood preserved. Any additional building allowed should not take away from what is here already.

Submitted by:

 1/7/13  
DARIO PINI WE 802 WEST PADDINGTON  
 1/7/13

Members of the A.R.B.  
Regarding 1911 Chino Street, Santa Barbara, Ca.

January 7, 2013

My concern as the resident/owner of 814 West Pedregosa Street, whose backyard comes up against the back yard of 1911 Chino Street is the long and horrific history of other addresses owned by the same owner of this property at 1911 Chino Street. Quotes by the Police as to the goings on at other residences owned by the same owner, are very discouraging and frightening.

There are 7 living in the 4 bed house in the front of the property with the capacity for at least 10 more in the addition in the back. This is way too many people in one place in this neighborhood. If this turns into a transitory situation where people are coming and going all the time, (how long does a person live in just 1 bedroom), what could develop.

Another concern is the structure being 2 stories with 2 balconies on the second story. There will be no privacy for many backyards ever again. How can the rights of 1 supersede the rights of so many others?

We need advocates to help stop the furtherance of this project. Once this is built, it will be there forever and forever destroy this beautiful old Santa Barbara, Westside neighborhood with many long-time owners. My family has owned our property for more than 70 years with old friends next door, down the street and around the corner.

Sincerely,  
Lindsey Berrett  
814 West Pedregosa Street, Santa Barbara, Ca.

Please see attached pictures with the mountain ridge line from our back porch and back bedroom. The light gray roof is in the backyard where the 2 story building would be built.

*Lindsey Berrett January 7, 2013*

DISTRIBUTION DATE: 1/7/13  
 ABR MEMBERS (7)  TECH 2 mbg  
 SR. PLANNER  ASST CITY ATTY.   
 APPLICANT'S AGENT(S)   
 ENTERED AS INT PARTY   
 ON DATE: 1/7 BY klg



DISTRIBUTION DATE: 1/7/13  
 ABR MEMBERS (7)  TECH La...  
 SR. PLANNER  ASST CITY ATTY. ...  
 APPLICANT'S AGENT(S) ...  
 ENTERED AS INT PARTY ...  
 ON DATE: 1/7 BY klg

Members of the A.B.R.  
 Regarding 1911 Chino Street, Santa Barbara, California

This Westside neighborhood has been our home for 35 years. It is friendly, warm, safe, and a true representation of Santa Barbara. All of the homes are single family residences, being used as single family residences. The proposed structure is a "boarding house" masquerading as a single family residence. Does Santa Barbara actually have a zoning rule preventing "boarding houses" in R2 zoned areas? The EXISTING 900 square foot house now is home to SEVEN tenants.. With the additional five bedrooms in the new building, that would increase the occupancy to 17; perhaps 20 new tenants. Do they drive?? Do they park?

Let's not pretend we all don't know what is happening here!!!

Santa Barbara has a "Single Family Design Board with General Guidelines" to promote long-term sustainability contributing to a desirable living environment. Where are they??

The proposed project adversely affects five adjacent properties and numerous others in close proximity. If the Boarding House is permitted, all privacy for the five adjacent properties is LOST. The wonderful views of the Santa Ynez Mountains will be substituted for a view of the rear of an Isla Vista Apartment Complex....

We are all "Old Time" Santa Barbarans who deserve your representation in this matter.

In closing, I am not opposed to a property owner developing his property. It is beneficial to the City. Let him build a one story, four bedroom, 5 bath Single Family Residence, and maintain the Westside Santa Barbara Neighborhood for the benefit of all.

Sincerely,

R.M. Berrett

814 West Pedregosa Street, Santa Barbara, California

*R.M. Berrett* JANUARY 7, 2013

**1911 CHINO STREET**

The proposed single family residence at the rear of 1911 Chino Street is not compatible with the neighborhood. The revised plans do not eliminate our concerns. We are not opposed to a new structure that is compatible with the surrounding neighborhood and does not invade neighbors privacy and living standards. The builder has a 7500 square foot lot to work with, with 1090 feet being used by front house and setback. A one story home with matching architecture would easily fit.

This past week we have taken pictures of the 800 block of West Pedregosa Street and the 1900 block of Chino Street. SHOW PICTURES. As you can see, there are no Spanish style homes. There are a few 2 story homes that do not encroach on neighbors properties and are quite low profile.

Our concerns with the revised plans are as follows:

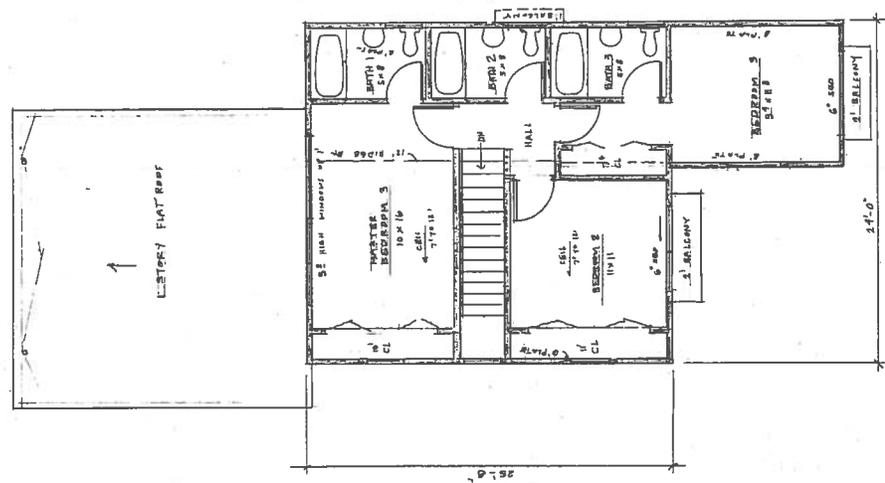
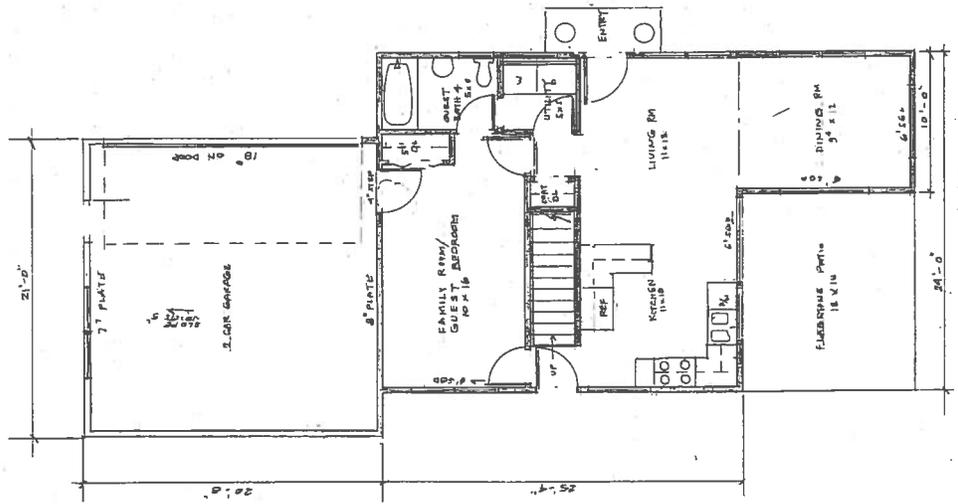
1. No required study provided to show impact on neighbors.
2. No required drawings or elevations showing neighbors window locations in proximity to proposed structure.
3. There are no water heaters shown. Where and what type. Instantaneous on the exterior? The heating system is not shown.
4. The upstairs bedroom windows have been relocated to the north side in the closets.?
5. Bollards should be installed at end of paved driveway to prevent parking on open space.
6. Elevations of the property should be surveyed to determine that it will drain properly during heavy rains.
7. Two car garage will serve front and rear unit with interior door into rear unit. Front unit will have access to rear unit?
8. Outdoor lighting concerns – light pollution.?
9. Sewer main in street is only 6" PVC. Would a betterment be required to handle additional usage?
10. Toilets drawn are not to scale. Actual size limits door movement.

Thank you.

*RICH DERRETT*







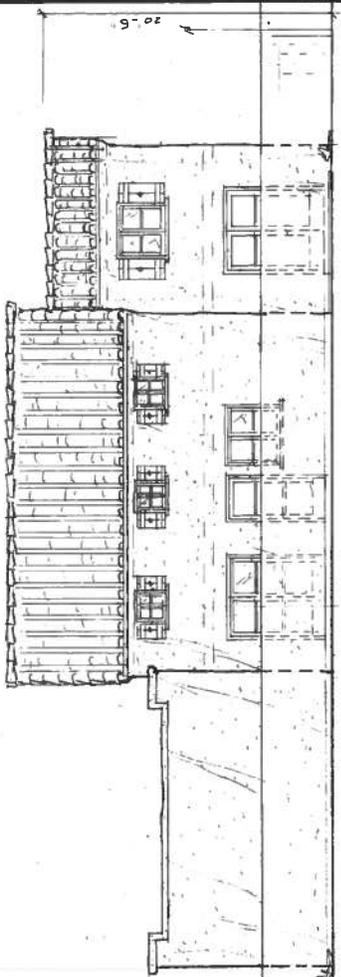
FLOOR PLAN 1/4" = 1'-0" SECOND FLOOR PLAN 1/4" = 1'-0"

DESCRIPTION: EXTERIOR ELEVATIONS  
 PROJECT: ADD 1 SINGLE FAMILY RESIDENTIAL UNIT  
 1811 CHINA ST  
 SANTA BARBARA, CA

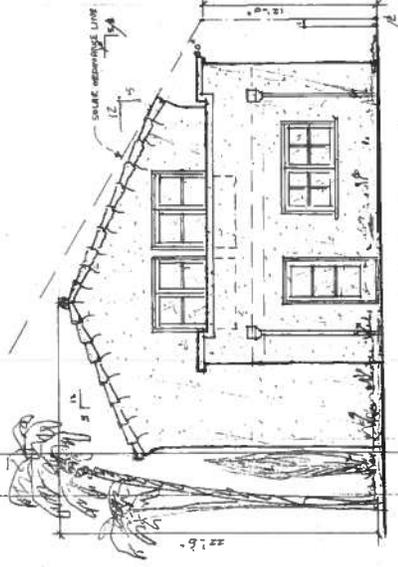
DRAWN BY: GIL BARKET ARCHITECT  
 889.2623

JOB NO.  
 DATE: 2012

REVISIONS



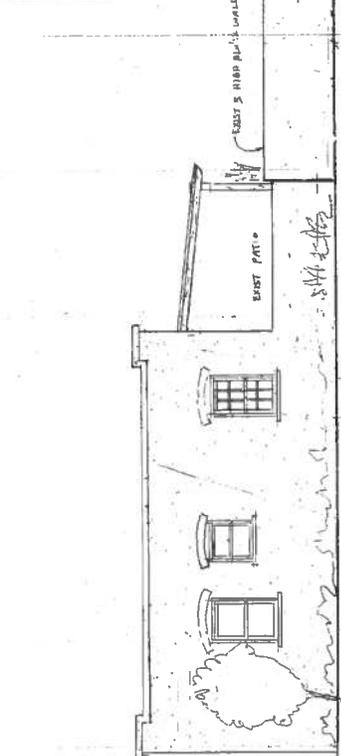
WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

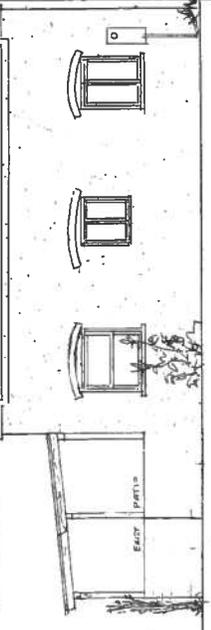


SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

| ITEM       | MATERIAL          | COLOR                | FINISH     | SCHEDULE              |
|------------|-------------------|----------------------|------------|-----------------------|
| ROOF       | 2 PG MISSING TILE | TERRA COTTA          | BLINDS #15 | GUTTERS: COPPER COLOR |
| EXT. WALLS | STUCCO            | NO SPA STOPS         | NAJANT     | WHITE                 |
| WINDOWS    | VINYL             | SANTA BARBARA        | BLUE       |                       |
| DOORS      | WOOD              | SHANE LARK GROUP 707 |            |                       |
| BALCONY    | IRON              | DARK GREEN/BLACK     |            |                       |
| SHUTTERS   | WOOD              | SANTA BARBARA        | BLUE PAINT |                       |
| EXTERIOR   | BLACK IRON        |                      |            |                       |



1/4" = 1'-0"

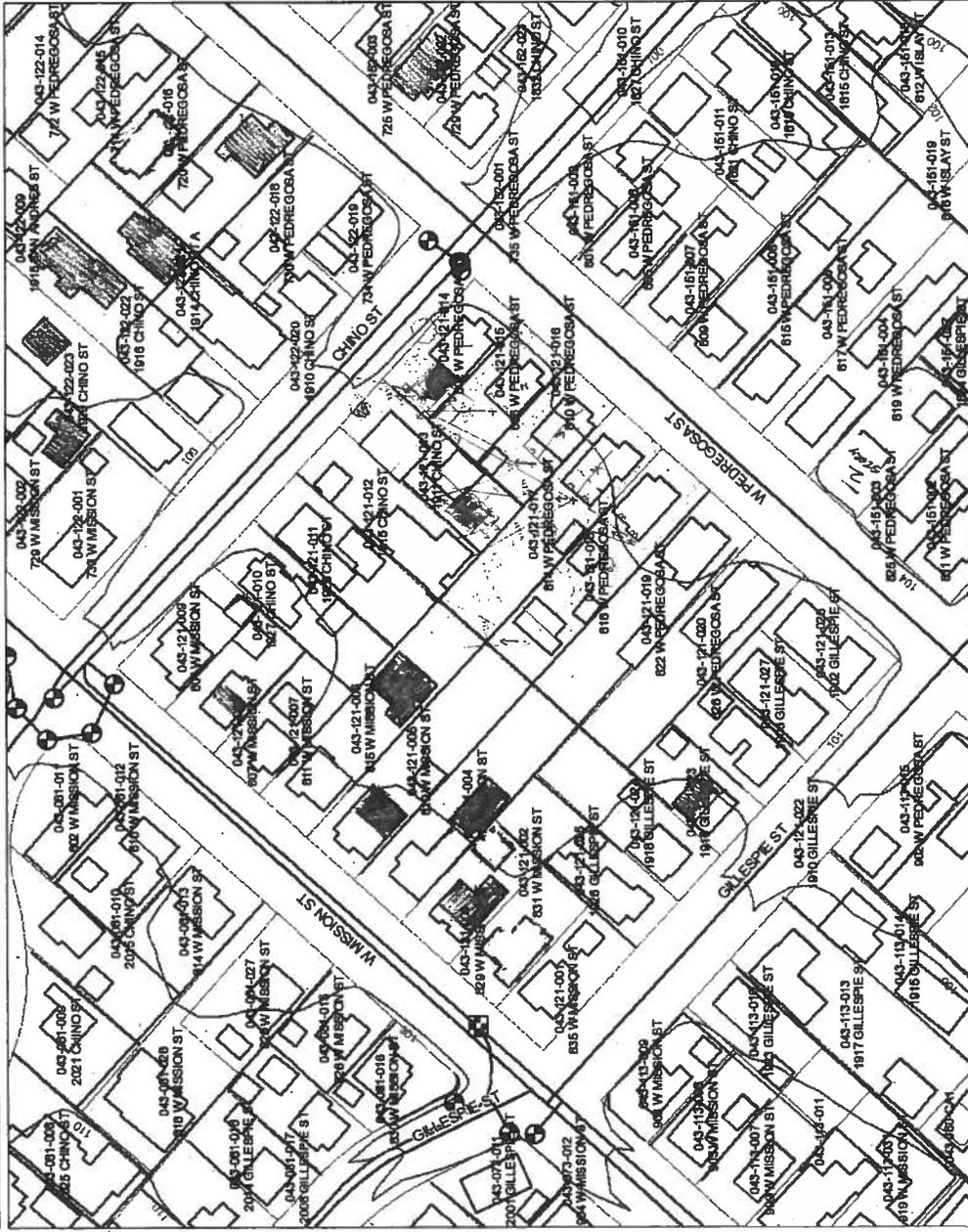


# City of Santa Barbara



- Legend**
- City Limits
  - Elevation
  - Structures & Features
  - Stormwater Drainage Easement
  - Storm Drain Channel
  - Storm Drain Nodes
  - CATCH BASIN
  - TreeSymbol 0
  - DROP INLET
  - U-SD-CALTRANS-IS
  - U-SD-CALTRANS-MH
  - U-SD-CALTRANS-NODE
  - U-SD-CALTRANS-WALL
  - TreeSymbol 1
  - U-SD-CO-AV
  - TreeSymbol 2
  - TreeSymbol 3
  - U-SD-CO-IS
  - MANHOLE
  - U-SD-CO-NODE
  - U-SD-CO-WALL
  - U-SD-DI
  - U-SD-IS
  - TreeSymbol 4
  - U-SD-NODE
  - U-SD-PLUG
  - U-SD-PVT-CB
  - U-SD-PVT-DI
  - U-SD-PVT-IS
  - TreeSymbol 5
  - U-SD-PVT-NODE
  - U-SD-PVT-WALL
  - U-SD-REDUCER
  - U-SD-SW

1:1,386



**Notes**

Enter Map Description

**MAP DISCLAIMER**

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0.0 0.02 0.0 Miles

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Reported on 01/08/2013 04:24 PM

## ARCHITECTURAL BOARD OF REVIEW GOALS

The Architectural Board of Review (ABR) is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

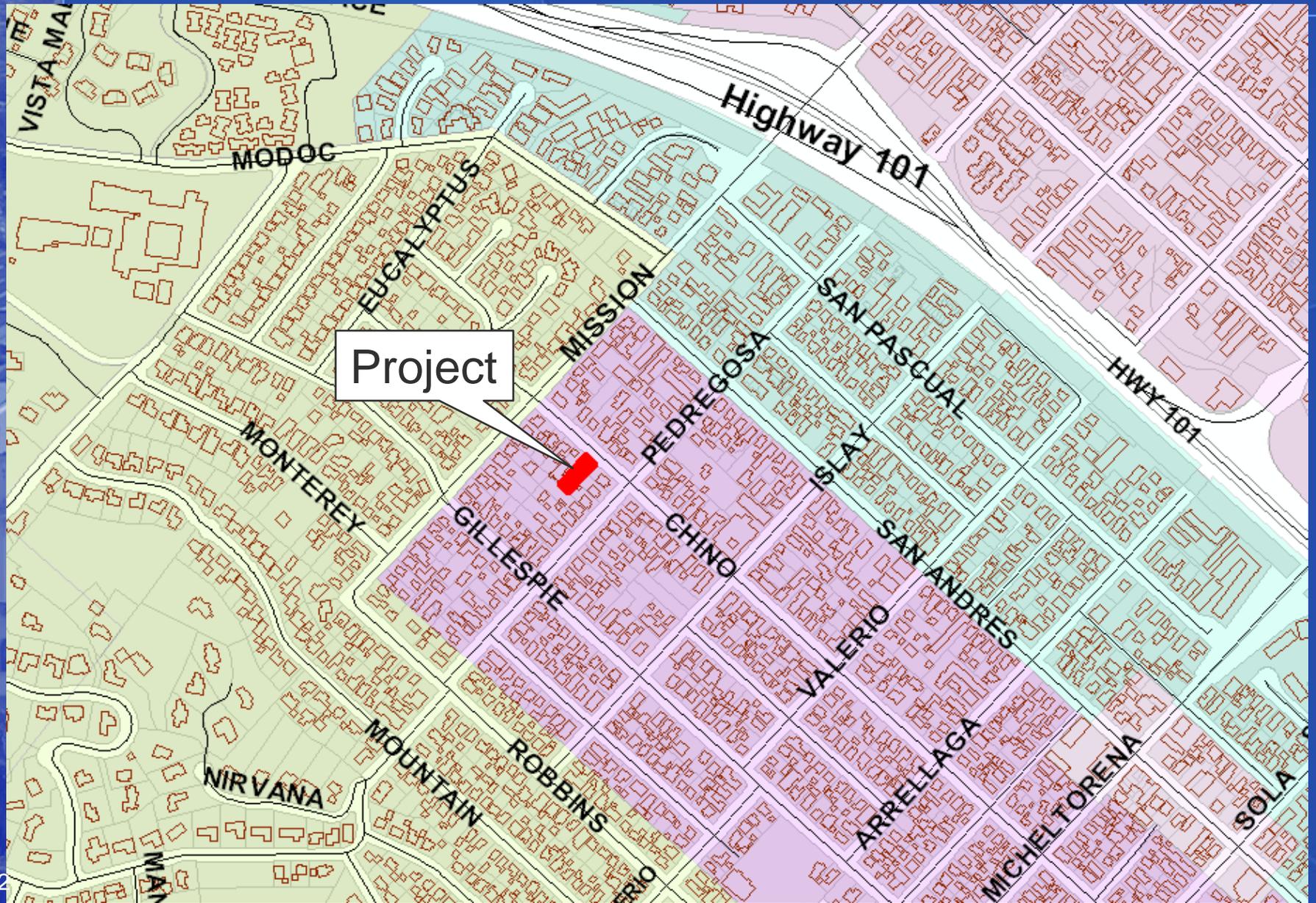
- A. to protect the historic and architectural qualities of Santa Barbara;
- B. to protect the beauty and ecological balance of Santa Barbara's natural resources;
- C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;
- D. to promote high standards in architectural and landscape design and the construction of aesthetically pleasing structures;
- E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;
- F. to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to promote neighborhood compatibility;
- H. to encourage the preservation of pre-1925 and Hispanic styles of architecture;
- I. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture;
- J. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal;
- K. to encourage landscape design that utilizes water-wise plants and the most efficient irrigation technology available for the protection and conservation of our water resources; and
- L. to ensure that the review process is fair and consistent both in policy and implementation to allow all who are involved to benefit from the process.



**1911 Chino Street  
Architectural Board of Review Appeal  
March 19, 2013**

STATE STRE.

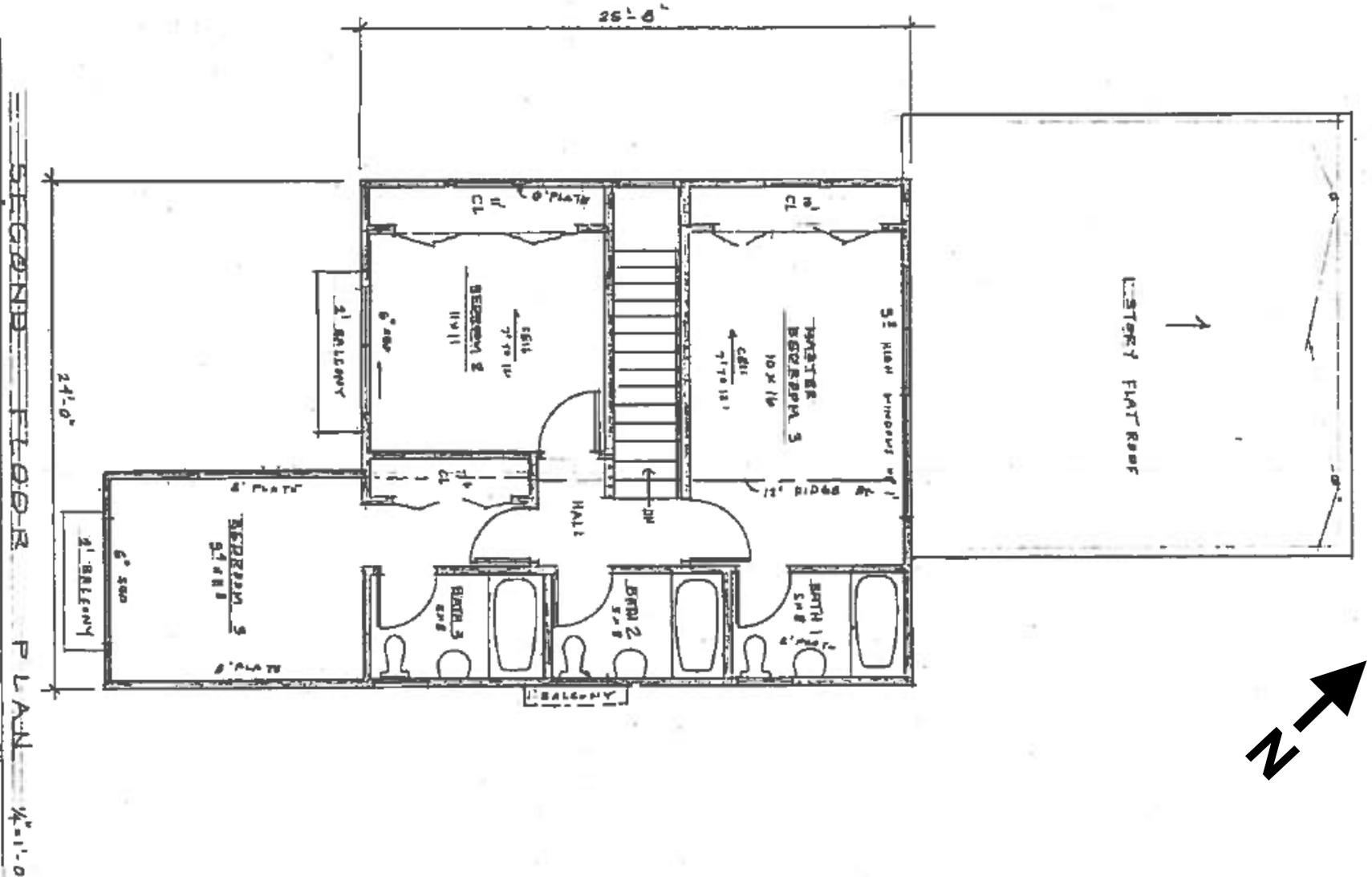
# Project Location



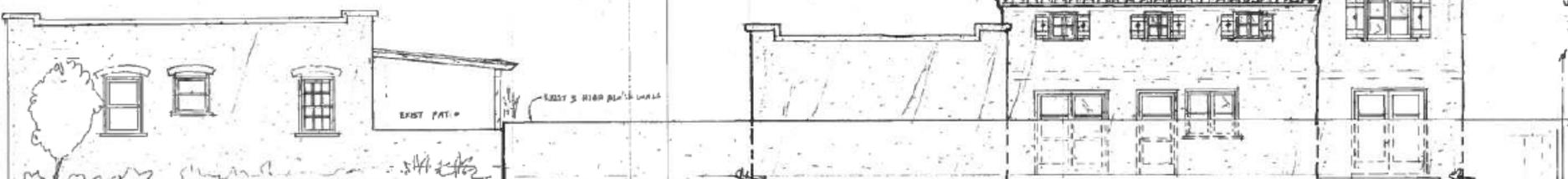




# Second Floor Plan



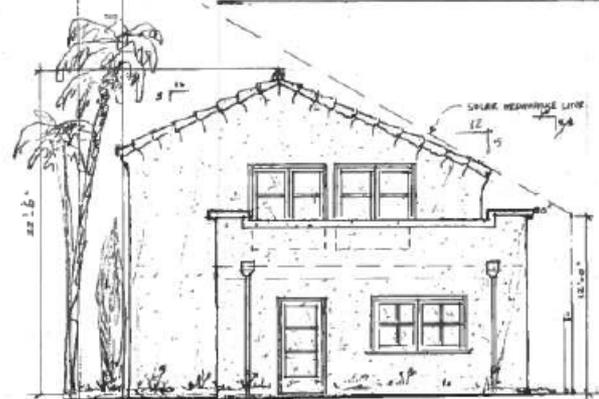
# Elevations



WEST ELEVATION 44'-0"



SOUTH ELEVATION 44'-0"

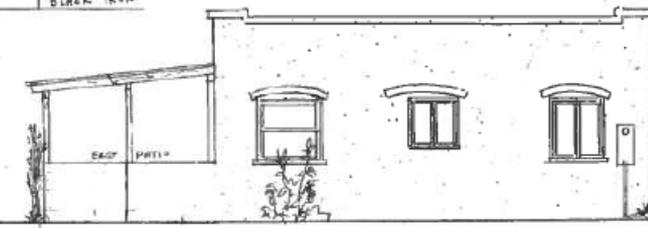


NORTH ELEVATION 44'-0"



EAST ELEVATION 44'-0"

| EXTERIOR FINISH SCHEDULE |                    |                          |                    |
|--------------------------|--------------------|--------------------------|--------------------|
| ITEM                     | MATERIAL           | COLOR                    |                    |
| ROOF                     | 2 FT. MIBRITP TILE | TERRA COTTA BLEND OF 3   | OUTSIDE UPPER OVER |
| EXT. WALLS               | STUCCO OR BRICK    | NAJARI WHITE             |                    |
| WINDOWS                  | VINYL              | SANTA BARBARA BLUE       |                    |
| DOOR                     | WOOD               | CHAMPAIN BROWN 707       |                    |
| SALOMY                   | IRON               | RAIL GLOSS/BLACK         |                    |
| SHUTTERS                 | WOOD               | SANTA BARBARA BLUE PAINT |                    |
| RATELL                   | BLACK IRON         |                          |                    |



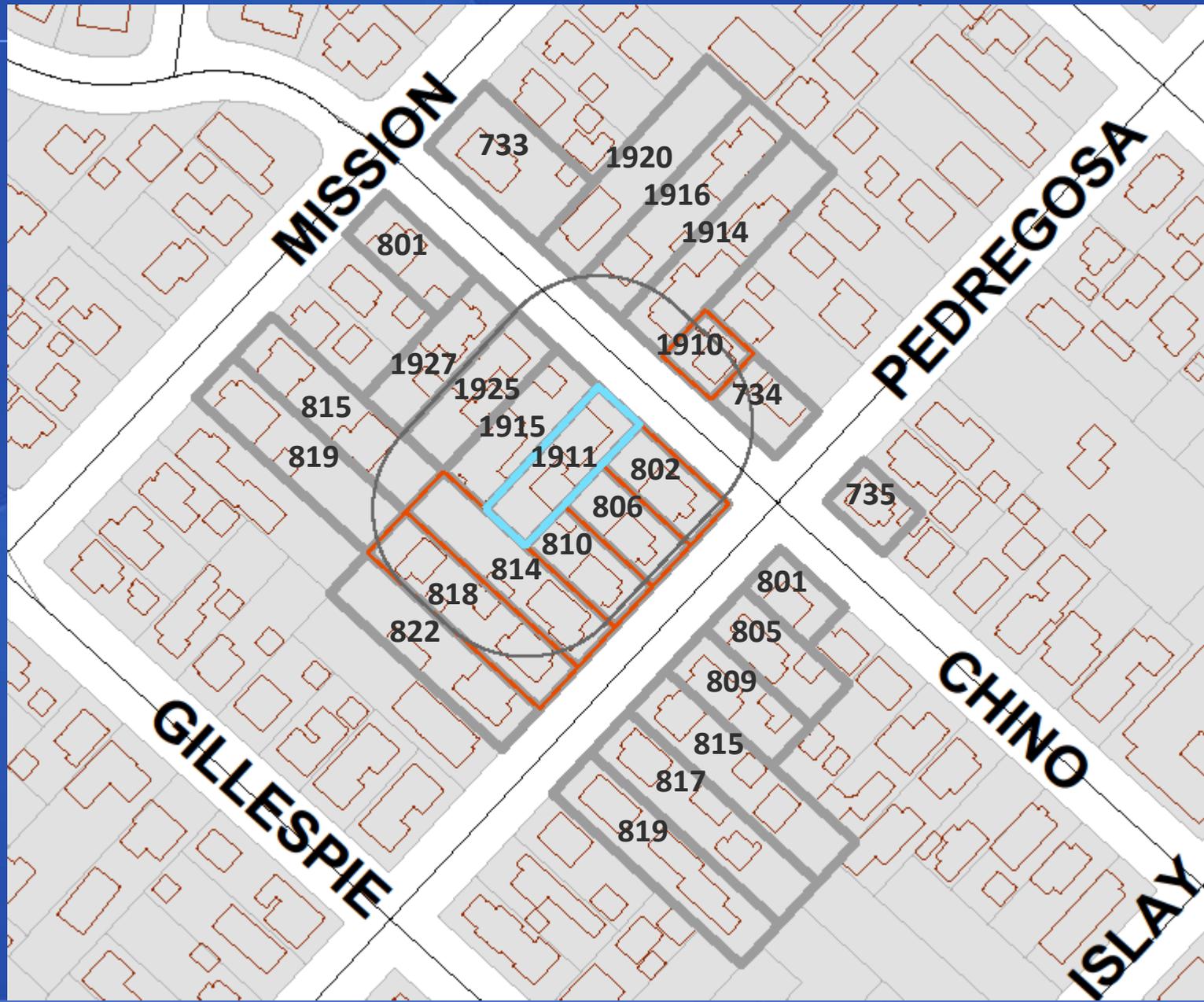
# Project History

- ◆ 1/7/13 – First Concept Review at ABR
- ◆ 1/22/13 – Second Concept Review; Project Design Approval granted
- ◆ 2/4/2013 – Appeal filed

# Appeal Issues

1. Owner's name not correct on application
2. Plans are not accurate
3. Environmental issues: contamination, parking, density, water conservation
4. Mass, bulk, scale, bedrooms/bathrooms
5. Historical/neighborhood compatibility
6. Dissenting ABR votes
7. ABR's goals and mission statement
8. Pending litigation

# Neighborhood Survey



| <b>Address</b>     | <b>Stories</b> | <b>Units</b> | <b>Bedrooms</b> | <b>Bathrooms</b> | <b>Square Ft</b> |
|--------------------|----------------|--------------|-----------------|------------------|------------------|
| 1910 CHINO ST      | 1              | 1            | 1               | 1                | 710              |
| 1911 CHINO ST      | 2              | 2            | 6               | 5                | 2677             |
| 1914 CHINO ST A    | 1              | 3            | 5               | 4                | 3159             |
| 1915 CHINO ST      | 1              | 2            | 6               | 5                | 2058             |
| 1916 CHINO ST      | 1              | 3            | 8               | 4                | 3142             |
| 1925 CHINO ST      | 1              | 1            | 4               | 3                | 1907             |
| 1920 CHINO ST      | 2              | 3            | 9               | 5                | 3550             |
| 1927 CHINO ST      | 1              | 1            | 3               | 1                | 1582             |
| 733 W MISSION ST   | 1              |              | 4               | 2                | 1425             |
| 801 W MISSION ST   | 1              |              | 2               | 2                | 1212             |
| 815 W MISSION ST   | 2              | 2            |                 |                  |                  |
| 819 W MISSION ST   | 2              | 2            |                 |                  |                  |
| 734 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 890              |
| 735 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 680              |
| 801 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 1064             |
| 802 W PEDREGOSA ST | 2              | 2            | 4               | 2                | 1856             |
| 805 W PEDREGOSA ST | 1              | 1            | 3               | 2                | 1351             |
| 806 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 1080             |
| 809 W PEDREGOSA ST | 1              | 1            | 3               | 2                | 1501             |
| 810 W PEDREGOSA ST | 1              | 1            | 3               | 2                | 1454             |
| 814 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 1261             |
| 815 W PEDREGOSA ST | 1              |              |                 |                  |                  |
| 817 W PEDREGOSA ST | 1              | 2            |                 |                  |                  |
| 818 W PEDREGOSA ST | 1              | 2            | 4               | 2                | 1868             |
| 819 W PEDREGOSA ST | 1              |              |                 |                  |                  |
| 822 W PEDREGOSA ST | 1              | 1            | 2               | 1                | 1054             |



# Neighborhood setting



# Recommendation

- ◆ The ABR carefully reviewed the project for neighborhood compatibility, heard and responded to the concerns of neighbors to the extent of its purview, and approved the project with conditions
- ◆ Staff recommends that Council uphold the ABR's Project Design Approval with the conditions of approval and deny the appeal