MITIGATION MONITORING AND REPORTING PROGRAM
for
1568-1576 LA VISTA DEL OCEANO DRIVE
(MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043)

PURPOSE

The purpose of the 1568-1576 La Vista del Oceano Drive Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

I. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring

criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. **These reports would be expected on a weekly basis during grading, excavation and construction, activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction**.

3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

a. A brief summary of all monitoring activities.

b. The date(s) the monitoring occurred.

c. An identification of any violations and the manner in which they were dealt with.

d. Any technical reports required, such as noise measurements.

e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

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MITIGATION MEASURE	MITIGATION REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	TIMING/FREQUENCY	REPORTING FREQUENCY	COMPLIANCE CHECK	VERIFI-CATION
AQ-1	**Watering of Site.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	
AQ-2	**Covered Fill Material/Truck Loads.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be covered from the point of origin.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	
AQ-3	**Truck Haul Routes.** Refer to mitigation measure TC-1, in Section 11 Transportation/Circulation.	Contractor	PEC	**Submit route prior to grading and building permits and check on the field**	At plan check and Spot check in field ; implement daily	N/A	City Transportation Operations Division	

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AQ-4	**Wind Erosion Control.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by: **A.** Seeding and watering until grass cover is grown; **B.** Spreading soil binders; **C.** Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; **D.** Other methods approved in advance by the Air Pollution Control District.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	
AQ-5	**Expeditious Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	
AQ-6	**Gravel pads.** Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	
AQ-7	**Dust Control Monitor.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to ~~approval of map recordation and~~ issuance of any grading permits for the project.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	

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AQ-8	**Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment: **A.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible. **B.** Clean diesel fuel (Ultra-Low Sulfur Diesel) fuel shall be used. **C.** The engine size of construction equipment shall be the minimum practical size. **D.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. **E.** Construction equipment shall be maintained in tune per the manufacturer specifications. **F.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. **G.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible. **H.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. **I.** Diesel powered equipment should be replaced by electric equipment whenever feasible. **J.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading; implement daily	Report Submitted Weekly during grading and earth moving operations	Building & Safety Division	

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AQ-9	**Green Building Design.** ~~The applicant~~Each Owner shall incorporate feasible green building measures into project design on the parcel(s) of Real Property owned by such Owner, which may include but are not limited to: energy conservation measures beyond Title 24 requirements; reduction of hazardous materials use, waste reduction measures, and water conservation measures~~, and transportation demand management/alternative transportation measures~~.	Applicant/ Contractor	PEC	**Check for compliance on plans and check in field**	At plan submittal, and spot check during construction	N/A	Building & Safety	

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CR-1	**Unanticipated Archaeological Resource Discovery Procedures.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed by the applicant to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, a Phase III program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historical Landmarks Commission. That portion of the Phase III program which requires work on-site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. If a discovery potentially consists of human remains, the Santa Barbara County Coroner and California Native American Heritage Commission must also be contacted and federal and state regulations followed.	Contractor	PEC	**Check for compliance on plans and check in field**	Check in field throughout grading	Report only if cultural resources are found	Planning Division and Building & Safety Division	
G-1	**Earthwork, Foundation, and Structural Design.** ~~The applicants~~Each Owner shall incorporate into the construction plans and implement all recommendations specified in the individual geology and soils reports prepared by licensed engineers, geologists or equal for the parcel(s) of Real Property owned by such Owner.	Applicant/ Contractor	Contractor/PEC	**Assure all recommendation are on plans and carried out on site during construction**	Throughout construction	N/A	Building & Safety Division	

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G-2	**Erosion Control Plan.** Refer to mitigation measure W-1, in Section 12 Water.	Contractor	PEC	**Submit Erosion Control Plan to City Planning and the ABR prior to issuance of permits** **Monitor sediment during grading and construction and prior to rains**	At plan submittal, and spot check during construction and prior to rains	Report Submitted Monthly throughout grading and construction activities	Building & Safety Division	

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H-1	**High Fire Vegetation Management.** Residences located in the High Fire Hazard area are required to maintain vegetation to create an effective fuel break by thinning dense vegetation (mosaic style) and removing dry brush, flammable vegetation and combustible growth from areas within 100 feet of all buildings or structures. ~~The~~ Each ~~O~~owner shall perform the following maintenance annually on the parcels of Real Property owned by such Owner for the life of the project. • Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground. • Thin brush from streets and driveways both horizontally and vertically along the property. Flammable vegetation must be cleared on each side of the street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to the public or private driveway and any public or private streets that border the property. • Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings. • Trim tree limbs back a minimum distance of 10 feet from any chimney opening. • Remove all dead trees from the property. • Maintain the roof of all structures free of leaves, needles or other vegetative debris. Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure.	Applicant/ Contractor/ Owners	PEC/Owners	**Submit plan to City Planning for City's Fire Wildland Interface Specialist review**	Prior to ABR review and issuance of grading permits	N/A	**City's Fire Wildland Interface Specialist and Planning Division**	

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H-2	**Landscape Plan.** ~~The~~ Each landscape plan shall adhere to the Fire Department Landscape Guidelines for properties than are in the high fire hazard area. These plans shall be reviewed and approved by the Architectural Board of Review.	Applicant/ Contractor/ Owners	PEC/Owners	**Submit plan to City Planning for City's Fire Wildland Interface Specialist review**	Prior to ABR review and issuance of grading permits	N/A	**City's Fire Wildland Interface Specialist and Planning Division**	
H-3	**Construction Discovery of Hazardous Materials.** In the event that potentially hazardous materials are uncovered during grading or construction processes, the applicant shall take appropriate measures to assure worker and public safety and provide for assessment and remediation in accordance with State, County, and City regulations.	Contractor	PEC	**Check for compliance on plans and periodically check in field**	Check in field throughout ~~grading~~ construction activities	Report only if potentially hazardous materials are found	Planning Division and Building & Safety Division	
H-4	**Well Abandonment.** In the event that a well is found during construction activities, t~~T~~he well shall be properly abandoned in accordance with State regulations ~~prior to issuance of a grading permit~~.	Contractor	PEC	**Check for compliance on plans and periodically check in field**	~~Prior to issuance of grading permits~~ Check in field throughout construction activities	N/A	Planning Division and Building & Safety Division	

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N-1	**Construction Hours Limitations.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below: New Year's Day.....January 1st* Martin Luther King's Birthday .....3rd Monday in January Presidents' Day .....3rd Monday in February Memorial Day .....Last Monday in May Independence Day .....July 4th* Labor Day.....1st Monday in September Thanksgiving Day.....4th Thursday in November Following Thanksgiving Day.....Friday following Thanksgiving Day Christmas Day.....December 25th* *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday. When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.	Contractor	PEC	**Assure Compliance**	Spot check throughout grading and construction activities	Report submitted at beginning and end of construction	Building & Safety and Planning Divisions	

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N-2	**Construction Notification to Neighbors.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notification to property owners and residents within 450 feet of the project area, to surrounding area homeowners associations, and posted at the access to construction site. The notice shall provide a construction schedule, required noise conditions applied to the project, and the name and telephone number of the Project Manager who can address questions and problems that may arise during construction.	Contractor	PEC	**Assure signage remains posted**	Prior to commencement of grading and construction activities/spot check that remains posted	N/A	Building & Safety Division	
N-3	**Construction Equipment Mufflers and Shields.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding residents.	Contractor	PEC	**Assure Compliance**	Spot Check throughout grading and construction activities	Report submitted at beginning and end of construction	Building & Safety	
PS-1	**Water Conservation.** The landscape and irrigation plans shall be in compliance with the Landscape Design Standards for Water Conservation (Res. No. 89-077) and shall be subject to approval by the Architectural Board of Review.	Applicant/ Contractor/ Owners	PEC/ Owners	**Submit Plan to City's Fire Wildland Interface Specialist**	Prior to ABR review and issuance of grading permits	N/A	**City's Fire Wildland Interface Specialist and Planning Division**	
PS-2	**Construction Source Reduction/ Recycling Measures.** Recycling bins shall be placed on the site throughout the construction process, and the applicant shall maximize resource recovery, reuse and recycling of demolition and construction waste as feasible.	Contractor	PEC	**Check for compliance on plans and check in field**	At plan check and spot check in field; implement daily	N/A	Solid Waste Specialist/ Public Works Department	
PS-3	**Long-term Recycling.** ~~The proposed project~~ Each Owner shall provide equal space and/or bins for storage of recyclable material and trash for each residential unit ~~with the project site~~ on the parcel(s) of Real Property owned by such Owner. This information shall be shown on the building plans and installed as a part of the proposed project's improvements.	Applicant/ Contractor/ Owners	PEC	**Check for compliance on plans and check in field**	Prior to issuance of Certificate of Occupancy	N/A	**City's Planning Division**	

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TC-1	**Truck Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager. The route of construction-related traffic shall also be established to minimize trips through surrounding residential neighborhoods.	Contractor	PEC	**Submit route prior to grading and building permits and check on the field**	At plan check and spot check in field; implement daily	N/A	City Transportation Operations Division	
TC-2	**Construction Parking/Storage.** Construction parking and storage shall be provided as follows: A During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager. B. On-site or off-site storage shall be provided for construction materials and equipment. Storage of construction materials within the public right-of-way is prohibited without a Public Works permit.	Contractor	PEC	**Submit location of construction parking prior to grading and building permits and check on the field**	At plan check and spot check in field; implement daily	N/A	City Transportation Operations Division	
TC-3	**Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.	Contractor	PEC	**Submit route prior to grading and building permits and check on the field**	At plan check and Spot check in field ; implement daily	N/A	City Transportation Operations Division	
W-1	**Erosion Control Plan.** An A comprehensive Erosion Control Plan for all construction activities to maintain all sediment on site and out of the drainage system shall be submitted to the Building Division for approval prior to Building Permit issuance, including any rough grading permit, and shall be implemented by the applicant Owners on site. The plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following: **A.** Excavation and grading shall be limited to the dry season of the year (i.e., April 15-November 1). **B.** Grading shall incorporate any applicable measures recommended in soils and geology reports. Detailed plans and geologic report shall be submitted for any permanent erosion-control structures. **C.** Grading shall be designed to minimize erosion and control	Contractor	PEC	**Submit Erosion Control Plan to City Planning and the ABR prior to issuance of permits** **Monitor sediment during grading and construction and prior to rains**	At plan submittal, and spot check during construction and prior to rains	Report submitted monthly throughout grading and construction activities	Building & Safety Division	

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	drainage. **D.** Minimize the area of bare soil exposed at one time (phased grading). **E.** Stockpiles of earth and other construction related materials ~~must~~ shall be protected from being transported from the site by the forces of wind or water. **F.** Any slopes with disturbed soils or denuded of vegetation ~~must~~ shall be stabilized so as to inhibit erosion by wind and water. **G.** Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction. **H.** Graded areas shall be revegetated within four weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion. Planted areas shall be irrigated if necessary, and maintained to ensure that plants are established. Geotextile binding fabrics shall be used as necessary to hold slopes until vegetation is established. **I.** Identify and install silt fencing (installed with a 6 inch by 6 inch right-angled, buried lip) and/or closely aligned hay bales on the edge of all development envelopes. **J.** Sediments and other material ~~may~~ shall not be traced from the site by vehicle traffic. The construction entrance roadways ~~must~~ shall be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions ~~must~~ shall be swept up immediately and ~~may~~ shall not be washed down by rain or other means. **K.** Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff. **L.** Eroded sediments and other pollutants must be retained on site and ~~may~~ shall not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind. **M.** Fuels, oils, solvents and other toxic materials ~~must~~ shall be							

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	stored in accordance with their listing and ~~are~~ shall not ~~to~~ contaminate the soil and surface waters. All approved storage containers ~~are to~~shall be protected from the weather. Spills ~~may~~ shall not be washed into the drainage system. **N.** Excess or waste concrete ~~may~~ shall not be washed into the public way or any other drainage system. Provisions ~~must~~ shall be made to retain concrete wastes on site until they can be disposed of as a solid waste. **O.** Trash and construction related solid wastes ~~must~~ shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.							
W-2	**Storm Drain Markings.** Stenciled information shall be printed on all curb storm drains warning of the direct connection to the creek and ocean.	Contractor	PEC	**Check for compliance on plans and check in field**	Check for compliance during grading	Report submitted weekly during grading and earth moving operations	Building & Safety Division	
W-3	**Site Runoff.** All project runoff waters from areas such as the access roads, roofs, driveways shall be captured on-site and conducted, via the proposed drainage system, to prevent increased site runoff.	Contractor	PEC	**Check for compliance on plans and check in field**	Spot check in field throughout grading and construction; implement daily	Report submitted weekly during grading and earth moving operations and construction activities	Building & Safety Division	
~~**W-4**~~	~~**Storm Drain Surface Pollutant Interceptors.** Storm drain surface pollutant interceptors (and an operation and maintenance plan for the use of storm drain surface pollutant interceptors) shall be installed as determined by City Public Works Department and Building & Safety Division.~~	~~Applicant/ Contractor/Owners~~	~~PEC~~	~~**Check for compliance on plans and check in field**~~	~~At plan check and prior to issuance of Certificate of Occupancy~~	~~N/A~~	~~Public Works Department/Building & Safety Division~~	

DRAFT

VII. DINNER BREAK

ACTUAL TIME: 6:34 P.M.

The meeting was reconvened at 7:43 p.m.

VIII: ENVIRONMENTAL HEARING:

ACTUAL TIME: 7:43 P.M.

INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION - MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; & MST1999-01043

PROJECT DESCRIPTION: The project consists of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive (which is currently unimproved), centrally located in that neighborhood. The affected project site totals approximately an acre and a half with the individual residential lots averaging approximately 13,700 square feet. Four of the vacant lots are proposed for development with new residences and associated improvements: 1568 La Vista del Oceano Dr. (035-180-085); 1570 La Vista del Oceano Dr. (035-180-084); 1575 La Vista del Oceano Dr. (035-170-023 & -022); and 1576 La Vista del Oceano Dr. (035-180-058). The upper three lots (1568, 1570 and 1576 La Vista del Oceano Dr.) would be accessed from a private driveway that comes off of La Vista del Oceano Drive. Each site proposes a single-family residence with two covered parking spaces (ranging from approximately 2,700 to 3,900 square feet) and one uncovered guest space. Estimated grading for the homes and roadway would consist of approximately 3,427 cubic yards of cut and 3,076 cu. yds. of fill outside the main building footprints and 1,543 cu. yds. of cut and 5 cu. yds. of fill within the building footprints. The proposal includes raising the La Vista del Oceano Drive road bed a maximum of 8 feet (where the unimproved roadway abuts this project) and completing the connection from Ricardo Avenue to the lower paved portion of La Vista del Oceano Drive. Due to topographical constraints, the raising of the road bed and a shared driveway for the upper lots, numerous retaining walls (which vary in height) will be required for this project. These tallest retaining walls would be approximately 11 feet tall, although most would be less than 6 feet. Additionally, guard rails/fences will be required in certain areas for safety purposes. Overall construction time for the proposal would be approximately 14 months.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and Draft Mitigated Negative Declaration that evaluate environmental effects of the project have been prepared and are available for review and comment. The analysis identifies potentially significant but mitigable environmental effects in the following issue areas: geophysical conditions, hazards, noise (short term), and water environment. Also evaluated in the document as less than significant impacts are aesthetics, air quality, biological resources, cultural resources, hazards, noise, population and housing, public services, recreation, transportation/circulation, and water environment issues. Mitigation measures are identified to reduce potentially significant impacts to insignificant levels, and to minimize less than significant impacts.

DRAFT

DOCUMENT AVAILABILITY: The Draft Mitigated Negative Declaration is available for review at the Planning Division, 630 Garden Street between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., and at the Public Library at 40 E. Anapamu Street during hours of operation.

STORY POLES: Story poles to assist in visualizing the project dimensions will be placed on the site from Thursday, June 2, 2005 to Thursday, June 16, 2005, 4:30 p.m.

Barbara Shelton, Environmental Analyst, gave a review of the project indicating that no action will be taken tonight.

Marisela G. Salinas, Associate Planner, gave a brief presentation of the project.

David Geyer, Stakeholder, addressed the Planning Commission.

Bob Goda, Penfield and Smith, addressed the Planning Commission.

Kevin Conner, Engineer, Penfield and Smith spoke about drainage for the project.

Commissioners' comments and questions:

1. Stated that it looks like the contours indicate that water will still come across to the other side of the road. Is this true? A new curb and gutter will be put on the opposite side of the road.
2. Asked whether drainage from properties above the project site would be intercepted.
3. Concerned that the drainage needs to be properly addressed at the bottom of La Vista del Oceano Drive.
4. Asked staff if the road width is 16 feet. Asked what the Fire Department's comments were regarding the road width, and if the Fire Department has different standards.
5. Asked if parking was allowed on Ricardo Street and if there will be "No Parking" signs designated on the new road.
6. Stated that it is not clear that upon the completion of the road there will not be an increase in traffic, and whether the Rogers Tract development will also have an impact. This should be addressed.
7. Requested more discussion on aesthetics, particularly the project sites' visibility from Cliff Drive and Mesa Park. There is a proposal to remove the eucalyptus trees near Mesa Park, which will make the project site more visible.
8. Stated that numerous studies were done on various design options. Architectural Board of Reveiw members met with the applicants and discussed putting garages on the street among other possibilities. All were turned down because of major design flaws.
9. Expressed concerns about the amount of useable open yard available on each site and asked whether the open yards complied with the Zoning Ordinance.
10. Document is suitable with the exception of the traffic discussion.

The public hearing was opened at 8:19 a.m. and the following person expressed his concerns:

The following people spoke in opposition to the project:

DRAFT

Edward M. Tebo suggested taking a different approach. He believes there is a lot of fill and retaining walls proposed that are not necessary.

Connard Hogan does not believe the water flow mitigation is adequate or appropriate. He is also concerned about the amount of silt that accumulates at the bottom of the road on Cliff Drive and would like to see mitigation of the existing situation. He does not believe that the catch basin will resolve the problems. He would like to see some traffic speed mitigation imposed due to the increased traffic and the current lack of adequate visual sighting. He is also concerned that parking might not be allowed on the lower portion of La Vista del Oceano Drive.

Janet Napier stated that she is concerned about the proposed development of five large houses on the hill above her property. Ms. Napier's four main concerns are: 1) The waivers that would be required to allow the houses to be built non-conforming to the Hillside Design District and Neighborhood Preservation Ordinances; 2) The lack of compatibility with lower La Vista del Oceano; 3) Potential flooding on lower La Vista del Oceano; and 4) Increased traffic that will be put onto La Vista del Oceano by joining what is now a cul-de-sac to upper La Vista del Oceano and Ricardo.

The public hearing was closed at 8:34 p.m.

Ms. Shelton, Ms. Salinas, and Ms. Hubbell addressed the Planning Commissioners' questions.

Mr. Geyer once again addressed the Planning Commission and clarified some of their concerns.

IX. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Larson on street lights committee.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

X. ADJOURNMENT

Chair Maguire adjourned the meeting at 8:54 p.m.

Submitted by,

Deborah J. Bush, Acting Planning Commission Secretary

Photographic Analysis/Visual Study of Project Site

(Available for review at the Community Development Department's Planning Counter located at 630 Garden Street, Santa Barbara)

Visual Study of the La Vista Del Oceano Road Improvement Project and Four Associated Homes

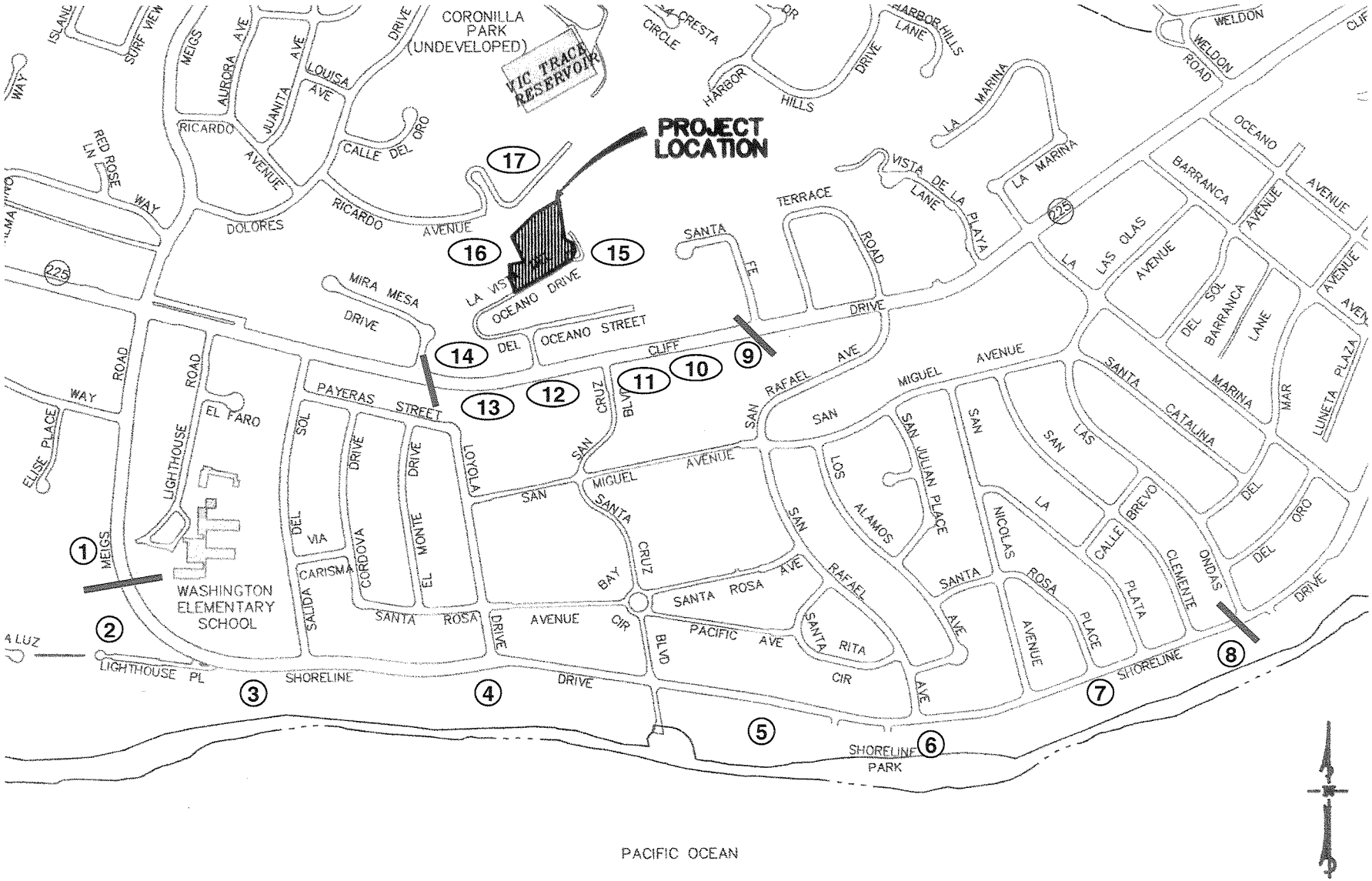
11 June 2005

(Note – all Views Taken With Approximately 75 mm Lens Setting)

ATTACHMENT 10

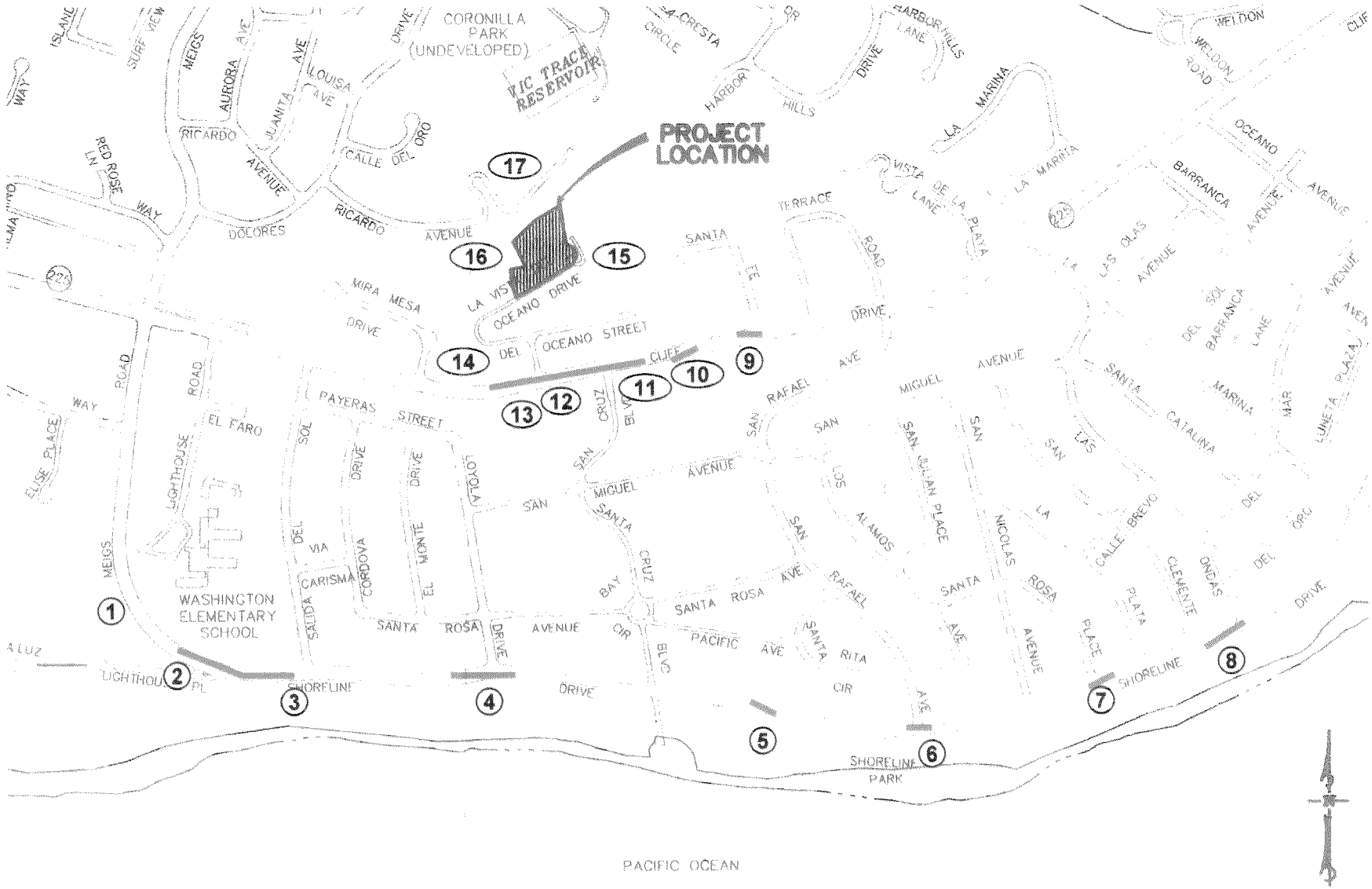
RECEIVED
JUL 11 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

Project Location Showing Picture Locations



Project Is Intermittently Visible In Between the Red Bars Shown on Cliff and Shoreline Drive
Pictures Were Taken Where the Project was Most Visible at the Locations Shown

Project Location Showing Picture Locations



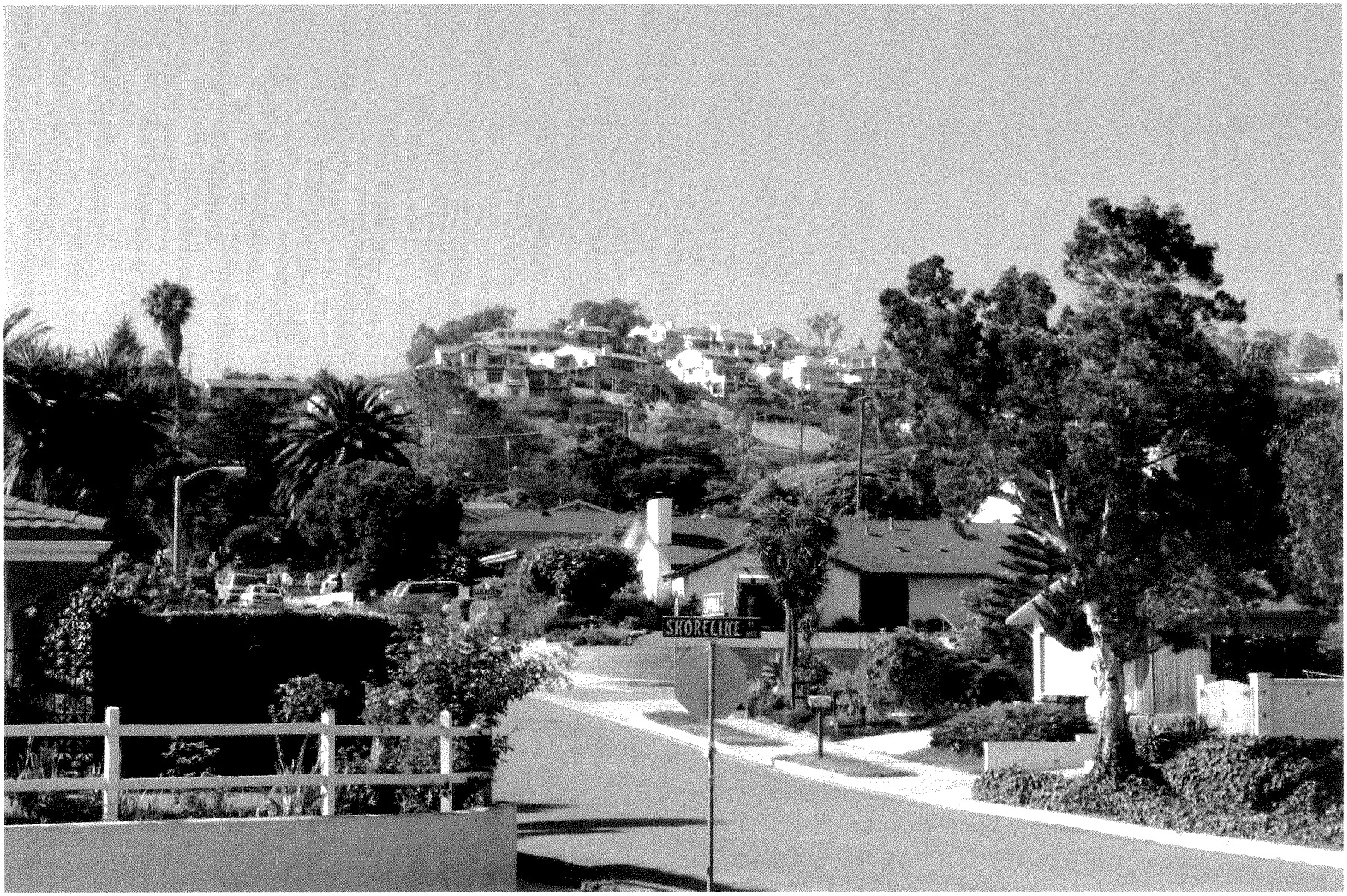
The Red Bars Show Where a Pedestrian on the Sea Side Sidewalk of Cliff or Shoreline Could See One or More Homes

The Project is not Visible From the Highest Point at La Mesa Park (1)

The Project as Viewed Across the West end of the Washington Elementary School Playground (2)

The Project as Viewed From the East End of Washington Elementary School (3)

The Project as Viewed From the Sidewalk at the Shoreline Drive/Loyola Drive Intersection (4)



The Typical View of the Project From Shoreline Park is a Glimpse in Between Roofs and Trees (1370 Shoreline Location Shown) (5)

The Project As Seen From Shoreline Park at the Intersection of Shoreline Drive and San Rafael Ave (6)

The Project as Seen From Shoreline Park at the Intersection of Cliff Drive and Rosa Place (7)

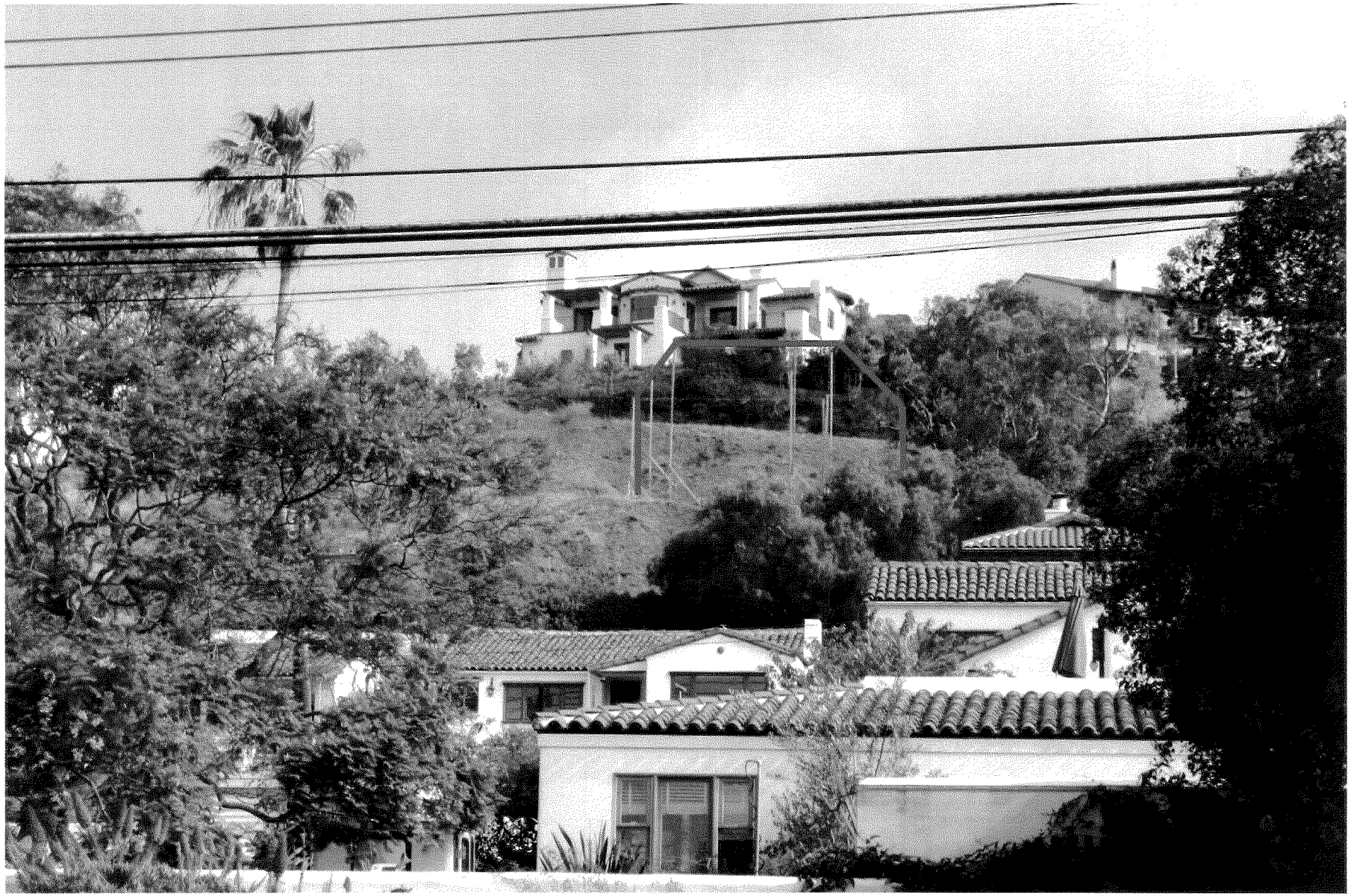
The View From Shoreline Park Between San Clemente and Las Ondas is the Furthest East the Project Can be Seen (8)

The First View of the Project From the East Portion of Cliff Drive is Over the top of the Shifco Community Near Santa Fe (9)

The Project Is Visible Through the Trees Over Shifco From Cliff (10)

Outline of Geyer Home As Viewed From Across the Street From 1508 Cliff Drive (11)

Outline of the Schechter Home as Seen From 1517 Cliff Drive (12)

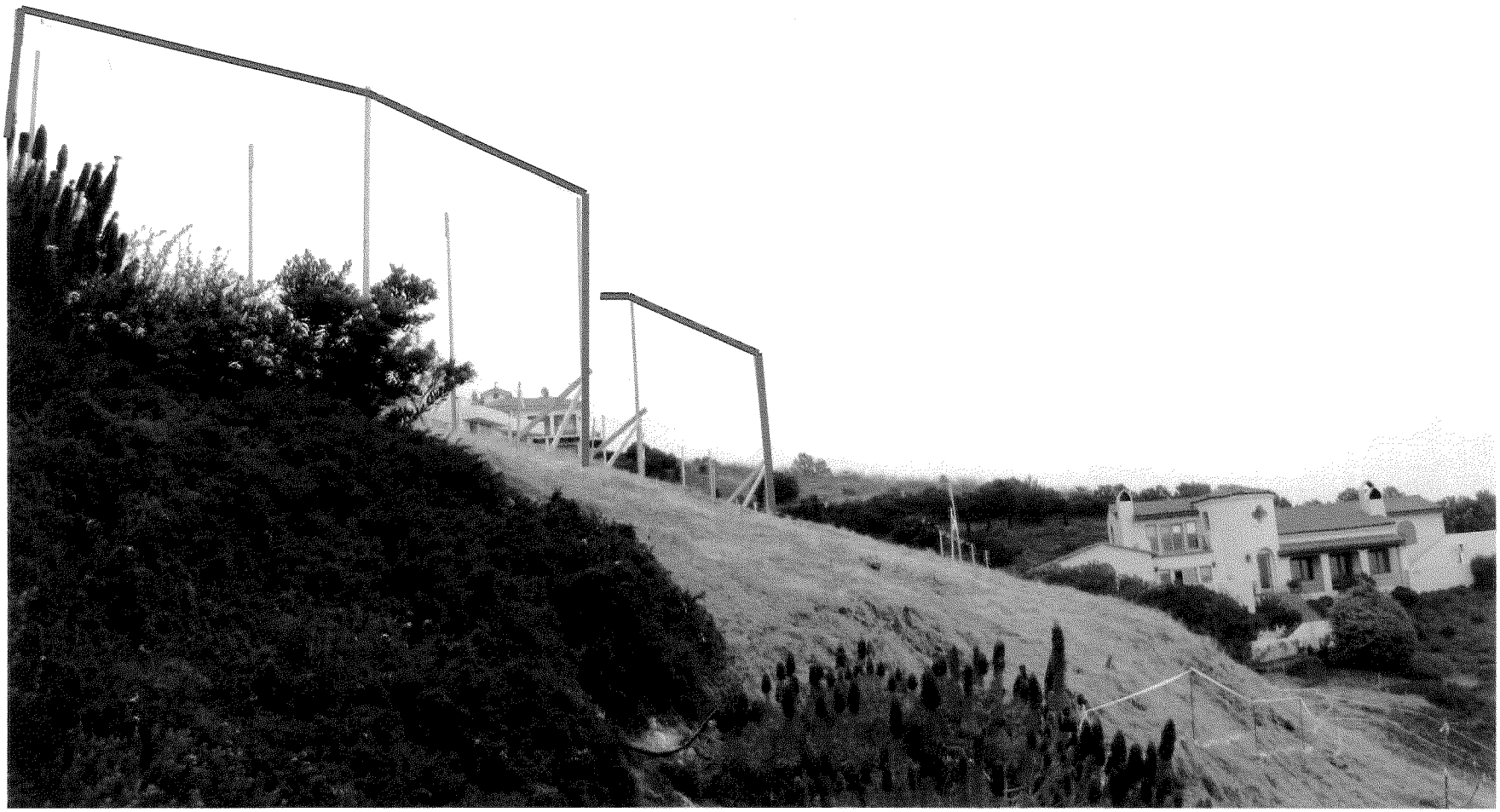


View of Geyer and Schechter Homes From the Furthest West on Cliff Drive That the Project Is Visible (1610 Cliff Drive) (13)

The View of the Schechter Home When Approached From Lower La Vista Del Oceano Will be Softened by the Edwards Home (14)

The View of the Geyer and Macofsky Homes Will Not be as Imposing After the Point Where This Picture is Taken is Raised (16)

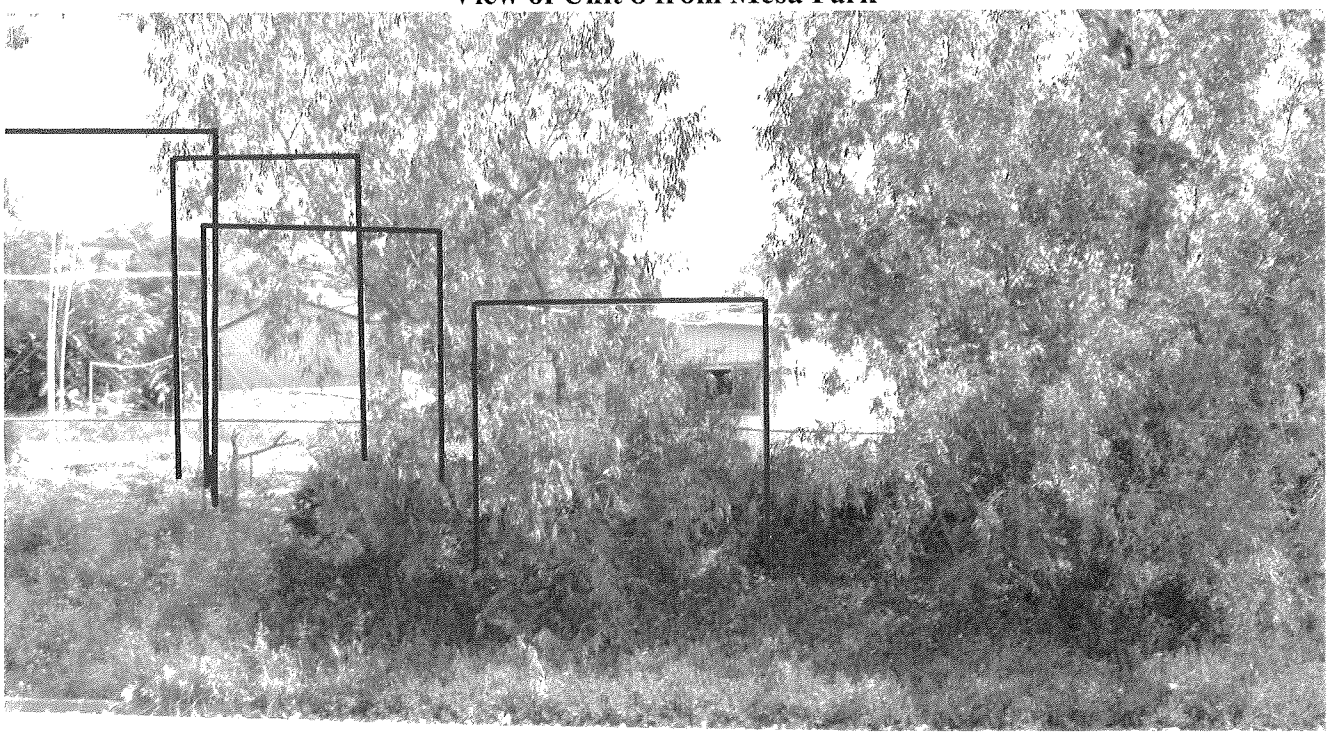
Outline of Geyer and Macofsky Homes From Where the Road Improvement Project Starts (16)



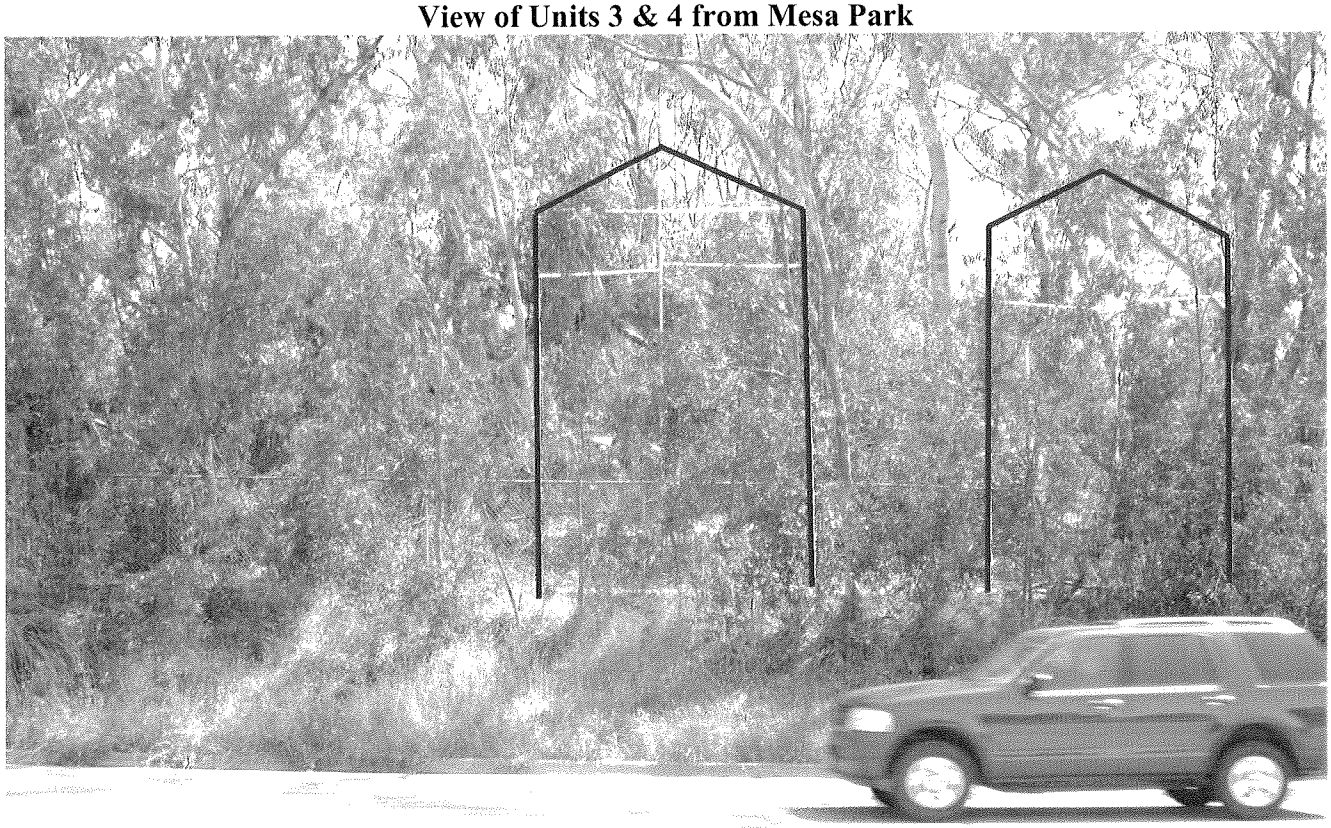
The Four Homes Will not be Visible From Upper La Vista Del Oceano. When Those lots are Built out (Bucciarelli Home Shown) (17)

Photographs of Storypoles at 210 Meigs Road

View of Unit 8 from Mesa Park



View of Units 3 & 4 from Mesa Park

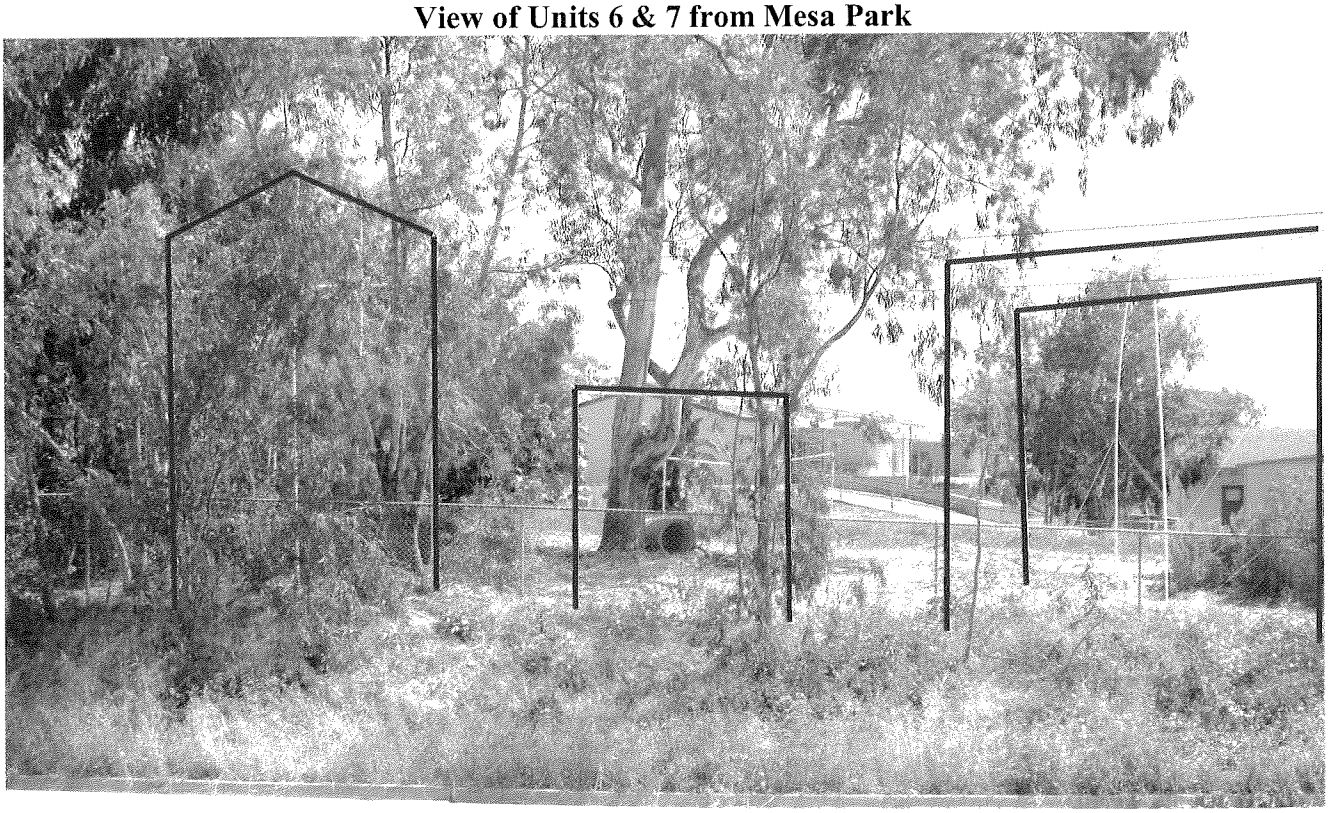


ATTACHMENT 11

Photographs of Storypoles at 210 Meigs Road

View of Units 5 & 6 from Mesa Park

View of Units 6 & 7 from Mesa Park



ABR MINUTES

1998:	November 9	1570 LVDO DR.
1999:	July 19	1568 LVDO DR.
	September 13	1568 LVDO DR.
2000:	January 18	1576 LVDO DR.
		1568 LVDO DR.
		1570 LVDO DR.
	December 14	LVDO DR. RD EXT
2001:	January 2	LVDO DR. RD EXT
	April 9	LVDO DR. RD EXT
		1568 LVDO DR.
	May 7	LVDO DR. RD EXT
		1576 LVDO DR.
		1568 LVDO DR.
		1570 LVDO DR.
	May 29	LVDO DR. RD EXT
		1576 LVDO DR.
		1568 LVDO DR.
		1570 LVDO DR.
	June 11	1570 LVDO DR.
		1576 LVDO DR.
		1568 LVDO DR.
	June 25	1576 LVDO DR.
	July 9	1576 LVDO DR.
	August 13	1576 LVDO DR.
2002:	May 20	1575 LVDO DR.
2003:	September 29	1575 LVDO DR.
	October 13	LVDO DR. RD EXT
		1576 LVDO DR.
		1575 LVDO DR.
		1570 LVDO DR.
		1568 LVDO DR.
	October 27	LVDO DR. RD EXT
		1576 LVDO DR.
		1575 LVDO DR.
		1570 LVDO DR.
		1568 LVDO DR.
2004:	February 2	LVDO DR. RD EXT
		1576 LVDO DR.
		1570 LVDO DR.
		1568 LVDO DR.
	March 29	1570 LVDO DR.
		1576 LVDO DR.
		LVDO DR. RD EXT
		1568 LVDO DR.
	July 19	1568LVDO DR.
2005:	February 7	LVDO DR. RD EXT
		1575 LVDO DR.
	February 28	1575 LVDO DR.
		LVDO DR. RD EXT
	June 6	1575 LVDO DR.

ARCHITECTURAL BOARD OF REVIEW MINUTES

November 9, 1998 **David Gebhard Public Meeting Room: 630 Garden Street** **3:07 P.M.**

BOARD MEMBERS: KARL EBERHARD, Chair, Present, Left at 6:39 p.m., Returned at 6:53 p.m.
JEFFREY GORRELL, Vice-Chair, Present, Left at 3:47 p.m., Returned at 4:33 p.m.
PHYLLIS DICKSON, Present
CAROL GROSS, Present
PATRICK HUNTER, Present
JOHN HUTCHINGS, Present, Left at 6:39 p.m., Returned at 6:53 p.m.
ALEX PUJO, Present
RICHARD SIX, Present, Left at 3:47 p.m., Returned at 4:33 p.m.
PHILIP SUDING, Present, Left at 3:47 p.m., Returned at 4:33 p.m., Left at 6:53 p.m.

CITY COUNCIL LIAISON: MARTY BLUM, Absent
GILBERT GARCIA, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Present at 3:47 p.m., Left at 4:55 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
ISAAC ROMERO, Planning Technician, Present
TRISH ALLEN, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEMS:

4. **1570 LA VISTA DEL OCEANO DR** E-1 ZONE

Assessor's Parcel Number 35-180-84
Application Number MST98-0706
General Plan Update Number GPU98-0111
Environmental Review Number ENV98-0502
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 3,490 square foot three-story residence which includes an attached 576 square foot two-car garage on a 12,766 square foot vacant lot in the Hillside Design District. The project requires 1,020 cubic yards of grading, 870 cubic yards are outside the footprint of the main building. The grading includes road extension and driveway access to this lot and the adjacent lot.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, PLANNING COMMISSION APPROVAL & A PUBLIC HEARING.)

(4:33)

Thomas Meaney, architect, and Sidney & Pamela Macofsky, present.

Motion: Indefinite continuance with the following comments: 1) The mass, bulk, and scale are acceptable provided that the grading plan is consistent with the site design. 2) Study stepping in the second floor on the north and south elevations. 3) Provide a color scheme that will visually recede the home into the hillside. 4) Provide a site section through the building. 5) Show the footprints of the adjacent structures. 6) Provide a landscape plan and a grading plan with the building height projections.

Action: Pujo/Suding, 8/0/0. Dickson stepped down.

ARCHITECTURAL BOARD OF REVIEW MINUTES

July 19, 1999 **David Gebhard Public Meeting Room: 630 Garden Street** **3:11 P.M.**

BOARD MEMBERS: KARL EBERHARD, Chair, Present
JEFFREY GORRELL, Vice-Chair, Present
DERRIK EICHELBERGER, Present
CAROL GROSS, Present
ANNIE GUILLEMETTE, Absent
JOHN HUTCHINGS, Present
STELLA LARSON, Present
ALEX PUJO, Present, Left at 7:52 a.m.
RICHARD SIX, Present

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:55 p.m., Left at 4:06 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Present at 3:34 p.m., Left at 4:28 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
STEFANIE EDMONDSON, Planning Technician, Present
MYLEA D. YOST, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEMS:

9. **1568 LA VISTA DEL OCEANO DR** E-1 ZONE

Assessor's Parcel Number 35-180-85
Application Number MST99-0513
General Plan Update Number GPU99-0099
Environmental Review Number ENV99-0323
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE & PLANNING COMMISSION APPROVAL.)

(5:53)

Russ Banko, agent, present.

Public comment opened at 5:57 p.m.

Mr. Levi commented that he is generally in favor of the project and feels it is a modest residence.

Public comment closed at 5:59 p.m.

Motion: Indefinite continuance with the following comments: 1) The design is not acceptable as proposed. 2) The project should be reviewed for compatibility with the Neighborhood Preservation Ordinance, with regard to fitting the house to the hillside.

Action: Pujo/Gorrell, 8/0/0.

ARCHITECTURAL BOARD OF REVIEW MINUTES

September 13, 1999 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: KARL EBERHARD, Chair, Present
JEFFREY GORRELL, Vice-Chair, Present
DERRIK EICHELBERGER, Present
CAROL GROSS, Present
ANNIE GUILLEMETTE, Present, Left at 5:45 p.m.
JOHN HUTCHINGS, Present
STELLA LARSON, Absent
ALEX PUJO, Present, Left at 6:00 p.m.
RICHARD SIX, Present

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:30 p.m., Left at 5:30 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, Left at 4:44 p.m.
CYNTHIA CHAMBERS, Planning Technician II, Present
MYLEA D. YOST, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

12. **1568 LA VISTA DEL OCEANO DR** E-1 Zone
Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL.)

(6:45)

Russ Banko, agent, present.

Motion: Indefinite continuance with the following comments: 1) The applicant should show approved access from a public way to the site. 2) The applicant should work with Staff and adjacent property owners to get the project ready for ABR review.

Action: Gross/Eichelberger, 6/0/0.

ARCHITECTURAL BOARD OF REVIEW MINUTES

January 18, 2000 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: KARL EBERHARD, Chair, Present, Left at 4:52 p.m., Returned at 5:13 p.m., Left at 8:09 p.m., Returned at 8:17 p.m.
JEFFREY GORRELL, Vice-Chair, Present, Left at 8:17 p.m.
DERRIK EICHELBERGER, Present, Left at 6:00 p.m.
CAROL GROSS, Present
ANNIE GUILLEMETTE, Present
JOHN HUTCHINGS, Present, Left at 3:40 p.m.
STELLA LARSON, Present
ALEX PUJO, Present, Left at 4:38 p.m., Returned at 4:52 p.m.
RICHARD SIX, Present, Left at 6:10 p.m.

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, Left at 3:50 p.m.
DANNY KATO, Associate Planner, Absent
TRISH ALLEN, Planning Technician, Present
MYLEA D. YOST, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEM

8. **1576 LA VISTA DEL OCEANO DR** E-1 Zone
Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave Geyer

(Proposal to construct a new three-story 3,200 square foot residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading, 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, PLANNING COMMISSION APPROVAL, AND A PUBLIC HEARING.)

(THE FOLLOWING PROJECTS WERE REVIEWED CONCURRENTLY: MST 1999-01043, MST99-00513, MST1999-00714, & MST98-00706)

(6:42)

Tom Meaney, Architect, Robert Carmon, agent and Russ Banko, Architect, present.

Public comment opened at 7:05 p.m.

Mr. Matt Edwards, resident at 742 Calle Alella, expressed concern regarding fire access to the road and reported that he was informed by Public Works' Staff that the road should be 20 feet wide. He offered suggestions to accommodate this, and asked that it be restudied.

Mr. Kirk Gradin, Architect, expressed concern regarding the amount of grading and retaining walls needed to build the houses. He also stated that there were some inaccuracies in the drawings. He asked that a drainage study be completed.

Mr. Ilan Levi, neighbor at 1616 La Vista del Oceano, expressed that the designs stepped nicely into the hill. He complemented the designers for keeping the rooflines low and the sizes reasonable. He asked that nothing be allowed on the sites that would keep Ricardo Road from being completed and graded.

Public comment closed at 7:20 p.m.

Motion: Indefinite continuance to the Planning Commission with the following comments: 1) The public road and the common driveway have too much grading, too much compacted earth that will not allow for landscaping, are too aggressive, and are not acceptable. 2) The site contains more grading and paving than necessary 3) The mass,

bulk and scale is generally acceptable. 4) The architectural proportions, style and direction are acceptable. 5) Introduce some stepping to the home design to reduce grading at the rear of the property.

Action: Gorrell/Guillemette, 6/0/0.

CONCEPT REVIEW - NEW ITEM

9. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Russ Banko
Owner: Sidney & Pamela Macofsky
Engineer: Robert Karman

(Proposal for approximately 6,000 cubic yards of grading and improvements to provide access and building pads for three proposed residences located in the Hillside Design District. The proposed residence will be served from a common driveway. The proposal also includes grading and improvements in the public right-of-way.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(THE FOLLOWING PROJECTS WERE REVIEWED CONCURRENTLY: MST1999-01043, MST99-00513, MST1999-00714, & MST98-00706)

Same as Item No. 8.

CONCEPT REVIEW - CONTINUED ITEM

10. 1570 LA VISTA DEL OCEANO DR E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 3,490 square foot three-story residence that includes an attached 576 square foot two-car garage on a 12,766 square foot vacant lot in the Hillside Design District. The project requires 1,020 cubic yards of grading, 870 cubic yards are outside the footprint of the main building. The grading includes road extension and driveway access to this lot and the adjacent lot.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(THE FOLLOWING PROJECTS WERE REVIEWED CONCURRENTLY: MST 1999-01043, MST99-00513, MST1999-00714, & MST98-00706)

Same as Item No. 8.

CONCEPT REVIEW - CONTINUED ITEM

11. 1568 LA VISTA DEL OCEANO DR E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL.)

(THE FOLLOWING PROJECTS WERE REVIEWED CONCURRENTLY: MST 1999-01043, MST99-00513, MST1999-00714, & MST98-00706)

Same as Item No. 8.

ARCHITECTURAL BOARD OF REVIEW MINUTES

December 4, 2000 **David Gebhard Public Meeting Room: 630 Garden Street** **3:35 P.M.**

BOARD MEMBERS: JEFFREY GORRELL, Chair, Present, Left at 5:17 p.m.
ALEX PUJO, Vice-Chair, Present at 3:37 p.m.
DERRIK EICHELBERGER, Present, Left at 7:53 p.m.
KIRK GRADIN, Present
CAROL GROSS, Present, Left at 5:32 p.m., Returned at 6:54 p.m.
JOHN HUTCHINGS, Present at 3:39 p.m., Left at 6:57 p.m.
STELLA LARSON, Absent
RICHARD SIX, Present

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Arrived at 3:55 p.m., Left at 4:53 p.m.
TRISH ALLEN, Planning Technician II, Present
SUZANNE JOHNSTON, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

2. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Russ Banko
Owners: Eugene & Patricia Bucciarelli; David & Jane Geyer; Sidney & Pamela Macofsky
Owner: Bucciarelli, Geyer, & Macofsky
Engineer: Robert Karman

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access and create building pads for three proposed new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the road bed and extend a portion of the improved public right-of-way.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNINIG COMMISSION APPROVAL.)

(4:15)
Tom Meany, agent and Cynthia Chambers, Planning Technician II, present.

Public comment opened at 4:21 p.m.

A letter was received from the Oceano Property Owners, Inc. concerning the necessity of the extension of the La Vista Del Oceano to join the upper and lower segments of La Vista Del Oceano.

Ilan Levi, 1616 La Vista Del Oceano, was concerned that there was not enough information presented to evaluate the plan thoroughly. The single driveway to serve the proposed three residences is being constructed to site the house higher up on the hillside to create views, drainage issues were not being addressed, and there is 4,000 cubic yards of fill proposed to construct the driveway.

Michael Zois, 659 Ricardo Avenue, spoke regarding the extension and connection of the upper and lower portions of La Vista Del Oceano for delivery and fire protection purposes.

Robert Dodson, 642 Ricardo Avenue, representing the Ricardo Avenue Association, submitted a petition requesting the connection of the upper and lower poritons of La Vista Del Oceano.

Catherine Dishion, 1643 La Vista Del Oceano, representing the Oceano Property Owners, asked if the raising of the road would prevent the future connection of the upper and lower portions of La Vista Del Oceano.

Public comment closed at 4:36 p.m.

Motion: Indefinite continuance with the following comments: 1) Provide sections and massing studies of the proposed residences. 2) It was recommended that Board members make a visit to the site prior to the next review.
Action: Hutchings/Six, 6/0/0. Gradin stepped down.

January 2, 2001 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: JEFFREY GORRELL, Chair, Present, Left at 6:45 p.m.
ALEX PUJO, Vice-Chair, Present
DERRIK EICHELBERGER, Absent
KIRK GRADIN, Present, Left at 7:50 p.m.
CAROL GROSS, Present
JOHN HUTCHINGS, Present, Left at 7:50 p.m.
STELLA LARSON, Present
RICHARD SIX, Present

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:29 p.m., Left at 4:46 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present at 4:45 p.m., Left at 6:25 p.m.
TRISH ALLEN, Planning Technician II, Present
MYLEA D. YOST, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

3. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agents: Tom Meaney, Russ Banko, Don Weaver
Owners: Bucciarelli, Geyer, & Macofsky
Engineer: Robert Karman

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access and create building pads for three proposed new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the road bed and extend a portion of the improved public right-of-way.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNINIG COMMISSION APPROVAL.)

(4:09)

Russ Banko, Tom Meaney and Don Weaver, agents, present.

Motion: Indefinite continuance to the Planning Commission for review of the road layout and with the following comments: 1) The Board is conceptually supportive of the grading and road access to the properties, subject to review of the massing of the proposed homes. 2) After conceptual review by the Planning Commission, the applicant is to return to the Board with sections, massing studies, and elevations of the proposed residences.

Action: Pujo/Gross, 6/0/0. Gradin stepped down.

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present
STEPHANIE CHRISTOFF, Present
DERRIK EICHELBERGER, Present, left at 5:20 p.m., returned at 5:45 p.m.
KIRK GRADIN, Present
CAROL GROSS, Absent
JOHN HUTCHINGS, Present, left at 6:52 p.m.
STELLA LARSON, Present
SILVIA RONCHIETTO, Present

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:55 p.m., left at 4:15 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Present at 3:45 p.m., left at 5:35 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
TRISH ALLEN, Planning Technician II, Present
JULIETTE VAN WEEGHEL, Acting Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

3. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Russ Banko
Owner: Patricia Bucciarelli
Owner: Eugene & Patricia Bucciarelli
Owner: David & Jane Geyer
Owner: Sidney & Pamela Macofsky
Agent: Don Weaver
Engineer: Robert Karman

(This is a revised proposal per direction given by Planning Commission concept review. The applicant has provided two options: 1) A shared driveway that involves substantial grading. 2) Separate driveways accessed directly from La Vista del Oceano where modifications will be required for front yard encroachment of the garages.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNINIG COMMISSION APPROVAL.)

(4:05)

ITEM 3 AND 4 WERE REVIEWED TOGETHER.

Tom Meaney, agent, and Russ Banko, agent, present.

Public comment opened at 4:26 p.m.

Ilan Levi, 1616 La Vista Del Oceano Road, is concerned about the extensive use of stepped retaining walls and the driveway design.

Michael Zois, 659 Ricardo Avenue, spoke regarding his support of the road connection of La Vista Del Oceano Drive.

Public comment closed at 4:30 p.m.

Staff Comments: Ms. Chambers, Acting Assistant Planner, clarified that the Planning Commission is looking for a combination of raising the road and re-grading the front yards, in order to get the driveways and the garages in the front of the lots. She suggested assigning a subcommittee to assist the applicant with reviewing the alternatives.

Motion: One week continuance with the following comments: 1) Restudy the front yard encroachment of the garages and the possibility of discontinuous widening of the road for additional parking. 2) Work with the Transportation Staff on parking and fire truck access. 3) Study detached garages. 4) Submit full conceptual plans for all the alternatives discussed.

Action: Ronchietto/Larson, 7/0/1. Gradin abstained.

CONCEPT REVIEW - CONTINUED ITEM

4. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed. This is a revised proposal per Planning Commission direction to study placing the garage at the street elevation. This proposal will require modifications for front yard encroachment of the garages.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(4:05)

ITEM 3 AND 4 WERE REVIEWED TOGETHER.

Russ Banko, agent, present.

Motion: One week continuance with the following comments: 1) Restudy the amount front yard encroachment of the garages and the possibility of discontinuous widening of the road for additional parking. 2) Work with the Transportation Staff on parking and fire truck access. 3) Study detached garages. 4) Submit full conceptual plans for all the alternatives discussed.

Action: Ronchietto/Larson, 7/0/1. Gradin abstained.

BOARD MEMBERS: JEFFREY GORRELL, Chair, Present
RICHARD SIX, Vice-Chair, Present at 4:23 p.m.
STEPHANIE CHRISTOFF, Present
DERRIK EICHELBERGER, Present, Left at 3:30 p.m., Returned at 4:45 p.m.
KIRK GRADIN, PRESENT, Left at 4:00 p.m., Returned at 4:50 p.m.
CAROL GROSS, Absent
JOHN HUTCHINGS, Present
STELLA LARSON, Present at 3:44 p.m.
SILVIA RONCHIETTO, Present

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
TRISH ALLEN, Planning Technician, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

2. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Russ Banko
Owner: Patricia Bucciarelli
Owner: Eugene & Patricia Bucciarelli
Owner: David & Jane Geyer
Owner: Bucciarelli, Geyer & Macofsky
Owner: Sidney & Pamela Macofsky
Agent: Don Weaver
Engineer: Robert Karman

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access and create building pads for three proposed new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and extend a portion of the improved public right-of-way. This is concept review of design alternatives for the three residential lots, showing individual driveways and garages at the street, as well as a revised design for the common driveway alternative.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(4:00)

Note: Items 2, 3, 4 and 5 were reviewed together.

Tom Meany, agent, and Russ Banko, agent, present.

Staff Comment: Cynthia Chambers, Planning Technician II, explained that the four La Vista Del Oceano Drive projects have different case numbers but are interrelated and therefore reviewed simultaneously in order to forward the projects in the same direction. She asked the Board to provide comments on the roadway grading and the three residences.

Public comment opened at 4:23 p.m.

Ilan Levi, 1616 La Vista Del Oceano, was concerned that the proposed house of David and Jane Geyer would obscure his view. He would like to have this residence moved closer to the street and had made the proposal to have an easement granted across the back end of the southern edge of Mr. Tebo's property. This would allow a slope to drive up and enter the garage side or front ways.

Edward Tebo, 1582 La Vista Del Oceano, complemented Mr. Meany and Mr. Banko on their design improvements. He was concerned about the proposed three-story house of David and Jane Geyer, he would like to have all residences kept to two levels. He would consider selling 20 feet of his property to the Geyers for better access to their future home.

Public comment closed at 4:28 p.m.

Motion: Two weeks continuance with the following comments: 1) The Board was appreciative of the studies made and the direction of the projects. 2) Provide conceptual designs for the proposed homes and how they fit in their lots. 3) The Board prefers the common driveway approach to the three lots, with the houses lower on the slope as presented in concept. 4) The Board understands that entry into garages placed adjacent to the street is not feasible because of the steepness of the slope. The garages would be well below grade creating retaining walls on three sides in excess of 20 feet tall.

Action: Hutchings/Christoff, 5/0/0. Gradin stepped down.

CONCEPT REVIEW - CONTINUED ITEM

3. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085). This is concept review of design alternatives showing individual driveways and garages at the street.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(4:00)

Note: Items 2, 3, 4 and 5 were reviewed together.

Same as Item No. 2.

CONCEPT REVIEW - CONTINUED ITEM

4. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed, with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085). This is concept review of design alternatives showing individual driveways and garages at the street.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(4:00)

Note: Items 2, 3, 4 and 5 were reviewed together.

Same as Item No. 2.

CONCEPT REVIEW - CONTINUED ITEM

5. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new three-story residence that includes an attached two-car garage on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading, with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085). This is concept review of design alternatives showing individual driveways and garages at the street.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(4:00)

Note: Items 2, 3, 4 and 5 were reviewed together.

Same as Item No. 2.

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present
STEPHANIE CHRISTOFF, Present, Left at 5:12 p.m.
DERRIK EICHELBERGER, Present
KIRK GRADIN, Present at 4:30 p.m.
CAROL GROSS, Present, Left at 7:34 p.m.
JOHN HUTCHINGS, Present, Left at 6:44 p.m.
STELLA LARSON, Present
SILVIA RONCHIETTO, Present

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, Left at 3:15 p.m., Returned at 5:12 p.m., Left at 5:38 p.m.
TRISH ALLEN, Planning Technician II, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

2. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Russ Banko
Owner: Patricia Bucciarelli
Owner: Eugene & Patricia Bucciarelli
Owner: David & Jane Geyer
Owner: Bucciarelli, Geyer & Macofsky
Owner: Sidney & Pamela Macofsky
Agent: Don Weaver
Engineer: Robert Karman

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access and create building pads for three proposed new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and extend a portion of the improved public right-of-way.)

(3:25)

Note: Items 2, 3, 4, and 5 were reviewed together.

Tom Meaney, Architect, and Russ Banko, agent, present.

Staff Comment: Cindy Chambers, Assistant Planner, explained that the La Vista Del Oceano Drive projects are four separate applications, one for each house on the three lots and one for the common grading for all three houses and the road. The common grading access and the road plan would be the appropriate plan under which to put a landscape theme comment. The individual residences need to go to the Planning Commission in that the grading underneath them is what provides the fill for the road. The four projects are interrelated, but ultimately the proposed houses will come back to the ABR for review. She asked the Board to provide comments on the roadway grading and the three residences.

Motion: Indefinite continuance to the Planning Commission with the following comments: 1) The Board found the roadway extension solution reasonable and gave positive comments to the Planning Commission. 2) The proposed driveway entrance across Mr. Tebo's property increases the amount of paving on the properties and reduces the amount of available area for landscaping. 3) A landscape plan is required addressing the area between the road and the driveways with particular concern about erosion controlling. 4) Introduce skyline trees.

Action: Gross/Christoff, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

3. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085). This is concept review of design alternatives showing individual driveways and garages at the street.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(3:25)

Note: Items 2, 3, 4, and 5 were reviewed together.

Tom Meaney, Architect, present.

Motion: Two weeks continuance with the following comments: 1) Break up the size, bulk, and scale of the design. 2) Provide more information on the other elevations.
Action: Gross/Eichelberger, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

4. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed, with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(3:25)

Note: Items 2, 3, 4, and 5 were reviewed together.

Russ Banko, agent, present.

Staff Comment: Cindy Chambers, Assistant Planner, noted that submittal for the next 30 days review period is contingent on receiving positive comments from the ABR on site design and grading before the projects are be reviewed by the Planning Commission. Board needs to find that the individual architecture appears to be acceptable in the general mass, bulk, and scale concerning footprint, general volumes, and location on the site. The Planning Commission will be looking at the proposed buildings because the individual buildings and the road grading are considered to be one project that is subjected to the Neighborhood Preservation Ordinance. The road grading cannot be approved without the grading of the sites and the Planning Commission will not approve the site grading without a house; it is all tied together. The Planning Commission's agenda are tentatively filled through July 2001.

Motion: Two weeks continuance with the following comments: 1) The architecture needs to be truer to the Tuscan style and have hipped roofs to further breakup the visual size of the building. 2) Restudy the gables to present less wall surface and prominence to the front elevation. 3) Provide more variation in the plate heights. 5) The landscape plan is not acceptable. 6) Provide a long-term ground cover. 7) Replace the medium sized trees with larger sized trees.

Action: Six/Gross, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

5. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new three-story residence that includes an attached two-car garage on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading, with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL.)

(3:25)

Note: Items 2, 3, 4, and 5 were reviewed together.

Tom Meaney, Architect, present.

Motion: Two weeks continuance with the following comments: 1) The Board is appreciative of the direction that this project is taking. 2) The size, bulk, and scale appear to be acceptable from the front elevation. 3) Continue the theme of the front elevation to the other elevations. 4) Provide a concept landscape plan addressing the tree locations.

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

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present
STEPHANIE CHRISTOFF, Present, Left at 5:05 p.m.
DERRIK EICHELBERGER, Present, Left at 5:58 p.m.
KIRK GRADIN, Absent
CAROL GROSS, Present
JOHN HUTCHINGS, Absent
STELLA LARSON, Present
SILVIA RONCHIETTO, Arrived at 3:25 p.m.

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:42 p.m., Left at 4:11 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
SUSAN MCLAUGHLIN, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

2. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,500 square foot three-story residence that includes an attached two-car garage on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading, with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL.)

(3:58)

Tom Meaney, Architect, present.

Motion: Postponed indefinitely at the applicant's request.
Action: Larson/Christoff, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM

3. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new 2,900 square foot, three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(3:59)

Tom Meaney, Architect, present.

Public comment opened at 4:05 p.m.

Ilan Levi, 1616 La Vista Del Oceano Road, wanted to know why the drawings were not available to public in advance of the ABR meetings and where the proposed house would stand in relation to his house.

Public comment closed at 4:12 p.m.

Staff Comment: Cindy Chambers, Assistant Planner, stated that the plans for the first concept review were being revised while the project was being scheduled for the ABR meeting. She apologized for that. Plans are not required to be submitted to Staff when a project is continued for another concept review.

Motion: Two weeks continuance with the following comments: 1) Further study reducing elements to bring down the mass of the building. 2) Provide site sections that diagrammatically include the existing upper property. 3) Augment and soften the turnaround and parking space in front of the building, make it look more like a patio. 4) The Board recommends the applicant to arrange a meeting with the neighbor. 5) Incorporate trees in the landscape plan to screen the proposed residence; the placement of the trees is critical with respect to the views.

Action: Gross/Six, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM

4. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed, with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(4:25)

Russ Banko, agent, present.

Motion: Two weeks continuance with the following comments: 1) Study bringing down the mass by lowering the body of the main building or by replacing the gables on the second story with hips. 2) Study the drawings for inconsistencies and make corrections. 3) Introduce more charm giving elements into the design.

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

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present
STEPHANIE CHRISTOFF, Present, Left at 7:45 p.m.
DERRIK EICHELBERGER, Present, Left at 4:02 p.m., Returned at 4:24 p.m., Left at 6:29 p.m.
KIRK GRADIN, Present, Left at 7:01 p.m., Returned at 7:27 p.m.
CAROL GROSS, Present at 4:02 p.m.
JOHN HUTCHINGS, Present
STELLA LARSON, Present
SILVIA RONCHIETTO, Present

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present at 3:00 p.m., Left at 3:17 p.m.
SUSAN MCLAUGHLIN, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

4. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new 2,900 square foot, three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085).)

(Fifth Concept Review)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(4:00)

Tom Meaney, Architect, present.

Public comment opened at 4:25 p.m.

Ilan Levi, 1616 La Vista Del Oceano Road, presented the layout of his existing house.

Public comment closed at 4:26 p.m.

Motion: Two weeks continuance with the following comments: 1) The mass, bulk, and scale is acceptable. 2) Provide a conceptual landscape plan. 3) Plant skyline trees near the buildings to break up the architecture. 4) Group and reposition the Melaleucas away from the street. 5) The Jacarandas should be coming up in the foreground instead of being up on the hill. 6) The Board suggests using the neighbor's planting pallet and choosing from hillside Californian natives. 7) The proposed Lavender and Rosemary are not good choices because they are very short-lived. 8) Study grouping the plants and getting more variety so that there is some interest throughout the year. 9) Reduce the hardscape in areas where it is not necessary. 10) Augment and soften the turnaround and parking space in front of the building, make it look more like a patio.

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

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present, Left at 4:39 p.m., Returned at 4:43 p.m.
STEPHANIE CHRISTOFF, Present
DERRIK EICHELBERGER, Present, Left at 7:45 p.m.
KIRK GRADIN, Present, Left at 6:10 p.m., Returned at 6:30 p.m.
CAROL GROSS, Present, Left at 6:10 p.m., Returned at 7:27 p.m., Left at 8:38 p.m.
JOHN HUTCHINGS, Present at 3:23, Left at 7:52 p.m.
STELLA LARSON, Absent
SILVIA RONCHIETTO, Absent

CITY COUNCIL LIAISON: DAN SECORD, Absent
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Absent
SUSAN MCLAUGHLIN, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

6. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new 2,900 square foot, three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085).)

(Sixth Concept Review)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE.)

(5:50)

Motion: Postponed indefinitely at the applicant's request.
Action: Six/Christoff, 7/0/0.

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Absent
RICHARD SIX, VICE-CHAIR, Absent
STEPHANIE CHRISTOFF, Present at 4:09 p.m.
DERRIK EICHELBERGER, Absent
KIRK GRADIN, Present
CAROL GROSS, Present, Left at 4:25 p.m.
JOHN HUTCHINGS, Present, Left at 6:48 p.m.
STELLA LARSON, Present, Left at 4:25 p.m., Returned at 4:45 p.m.
SILVIA RONCHIETTO, Present at 3:08 p.m.

CITY COUNCIL LIAISON: DAN SECORD, Present at 3:43 p.m., Left at 5:57 p.m.
MAYOR HARRIET MILLER, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present at 4:08 p.m., Left at 5:07 p.m.
SUSAN MCLAUGHLIN, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

10. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Engineer: Robert Karman
Owner: Dave & Jane Geyer

(Proposal to construct a new 2,900 square foot, three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading; 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access, and grading for two adjacent parcels (APN 035-180-084,-085).)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL.)

(6:30)

Thomas Meaney, Architect, David Black, Landscape Architect, and David Geyer, owner, present.

Motion: Indefinite continuance to the Planning Commission with the following comments: 1) The overall mass, bulk, and scale of the proposed residence is acceptable. 2) The landscape plan will return on Consent Calendar and will be reviewed by a Landscape Architect.
Action: Christoff/Ronchietto, 5/0/0.

ARCHITECTURAL BOARD OF REVIEW
MINUTES

May 28, 2002 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Arrived at 3:57 p.m.
RICHARD SIX, VICE-CHAIR, Present
STEPHANIE CHRISTOFF, Present, Left at 6:17 p.m.
DERRIK EICHELBERGER, Arrived at 3:26 p.m.
KIRK GRADIN, Absent
CAROL GROSS, Present, Left at 6:15 p.m., Returned at 6:27 p.m., Left at 8:07 p.m.
STELLA LARSON, Present
CHRISTINE PIERRON, Present
SILVIA RONCHIETTO, Arrived at 3:35 p.m., Left at 7:32 p.m.

CITY COUNCIL LIAISON: DAN SECORD, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, Left at 3:20 p.m., Returned at 4:24 p.m., Left at 4:56 p.m.
SUSAN MCLAUGHLIN, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEM

5. **1575 LA VISTA DEL OCEANO DR** E-1 Zone
Assessor's Parcel Number: 035-170-023
Application Number: MST2002-00301
Owner: Jordano Brothers, Inc.
Architect: Kirk Gradin
(Proposal to construct a three-story 2,400 square foot residence with an attached 400 square foot, two-car garage, on a 7,282 square foot vacant parcel in the Hillside Design District. Modifications are requested for encroachment into the two required front-yard setbacks and to allow the required open yard to be located in the front yard.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND MODIFICATIONS.)

(7:12)

Graig Griffen, Architect, and Jimmy McNichol, owner, present.

Public comment opened at 7:16 p.m.

David Geyer, 222 Meigs Road, Unit No. 5, was concerned about grading, retaining walls, road construction, and fire department access and turnaround to the project site and neighboring properties.

Edward Tebo, 1604 La Vista Del Oceano, supported the project.

Public comment closed 7:22 p.m.

Motion: Two weeks continuance for the Board to conduct an organized site visit.
Action: Six/Gross, 5/0/0Public comment opened at 5:13 p.m.

September 29, 2003 David Gebhard Public Meeting Room: 630 Garden Street 3:05 P.M.

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present; left at 3:47 p.m.; returned at 4:29 p.m.
RICHARD SIX, VICE-CHAIR, Present; left at 3:47 p.m.; returned at 4:15 p.m.
STEPHANIE CHRISTOFF, Present; left at 4:01 p.m.; returned at 4:06 p.m.; left at 5:33 p.m.; 6:44 p.m.
DERRIK EICHELBERGER, Present; left at 4:52 p.m.; returned at 5:23 p.m.; left at 6:42 p.m.
KIRK GRADIN, Present; left at 5:04 p.m.; returned at 5:46 p.m.
CAROL GROSS, Present; left at 4:46 p.m.; returned at 4:51 p.m.; left at 6:12 p.m.; returned at 6:41 p.m.; left 7:48 p.m.
STELLA LARSON, Absent
JAMES LECRON, Present
CHRISTINE PIERRON, Present; left at 4:54 p.m.; returned at 6:23 p.m.

CITY COUNCIL LIAISON: BABATUNDE FOLAYEMI, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present; arrived at 4:32 p.m.; left at 4:39 p.m.; returned at 4:47 p.m.; left at 4:54 p.m.; returned at 4:58 p.m.; left at 5:34 p.m.
SUZANNE JOHNSTON, Planning Technician I, Present
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEM

5. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Agent: Bob Goda
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(5:04)

Bob Goda, Project Planner; Kevin Corners, Engineer; and Kelly Smith, Civil Engineer, present.

Staff Comments: Jaime Limón, Design Review Supervisor, responding to Mr. Six's question regarding the scope of this review, stated that the applicant would like the Board to comment on this additional proposed component of the original three-lot proposal. The Board's comments will be referred to the Planning Commission when they review the entire project, which involves grading exceeding 500 cubic yards.

Suzanne Johnston, Planning Technician I, stated that the proposal for three houses and a road is scheduled to be reviewed next week and will include this component.

Public comment opened at 5:13 p.m.

Ilan Levi, 1616 La Vista Del Oceano, was concerned about the elevation of the current road level, fill exceeding the cut, conformance of the grading to the Hillside Design guidelines, size and height of the three-story house, and neighborhood compatibility.

Matthew Edwards, 1725 High Mountain Road, Arroyo Grande, was concerned about steepness of the lot, build-ability of the lot, size of the building envelope, location of the proposed residence, verticality of the architectural design, access from the upper road, height of the retaining walls, elevation drawings, proximity to adjacent parcel.

Public comment closed at 5:21 p.m.

Motion: Continued one week with the following comments: 1) Make the architectural drawings accurate to the revised grading proposal. 2) Show the elevations without the trees to better evaluate the elevations. 3) Staff is to provide information about a possible variance for the setback from the street to the garage.

Action: Six/Christoff, 6/0/0. Gradin stepped down.

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present; left at 4:15 p.m.; returned at 4:45 p.m.
RICHARD SIX, VICE-CHAIR, Present; left at 4:15 p.m.; returned at 4:45 p.m.
STEPHANIE CHRISTOFF, Present
DERRIK EICHELBERGER, Present; left at 5:20 p.m.
KIRK GRADIN, Present
CAROL GROSS, Present; left at 4:58 p.m.; returned at 5:01 p.m.
STELLA LARSON, Present
JAMES LECRON, Absent
CHRISTINE PIERRON, Absent

CITY COUNCIL LIAISON: BABATUNDE FOLAYEMI, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present; left at 4:15 p.m.; returned at 4:49 p.m.; left at 4:50 p.m.
SUZANNE JOHNSTON, Planning Technician I, Present; left at 4:15 p.m.; returned at 4:45 p.m.
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

8. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Don Weaver
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Bob Goda
Engineer: Robert Karman
Owner: Sidney & Pamela Macofsky
Agent: Russ Banko

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to, and create building pads for, three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

(6:30)

Bob Goda, agent; Tom Meaney, Architect; Kevin Connors, Engineer; and David Geyer, owner, present.

Staff Comment: Marisela Salinas, Associate Planner, noted that copies of the following documents were submitted to the Board: a letter from a neighbor, summary from the applicant describing the statistics for the individual projects, case summaries of the ABR reviews for the five projects at La Vista Del Oceano Drive, and minutes of the Planning Commission conceptual review of March 8, 2001. Staff would like the Board to comment on the roadway related to the Agenda Items Nos. 8 through 12. The focus of this review is primarily on the roadway and the residences will be reviewed after the concept of the roadway design is found to be acceptable. Ms. Salinas gave a summary of the Planning Commissions comments.

Public comment was opened at 6:49 p.m.

A letter from Jody Enders and Eric D'Hoker, 1564 La Vista del Oceano, was read into the record, noting that they were concerned about the proposed retaining walls, impacts on their property, drainage, and loss of the Oleander trees.

Ilan Levi, 1616 La Vista Del Oceano, was concerned about the effectiveness of the review process and elevation of the roadway. Mr. Levi submitted a summary of the projects' history, excerpts from the minutes, and an overview of the actions related to the La Vista Del Oceano Road Extension project.

Matt Edwards, 1585 La Vista Del Oceano Drive, was concerned about the building, driveway and road designs as presented.

Donald O'Dowd, 1550 La Vista Del Oceano, was concerned about the proposed road elevation and retaining wall, which will block the view of the countryside and residences located directly above his property, and road safety issues.

Public comment was closed at 7:03 p.m.

Motion: Continued two weeks with the following comments: 1) Board members expressed concerns related to the placement of the homes, pavement and height of the roadway. 2) Staff is to review the previous, conceptual plans and review the minutes to clarify the Planning Commission's direction, determine whether the finished floors have been changed, discuss options on how to relieve the hillside with respect to the road design, and determine whether guardrails will be required along portions of the roadway. 3) The presence of at least one of the Planning Commissioner is required at the next review to provide some insights on the projects. 4) The retaining walls and guardrails when finalized must be of a high quality, i.e., use sandstone and be similar to the old walls found in the Riviera area. 5) Provide site sections of all the properties and roadways to get a better understanding of what will happen to the existing grading.

Action: Gross/Six, 6/0/0.

9. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda
Engineer: Robert Karman

(Proposal to construct a new 2,900 square foot, three-story residence with an attached, two-car garage, on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading of which 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

Same as Item No. 8.

10. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Agent: Bob Goda
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

Same as Item No. 8.

11. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,500 square foot, three-story residence that includes an attached, two-car garage, on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

Same as Item No. 8.

12. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Russ Banko
Agent: Bob Goda
Engineer: Robert Karman

(Proposal to construct a new 2,500 square foot, two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

Same as Item No. 8.

ARCHITECTURAL BOARD OF REVIEW MINUTES

October 27, 2003 **David Gebhard Public Meeting Room: 630 Garden Street** **3:10 P.M.**

BOARD MEMBERS: JEFFREY GORRELL, CHAIR, Present
RICHARD SIX, VICE-CHAIR, Present; left at 7:50 p.m.
STEPHANIE CHRISTOFF, Present; left at 7:00 p.m.; returned at 7:28 p.m.
DERRIK EICHELBERGER, Present
KIRK GRADIN, Absent
CAROL GROSS, Present; left at 7:00 p.m.; returned at 7:36 p.m.; left 7:48 p.m.
STELLA LARSON, Present
JAMES LECRON, Present
CHRISTINE PIERRON, Present; left at 7:00 p.m.; returned at 7:32 p.m.

CITY COUNCIL LIAISON: BABATUNDE FOLAYEMI, Absent

PLANNING COMMISSION LIAISON: BARBARA CHEN LOWENTHAL, Present; left at 7:00 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Present; left at 3:26 p.m.
SUZANNE JOHNSTON, Planning Technician I, Present; left at 3:29 p.m.; returned at 4:09 p.m.; left at 4:36 p.m.; returned at 4:51 p.m.
JULIETTE VAN WEEGHEL, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

1. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Don Weaver
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Bob Goda
Owner: Sidney & Pamela Macofsky

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to, and create building pads for, three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano, and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

(3:26)

Bob Goda, agent; Tom Meaney, Architect; Kevin Conners, Penfield Smith Engineer; David Geyer, owner; Russ Banko, Designer; and David Black, Landscape Architect, present.

Staff comment: Marisela Salinas, Associate Planner, stated that the focus of the concept review at Planning Commission was primarily on the access way, driveways and roadways, and less attention was given to the proposed residences. An expanded version of the minutes of the last Planning Commission hearing and a list of additional comments were provided to the Board. The applicant will add guardrails based on standard criteria from Public Works Engineering, as was requested by the Board. Staff was not able to confirm the finished grades.

Public comment opened at 4:00 p.m.

John Converse, 1562 La Vista Del Oceano Road, was concerned about the increase of run-off, inadequate drainage and road elevation.

Matthew Edwards, 1725 Hi Mountain Road, Arroyo Grande, was concerned about the proposed road elevation. He showed the Board a conceptual plan with individual driveways for each lot.

Donald O'Dowd, 1550 La Vista Del Oceano Road, was concerned about the height and aesthetics of the retaining walls on the south side of the road, private views, lack of storm sewers, and rain run-off and silt built-up.

Edward Tebo, 1604 La Vista Del Oceano Road, was concerned about the road extension with respect of its layout, encroachment on the property at 1564 La Vista Del Oceano Road, elevation, safety and drainage.

A letter from Jody Enders and Eric D'Hoker, 1564 La Vista Del Oceano Road, was read into the record, noting that they were concerned about the road elevation in front of their property, other proposed road alterations, and impact to the existing hillside.

Public comment closed at 4:24 p.m.

Liaison comment: Barbara Chen Lowenthal, Planning Commissioner, stated that the Planning Commission felt that there was too much grading at the rear of the properties and would disapprove of a grading increase as is currently proposed for two of the properties. She clarified that the Planning Commission would not accept white walls for the Rogers Tract project and has asked the applicant to provide high quality walls. There was a concern about the appropriateness of the size of the residences, including the garages, in relation to the size of the lots, amount of grading that would have to occur, and appearance of the end result after the development of the hillside. The applicant was encouraged to look at the aesthetics of the Riviera. The Planning Commission thought that the large white colored houses on the side of the hill were inappropriate for this project.

Motion: Continued indefinitely with the following comments: 1) There appears to be too much grading overall on the site. 2) Study bringing down the finished floors, especially of the garages of the structures, as much as possible. 3) Make the civil structures, especially the layouts and heights of the retaining walls, feel more organic. 4) The Board will expect a high quality of materials for the retaining walls. 5) The applicant was encouraged to provide areas where significant landscaping could be introduced. 6) Some Board members were concerned that the proposed trees would be extensively pruned through the duration of the project.

Action: Six/Gross, 8/0/0.

2. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda

(Proposal to construct a new 2,900 square foot, three-story residence with an attached, two-car garage, on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading of which 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Please see the minutes of Item No. 1, La Vista Del Oceano Road Extension project (MST1999-00714).

3. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Agent: Bob Goda

Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers
(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, (NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Please see the minutes of Item No. 1, La Vista Del Oceano Road Extension project (MST1999-00714).

(5:12)

Graig Griffen, Architect; Bob Goda, agent; and Gene Schecter, owner, present.

Public comment opened at 5:21 p.m.

Matthew Edwards, 1225 Hi Mountain Road, Arroyo Grande, was concerned about the necessity for the retaining walls, accuracy of the grading lines, height of the residence, proposed square footage, steepness of the lot, and location of access way.

Public comment closed at 5:24 p.m.

Staff comment: Marisela Salinas, Associate Planner, noted that Staff could not support the previously requested modifications. Staff has not been able to review the new submitted plans and does not know at this time, whether the requested modifications are supportable or not.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) After studying several proposals, the Board believes that the current concept of the residence, presented with the parking approach coming from above, is the best one, because it takes advantage of the contours of the site. 2) A parking approach from a lower area would battle very steep contours. 3) The Board supports the modifications requested for the front yard, given the hardship of two, back-to-back, front yards on the property. 4) The Board would be looking at further refinements for the architecture, i.e., the reduction of the overall mass, bulk and scale, especially the three-story facade on the south elevation. 5) It was suggested to restudy minimizing the plate heights of the garage and two under stories. 6) The site walls within the public view should be consistent and all be made of stone. 7) The Board recognizes that the double, stepped retaining walls at the lower part of the property are to create flatter areas, which will improve the possibility of significant vegetation. 8) Include significant vegetation on the landscape plan.
Action: Six/LeCron, 8/0/0.

4. **1570 LA VISTA DEL OCEANO DR** E-1 Zone
Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney
(Proposal for a new 2,500 square foot, three-story residence that includes an attached, two-car garage, on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Please see the minutes of Item No. 1, La Vista Del Oceano Road Extension project (MST1999-00714).

5. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Bob Goda
(Proposal to construct a new 2,500 square foot, two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Please see the minutes of Item No. 1, La Vista Del Oceano Road Extension project (MST1999-00714).

ARCHITECTURAL BOARD OF REVIEW REVISED MINUTES

Monday, February 2, 2004 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: RICHARD SIX, Chair, Present; left at 6:26 p.m.; returned at 6:50 p.m.
STEPHANIE CHRISTOFF, Vice-Chair, Present
BRUCE BARTLETT, Present; left at 5:27 p.m.; returned at 5:46 p.m.
DERRIK EICHELBERGER, Present; left at 3:27 p.m.; returned at 4:00 p.m.; left at 7:12 p.m.
STELLA LARSON, Present
JAMES LECRON, Present; left at 3:28 p.m.; returned at 3:40 p.m.
CHRISTOPHER MANSON-HING, Present
CHRISTINE PIERRON, Present, arrived at 3:15 p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: WILLIAM MAHAN, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, arrived at 3:15 p.m.; left at 3:30 p.m.
JACQUELINE ELLIS, Planning Technician II, Present
ELIA ZAVALA, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

3. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Don Weaver
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Bob Goda
Owner: Sidney & Pamela Macofsky

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Tenth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items No. 3 through 6 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

(4:00)

David Geyer, owner, Bob Goda, agent, Kevin Connors, Penfield Smith Engineer, Russ Banko, Designer, Tom Meaney, Architect, Gene Schechter, and Marisela Salinas, Case Planner, present.

Public Comment opened at 4:22 p.m.

Jody Enders was concerned with the large amount of dirt, the drainage, the lighting, the retaining walls, and the retention of the character of the neighborhood. She was concerned that the road was being raised too high, but appreciated the applicant's efforts to work with the neighbors concerns. She suggested that the retaining wall be raised taller to increase her privacy.

Russ Banko commented that the applicant will not be removing a native hill. Brant Smith's grandfather created the existing hill about 70 years ago with a bulldozer to put in an oil well.

A letter from Ilan M. Levi was read into the record noting that the secondary driveway would be disruptive to the natural lay of the land.

Mr. Levi also commented that the overall fill has increased to 9,800 cubic yards, of which 4,000 cubic yards are for the driveway.

Public Comment closed at 4:31 p.m.

In response to Mr. Levi's comment, the applicant clarified that import fill is calculated to be less than 1,900 cubic yards, and is expected to be reduced even more.

Public Comment reopened at 4:55 p.m.

Mr. Levi had architectural concerns on 1576 La Vista Del Oceano. He was concerned that the building's height and finished floor levels have not significantly changed over the eight reviews, despite the Board's and the Planning Commission's guidance to scale down the height of the residences. He suggested more aggressive building into the hillside and stepping up the hillside.

Public Comment closed at 4:58 p.m.

Motion: Continued indefinitely with the following comments to the Planning Commission: 1) The revisions to the roadway have improved such that it is aesthetically acceptable. 2) The reduction in the height of the walls, the reduction of the grading, and the reduction in slope are significantly positive improvements. 3) The Boards feels that important improvements have been made due to the lack of grading along the back of the houses; because of this, the houses are closer up to the grade and appear to be more set down into the natural overall slope of the hill. 4) The creation of natural appearing contours to the slopes should be maximized to include curves and not engineered straightness. 5) Tree types and their locations should be defined in the landscape plan to provide appropriate screening. 6) Utilize the open lot in front of the three houses for landscape screening that cannot be placed next to the building due fire requirements. 7) The Board understands that the proposed retaining walls on the road plan will be veneered in faux sandstone. 8) The Board withholds comment about the mass, bulk and scale of the proposed residences pending the additional information requested. 9) The applicant should return to the Architectural Board of Review prior to returning to the Planning Commission for more in-depth study of the residences and should provide more sections of the residences going down the most radical slope and a composite of the three houses facing against the hill, including the indication of the retaining walls. 10) The Geyer house, 1576 La Vista Del Oceano, should be stepped back to address the Board's concerns regarding the mass, in particular with the stairway. 11) The massing of the Macofsky house, 1570 La Vista Del Oceano, is looking appropriate. 12) Provide the most current elevation plans for the Buccarelli house, 1568 La Vista Del Oceano.

Action: Larson/LeCron, 7/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM

4. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda

(Proposal to construct a new 2,900 square foot three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading of which 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

(Ninth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items No. 3 through 6 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Same as Item No. 3.

CONCEPT REVIEW - CONTINUED ITEM

5. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,500 square foot, three-story residence that includes an attached, two-car garage, on a 12,766 square foot vacant lot in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(Ninth concept review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items No. 3 through 6 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Same as Item No. 3.

CONCEPT REVIEW - CONTINUED ITEM

6. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Bob Goda

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(Tenth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items No. 3 through 6 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

Same as Item No. 3.

Monday, March 29, 2004 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: RICHARD SIX, Chair, Absent
STEPHANIE CHRISTOFF, Vice-Chair, Present
BRUCE BARTLETT, Present
DERRIK EICHELBERGER, Present
STELLA LARSON, Present, arrived at 3:10 p.m.
JAMES LECRON, Absent
CHRISTOPHER MANSON-HING, Present
CHRISTINE PIERRON, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: WILLIAM MAHAN, Present, arrived at 5:55 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor, Present; left at 3:40 p.m.; returned at 5:53 p.m.; left at 6:26 p.m.
JACQUELINE ELLIS, Planning Technician II, Present
ELIA ZAVALA, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

8. **1570 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,500 square foot three-story residence that includes an attached two-car garage on a 12,766 square foot vacant lot, located in the Hillside Design District. The project requires an estimated 1,000 cubic yards of grading with 500 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(Tenth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(6:22)

Thomas Meaney, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project's mass, bulk and scale is supportable as presented. 2) The project nestles well into the hillside, presents a modest two-story facade to the downhill slope and public view corridors, and is a good example of home design for the type of hillside condition.
Action: Pierron/Bartlett, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. **1576 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda

(Proposal to construct a new 2,900 square foot three-story residence with an attached two-car garage on an 11,620 square foot vacant lot located in the Hillside Design District. The project requires 1,200 cubic yards of grading of which 400 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

(Tenth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(6:27)

Tom Meaney, Architect, present.

Public comment opened at 6:32 p.m.

Ilan Levi was concerned that the project still does not follow the Hillside Design Guidelines. He stated that all the neighboring houses are two-story houses and the proposed three-story house would obstruct the views to the residences from up the hill.

Public comment closed at 6:35 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board appreciates the movement made to the project. 2) The project's mass, bulk, and scale is acceptable as presented. 3) This project is a good example of hillside design with elements of the house stepping in, in relation to the contours and the grounding of the building created by the entry courtyard elements. 4) Although the project technically has three-story massing, the mitigations provided present the house as a two-story structure, which makes the project supportable. 5) High quality detailing should be provided. 6) Reconcile the finished-floor elevations with the large section drawings.

Action: Eichelberger/Larson, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

10. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Agent: Tom Meaney
Agent: Don Weaver
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Bob Goda
Owner: Sidney & Pamela Macofsky

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Eleventh Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(5:47)

Dave Geyer, property owner and project manager, Bob Goda, agent, and David Black, Landscape Architect, present.

Public comment opened at 6:05 p.m.

Edward Tebo was concerned with the amount of space remaining between the sewer line on the road and his property, maintaining the landscape as it currently is or better, and that the Geyer residence should be tucked into the hill better.

Eric D'Hoker commented that he was pleased with the current proposal.

Public comment closed at 6:11 p.m.

Bill Mahan, Planning Commission Liaison, stated that the Planning Commission has walked the site and has commented on the lack of landscaping on the area. He encouraged the use of 30 to 40 foot high skyline trees.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The road alignment, grading, and walls are appropriate as presented. 2) The landscaping needs to include trees that meet both the Fire Department's criteria and the aesthetic criteria of the Board to limit views of new houses seen from public views (the landscape area on the open parcel in front of the house is the perfect opportunity).

Action: Eichelberger/Bartlett, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM

11. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Applicant: Eugene & Patricia Buccarelli
Agent: Bob Goda
Contractor: Russell Banko Design & Construction

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(Eleventh Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(6:44)

Russell Banko, contractor, present.

Motion: Continued indefinitely to the Planning Commission and in-progress review for the architecture: 1) Use some hillside design guideline techniques to help reduce the structure's apparent massing. 2) The project's design is exacerbating the massing as presented. 3) Step more architectural pieces up the hillside from one-story to two-story, cascading with the hillside to get more roof modulation. 4) Use other design guideline techniques to nestle in the first floor of the structure to reduce the linearity of the building's base. 5) The under-story on the north elevation can be embedded into the grade to help soften the edges of the structure. 6) The arcade should be articulated differently to help reduce the mass of the building. 7) Consider reducing the tower elements that add to the overall mass.

Action: Pierron/Bartlett, 6/0/0.

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 19, 2004 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: RICHARD SIX, Chair, Present
STEPHANIE CHRISTOFF, Vice-Chair, Present
BRUCE BARTLETT, Present
DERRIK EICHELBERGER, Present, left at 4:18 p.m., returned at 4:26 p.m.
STELLA LARSON, Present at 3:08 p.m.
JAMES LECRON, Absent
CHRISTOPHER MANSON-HING, Present, left at 7:00 p.m., returned at 7:02 p.m.
RANDY MUDGE, Present, left at 7:03 p.m., returned at 7:06 p.m.
CHRISTINE PIERRON, Present, left at 5:39 p.m., returned at 5:40 p.m.

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent
PLANNING COMMISSION LIAISON: WILLIAM MAHAN, Absent
STAFF: JAIME LIMÓN, Design Review Supervisor, Present
SUSAN GANTZ, Senior Recording Secretary, Present, left at 4:15 p.m.
BARBARA WALSH, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

3. **1568 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Agent: Bob Goda
Contractor: Russell Banko Design & Construction
Applicant: Eugene & Patricia Bucciarelli

(Proposal to construct a new 2,500 square foot two-story residence on a vacant 16,400 square foot lot located in the Hillside Design District. Approximately 1,600 cubic yards of grading is proposed with the majority as cut under the footprint. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084and -085).

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT, NEIGHBORHOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND A LOT LINE ADJUSTMENT, AND A PUBLIC HEARING.)

(5:16)

Russ Banko, Contractor; and Bob Goda, Agent, present.

Public comment opened at 5:23 p.m.

Ilan Levi, neighbor, stated that he generally supports the project but has concerns about the height of the tower.

Public comment closed at 5:28 p.m.

Staff Comment: Marisela Salinas, Case Planner, stated that the project will be returning to the Board with the landscaping plan prior to future Planning Commission review.

Motion: Continued indefinitely with the following comments: 1) The Architecture has been refined and manipulated to acceptance by the Board. 2) The Board appreciates the change of materials of the stone base to break up the height of the elevations and the set-backs in the front. 3) The organization of the parts is handsome. 4) The Board feels that massing of the house is appropriate to the topography of the land. 5) Provide a final landscape plan that includes skylight trees and medium height shrubbery in the foregrounds to further help nestle the house into the land.

Action: Pierron/Bartlett, 8/0/0.

Monday, February 7, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
BRUCE BARTLETT, Vice-Chair, Present
STEPHANIE CHRISTOFF, Present, out at 6:25p.m.
DERRIK EICHELBERGER, Present
JAMES LECRON, Present
CHRISTOPHER MANSON-HING, Present
RANDY MUDGE, Present, out at 6:25p.m.
MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent
PLANNING COMMISSION LIAISON: STELLA LARSON, Absent
STAFF: JAIME LIMÓN, Design Review Supervisor, Present
DAVE SULLIVAN, Planning Technician I, Present
DEBBIE BUSH, Recording Secretary, Absent

CONCEPT REVIEW - CONTINUED ITEM

4. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Owner: Sidney & Pamela Macofsky
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Tom Meaney, Bob Goda, Don Weaver

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Twelfth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(4:15)

David Geyer, Project Manager; Bob Goda, Agent; Kirk Gradin, Architect; Gene Schecter, Owner, and David Black, Landscape Architect, present.

Public comment opened at 4:25 p.m.

Ilan Levy, neighbor, expressed his concern regarding the additional driveway, the excessive paving, and the possibility of future building on the properties that could obscure private views. Mr. Levy also stated that the project will result in a raised elevation of the road due to the amount of fill and that the project will result in excessive construction and is destructive to the natural landscape.

Public comment closed at 4:30 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall concept of the grading, roadway extension, and retaining walls acceptable. 2) The Board has concerns regarding the height of the retaining walls at the proposed guest parking area at 1575 La Vista Del Oceano Drive, and would like to see the retaining walls reduced to 8' maximum and 6' average. 3) The Board understands that all of the retaining walls will be faced with a high quality sandstone material and that is an important and necessary component of the walls being acceptable. 4) The Board understands that the landscaping

will include as many significant canopy and skyline trees as allowable by the Fire Department, organized in a manner so as not to obstruct views. 5) The Board understands that the guardrail as proposed is required and the landscaper is to study ways to help mitigate its view from the down slope. 6) The Board looks forward to the applicant's study to reduce the retaining walls for the guest parking space at 1575 La Vista Del Oceano Drive. Suggestions include: a) roll the curb. b) re-introduce the location of the parking space into the right-of-way. c) introduce decorative wrought iron for the guardrail.

Action: Bartlett/LeCron, 6/0/0.

5. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Agent: Bob Goda
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(Twelfth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, (NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(5:00)

Bob Goda, agent; Kirk Gradin, Architect; David Black, Landscape Architect; Gene Schecter, Owner, present.

Motion: Continued three weeks with the following comments: 1) The Board is concerned with the significant retaining walls required for the guest parking. 2) Restudy alternate solutions with the Transportation Staff to eliminate or reduce the amount of required walls. The Board requests Transportation Staff's presence at the next meeting. 3) The Board finds the size, bulk and scale acceptable, with the understanding that the fixed elevation of the finished garage floor is driving the plate heights below. Study opportunities to reduce the garage height and a reduction of the finished floors to help reduce the apparent down slope mass of the house. 3) Study ways to introduce pockets of landscaping and trees in the patio. 4) The Board does not support the bridge for the driveway, but would rather see a stone base to help ground the architecture. 5) The Board has no concerns with the added square footage under the driveway since it does not increase the visual mass of the project.

Action: LeCron/Bartlett, 6/0/0.

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 28, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
BRUCE BARTLETT, Vice-Chair, Present
STEPHANIE CHRISTOFF, Absent
DERRIK EICHELBERGER, Absent
JAMES LECRON, Present
CHRISTOPHER MANSON-HING, Present
RANDY MUDGE, Present
MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, 3:09p.m., out at 3:59p.m.
DAVID SULLIVAN, Planning Technician I, Present
DEBBIE BUSH, Recording Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

2. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers
Agent: Bob Goda

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(4:41)

Bob Goda, Agent; Gene Schecter, Owner; David Geyer, Owner; David Black, Landscape Architect; Kirk Gradin, Architect, and Marisela Salinas, Case Planner, present.

Public comment opened at 4:53p.m.

Matt Edwards, neighboring property owner, stated that the parcel is very narrow and that if the house could drop into the hill as much as possible there would not be a visual impact, as entry is at the highest point of the parcel. He also stated that the project has quite a few modification requests. Mr. Edwards suggested that a model of the project be presented.

Public comment closed at 4:55p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The size, bulk and scale is acceptable. 2) The elevation of the garage is driving the plate heights below, however, the applicant has studied mechanisms for reducing the down hill mass. 3) The third story plate height mass has been mitigated. 4) The Board would like to see the guest parking along La Vista Del Oceano Drive eliminated. The added walls and built environment (required for the guest parking space) is not justified for the use. This is a dedicated space to 1575 La Vista Del Oceano which already has a defacto guest parking space in the required 20' driveway. The Board prefers this arrangement. 5) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowed by the Fire Department, organized in a manner so as not to obstruct neighboring views. 6) It is understood that the additional square footage under the driveway, which was not yet presented and has no aesthetic impact and will be added to the documentation. 7) The applicant is to verify the accuracy of the drawings.

Action: LeCron/Bartlett, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM

3. **LA VISTA DEL OCEANO ROAD EXTENSION** E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST1999-00714
Owner: Sidney & Pamela Macofsky
Agent: Tom Meaney
Owner: David & Jane Geyer
Owner: Eugene & Patricia Bucciarelli
Agent: Don Weaver
Agent: Bob Goda

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Thirteenth Concept Review.)

(4:12)

Bob Goda, Agent; Gene Schecter, Owner; David Geyer, Owner; David Black, Landscape Architect, Marisela Salinas, Case Planner; and Stacey Wilson, Transportation Department, present.

Staff comment: Ms. Wilson addressed comments from the Board members which were related to parking requirements and standards.

Public comment opened at 4:30 p.m.

Matt Edwards, neighbor, stated that the sixteen foot width of the road is too narrow and pushing the house too close to the road would be a safety issue.

Public comment closed at 4:31p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the overall concept of the grading roadway extension and retaining walls acceptable. 2) The Board understands that all of the retaining walls will be faced with a high quality sandstone material. This is an important and necessary component of the walls being acceptable. 3) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowable by the Fire Department organized in a manner as to not obstruct views. 4) The Board would prefer to see the guest parking space along La Vista Del Oceano eliminated. The added walls and built environment (required for the guest parking space) is not justified for the use. This is a dedicated space to 1575 La Vista Del Oceano which already has a defacto guest parking space in the required 20' driveway. The Board prefers this arrangement. 5) The Board understands that the guardrail as proposed is required and the landscaper is to study ways to help mitigate the view from the down slope.

Action: Bartlett/LeCron, 5/0/0.

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, June 6, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:05 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
BRUCE BARTLETT, Vice-Chair, Present, out at 4:52p.m., back at 5:14p.m.
STEPHANIE CHRISTOFF, Absent
DERRIK EICHELBERGER, Present, out at 3:25p.m., back at 4:52p.m.
JAMES LECRON, Present
CHRISTOPHER MANSON-HING, Present
RANDY MUDGE, Present
MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:15p.m., back at 5:10p.m., out at 5:19p.m.
SUZANNE JOHNSTON, Planning Technician I, Present
DEBBIE BUSH, Recording Secretary, Present

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of the landscaping for Items I, M and H, reviewed by Derrik Eichelberger and Item G, reviewed by Randy Mudge.

Action: Manson-Hing/Wienke, 6/0/0. Christoff, Mudge, absent.

CONSENT CALENDAR - CONTINUED ITEM

C. **1575 LA VISTA DEL OCEANO DR** E-1 Zone

Assessor's Parcel Number: 035-170-023
Application Number: MST2003-00652
Owner: Gene Schecter
Architect: Kirk Gradin
Engineer: Penfield & Smith Engineers
Agent: Bob Goda

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(Review of a minor change to the garage elevation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

Continued indefinitely to the Planning Commission with the comment that the changes as presented are acceptable and minimizes the paving and adds more dimension of layer to the architecture.

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