



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** July 7, 2011  
**AGENDA DATE:** July 14, 2011  
**PROJECT ADDRESS:** 917 Paseo Ferrelo Road (MST2011-00049)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

This is an appeal of the May 18, 2011 Staff Hearing Officer's denial of a Modification request to allow a new garage and accessory space within the required 30-foot front setback (SBMC §28.15.060 & §28.87.160). The Staff Hearing Officer approved the second requested Modification to allow new habitable space and alterations within the required ten-foot interior setback (SBMC §28.15.060).

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage with an unenclosed understory, and 202 square feet of new residential additions.

### II. RECOMMENDATION

Staff recommends that the Planning Commission uphold the appeal, and approve the project making the findings and subject to the conditions of approval in Section VIII of the staff report.

**APPLICATION DEEMED COMPLETE:** March 30, 2011  
**DATE ACTION TAKEN BY THE STAFF HEARING OFFICER:** May 18, 2011  
**DATE ACTION REQUIRED:** N/A



**917 PASEO FERRELO**

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Appellant:	Neil Dipaola	Property Owner:	Neil Dipaola
Applicant:	Dan Weber, Architect	Lot Area:	10,500 square feet
APN:	029-261-006	Zoning:	E-1
General Plan:	3 Units Per Acre	Topography:	23% Slope
Adjacent Land Uses:			
North – Single Family Residence		East – Single Family Residence	
South – Single Family Residence		West – Single Family Residence	

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	2,301 square feet	3,153 square feet
Garage	650 square feet	410 square feet

**IV. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	30'	44'	12.5'
- Interior (West)	10'	9'	9'
- Interior (East)	10'	11'	10' to 11'
Parking	2 Covered	2 Covered	2 Covered
Open Yard	1,250 sf	± 1,512 sf	3,010 sf

**V. DISCUSSION**

The current project involves the conversion of the existing, 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage with an unenclosed understory, partially within the required 30 foot front setback, and construction of a 202 square-foot addition, partially located within the required 10 foot interior setback. The project that was reviewed by the Staff Hearing Officer was slightly different, in that the unenclosed understory beneath the garage was proposed as an accessory space.

The Staff Hearing Officer (SHO) approved the Modification for the addition and alterations within the interior setback, and denied the Modification to allow the garage and accessory space to be located within the front setback. The project was subsequently redesigned to eliminate the accessory space under the garage.

### **Zoning Requirements**

The existing dwelling is non-conforming to the 10 foot interior setback on the west side of the property by one foot. The applicant is proposing a 202 square foot upper level addition to the rear of the house, in line with the existing nonconforming wall, which results in approximately 4.5 square feet of encroachment into the interior setback. The proposal also includes construction of a new garage and unenclosed accessory space underneath the garage within the required 30 foot front setback.

The existing garage is consistent with the size and setback requirements of the Zoning Ordinance. The slope of the driveway is steep (19%), but does not exceed the SBMC §28.90.045.C.7 requirement that the maximum grade for a driveway serving a single family dwelling whose rearmost portion of the structure is less than 150 feet from the street pavement is 20 percent.

The proposed project requires Modifications to allow the new garage to be located within the required 30-foot front setback and for new habitable space and alterations in the required 10-foot interior setback. The interior yard Modification was approved by the Staff Hearing Officer.

### **Design Review**

The project was reviewed by the Single Family Design Board (SFDB) on February 14 and February 28, 2011. The SFDB forwarded the project to the Staff Hearing Officer with comments for action on the Modification requests. The SFDB found the location and plate height of the proposed garage generally acceptable (see attached SFDB minute of 2-28-11).

### **Neighborhood Compatibility**

The Neighborhood Preservation Ordinance (NPO) requires the SFDB to make Neighborhood Preservation Findings for single family development. One of the required findings is compatibility with the neighborhood, including that the project size, bulk and scale area are appropriate to the site and neighborhood. The Single Family Residential Design Guidelines, adopted in 2007, include Compatibility Guidelines which recognize three levels of "neighborhood"; General Plan Neighborhood (i.e., the Riveria), the Immediate Neighborhood (a smaller area with common elements) and Neighborhood Study area (the 20 closest lots to a proposed project). In the immediate neighborhood, there are a mix of garage locations. Some garages comply with the front setback requirement and others do not. Many of those properties do not have the same topographical and physical constraints as the subject site, which allows them more flexibility in garage placement. It is equally important to note that very few properties in the area have a long driveway leading to a garage at the rear of the property. For that reason, staff believes that the proposed garage location would not make this site any more incompatible with the neighborhood than the current configuration does.

Although the SFDB did not make formal NPO findings upon referring the project to the SHO on February 28, 2011, they did find, through the course of their review, the location of the proposed garage to be generally acceptable.

### **Transportation Planning**

The applicant explored various locations for the new garage within the front setback with Transportation Planning prior to submittal to the SFDB. To minimize potential conflicts with users of the street, Transportation Staff indicated that the front of the garage must be a minimum of 18.5 feet from the edge of pavement in order for Transportation Planning staff to support a parking design waiver. Based on this direction from Transportation Planning staff, the applicant placed the new garage 18.5 feet from the edge of pavement (13.5 feet from the property line) to minimize potential conflicts entering and exiting the garage.

### **Trees**

There are three (3) existing Palm trees located in the front setback that are proposed to be removed and replaced to accommodate the new garage location. Due to the location of the trees, approval from the Parks and Recreation Department is required for their removal prior to final SFDB approval of the project and staff has added this requirement as a condition of approval. In addition, there is an existing mature oak tree located near the proposed garage. The applicant consulted a licensed arborist to design the proposal to respect and protect the oak tree during construction, and to ensure the long-term health of the tree. Staff has also added a condition of approval requiring a tree protection plan to include the measures recommended by the arborist for avoidance of construction and long term impacts to the oak tree.

### **Staff Hearing Officer**

On May 18, 2011, the Staff Hearing Officer held a public hearing and denied the Modification request to allow the new garage and associated accessory space in the required 30 foot front setback, and approved the Modification request to allow new habitable space and alterations to the residence in the required 10-foot interior setback.

The Staff Hearing Officer found that the modification for the construction of the new garage and accessory space in the required front setback was not consistent with the purposes and intent of the Zoning Ordinance, and was not necessary to secure an appropriate improvement on the lot. In addition, the SHO found that the proposed location of the garage was not consistent with the main pattern of development in the immediate area, is located on a portion of the site with steep slopes, and that the construction of the garage, new site walls and associated walkway had the potential to cause adverse impacts to the existing mature oak tree. Furthermore, the garage would significantly protrude into the public streetscape and view from the public street.

The Staff Hearing Officer found that the Modification for alterations and additions within the interior setback were consistent with the Zoning Ordinance and necessary to secure an appropriate improvement on the lot, as they would provide a uniform addition to the residence

in keeping with the existing nine foot setback, the alterations to the roof would reduce the amount of encroachment into the setback, and the new window facing the ravine is not anticipated to impact the adjacent neighbor.

## **VI. APPEAL ISSUES**

It is the appellant's position that the existing garage is non-conforming to development standards as the driveway used to access the garage has a 23% slope and that the automobile turning radius is inadequate at both the top and bottom of the driveway. Staff calculates the driveway slope as 19%, which conforms to the driveway slope standard. While the existing driveway turning radius does not conform to today's standards, the garage was approved and met the standards in effect at the time of approval. The applicant asserts that the proposed garage within the front setback is necessary to alleviate problems due to the unique topographic characteristics of the property, and would eliminate the use of the steep driveway and provide a privacy buffer for residents and neighbors. In addition, the appellant asserts that a large majority of the side and backyard space is dedicated to vehicle maneuvering, and does not meet the intent of the Zoning Ordinance regarding open yard requirements. The appellant also asserts that removing the driveway would result in a more usable backyard and replacement of the paving with landscaping would allow storm water to permeate into the ground, significantly reducing the amount of storm water runoff leaving the site.

With regard to the mature oak tree, the property owner has advised staff that he met with Bill Spiewak, Certified Arborist, on May 9, 2011 at the site to evaluate potential project impacts to the tree and received verbal recommendations to protect the oak tree. The property owner advised staff that Mr. Spiewak recommended the following measures to minimize impacts to the oak tree:

- Use post and beam construction for the garage foundation, where feasible
- Require hand excavation in root zones, where feasible
- Any root pruning is to be conducted by a certified arborist
- Apply chemical fungicide or pruning paint to protect the tree from oak wilt and infection
- Design the stairway to 'float' above the slope and root structure. Design anchor points to minimize impact in the root zone.

Staff has included a condition of approval, requiring that a tree protection report be prepared by a certified arborist, and implemented during the design and construction phases (see Section VIII for required conditions).

## **VII. CONCLUSIONS**

The Staff Hearing Officer denied the front setback Modification request for the reasons listed in Section VI. above, and while staff typically discourages front setback encroachments, and agrees that the existing location of the garage conforms to the Zoning Ordinance, and that the property could continue to function with the two-car garage in its current configuration, it is

staff's belief that on the whole, the proposed site layout is more responsive to the topographical constraints of the property, and that the Modification to allow construction in the front setback is appropriate in this case, for the reasons listed below:

The proposed garage is located on a portion of the property where the average slope ranges from 26% to 30%. The Conservation Element discourages development which necessitates grading on hillsides with slopes greater than 30%. However, the slope would be minimally disturbed through the use of post and beam construction to support the garage structure. Additionally, the recommended conditions of approval include a tree protection report prepared by a Certified Arborist to ensure that the proposed development is engineered to protect the tree from long-term damage, and to recommend measures to avoid impacts to the oak tree during construction. Finally, the replacement of the driveway and rear yard paving with landscaping would allow storm water to permeate into the ground, reducing the amount of storm water runoff leaving the site, and providing a more useable open yard area for residents of the property.

#### **VIII. RECOMMENDED FINDINGS AND CONDITIONS**

The Planning Commission finds that the Modification related to the construction of the new garage within the required front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot because the proposed garage location will improve the accessibility and maneuverability for parking vehicles at the property, allow for a significant reduction in hardscape by eliminating a long driveway, and provide a more useable open yard for residents of the property.

The Planning Commission finds that the Modification for alterations and additions within the interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition and alterations to the residence will provide for a uniform addition to the residence in keeping with the existing nine foot interior setback, the alterations to the roof eave will reduce the amount of encroachment into the setback, and the new window facing the ravine is not anticipated to impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The curb cut shall be abandoned, and the new curb cut shall be the minimum width necessary, as determined by Public Works staff, to allow access to the new garage.
2. The existing driveway shall be removed, and replaced with landscaping, subject to the approval of the Single Family Design Board.
3. Prior to Project Design Approval by the SFDB, the property owner shall obtain approval from the Parks and Recreation Department for the removal and replacement of the three Palm trees in the front setback.

4. Prior to building permit issuance, the proposed wet bar and cabinets in the lower level of the residence shall be removed from the plans, and a Zoning Compliance Declaration shall be recorded for the property.
5. Prior to Project Design Approval (PDA) by the SFDB, a tree protection report shall be prepared by a Certified Arborist. The plan shall analyze all proposed development, including structural footings, grading and hill, site walls, walkways and utilities, and recommend any needed design and construction measures to avoid impacts to the existing mature oak tree in the front yard. In general, encroachment of 20% or more into the dripline of any existing oak tree is considered to be an impact. If impacts are possible due to the proposed development, then the nearby walkway and retaining/site wall shall be redesigned to avoid impacts. Project plans submitted to SFDB for PDA shall include a clear depiction of the tree canopy, all proposed development (including all grading) and measures recommended by the arborist for avoidance of construction and long term impacts. If avoidance through redesign is not possible, the applicant shall submit detailed information as to why the redesign is not possible. This information shall be reviewed by City staff and if staff concurs, then the impacted tree/s shall be replaced at a 10 to 1 ratio on site.

Exhibits:

- A. Site Plan
- B. Appellant's letter dated June 27, 2011
- C. SHO Resolution No. 020-11 & Minutes dated May 18, 2011
- D. SHO Staff Report
- E. SFDB Minutes of February 14, 2011 & February 28, 2011

# 917 PASEO FERRELO



917 PASEO FERRELO, SANTA BARBARA, CA 93103 | PLANNING COMMISSION APPEAL 7/14/2011

**EXHIBIT A**

DAN WEBER, ARCHITECT

### GENERAL NOTES

- DO NOT SCALE DRAWINGS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOW-ON-DRAWING.
- GENERAL NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND SPECIFICATIONS.
- PERMITS AND INSPECTIONS. THE OWNER SHALL PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF SANTA BARBARA.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, ORDINANCES AND REGULATIONS, WHERE CONFLICTS EXIST BETWEEN BUILDING CODES AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE CONDITIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACTOR SHALL VERIFY ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF SANTA BARBARA AND THE STATE OF CALIFORNIA.
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### ENERGY NOTES

- ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE INSULATION WITH A THERMAL RESISTANCE (R) OF 5.0.
- ALL ROOF AND FLOOR ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE INSULATION WITH A THERMAL RESISTANCE (R) OF 5.0.
- ALL WALL ASSEMBLIES OF MULTIFAMILY RESIDENCES (COMBINATION OF RESIDENTIAL AND COMMERCIAL) SHALL BE INSULATED WITH BLANKET TYPE INSULATION WITH A THERMAL RESISTANCE (R) OF 5.0.
- ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- THE CONTRACTOR SHALL NOT IN A CONSPICUOUS LOCATION IN THE BUILDING, INSTALL A THERMAL BREAKER OR INSULATION WITH THE REQUIREMENTS OF THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT LISTS OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTORS ON HOW TO USE THEM EFFICIENTLY.
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### VICINITY MAP



### PROJECT INFORMATION

**PROJECT NAME:** 917 PASEO FERRELO  
**PROJECT ADDRESS:** 917 PASEO FERRELO, SANTA BARBARA, CA 93103  
**OWNER:** DAN WEBER  
**DESIGNER:** DAN WEBER ARCHITECT  
**DATE:** 11/14/2011

**917 Paseo Ferrello**  
 Santa Barbara, California 93101

**Dan Weber**  
 Architect  
 11777 Highway 101, Suite 101  
 Santa Barbara, CA 93108  
 Phone: 805.963.1111

### EROSION CONTROL NOTES

OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER CONSTRUCTION. MONITORING INCLUDES MAINTAINING A LOG OF EROSION CONTROL MEASURES, RECORDING WEATHER CONDITIONS, AND RECORDING THE EFFECTIVENESS OF EROSION CONTROL MEASURES. REASONABLE CARE SHALL BE TAKEN WHEN HANDLING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS OR OTHER MATERIALS TO PREVENT THEM FROM BEING WASHED INTO ADJACENT STREAMS OR WATERWAYS. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION. SMARTY FACILITIES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED. ALL PAVED AREAS SHALL BE KEPT CLEAN OF EARTH MATERIALS AND DEBRIS. ALL DIRT STROKES OR SPILLS IN CHANNELS SHALL BE COVERED BY A MAT AND REPAIRED WITHIN 24 HOURS. ALL DIRT STROKES OR SPILLS IN CHANNELS SHALL BE COVERED BY A MAT AND REPAIRED WITHIN 24 HOURS. ALL DIRT STROKES OR SPILLS IN CHANNELS SHALL BE COVERED BY A MAT AND REPAIRED WITHIN 24 HOURS.

### PROJECT TEAM

**OWNER:** DAN WEBER ARCHITECT  
 11777 Highway 101, Suite 101  
 Santa Barbara, CA 93108  
 Phone: 805.963.1111

**DESIGNER:** DAN WEBER ARCHITECT  
 11777 Highway 101, Suite 101  
 Santa Barbara, CA 93108  
 Phone: 805.963.1111

### GLASSING INFORMATION

**TOTAL GLASS AREA:** 1,200 SF  
**TOTAL WINDOW AREA:** 1,200 SF  
**TOTAL DOOR AREA:** 0 SF

### PROJECT STATISTICS

DESCRIPTION	DATE
SP01 CONCEPT SUBMITTAL	1/28/2011
SP02 PRESENTATION SET	2/14/2011
SP03 2ND CONCEPT REVIEW	3/30/2011
SP04 STREET ADJURY CDMS	6/27/2011
P.C. APPROVAL	7/14/2011

### REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/14/2011
2	ISSUE FOR PERMIT	11/14/2011
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3	ISSUE FOR PERMIT	11/14/2011
4	ISSUE FOR PERMIT	11/14/2011
5	ISSUE FOR PERMIT	11/14/2011

### PROJECT STATISTICS

DESCRIPTION	DATE
SP01 CONCEPT SUBMITTAL	1/28/2011
SP02 PRESENTATION SET	2/14/2011
SP03 2ND CONCEPT REVIEW	3/30/2011
SP04 STREET ADJURY CDMS	6/27/2011
P.C. APPROVAL	7/14/2011

### REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/14/2011
2	ISSUE FOR PERMIT	11/14/2011
3	ISSUE FOR PERMIT	11/14/2011
4	ISSUE FOR PERMIT	11/14/2011
5	ISSUE FOR PERMIT	11/14/2011

### PROJECT STATISTICS

DESCRIPTION	DATE
SP01 CONCEPT SUBMITTAL	1/28/2011
SP02 PRESENTATION SET	2/14/2011
SP03 2ND CONCEPT REVIEW	3/30/2011
SP04 STREET ADJURY CDMS	6/27/2011
P.C. APPROVAL	7/14/2011

### REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/14/2011
2	ISSUE FOR PERMIT	11/14/2011
3	ISSUE FOR PERMIT	11/14/2011
4	ISSUE FOR PERMIT	11/14/2011
5	ISSUE FOR PERMIT	11/14/2011

### PROJECT STATISTICS

DESCRIPTION	DATE
SP01 CONCEPT SUBMITTAL	1/28/2011
SP02 PRESENTATION SET	2/14/2011
SP03 2ND CONCEPT REVIEW	3/30/2011
SP04 STREET ADJURY CDMS	6/27/2011
P.C. APPROVAL	7/14/2011

### REVISIONS

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4	ISSUE FOR PERMIT	11/14/2011
5	ISSUE FOR PERMIT	11/14/2011

### PROJECT STATISTICS

DESCRIPTION	DATE
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## BEST MANAGEMENT PRACTICES

1. EROSION CONTROL MATS AND OTHER EROSION MATS BE INSTALLED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE ON SHEET PILING, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WAD.
2. STOCKPILES OF SOFTWOOD AND OTHER CONSTRUCTION MATERIALS MUST BE PROTECTED FROM WEATHER AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATER.
3. FUEL OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LABELING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATER.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM AND MAY NOT BE USED TO FILL OR TO REPAIR ANY OTHER DRAINAGE SYSTEM.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE COLLECTED INTO A DEDICATED RECEPTACLE TO PREVENT CONTAMINATION OF RUNOFF WATER AND DISPOSAL BY WAD.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIALS TRACED FROM THE SITE AND REPORTED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DEMANDS OF VEGETATION MUST BE STABILIZED SO AS TO PERMIT EROSION BY WAD AND WATER.

## EROSION CONTROL NOTES

THE OWNER/CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE CLEANUP OF ANY MUD OR DIRT THAT IS TRACKED ONTO STREETS OR PAVED AREAS, EVEN WITH THE INSTALLATION OF GRASS CONSTRUCTION STRIPS.

### GRAVEL CONSTRUCTION ENTRANCES

A GRAVEL CONSTRUCTION ENTRANCE IS GENERALLY REQUIRED WHERE VEHICLE TRAFFIC IS ANTICIPATED TO ENTER OR EXIT THE CONSTRUCTION SITE. GRAVEL CONSTRUCTION ENTRANCES SHOULD BE INSTALLED AT EACH ENTRANCE. THE RESPONSIBILITY FOR FIELD DESIGN TO MEET SITE CONDITIONS AND MAINTENANCE OF THE ENTRANCE STRUCTURE SHALL REMAIN RESPONSIBLE FOR THE CLEANUP OF ANY MUD OR DIRT THAT IS TRACKED ONTO STREETS OR PAVED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MUD OR DIRT THAT IS TRACKED ONTO STREETS OR PAVED AREAS. EQUIPMENT SHALL NOT ENTER A PROPERTY UNLESS IT IS PROPERLY MAINTAINED AND OPERATED. EQUIPMENT SHALL NOT ENTER A PROPERTY UNLESS IT IS PROPERLY MAINTAINED AND OPERATED. EQUIPMENT SHALL NOT ENTER A PROPERTY UNLESS IT IS PROPERLY MAINTAINED AND OPERATED.

### CATCH BASIN PROTECTION

A FILTER STRIP SHALL BE USED ON CATCH BASINS GROUP (PUBIC AND PRIVATE STREETS). APPROVAL OF THE CITY.

### SEDIMENT FILTERS/SCREENS

SEDIMENT FILTERS/SCREENS SHALL BE INSTALLED AT EACH ENTRANCE TO THE CONSTRUCTION SITE. FILTER STRUCTURES WILL BE LOCATED SO THAT ALL RUNOFF FROM THE CONSTRUCTION SITE IS FILTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FILTER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FILTER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FILTER STRUCTURES.

### STRAIN WATERS

STRAIN WATERS SHALL BE USED AS A TEMPORARY MEASURE TO STABILIZE TEMPORARY CHANNELS, FLOW LINES OR AS A BACKFILL IF THEY ARE TO BE EFFECTIVE IN REDUCING FLOW VELOCITY AND FILTERING SEDIMENT FROM RUNOFF.

### SEDIMENT FILTERS

SEDIMENT FILTERS SHALL BE USED AS A TEMPORARY MEASURE TO STABILIZE TEMPORARY CHANNELS, FLOW LINES OR AS A BACKFILL IF THEY ARE TO BE EFFECTIVE IN REDUCING FLOW VELOCITY AND FILTERING SEDIMENT FROM RUNOFF.

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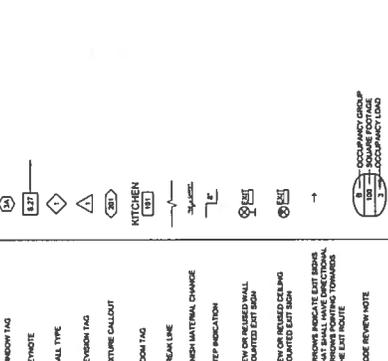
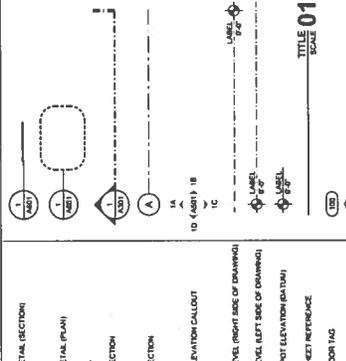
SEDIMENT FILTERS SHALL BE USED AS A TEMPORARY MEASURE TO STABILIZE TEMPORARY CHANNELS, FLOW LINES OR AS A BACKFILL IF THEY ARE TO BE EFFECTIVE IN REDUCING FLOW VELOCITY AND FILTERING SEDIMENT FROM RUNOFF.

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## SYMBOLS



## ABBREVIATIONS

NO.	ABBREVIATION	DESCRIPTION
1	AC	ARCHITECT
2	AD	ADVISOR
3	AE	ARCHITECTURAL ENGINEER
4	AF	ARCHITECTURAL FIRM
5	AG	ARCHITECTURAL GROUP
6	AH	ARCHITECTURAL HIRE
7	AI	ARCHITECTURAL INTERIOR
8	AJ	ARCHITECTURAL JOURNAL
9	AK	ARCHITECTURAL KITCHEN
10	AL	ARCHITECTURAL LAYOUT
11	AM	ARCHITECTURAL MATERIAL
12	AN	ARCHITECTURAL NOTE
13	AO	ARCHITECTURAL OFFICE
14	AP	ARCHITECTURAL PLAN
15	AQ	ARCHITECTURAL QUANTITY
16	AR	ARCHITECTURAL REVISION
17	AS	ARCHITECTURAL SECTION
18	AT	ARCHITECTURAL TYPING
19	AU	ARCHITECTURAL UNIT
20	AV	ARCHITECTURAL VOLUME
21	AW	ARCHITECTURAL WALL
22	AX	ARCHITECTURAL X-RAY
23	AY	ARCHITECTURAL YIELD
24	AZ	ARCHITECTURAL ZONE
25	BA	ARCHITECTURAL BATH
26	BB	ARCHITECTURAL BENCH
27	BC	ARCHITECTURAL BENCH
28	BD	ARCHITECTURAL BENCH
29	BE	ARCHITECTURAL BENCH
30	BF	ARCHITECTURAL BENCH
31	BG	ARCHITECTURAL BENCH
32	BH	ARCHITECTURAL BENCH
33	BI	ARCHITECTURAL BENCH
34	BJ	ARCHITECTURAL BENCH
35	BK	ARCHITECTURAL BENCH
36	BL	ARCHITECTURAL BENCH
37	BM	ARCHITECTURAL BENCH
38	BN	ARCHITECTURAL BENCH
39	BO	ARCHITECTURAL BENCH
40	BP	ARCHITECTURAL BENCH
41	BQ	ARCHITECTURAL BENCH
42	BR	ARCHITECTURAL BENCH
43	BS	ARCHITECTURAL BENCH
44	BT	ARCHITECTURAL BENCH
45	BU	ARCHITECTURAL BENCH
46	BV	ARCHITECTURAL BENCH
47	BW	ARCHITECTURAL BENCH
48	BX	ARCHITECTURAL BENCH
49	BY	ARCHITECTURAL BENCH
50	BZ	ARCHITECTURAL BENCH
51	CA	ARCHITECTURAL CATCH
52	CB	ARCHITECTURAL CATCH
53	CC	ARCHITECTURAL CATCH
54	CD	ARCHITECTURAL CATCH
55	CE	ARCHITECTURAL CATCH
56	CF	ARCHITECTURAL CATCH
57	CG	ARCHITECTURAL CATCH
58	CH	ARCHITECTURAL CATCH
59	CI	ARCHITECTURAL CATCH
60	CJ	ARCHITECTURAL CATCH
61	CK	ARCHITECTURAL CATCH
62	CL	ARCHITECTURAL CATCH
63	CM	ARCHITECTURAL CATCH
64	CN	ARCHITECTURAL CATCH
65	CO	ARCHITECTURAL CATCH
66	CP	ARCHITECTURAL CATCH
67	CQ	ARCHITECTURAL CATCH
68	CR	ARCHITECTURAL CATCH
69	CS	ARCHITECTURAL CATCH
70	CT	ARCHITECTURAL CATCH
71	CU	ARCHITECTURAL CATCH
72	CV	ARCHITECTURAL CATCH
73	CW	ARCHITECTURAL CATCH
74	CX	ARCHITECTURAL CATCH
75	CY	ARCHITECTURAL CATCH
76	CZ	ARCHITECTURAL CATCH
77	DA	ARCHITECTURAL DRAIN
78	DB	ARCHITECTURAL DRAIN
79	DC	ARCHITECTURAL DRAIN
80	DD	ARCHITECTURAL DRAIN
81	DE	ARCHITECTURAL DRAIN
82	DF	ARCHITECTURAL DRAIN
83	DG	ARCHITECTURAL DRAIN
84	DH	ARCHITECTURAL DRAIN
85	DI	ARCHITECTURAL DRAIN
86	DJ	ARCHITECTURAL DRAIN
87	DK	ARCHITECTURAL DRAIN
88	DL	ARCHITECTURAL DRAIN
89	DM	ARCHITECTURAL DRAIN
90	DN	ARCHITECTURAL DRAIN
91	DO	ARCHITECTURAL DRAIN
92	DP	ARCHITECTURAL DRAIN
93	DQ	ARCHITECTURAL DRAIN
94	DR	ARCHITECTURAL DRAIN
95	DS	ARCHITECTURAL DRAIN
96	DT	ARCHITECTURAL DRAIN
97	DU	ARCHITECTURAL DRAIN
98	DV	ARCHITECTURAL DRAIN
99	DW	ARCHITECTURAL DRAIN
100	DX	ARCHITECTURAL DRAIN
101	DY	ARCHITECTURAL DRAIN
102	DZ	ARCHITECTURAL DRAIN
103	EA	ARCHITECTURAL EARTH
104	EB	ARCHITECTURAL EARTH
105	EC	ARCHITECTURAL EARTH
106	ED	ARCHITECTURAL EARTH
107	EE	ARCHITECTURAL EARTH
108	EF	ARCHITECTURAL EARTH
109	EG	ARCHITECTURAL EARTH
110	EH	ARCHITECTURAL EARTH
111	EI	ARCHITECTURAL EARTH
112	EJ	ARCHITECTURAL EARTH
113	EK	ARCHITECTURAL EARTH
114	EL	ARCHITECTURAL EARTH
115	EM	ARCHITECTURAL EARTH
116	EN	ARCHITECTURAL EARTH
117	EO	ARCHITECTURAL EARTH
118	EP	ARCHITECTURAL EARTH
119	EQ	ARCHITECTURAL EARTH
120	ER	ARCHITECTURAL EARTH
121	ES	ARCHITECTURAL EARTH
122	ET	ARCHITECTURAL EARTH
123	EU	ARCHITECTURAL EARTH
124	EV	ARCHITECTURAL EARTH
125	EW	ARCHITECTURAL EARTH
126	EX	ARCHITECTURAL EARTH
127	EY	ARCHITECTURAL EARTH
128	EZ	ARCHITECTURAL EARTH
129	FA	ARCHITECTURAL FLOOR
130	FB	ARCHITECTURAL FLOOR
131	FC	ARCHITECTURAL FLOOR
132	FD	ARCHITECTURAL FLOOR
133	FE	ARCHITECTURAL FLOOR
134	FF	ARCHITECTURAL FLOOR
135	FG	ARCHITECTURAL FLOOR
136	FH	ARCHITECTURAL FLOOR
137	FI	ARCHITECTURAL FLOOR
138	FJ	ARCHITECTURAL FLOOR
139	FK	ARCHITECTURAL FLOOR
140	FL	ARCHITECTURAL FLOOR
141	FM	ARCHITECTURAL FLOOR
142	FN	ARCHITECTURAL FLOOR
143	FO	ARCHITECTURAL FLOOR
144	FP	ARCHITECTURAL FLOOR
145	FQ	ARCHITECTURAL FLOOR
146	FR	ARCHITECTURAL FLOOR
147	FS	ARCHITECTURAL FLOOR
148	FT	ARCHITECTURAL FLOOR
149	FU	ARCHITECTURAL FLOOR
150	FV	ARCHITECTURAL FLOOR
151	FW	ARCHITECTURAL FLOOR
152	FX	ARCHITECTURAL FLOOR
153	FY	ARCHITECTURAL FLOOR
154	FZ	ARCHITECTURAL FLOOR
155	GA	ARCHITECTURAL GARDEN
156	GB	ARCHITECTURAL GARDEN
157	GC	ARCHITECTURAL GARDEN
158	GD	ARCHITECTURAL GARDEN
159	GE	ARCHITECTURAL GARDEN
160	GF	ARCHITECTURAL GARDEN
161	GG	ARCHITECTURAL GARDEN
162	GH	ARCHITECTURAL GARDEN
163	GI	ARCHITECTURAL GARDEN
164	GJ	ARCHITECTURAL GARDEN
165	GK	ARCHITECTURAL GARDEN
166	GL	ARCHITECTURAL GARDEN
167	GM	ARCHITECTURAL GARDEN
168	GN	ARCHITECTURAL GARDEN
169	GO	ARCHITECTURAL GARDEN
170	GP	ARCHITECTURAL GARDEN
171	GQ	ARCHITECTURAL GARDEN
172	GR	ARCHITECTURAL GARDEN
173	GS	ARCHITECTURAL GARDEN
174	GT	ARCHITECTURAL GARDEN
175	GU	ARCHITECTURAL GARDEN
176	GV	ARCHITECTURAL GARDEN
177	GW	ARCHITECTURAL GARDEN
178	GX	ARCHITECTURAL GARDEN
179	GY	ARCHITECTURAL GARDEN
180	GZ	ARCHITECTURAL GARDEN
181	HA	ARCHITECTURAL HALL
182	HB	ARCHITECTURAL HALL
183	HC	ARCHITECTURAL HALL
184	HD	ARCHITECTURAL HALL
185	HE	ARCHITECTURAL HALL
186	HF	ARCHITECTURAL HALL
187	HG	ARCHITECTURAL HALL
188	HH	ARCHITECTURAL HALL
189	HI	ARCHITECTURAL HALL
190	HJ	ARCHITECTURAL HALL
191	HK	ARCHITECTURAL HALL
192	HL	ARCHITECTURAL HALL
193	HM	ARCHITECTURAL HALL
194	HN	ARCHITECTURAL HALL
195	HO	ARCHITECTURAL HALL
196	HP	ARCHITECTURAL HALL
197	HQ	ARCHITECTURAL HALL
198	HR	ARCHITECTURAL HALL
199	HS	ARCHITECTURAL HALL
200	HT	ARCHITECTURAL HALL
201	HU	ARCHITECTURAL HALL
202	HV	ARCHITECTURAL HALL
203	HW	ARCHITECTURAL HALL
204	HX	ARCHITECTURAL HALL
205	HY	ARCHITECTURAL HALL
206	HZ	ARCHITECTURAL HALL
207	IA	ARCHITECTURAL INTERIOR
208	IB	ARCHITECTURAL INTERIOR
209	IC	ARCHITECTURAL INTERIOR
210	ID	ARCHITECTURAL INTERIOR
211	IE	ARCHITECTURAL INTERIOR
212	IF	ARCHITECTURAL INTERIOR
213	IG	ARCHITECTURAL INTERIOR
214	IH	ARCHITECTURAL INTERIOR
215	II	ARCHITECTURAL INTERIOR
216	IJ	ARCHITECTURAL INTERIOR
217	IK	ARCHITECTURAL INTERIOR
218	IL	ARCHITECTURAL INTERIOR
219	IM	ARCHITECTURAL INTERIOR
220	IN	ARCHITECTURAL INTERIOR
221	IO	ARCHITECTURAL INTERIOR
222	IP	ARCHITECTURAL INTERIOR
223	IQ	ARCHITECTURAL INTERIOR
224	IR	ARCHITECTURAL INTERIOR
225	IS	ARCHITECTURAL INTERIOR
226	IT	ARCHITECTURAL INTERIOR
227	IU	ARCHITECTURAL INTERIOR
228	IV	ARCHITECTURAL INTERIOR
229	IW	ARCHITECTURAL INTERIOR
230	IX	ARCHITECTURAL INTERIOR
231	IY	ARCHITECTURAL INTERIOR
232	IZ	ARCHITECTURAL INTERIOR
233	JA	ARCHITECTURAL JOURNAL
234	JB	ARCHITECTURAL JOURNAL
235	JC	ARCHITECTURAL JOURNAL
236	JD	ARCHITECTURAL JOURNAL
237	JE	ARCHITECTURAL JOURNAL
238	JF	ARCHITECTURAL JOURNAL
239	JG	ARCHITECTURAL JOURNAL
240	JH	ARCHITECTURAL JOURNAL
241	JI	ARCHITECTURAL JOURNAL
242	JJ	ARCHITECTURAL JOURNAL
243	JK	ARCHITECTURAL JOURNAL
244	JL	ARCHITECTURAL JOURNAL
245	JM	ARCHITECTURAL JOURNAL
246	JN	ARCHITECTURAL JOURNAL
247	JO	ARCHITECTURAL JOURNAL
248	JP	ARCHITECTURAL JOURNAL
249	JQ	ARCHITECTURAL JOURNAL
250	JR	ARCHITECTURAL JOURNAL
251	JS	ARCHITECTURAL JOURNAL
252	JT	ARCHITECTURAL JOURNAL
253	JU	ARCHITECTURAL JOURNAL
254	JV	ARCHITECTURAL JOURNAL
255	JW	ARCHITECTURAL JOURNAL
256	JX	ARCHITECTURAL JOURNAL
257	JY	ARCHITECTURAL JOURNAL
258	JZ	ARCHITECTURAL JOURNAL
259	KA	ARCHITECTURAL KITCHEN
260	KB	ARCHITECTURAL KITCHEN
261	KC	ARCHITECTURAL KITCHEN
262	KD	ARCHITECTURAL KITCHEN
263	KE	ARCHITECTURAL KITCHEN
264	KF	ARCHITECTURAL KITCHEN
265	KG	ARCHITECTURAL KITCHEN
266	KH	ARCHITECTURAL KITCHEN
267	KI	ARCHITECTURAL KITCHEN
268	KJ	ARCHITECTURAL KITCHEN
269	KK	ARCHITECTURAL KITCHEN
270	KL	ARCHITECTURAL KITCHEN
271	KM	ARCHITECTURAL KITCHEN
272	KN	ARCHITECTURAL KITCHEN
273	KO	ARCHITECTURAL KITCHEN
274	KP	ARCHITECTURAL KITCHEN
275	KQ	ARCHITECTURAL KITCHEN
276	KR	ARCHITECTURAL KITCHEN
277	KS	ARCHITECTURAL KITCHEN
278	KT	ARCHITECTURAL KITCHEN
279	KU	ARCHITECTURAL KITCHEN
280	KV	ARCHITECTURAL KITCHEN
281	KW	ARCHITECTURAL KITCHEN
282	KX	ARCHITECTURAL KITCHEN
283	KY	ARCHITECTURAL KITCHEN
284	KZ	ARCHITECTURAL KITCHEN
285	LA	ARCHITECTURAL LAYOUT
286	LB	ARCHITECTURAL LAYOUT
287	LC	ARCHITECTURAL LAYOUT
288	LD	ARCHITECTURAL LAYOUT
289	LE	ARCHITECTURAL LAYOUT
290	LF	ARCHITECTURAL LAYOUT
291	LG	ARCHITECTURAL LAYOUT
292	LH	ARCHITECTURAL LAYOUT
293	LI	ARCHITECTURAL LAYOUT
294	LJ	ARCHITECTURAL LAYOUT
295	LK	ARCHITECTURAL LAYOUT
296	LL	ARCHITECTURAL LAYOUT
297	LM	ARCHITECTURAL LAYOUT
298	LN	ARCHITECTURAL LAYOUT
299	LO	ARCHITECTURAL LAYOUT
300	LP	ARCHITECTURAL LAYOUT
301	LQ	ARCHITECTURAL LAYOUT
302	LR	ARCHITECTURAL LAYOUT
303	LS	ARCHITECTURAL LAYOUT
304	LT	ARCHITECTURAL LAYOUT
305	LU	ARCHITECTURAL LAYOUT
306	LV	ARCHITECTURAL LAYOUT
307	LW	ARCHITECTURAL LAYOUT
308	LX	ARCHITECTURAL LAYOUT
309	LY	ARCHITECTURAL LAYOUT
310	LZ	ARCHITECTURAL LAYOUT
311	MA	ARCHITECTURAL MATERIAL
312	MB	ARCHITECTURAL MATERIAL
313	MC	ARCHITECTURAL MATERIAL
314	MD	ARCHITECTURAL MATERIAL
315	ME	ARCHITECTURAL MATERIAL
316	MF	ARCHITECTURAL MATERIAL
317	MG	ARCHITECTURAL MATERIAL
318	MH	ARCHITECTURAL MATERIAL
319	MI	ARCHITECTURAL MATERIAL
320	MJ	ARCHITECTURAL MATERIAL
321	MK	ARCHITECTURAL MATERIAL
322	ML	ARCHITECTURAL MATERIAL
323	MM	ARCHITECTURAL MATERIAL
324	MN	ARCHITECTURAL MATERIAL
325	MO	ARCHITECTURAL MATERIAL
326	MP	ARCHITECTURAL MATERIAL
327	MQ	ARCHITECTURAL MATERIAL
328	MR	ARCHITECT

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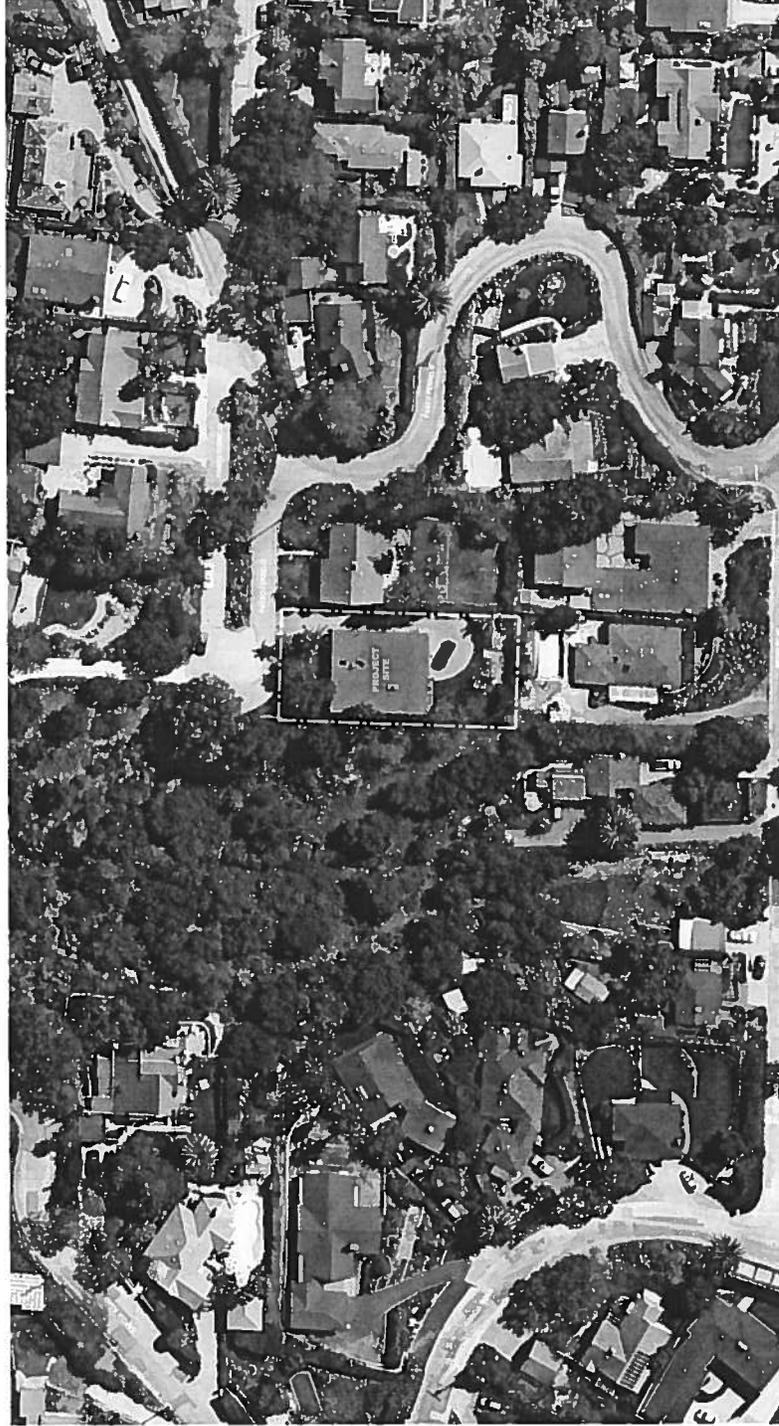


917 Paseo Ferrelo  
SANTA BARBARA, CALIFORNIA 93101

NO.	DESCRIPTION	DATE
1	SPUR CONCEPT SUBMITTAL	1.28.2011
2	SPUR PRESENTATION SET	2.14.2011
3	SPUR 2ND CONCEPT REVIEW	2.28.2011
4	MODIFICATION SUBMITTAL	3.29.2011
5	STREET TREE ADVISORY CDMA	6.27.2011
6	P.C. APPEAL	7.14.2011

DATE: 08/11  
PROJECT #: 1019  
DRAWN BY: CDW  
SET

**G003**  
AERIAL PHOTO



AERIAL NEIGHBORHOOD PHOTOGRAPH 01  
NOT TO SCALE



NOTES  
1. SEE

# 917 Paseo Ferrello

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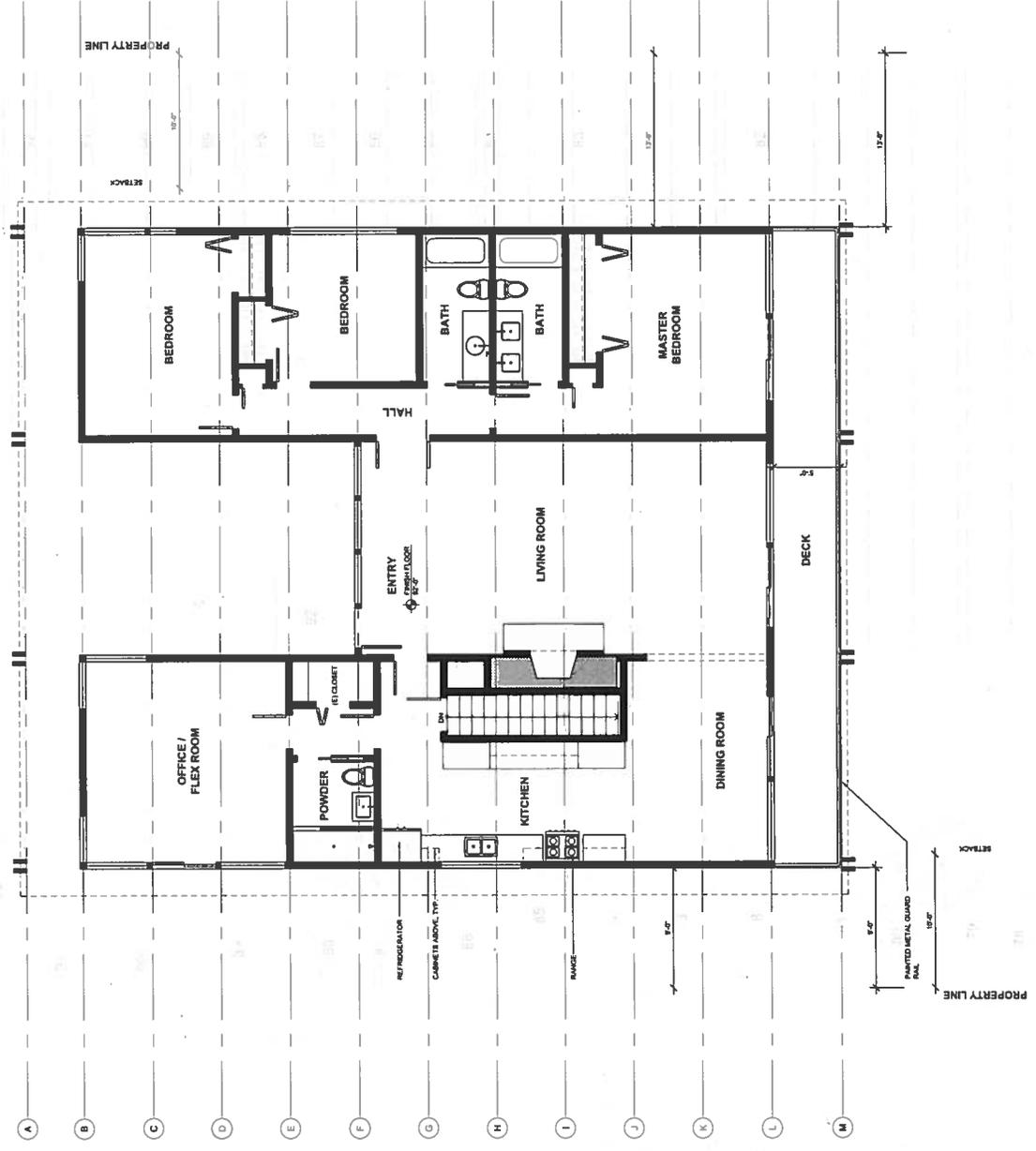
REVISIONS	NO.	DESCRIPTION	DATE
	1	SP100 CONCEPT SUBMITTAL	1.29.2011
	2	SP100 PRESENTATION SET	2.14.2011
	3	SP100 2ND CONCEPT REVIEW	2.28.2011
	4	MODIFICATION SUBMITTAL	3.08.2011
	5	STREET TREE ADVISORY CDMA	6.27.2011
	6	P.C. APPROVAL	7.14.2011

DATE: 08/11  
PROJECT #: 1019  
DRAWN BY: DOW  
SET

# A101

EXISTING UPPER  
LEVEL PLAN

EXISTING UPPER LEVEL PLAN  
DATE: 12/01



NOTES  
1. X04

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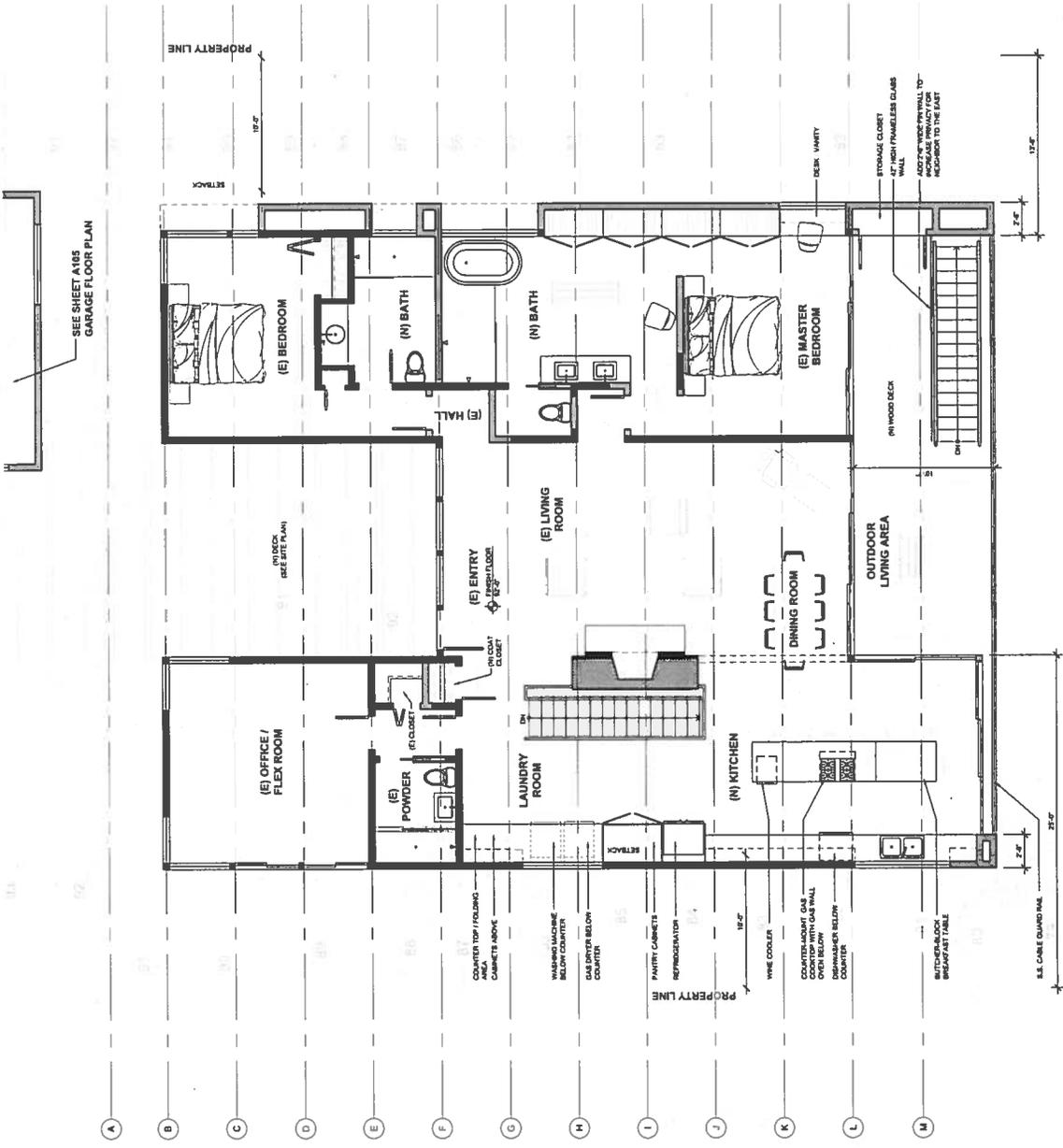
917 Paseo Ferrelo  
SANTA BARBARA, CALIFORNIA 93101

NO.	DESCRIPTION	DATE
1	SP08 CONCEPT SUBMITTAL	1.28.2011
2	SP08 PRESENTATION SET	2.14.2011
3	SP08 P&O CONCEPT REVIEW	2.28.2011
4	MODIFICATION SUBMITTAL	3.30.2011
5	STREET TREE ADVISORY CDAL	6.27.2011
6	P.C. APPEAL	7.14.2011

DATE: 12/21/11  
PROJECT #: 1819  
DRAWN BY: DCW  
SET:

A102  
PROPOSED UPPER  
LEVEL PLAN

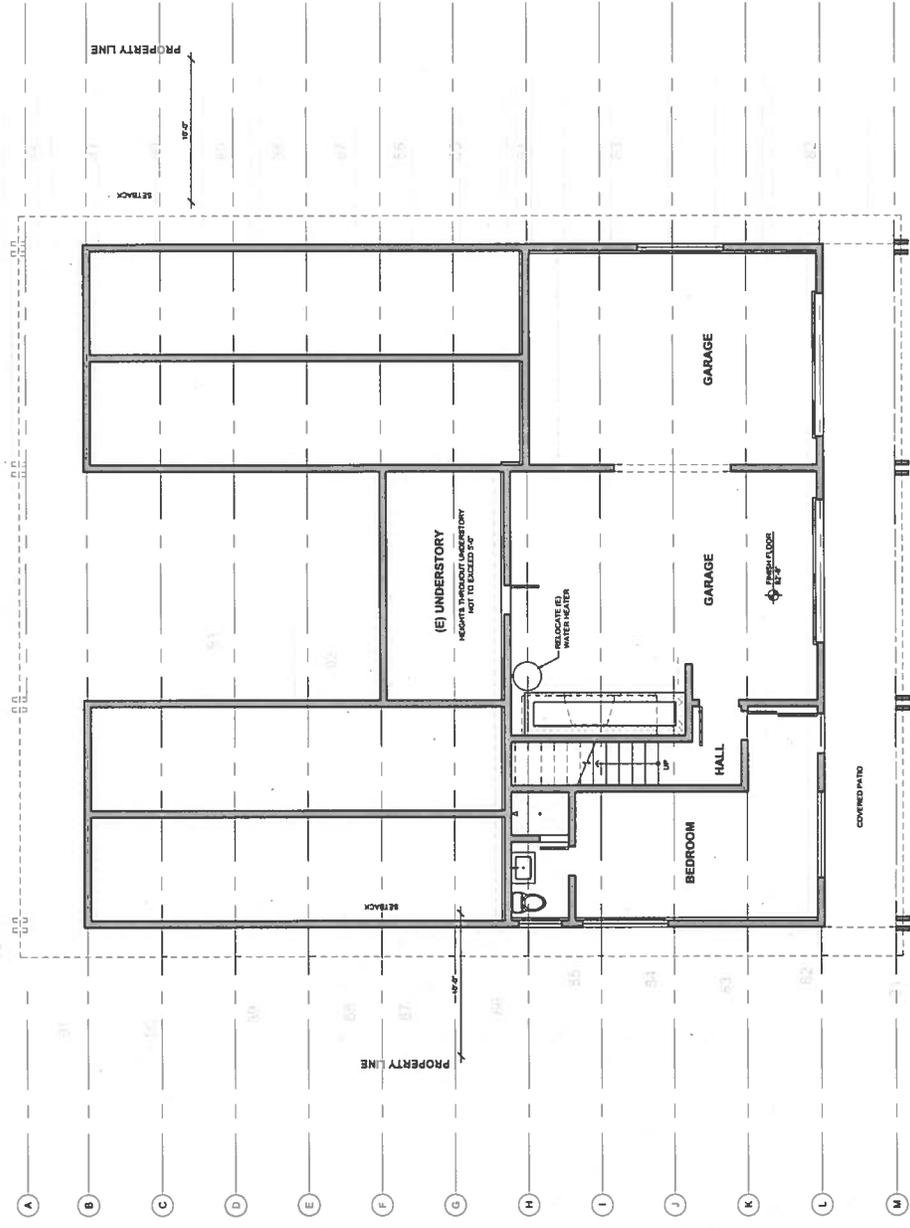
PROPOSED UPPER LEVEL PLAN  
12/21/11



SEE SHEET A103  
GARAGE FLOOR PLAN

PROPERTY LINE

NOTES  
1. SEE



DRIVEWAY

COVERED PATIO

(E) UNDERSTORY  
HEIGHTS THROUGHOUT UNDERSTORY  
NOT TO EXCEED 2'-0"

RELOCATE (E)  
WATER HEATER

RELOCATE (E)  
WATER HEATER

BEDROOM

HALL

GARAGE

GARAGE

PROPERTY LINE

RETRACT

A B C D E F G H I J K L M

82

81

80

80

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80

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80

917 Paseo Ferrelo

Dan Weber  
Architect  
11111 Wilshire Blvd, Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.danweber.com



917 Paseo Ferrelo  
SANTA BARBARA, CALIFORNIA 93101

NO.	DESCRIPTION	DATE
1	SFDR CONCEPT SUBMITTAL	1.28.2011
2	SFDR PRESENTATION SET	2.14.2011
3	SFDR 2ND CONCEPT REVIEW	2.28.2011
4	MODIFICATION SUBMITTAL	3.30.2011
5	STREET TREE ADVISORY CDAL	8.27.2011
6	P.C. APPEAL	7.14.2011

DATE: 2/28/11  
PROJECT #: 1019  
DRAWN BY: DOW  
SEI

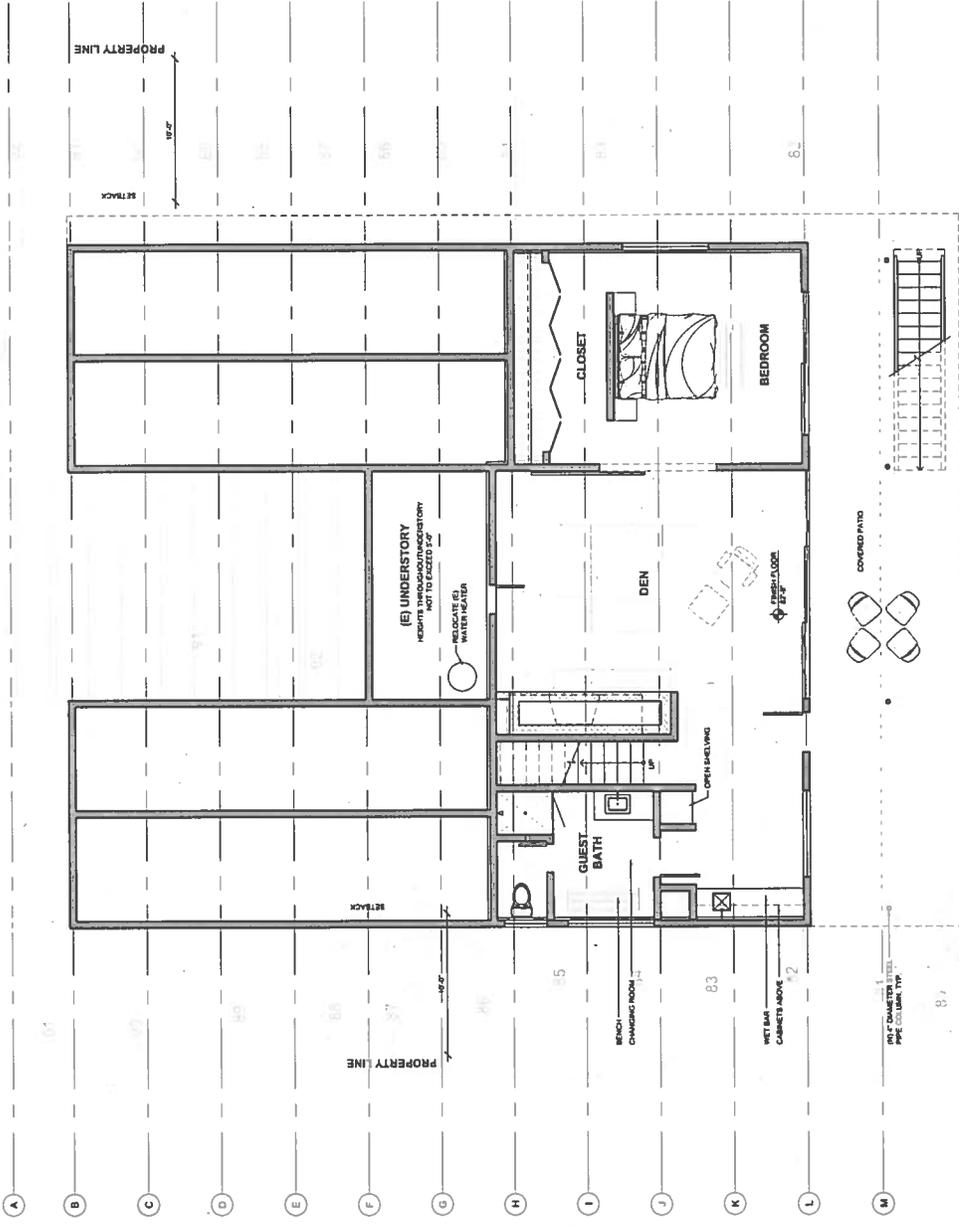
A103  
EXISTING LOWER  
LEVEL PLAN



EXISTING LOWER LEVEL PLAN  
DATE: 2/28/11

NOTES  
1. SEE

SEE SHEET A105  
GARAGE FLOOR PLAN



A B C D E F G H I J K L M  
1 2 3 4 5 6 7 8 9 10 11 12

917 Paseo  
Ferrelo

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917 Paseo Ferrelo  
SANTA BARBARA, CALIFORNIA 93101

NO.	DESCRIPTION	DATE
1	SP100 CONCEPT SUBMITTAL	1.28.2011
2	SP100 PRESENTATION SET	2.14.2011
3	SP100 2ND CONCEPT REVIEW	2.28.2011
4	INSPECTION SUBMITTAL	3.30.2011
5	STREET TREE ADVISORY CDAL	6.27.2011
6	P.C. APPLIC.	7.14.2011

DATE: 08/11  
PROJECT #: 1019  
DRAWN BY: DOW  
EET:

A104  
PROPOSED LOWER  
LEVEL PLAN

PROPOSED LOWER LEVEL PLAN  
DATE: 08/11  
01



**917 Paseo  
Ferrelo**

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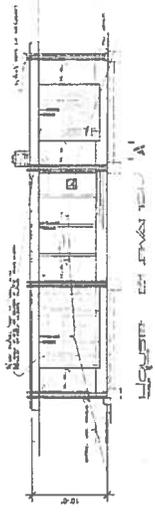


917 Paseo Ferrelo  
SANTA BARBARA, CALIFORNIA 93101

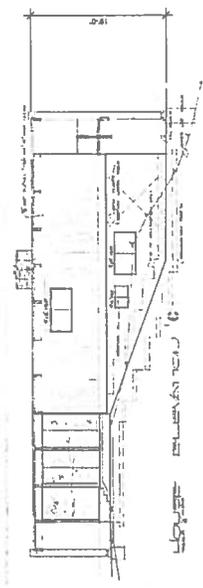
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1	SF08 CONCEPT SUBMITTAL	1.28.2011
2	SF08 PRESENTATION SET	2.14.2011
3	SF08 2ND CONCEPT REVIEW	2.28.2011
4	MODIFICATION SUBMITTAL	3.29.2011
5	STREET TREE ADVISORY CONL.	6.27.2011
6	P.C. APPEAL	7.14.2011

DATE: 2/28/11  
PROJECT #: 018  
DRAWN BY: DW  
SET:

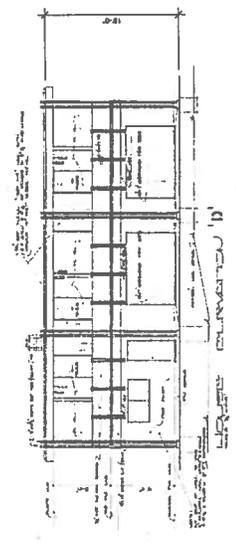
**A201**  
EXISTING ELEVATIONS



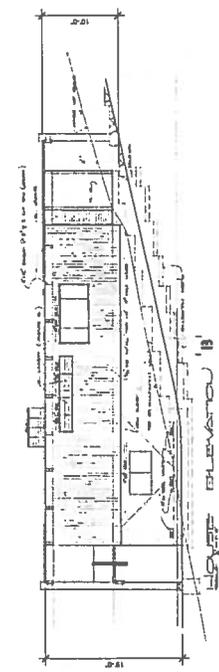
NORTH ELEVATION  
01



WEST ELEVATION  
02



SOUTH ELEVATION  
03



EAST ELEVATION  
04

# 917 Paseo Ferrello

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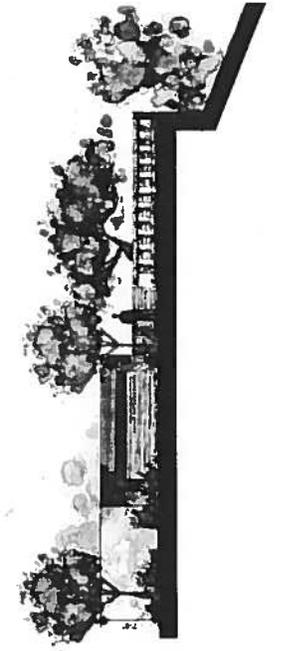
917 Paseo Ferrello  
 SANTA BARBARA, CALIFORNIA 93101

NO.	DESCRIPTION	DATE
1	SP100 CONCEPT SUBMITTAL	1.28.2011
2	SP100 PRESENTATION SET	2.14.2011
3	SP100 2ND CONCEPT REVIEW	2.23.2011
4	MODIFICATION SUBMITTAL	3.30.2011
5	STREET TREE ADVISORY CONL.	6.27.2011
6	P.C. APPEAL	7.14.2011

DATE: 09/01/11  
 PROJECT #: 1019  
 DRAWN BY: DCW  
 SET

# A202

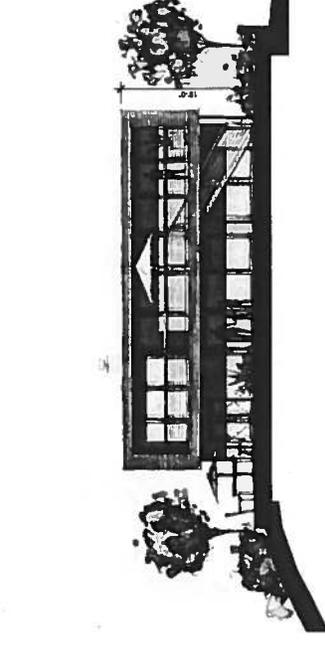
PROPOSED ELEVATIONS



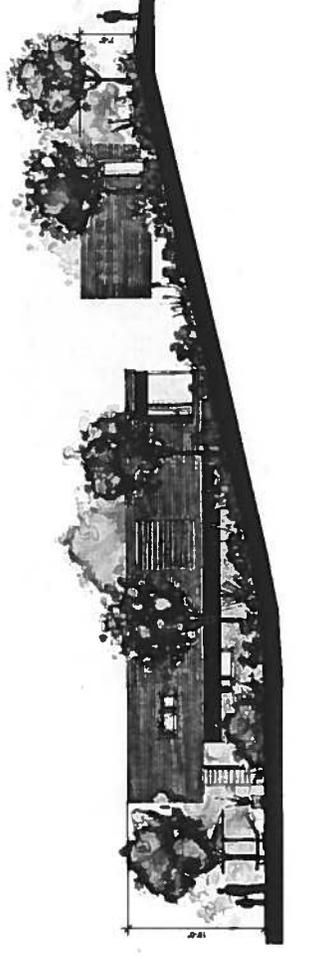
NORTH ELEVATION  
 10'-0" x 110'-0" 01



WEST ELEVATION  
 10'-0" x 110'-0" 02



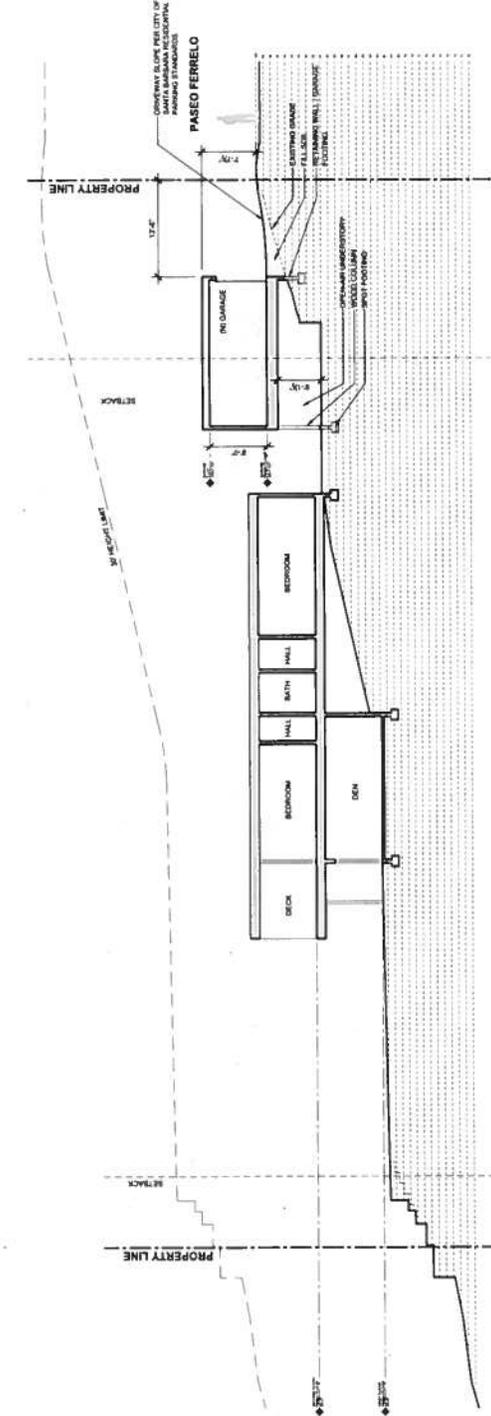
SOUTH ELEVATION  
 10'-0" x 110'-0" 03



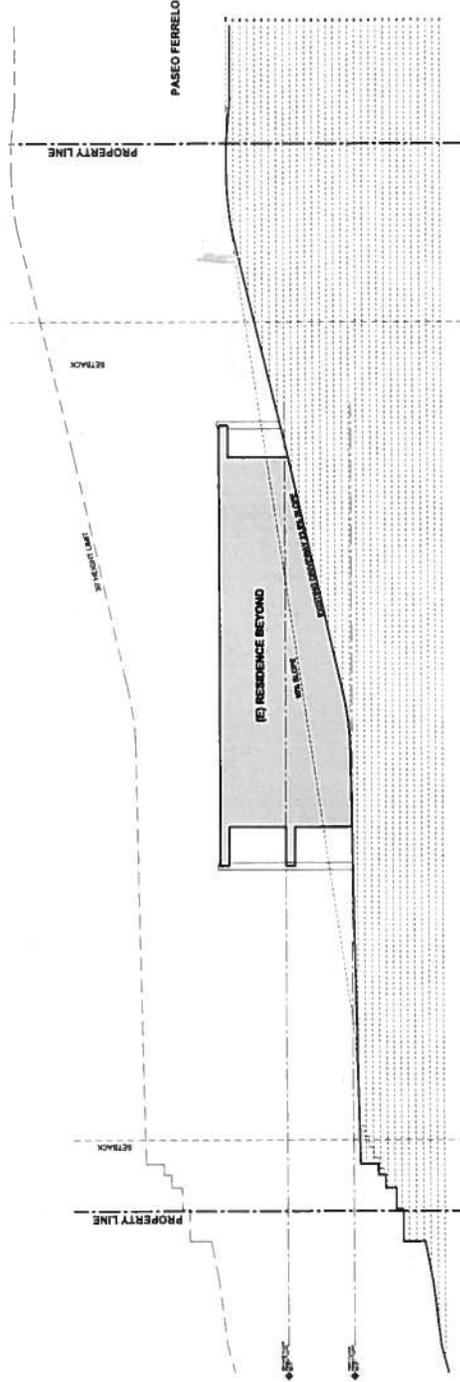
EAST ELEVATION  
 10'-0" x 110'-0" 04

**NOTES**

1. ELEVATIONS BASED ON APPROXIMATE TOPOGRAPHICAL INFORMATION.



**PROPOSED GARAGE SECTION 01**  
1/8" = 1'-0"



**EXISTING DRIVEWAY SECTION 02**  
1/8" = 1'-0"

**917 Paseo Ferrello**

**Dan Weber**  
 Architect  
 1111 West  
 Santa Barbara, CA 93101  
 805.963.1111  
 dan@danweber.com



917 Paseo Ferrello  
 SANTA BARBARA, CALIFORNIA 93101

REVISIONS	NO.	DESCRIPTION	DATE
	1	SP08 CONCEPT SUBMITTAL	1.29.2011
	2	SP08 PRESENTATION SET	2.14.2011
	3	SP08 AND CONCEPT REVIEW	2.28.2011
	4	MODIFICATION SUBMITTAL	3.30.2011
	5	STREET TREE ADVISORY COM.	6.27.2011
	6	P.C. APPLIC.	7.18.2011

DATE: 08/01/11
PROJECT #: 1018
DRAWN BY: DOW
SET:

**A301**  
SITE SECTIONS



June 27, 2011

Honorable Chairman and Commissioners  
City of Santa Barbara Planning Commission  
735 Anacapa Street  
Santa Barbara, CA 93101

**RECEIVED**  
JUN 28 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

**RE: Appeal of May 18, 2011 Staff Hearing Officer Decision for Modifications at 917  
Paseo Ferrelo | Case No. MST2011-00049**

Honorable Chairman Jostes and Fellow Commissioners,

On behalf of my family, I am appealing a May 18th, 2011 decision by the Staff Hearing Officer that would have allowed us to make important automobile safety improvements to our home located at 917 Paseo Ferrelo. The modification requested would permit the encroachment of a proposed garage into the front yard setback and is necessary to alleviate problems caused by a precipitous driveway and the hilly geography that characterizes our lower Riviera neighborhood.

#### **BASIS OF APPEAL**

We believe the Staff Hearing Officer erred in her decision to deny the modification due to nonfactual findings about the existing garage's conformance with development ordinances and inadequate analysis of safety and neighborhood parking concerns. The Staff Hearing Officer found that the existing garage conforms to existing development requirements, when in fact the existing garage does not conform to development ordinances concerning allowable driveway slope steepness and automobile turning radii. Through the proposed modification we seek to remedy existing non-conforming conditions that pose real safety concerns to the structure, automobiles, and people.

While the existing garage is non-conforming, it also poses several substantial issues for residents and guests of 917 Paseo Ferrelo that were not addressed by the Staff Hearing Officer. The slope of the home's driveway is 23%, and is precipitously steep and excessive of the allowable slope in the current zoning ordinance. The location of the proposed garage would eliminate use of the steep driveway, and would provide a privacy buffer for residents and neighbors. Another issue posed by the existing garage is the sharp turning radius necessary to enter or exit the existing garage. The house has actually been damaged by vehicles unable to make the necessary turn, as seen by damage on structural support beams near the garage. Further, the current situation poses threats to pedestrian and vehicular safety due to the position of the cul-de-sac center median relative to the top of the driveway. This issue has the effect of increasing the likelihood of vehicular or pedestrian collision when exiting the driveway to the street. The proposed garage and modification would eliminate this issue as well.

We kindly ask for your consideration of our modification proposal and provide the following overview of our request for your review and deliberation:

## **OVERVIEW**

Our family purchased this home in November of last year and our goals are two-fold; (1) to remedy an existing non-conforming and problematic automobile parking/circulation issue that was developed prior to the enactment of the modern zoning ordinance, and (2) to restore the aging structure true to its 'mid-century modern' character.

The unique sloping hillside geographic terrain, which characterizes this particular Riviera parcel, presents some challenges in order to improve upon existing conditions. In order to achieve the project goals stated above there is the inconvenient consequence of necessitating two (2) zoning modifications.

The first modification concerns an existing steep sloping driveway that does not meet City development standards for allowable slope steepness and would allow a new garage to encroach into the required 30-foot front yard setback. Inadequate automobile turning radii at both the top and bottom of the driveway makes ingress and egress difficult for most mid-size cars, very difficult for larger cars and SUVs, and dangerous to pedestrians and parked cars on the street. Our proposal is to construct a new two-car garage closer to street level that would allow safer access for automobiles, remedy the non-conforming driveway and open yard situation, as well as numerous other benefits to the property which are detailed below.

A second modification is requested at the west side of the structure where the existing structure and eave currently encroach into the required 10-foot side yard setback by approximately 3 feet. We propose to alleviate the encroachment by removing approximately 2 feet of eave. In addition, we propose to extend the primary west wall by approximately 4 feet southward. Per the zoning ordinance, a modification is necessary to make any architectural changes to the structure due to the existing non-conforming encroachment.

### **Background:**

Acknowledging the benefit of neighborhood, community, and City staff collaboration and involvement in the planning process, we began by sitting down with various stakeholders to have candid and open discussions about the range of possible improvements at 917 Paseo Ferrelo - prior to submitting formal applications.

### *Discussions with Planning & Transportation Department*

We met on January 4<sup>th</sup> 2011 with Stacey Wilson, Transportation Planner, to discuss the existing conditions of the steep drive. Stacey indicated that the existing slope of the driveway was excessively steep in relation to what would be acceptable to the Transportation Department. We showed her multiple sketches, which demonstrated feasible approaches to improve upon the existing conditions. She encouraged us to submit a formal application for full analysis, but she indicated that Transportation might be supportive of our preferred approach given the steep hillside and the precedent for this type of garage modification on the Riviera.

On January 10<sup>th</sup> 2011 we met with Roxanne Milazzo to discuss the possible necessity for zoning modifications to allow the improvement of the sharply sloping driveway, as well as the structure's existing non-conforming encroachment on the west side yard setback. She

encouraged us to submit to the Single Family Design Review Board and use their comments to gauge whether modifications would be supportable.

#### *Single Family Design Board*

On February 14<sup>th</sup> 2011 the SFDB reviewed the proposed plans and found that “a majority of the Board found the garage design style acceptable,” however, we were asked, “to return with several design scheme solutions which provide a setback from the property line.” A copy of the full minutes is provided as an attachment to this memorandum for your review.

On February 28<sup>th</sup> 2011 we returned to the SFDB with the requested design scheme studies and “the Board [found] the location of the proposed new garage and reduction in plate height generally acceptable...” Given the positive feedback from SFDB, we have decided to submit the proposal and request the required modifications.

#### *Discussions with Neighbors*

We met individually with neighbors to discuss the possible improvements. In particular, we have had weekly meetings with Gloria Cavallero and Bruce Belfiore, who co-own the adjacent property. They originally expressed concerns about privacy and neighborhood compatibility, but with their guidance we have been able to make landscaping and architectural enhancements to obtain their approval and satisfaction moving forward.

#### **Modification Request #1:** *Encroachment of garage into required 30-foot front yard setback.*

The request is for a modification to allow an approximately 410 SF Net garage structure to encroach into the front yard setback by approximately 17 feet. The existing driveway would be planted with trees and landscaping providing a landscaping buffer between the adjacent properties. The new garage would be located to the west of the existing driveway and allow improved ingress and egress to the property.

#### *Discussion*

This modification is required to alleviate an existing non-conforming steeply sloped driveway leading to existing garages located in the understory of the residence. The existing slope is approximately 23.5% however, according to the City’s Transportation Engineering Guidelines a driveway slope of 15% is generally the steepest permissible driveway slope.

Compounding the problem, automobile maneuvering and turning radii is not up to code and ingress to the existing garage is difficult with most cars, if not impossible with a mid-sized SUV - especially at night. As a result the garage is not being utilized, adding pressure to limited on street parking on Paseo Ferrelo. In addition, the house has been accidentally struck numerous times by vehicles in an effort to navigate the drive, and structural support beams show evidence of impact and automobile paint.

The large center median planter on Paseo Ferrelo also makes egress from the driveway to the street problematic for vehicles. After running an auto-turn template on the turning radii, we have determined that this turn would not be acceptable by today’s standards when a car is parked on the one-way street. There are numerous benefits to the proposed garage encroachment including increased privacy, open space, and storm water management.

The existing driveway is located within a few feet of the adjacent property and provides an opportunity to convert existing excessively paved area to landscape buffer to provide both parcels greater privacy. The adjacent property owner has reported disturbances from prior owners' late night automobile traffic and headlights due to the close proximity of the driveway to their bedrooms. Providing a landscape buffer between the two properties would reduce automobile noise, alleviate disturbance from headlights, and result in greater privacy for both parcels.

The property currently yields a large majority of its side and backyard space to automobile driveway paving and infrastructure. There is essentially no backyard open space and the property does not meet the intent of the required Open Yard requirement. Removing the driveway would allow the site to conform to the intent of the Open Yard Area requirement of 1,250 SF and result in a usable and functional backyard. Additionally, the existing pavers cover at least 2,000SF of the site and do not allow storm water to permeate into the ground. Removing the pavers and replacing them with landscaping will significantly reduce the amount of storm runoff leaving the site.

Due to the unique hilly terrain in this part of the Riviera, there is a precedent for this type of modification for garage placement within the required front yard setback. We have attached an exhibit to this letter that shows a photo study of homes on the same street and immediate vicinity that have similar garage placement within the front yard setback.

**Modification Request #2: *Removal of encroaching eave and extension of existing wall.***

The request is for a modification to remove the existing eave on the west side of the building. The eave encroaches about 3 feet into the required side yard setback. The removal would help to cure an existing non-conforming encroachment, while improving the architectural aesthetic of the property. Per the Zoning Ordinance a modification is required for any architectural changes to the structure's facade due to the existing non-conforming encroachment. Additionally, the modification request would allow a 4-foot extension to the existing main western wall. This extension would run south and follow the existing line of the building, encroaching approximately 1 foot into the required 10-foot side yard setback.

*Discussion*

The original structure encroaches into the required side yard setback and this modification would allow us to decrease the intensity of the non-conforming encroachment. Curing the entire 3-foot encroachment would be infeasible because it would require the demolition of the entire western side of the house.

The current property was developed in 1960 and requires design and maintenance updates. The proposal would increase the size of the kitchen and necessitate the extension of the primary western wall of the structure.

To the West, the property is located adjacent to an undeveloped ravine and there are no neighbors for over 150 feet. This modification would therefore have no adverse impacts to any neighboring homes.

We appreciate the opportunity to present our modification request and for your thoughtful consideration thereof. We are available at your convenience to discuss any questions you may have, so please feel free to contact me at 805.689.6345 or our architect Dan Weber at 805-234-4131. Thank you again.

Kind Regards,

Neil Dipaola





# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 020-11  
917 PASEO FERRELO  
MODIFICATION  
MAY 18, 2011

**APPLICATION OF DAN WEBER, AGENT FOR NEIL DIPAOLA, 917 PASEO FERRELO,  
APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN  
DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)**

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions. The discretionary applications required for this project are Modifications to allow a new garage and accessory space within the required 30-foot front setback and new habitable space and alterations to the residence in the required 10-foot interior setback (SBMC §28.15.060. A & B).

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, Two people appeared to speak with various concerns thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 11, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a) Paula Westbury, Santa Barbara, CA.

## **NOW, THEREFORE BE IT RESOLVED:**

- I. The Staff Hearing Officer finds that the Modification related to the construction of the new garage and accessory space within the required front setback is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot. The proposed location of the garage is not consistent with the main pattern of development in the immediate area and is located on a portion of the site with steep slopes. In addition, the construction of the garage, new site walls, and associated walkways has the potential to cause adverse impacts to the existing mature oak tree within the front setback.

The Staff Hearing Officer finds that the Modification for alterations and additions within the interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition and alterations to the residence will provide for a uniform addition to the residence in keeping with the existing nine foot interior setback, the alterations to the roof eave will reduce the amount of encroachment into the setback, and the new window facing the ravine is not anticipated to impact the adjacent neighbors.





# City of Santa Barbara Planning Division

STAFF HEARING OFFICER  
REVISED MINUTES  
(for Item II.B only)

MAY 18, 2011

## CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

## STAFF PRESENT:

Susan Reardon, Senior Planner  
Renee Brooke, Senior Planner/Zoning Supervisor  
JoAnne LaConte, Assistant Planner  
Kathleen Goo, Staff Hearing Officer Secretary

## I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Susan Reardon, Senior Planner announced that Item C, 15 Chase Drive has been continued to the June 1, 2011 agenda at the applicant's request.

- B. Announcements and appeals.

None.

- C. Comments from members of the public pertaining to items not on this agenda.

None.

## II. PROJECTS:

### ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF DAN WEBER, AGENT FOR NEIL DIPAOLA, 917 PASEO FERRELO, APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions. The discretionary applications required for this project are Modifications to allow a new garage and accessory space within the required 30-foot front setback and new habitable space and alterations to the residence in the required 10-foot interior setback (SBMC §28.15.060. A & B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Dan Weber, Agent; and Neil Dipaola, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:20 a.m.

Robert Gleason, neighbor, spoke with concerns regarding the elevation of the garage from the street, and the aesthetics of the garage roof.

Gloria Cavallero, neighbor, spoke with concerns regarding the project's distance from the property line, potential impacts to the existing trees in the front yard, and stated that the location and size of the existing oak tree is not represented correctly on the site plan.

The Public Hearing was closed at 9:24 a.m.

Ms. Reardon expressed concerns regarding the proposed location of the garage and its inconsistency with the Zoning Ordinance and the main pattern of development in the immediate area. The garage is proposed on a steeply sloped portion of the site and has the potential to cause adverse impacts to the existing oak tree and therefore, could not make the findings to approve the front setback modification.

Ms. Reardon stated, however, she could make the findings as stated in the Staff Report for the modification request for alterations and additions within the interior setback.

**ACTION:**

**Assigned Resolution No. 020-11**

Denied the front setback Modification request and approved the interior setback Modification request making the findings as revised at the meeting outlined in the Staff Report dated May 11, 2011.

Said approval is subject to the conditions as revised at the meeting and outlined in the Staff Report dated May 11, 2011.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 11, 2011  
**AGENDA DATE:** May 18, 2011  
**PROJECT ADDRESS:** 917 Paseo Ferrelo Road (MST2011-00049)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Renee Brooke, AICP, Senior Planner *RUB*  
Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions. The discretionary applications required for this project are Modifications to allow a new garage and accessory space within the required 30-foot front setback and new habitable space and alterations to the residence in the required 10-foot interior setback (SBMC §28.15.060.A & B).

Date Application Accepted: March 30, 2011

Date Action Required: June 30, 2011

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

### III. SITE INFORMATION

#### SITE INFORMATION

Applicant:	Dan Weber	Property Owner:	Neil Dipaola
Parcel Number:	029-261-006	Lot Area:	10,500 sq. ft.
General Plan:	Residential, 3 units/acre	Zoning:	E-1
Existing Use:	Single family residence	Topography:	23% slope

#### Adjacent Land Uses:

North – Single family residence	East - Single family residence
South – Single family residence	West – Single family residence

#### IV. DISCUSSION

The property is currently developed with a two-story single family residence and attached two-car garage. The proposed project involves converting the existing garage to habitable space, construction of a new two-car garage and associated accessory space located in the required 30 foot front setback and construction of an addition with a new window located in the required 10 foot interior setback. Modifications are being requested to allow the new garage and associated accessory space to be located within the required 30-foot front setback and for new habitable space and alterations in the required 10-foot interior setback. The project was heard at the Single Family Design Board (SFDB) on February 14, 2011 and February 28, 2011, and was forwarded to the Staff Hearing Officer with comments.

The applicant explored various locations for the new garage with Transportation Planning prior to submittal to the SFDB, but based on comments from the SFDB, relocated the garage as it is currently shown on the plans. Transportation planning staff has reviewed the new garage location and commented that the garage, as proposed, is not recommended because if a car stops in the driveway there is a potential conflict with users of the street. Transportation staff has recommended that the front of the garage be placed a minimum of 18.5 feet from the edge of pavement (13.5 feet from the property line) to minimize potential conflicts, that the existing driveway and curb be abandoned, and that approval of an encroachment permit be obtained from Public Works Engineering for any work in the street right-of-way. In addition, three (3) Palm trees located in the front setback are proposed to be removed and replaced to accommodate the new garage location. Due to the location of the trees in the front setback, the applicant must obtain approval from the Parks and Recreation Department for the removal and relocation of the trees prior to final approval of the project.

Construction of the new garage and associated accessory space requires Modification approval to allow new construction within the required 30 foot front setback. It is the applicant's position that the existing garage location is problematic due to the steep slope of the property along the driveway and due to inadequate turning radius for maneuverability of vehicles. Staff can support the Modification to allow the new garage and accessory space in the front setback in order to make the garage more functional for the residents of the property and reduce a large amount of hardscape with the elimination of the long driveway, subject to the conditions recommended in the staff report.

Construction of a portion (approximately 4.5 net sq. ft.) of the upper level residential addition requires Modification approval to allow new construction, alterations and a new window within the required 10 ft. interior setback. The existing residence is legal non-conforming to the interior setback, and the proposed addition would maintain the existing nine foot setback from the interior property line. The alterations include reducing the current roof eave encroachment from three feet to two feet, which is an improvement because it reduces the amount of encroachment into the setback. Staff can support a Modification to allow the new habitable and alterations in the interior setback because the addition would be located nine feet from the interior property line and would provide a uniform improvement in keeping with the location of the existing residence, the alterations to the roof eave would reduce the amount of

encroachment into the setback, and the new window will face a ravine, with no anticipated impacts to the adjacent neighbors.

**V. RECOMMENDED FINDING AND CONDITIONS**

The Staff Hearing Officer finds that the Modification related to the construction of the new garage and accessory space within the required front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage location will improve the accessibility and maneuverability for the parking of vehicles at the property and allow for a significant reduction in hardscape by eliminating a long driveway.

The Staff Hearing Officer finds that the Modification for alterations and additions within the interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition and alterations to the residence will provide for a uniform addition to the residence in keeping with the existing nine foot interior setback, the alterations to the roof eave will reduce the amount of encroachment into the setback, and the new window facing the ravine is not anticipated to impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The front of the garage shall be placed a minimum of 18.5 feet from the edge of pavement (13.5 feet from the property line).
2. The existing driveway and curb cut shall be abandoned, limiting the curb cut to allow access to the new driveway as determined by Public Works Transportation staff.
3. Prior to final approval by the SFDB, the property owner shall obtain approval from the Parks and Recreation Division for the removal and replacement of the three Palm trees in the front setback.
4. The proposed wet bar and cabinets in the lower level of the residence shall be removed from the plans, and a Zoning Compliance Declaration shall be recorded for the property.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 31, 2011
- C. SFDB Minutes of February 14, 2011 & February 28, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(jlaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 ext. 3320



March 31, 2011

Susan Reardon  
Staff Hearing Officer  
630 Garden Street  
Santa Barbara, CA 93101

RECEIVED  
APR 05 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

**RE: 917 Paseo Ferrelo | Modification Request | MST2011-00049**

Dear Ms. Reardon,

Thank you for the opportunity to submit our proposal to renovate our home located at 917 Paseo Ferrelo on the Lower Riviera above Milpas. Our family purchased this home in November of last year and our goals are two-fold; (1) to remedy an existing non-conforming and problematic automobile parking/circulation issue that was developed prior to the enactment of the modern zoning ordinance, and (2) to restore the aging structure true to its 'mid-century modern' character.

The unique sloping hillside geographic terrain, which characterizes this particular Riviera parcel, presents some challenges in order to improve upon existing conditions. Achieving the project goals stated above have the inconvenient consequence of necessitating two (2) zoning modifications.

The first modification concerns an existing steep sloping driveway that does not meet City development standards for allowable slope steepness. Making things worse, inadequate automobile turning radii at both the top and bottom of the driveway makes ingress and egress difficult for most mid-size cars and very difficult for larger cars and SUVs. Our proposal is to construct a new two-car garage closer to street level that would have greater ease of access for automobiles, remedy the non-conforming driveway and open yard situation, as well as numerous other benefits to the property which are detailed below. The steep slope of the parcel necessitates a modification to allow the garage to encroach into the required 30-foot front yard setback.

A second modification is requested at the west side of the structure where the existing structure and eave currently encroach into the required 10-foot side yard setback by approximately 3 feet. We propose to alleviate the encroachment by removing approximately 2 feet of eave. In addition, we propose to extend the primary west wall by approximately 4 feet southward. Per the zoning ordinance, a modification is necessary to make any architectural changes to the structure due to the existing non-conforming encroachment.

**Background:**

Acknowledging the benefit of neighborhood, community, and City staff collaboration and involvement in the planning process, we began by sitting down with various stakeholders to have candid and open discussions about the range of possible improvements at 917 Paseo Ferrelo - prior to submitting formal applications.

*Discussions with Planning & Transportation Department*

We met on January 4<sup>th</sup> 2011 with Stacey Wilson, Transportation Planner, to discuss the existing conditions of the steep drive. Stacey indicated that the existing slope of the driveway was excessively steep in relation to what would be acceptable to the Transportation Department. We showed her multiple sketches, which demonstrated feasible approaches to improve upon the existing conditions. She encouraged us to submit a formal application for full analysis, but she indicated that Transportation might be supportive of our preferred approach given the steep hillside and the precedent for this type of garage modification on the Riviera.

On January 10<sup>th</sup> 2011 we met with Roxanne Milazzo to discuss the possible necessity for zoning modifications to allow the improvement of the sharply sloping driveway, as well as the structure's existing non-conforming encroachment on the west side yard setback. She encouraged us to submit to the Single Family Design Review Board and use their comments to gauge whether modifications would be supportable.

*Single Family Design Board*

On February 14<sup>th</sup> 2011 the SFDB reviewed the proposed plans and found that "a majority of the Board found the garage design style acceptable," however, we were asked, "to return with several design scheme solutions which provide a setback from the property line." A copy of the full minutes is provided as an attachment to this memorandum for your review.

On February 28<sup>th</sup> 2011 we returned to the SFDB with the requested design scheme studies and "the Board [found] the location of the proposed new garage and reduction in plate height generally acceptable..." Given the positive feedback from SFDB, we have decided to submit the proposal and request the required modifications.

*Discussions with Neighbors*

We met individually with neighbors to discuss the possible improvements. In particular, we have had weekly meetings with Gloria Cavallero and Bruce Belfiore, who co-own the adjacent property. They originally expressed concerns about privacy and neighborhood compatibility, but with their guidance we have been able to make landscaping and architectural enhancements to obtain their approval and satisfaction moving forward.

**Modification Request #1:** *Encroachment of garage into required 30-foot front yard setback.*

The request is for a modification to allow an approximately 410 SF Net garage structure to encroach into the front yard setback by approximately 17 feet. The existing driveway would be planted with trees and landscaping providing a landscaping buffer between the adjacent properties. The new garage would be located to the west of the existing driveway and allow improved ingress and egress to the property.

#### *Discussion*

This modification is required to alleviate an existing non-conforming steeply sloped driveway leading to existing garages located in the understory of the residence. The existing slope is approximately 23.5% however, according to the City's Transportation Engineering Guidelines a driveway slope of 15% is generally the steepest permissible driveway slope.

Compounding the problem, automobile maneuvering and turning radii is not up to code and ingress to the existing garage is difficult with most cars, if not impossible with a midsized SUV - especially at night. As a result the garage is not being utilized, adding pressure to limited on street parking on Paseo Ferrelo. In addition, the house has been accidentally struck numerous times by vehicles in an effort to navigate the drive, and structural support beams show evidence of impact and automobile paint.

The large center median planter on Paseo Ferrelo also makes egress from the driveway to the street problematic in a midsized car or small SUV. After running an auto-turn template on the turning radii, we have determined that this turn would not be acceptable by today's standards when a car is parked on the one-way street. There are numerous benefits to the proposed garage encroachment including increased privacy, open space, and storm water management.

The existing driveway is located within a few feet of the adjacent property and provides an opportunity to convert existing excessively paved area to landscape buffer to provide both parcels greater privacy. The adjacent property owner has reported disturbances from prior owners' late night automobile traffic and headlights due to the close proximity of the driveway to their bedrooms. Providing a landscape buffer between the two properties would reduce automobile noise, alleviate disturbance from headlights, and result in greater privacy for both parcels.

The property currently yields a large majority of its side and backyard space to automobile driveway paving and infrastructure. There is essentially no backyard open space and the property does not meet its Open Yard requirement. Removing the driveway would allow the site to conform to its required Open Yard Area requirement of 1,250 SF and result in a usable backyard. Additionally, the existing pavers cover at least 2,000SF of the site and do not allow storm water to permeate into the ground. Removing the pavers and replacing them with landscaping will significantly reduce the amount of storm runoff leaving the site.

Due to the unique hilly terrain in this part of the Riviera, there is a precedent for this type of modification for garage placement within the required front yard setback. We have attached an exhibit to this letter that shows a photo study of homes on the same street and immediate vicinity that have similar garage placement within the front yard setback.

**Modification Request #2: Removal of encroaching eave and extension of existing wall.**

The request is for a modification to remove the existing eave on the west side of the building. The eave encroaches about 3 feet into the required side yard setback. The removal would help to cure an existing non-conforming encroachment, while improving the architectural aesthetic of the property. Per the Zoning Ordinance a modification is required for any architectural changes to the structure's facade due to the existing non-conforming encroachment. Additionally, the modification request would allow a 4-foot extension to the existing main western wall. This extension would run south and follow the existing line of the building, encroaching approximately 1 foot into the required 10-foot side yard setback.

*Discussion*

The original structure encroaches into the required side yard setback and this modification would allow us to decrease the intensity of the non-conforming encroachment. Curing the entire 3-foot encroachment would be infeasible because it would require the demolition of the entire western side of the house.

The current property was developed in 1960 and requires design and maintenance updates. The proposal would increase the size of the kitchen and necessitate the extension of the primary western wall of the structure.

To the West, the property is located adjacent to an undeveloped ravine and there are no neighbors for over 150 feet. This modification would therefore have no adverse impacts to any neighboring homes.

We appreciate the opportunity to present our modification request and for your thoughtful consideration thereof. We are available at your convenience to discuss any questions you may have, so please feel free to contact me at 805.689.6345 or our architect Dan Weber at 805-234-4131. Thank you again.

All my best wishes,

A handwritten signature in black ink that reads "Neil Dipaola". The signature is written in a cursive style with a long horizontal line extending to the right.

Neil Dipaola

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006  
Application Number: MST2011-00049  
Owner: Neil Dipaola  
Architect: Dan Weber

(Conceptual review for proposed alterations and additions to an existing 2,951 square foot, two-story, single-family residence. The proposal involves converting the existing 650 square foot garage to habitable area, construction of a new 410 square foot two-car garage, and 202 square feet of new residential additions. The proposed total of 3,563 square feet, on a 10,500 square foot lot in the Hillside Design District, is 94% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for two requested Zoning modifications for alterations and additions in the required front and interior setbacks.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for two requested Zoning modifications for alterations and additions within the required front and interior setback.)**

(4:06)

Present: Dan Weber, Architect; and Neil Dipaola, Owner/Planner.

Public comment opened at 4:25 p.m.

Gloria Cavallero (co-owner of adjacent property) spoke in opposition of the requested zoning modifications, and expressed concerns regarding neighborhood compatibility, possible on-street parking impacts.

Public comment closed at 4:28 p.m.

Straw vote: How many of the Board find that the proposed project is an appropriate solution, including the current FAR, location of the garage, and neighborhood compatibility as presented? 2/4 (failed, Carroll and Woolery in favor).

Straw vote: A majority of the Board were in consensus that the garage style is acceptable, but should observe at least a partial front setback to provide a more acceptable neighborhood compatible solution.

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

- 1) A majority of the Board found the garage design style acceptable, however, the applicant is to return with several design scheme solutions which provide a setback from the property line.
- 2) Provide more information on the development of the site at the driveway egress and proposed terracing, and a tentative planting plan.

Action: Zimmerman/Bernstein, 6/0/0. Motion carried. (Miller absent).



**SFDB-CONCEPT REVIEW (CONT.)****3. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006  
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**(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for two requested Zoning Modifications for alterations and additions within the required front and interior setback.)**

(3:43)

Present: Dan Weber, Architect; and Neil Dipaola, Owner.

Board member Miller announced he previously reviewed the plans, minutes, and actions on the proposed project.

Public comment opened at 4:00 p.m.

Diana Rheinisch spoke with concerns regarding preservation of landscaping trees and ocean views, and the location of the garage and requested it's location to be as close to the house as possible.

Bruce Belfone spoke with concerns to the location of the garage and increased noise levels.

Public comment closed at 4:05 p.m.

**Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board finds the location of the proposed new garage and reduction in plate height generally acceptable; but strongly encourages continued collaboration with neighbors.
- 2) Provide a south elevation of the garage and a north elevation of the house.
- 3) Carry forward landscaping comment #2 from the previous February 14, 2011, meeting, as follows: "*Provide more information on the development of the site at the driveway egress and proposed terracing, and a tentative planting plan.*"
- 4) Apply some stone work along the streetscape on the landscaping plan.

Action: Carroll/Miller, 5/0/0. Motion carried. (Zink/Woolery absent).



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Action: Zimmerman/Bernstein, 6/0/0. Motion carried. (Miller absent).

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