



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 7, 2006
AGENDA DATE: April 12, 2006
PROJECT ADDRESS: 2121 Garden Street (MST2003-00748)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 25,464 square foot project site is currently developed with a 7,500 s.f. residence. The property has an active building permit to convert an existing detached garage into storage building, construct a new three-car garage, a 138 s.f. first floor addition, a new 256 s.f. deck, and other exterior and interior improvements. The current project involves "as-built" landscape amenities including a fountain, wall, entry pillars, and gates. The property received a Final Approval by the Historic Landmarks Commission in 2004 for the improvements currently under construction, and that project was revised several times after that. Most of the improvements received approval prior to construction, but the improvements listed under the current project were built without approvals. According to the applicants' letter, these amenities were built with rocks that were dug up from the property, as a result of attempts to control drainage.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit:

1. A fountain to be located within the required thirty-foot (30') front yard setback (SBMC §28.15.060); and,
2. Walls, entry gates, and pillars to exceed three and one-half feet (3½') in height, when located within ten-feet (10') of the front lot line and twenty-feet (20') back along the driveway (SBMC §28.87.170).

Date Application Accepted: February 21, 2006 Date Action Required: May 22, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Steve & Tamar Handelman
 Parcel Number: 025-252-003 Lot Area: 24,650
 General Plan: 3 Units per Acre Zoning: E-1 One-Family Residence
 Existing Use: One-Family Residence Topography: Flat
 Adjacent Land Uses:
 North – One Family Residence East – One Family Residence
 South – One Family Residence West – One Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	7,500 s.f. Gross	No Change
Garage	807 s.f. Gross	No Change
Accessory Space	566 s.f. Gross	No Change

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	30 feet	52 feet (house)	No Change
-Interior	10 feet	23 feet (house)	No Change
-Rear	10 feet	15 feet (garage)	No Change
Lot Coverage			
-Building	N/A	4,550 s.f. 18%	No Change
-Paving/Driveway	N/A	8,170 s.f. 32%	
-Landscaping	N/A	12,926 s.f. 50%	

V. DISCUSSION

This overall project proposal was reviewed by the Architectural Board of Review (ABR) and Historic Landmarks Commission on numerous occasions (see Exhibit C). The improvements that are under consideration for the Modification were reviewed by the HLC on January 25, 2006. The stone wall and fountain base were supported, but a trash enclosure and arbor with bench were not supported, and are shown to be removed.

During a major renovation process for this residence, the owners were subjected to ABR and HLC review. Some of those reviews resulted in approvals that were not to the owner's liking. However, work proceeded without benefit of revised approvals and resulted in several areas that did not comply with the Zoning Ordinance regulations for new construction. Specifically, a wall with pillars along the driveway, and a portion of the front lot line wall with a pedestrian gate and pillars, were all constructed with heights in excess of the 3½' maximum. This

application also includes a request to maintain an "as-built" garden fountain located within the required front yard setback.

Pursuant to SBMC §28.87.170, wall height is limited within the first ten-feet (10') of a lot, and for twenty-feet (20') along the driveway, to a maximum height of 3 ½'. Staff understands that the height limit is related to both aesthetics and safety. It is Staff's position that the purpose and intent of the Zoning Ordinance is not being violated by the "as-built" wall and pillars along the driveway and that it announces the formal entry to the site while providing access to the parking and front door. Transportation Planning Staff has been out to the site and determined that public safety is not reduced due to the ability to exit this property in a forward direction. However, the pillars should remain gate-free and the chain observed on Staff's site visit shall be removed. Staff discourages the use of the Modification process for legalization of "as-built" construction, and is unable to make the required findings that the pedestrian gate, its pillars, and the overheight wall beside it, are necessary to secure an appropriate improvement for this site, and therefore is recommending denial of this portion of the application. Lastly, the "as-built" fountain provides a landscape element, located in an appropriate area, and does not violate the purpose and intent of the ordinance which is to limit floor area/building within the front yard setback.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the "as-built" fountain, driveway wall and pillars, making the finding that the Modification is necessary to secure an appropriate improvement and that the wall height does not violate the purpose and intent of the ordinance, as they do not reduce public safety and announces the formal entry, and with the condition that the pillars remain gate-free and the chain be removed. Staff recommends that the Staff Hearing Officer deny the request to maintain the "as-built" wall, pedestrian gate, and adjoining pillars, as it is Staff's opinion that these improvements are not appropriate.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated February 10, 2006
- C. ABR/HLC Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

2/10/06

Modification Hearing Officer
City of Santa Barbara
P.O. box 1990
Santa Barbara, Ca. 93102

Re: Modification Requests:

1. Four stone pedestals with iron pier mount lanterns exceeding maximum height restrictions.
2. 6' long stonewall section exceeding maximum height at north end of property line.
3. Fountain basin exceeding 10" maximum height in front setback

The as-built pedestals with iron lanterns at the driveway entrance are 5' from property line and do not pose any safety hazards. There is a clear line of sight to the street and sidewalk for the driver exiting before the front of the car reaches the sidewalk. The lights provide necessary safety feature by illuminating the entry.

The location of our columns is exactly in line and at the same set back as the neighbor's columns to the south. These neighboring columns also have similar pier mount light fixtures. Our neighbor's columns and light fixtures were an approved modification by this committee.

The column and pedestal height at the pedestrian entrance at the south end of the property are the same situation in that they do not pose any safety issues and are the same as the neighbors approved modification by this committee.

The wall extending the last 6' steps up to 62" to meet the neighbor's wall height of 69". Again, there are no safety issues here. Both the wall and columns height and set back conform the architectural forms and structures of the neighboring houses. This overall consideration creates a conforming and historically appropriate appearance.

The basin surrounds a fountain that was placed by the former owner many years ago. We refurbished the fountain and added the basin in the same location to compliment the surrounding landscape and help mitigate the street noise. The height of the basin does not pose any safety issues and contains the splashing water. The existing historical location of the fountain also played a part in the location choice of the column setback . If the columns were set back further they would crowd the basin.

We would like to apologize for not following the permission procedure on this project, and offer some explanation of how the project proceeded and why we reacted as we did. This does not condone our actions, and we now understand that however righteous or well intentioned we may have been, our process was incorrect.

The first time we went before the HLC committee, we gave up several large portions of our plan and listened to the advice and desires of the committee. The dissenting views were to have a low wall at the property line, no pool in the yard and eliminate the porte-cochere. The approved 5' high wall was mandated to have shingles on it.

After studying the plans more closely presented to us by the landscape architect, we sadly realized that the plans were not our vision for this project. We were only consulted one time at the beginning of the landscape design process. After a very long time we were presented with a complete plan that did not meet our expectations or desires. After the review and changes to this plan, we went to the planning dept. and formally abandoned this plan.

At this time we were faced with an unexpected and enormous problem as the unusually wet winter of 2005 proceeded. Water poured into the property from the street and sidewalk plus the broken asphalt driveways acted as conduits sending 2 feet of water under the house and into the cellar. We were concerned about water damage to the wooden piers under the house, as well as mildew. We had sump pumps working continually to evacuate the water. When we removed the old asphalt and began to excavate we discovered a large cache of rocks was keeping the water from sinking into the ground. It stayed in huge puddles and spilled mud all around the house. The rocks that were removed were used to build the walls that became instrumental in solving the drainage problem.

In our haste to correct the problem we amended the approved plan to correct this very serious and immediate problem. We thought that if we did what the dissenting committee members wanted and use the already approved examples on the street we would be O.K.

I would like to add a few very important considerations:

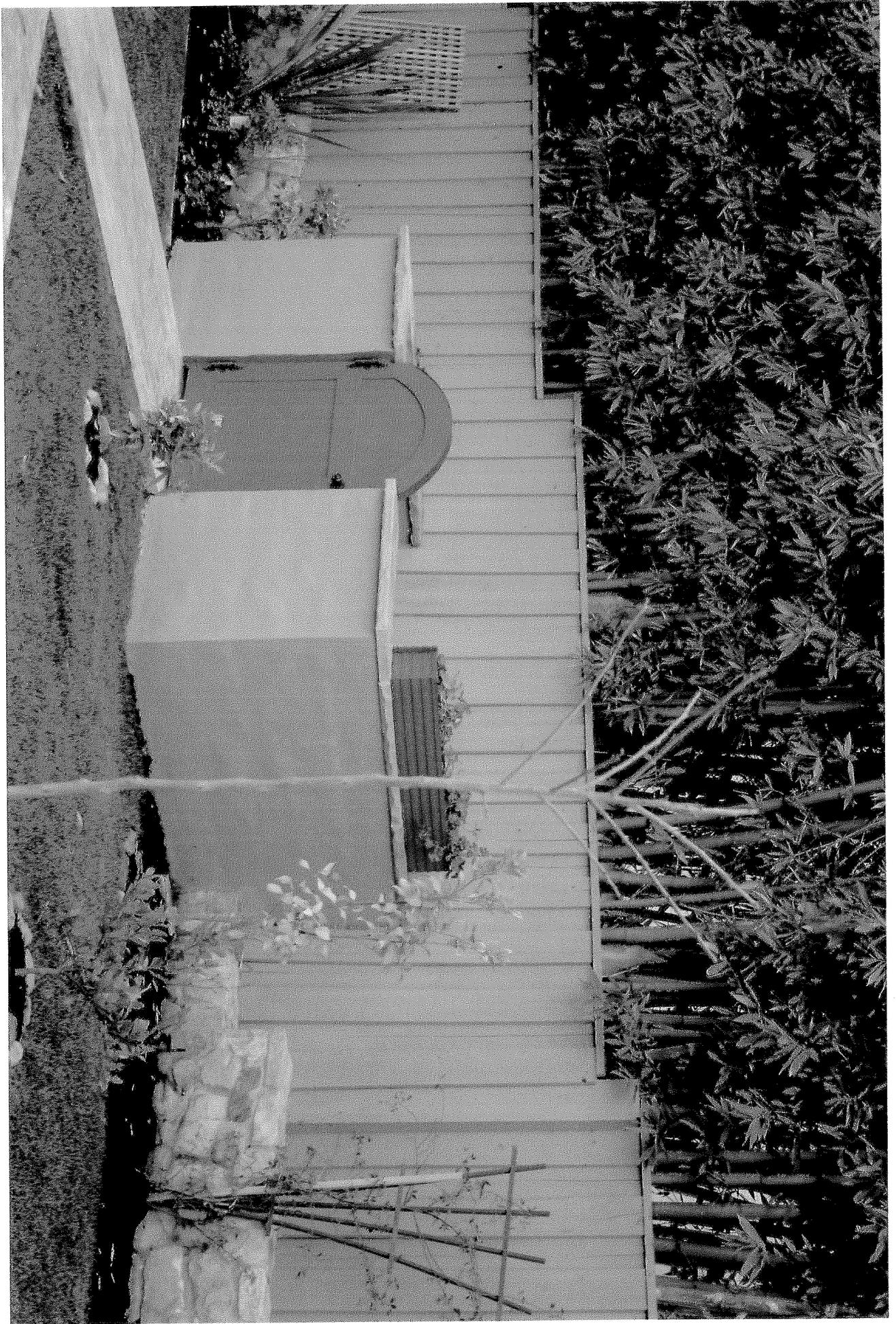
When we purchased this wonderful home, it had been neglected for a very long time and was in very bad shape and an eyesore in the neighborhood. It was not a project to enter into lightly. We knew that in order to refurbish it to its current splendor would require a total commitment and a passionate desire to see the job through to the end. Like many other of our neighbors, we have a love and respect for Santa Barbara and the Upper East neighborhood. My wife's family has lived in town for 5 generations and has contributed to its rich history. She spent here childhood playing at her Grandparents home (currently the Fielding Institute) whose back yard touches our back yard. It is not in our personal or my professional interests to create anything that does not reflect in the best possible way upon us. The landscape design reflects our personal expression and is a well educated and executed job.

The fact that this committee is admittedly subjective provides a wide interpretation of every project that comes before it for review. I think the committee should take into consideration that this type of project represents much more than just a house on a street. It becomes an extension of the owner's dreams and personal visions. Those dreams and

visions should be treated with respect. As long as they do not go beyond accepted levels of good taste and conformity to the neighborhood should be seriously considered and given approval.

Steven & Prudence Handelman









ALL ACTIVITIES SUMMARY

2121 GARDEN ST

MST2003-00748

R-CONV/NEW GARAGE

This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.

Activities:

Disp

Date 1

Date 2

Date 3

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Status: Design Review Approved/PC Approved, No Design Review Required

DISP

Date 1

Date 2

Date 3

HLC-After Final Hearing

PEND

(Review After Final of as-built landscape and hardscape improvements and comments to the Modification Hearing Officer for walls in excess of three and one half feet within ten feet of the front property line and ten feet on either side of the driveway for a distance of twenty feet from the front property line. A modification is also requested for a fountain structure within the required front yard setback.)

ABR-Resubmittal Received

04/30/03

ABR-Resubmittal Received

RECD

10/27/03

ABR resubmittal received for changes due to plan check comments.

ABR-Resubmittal Received

RECD

10/28/03

ABR resubmittal received for re-roof. If possible applicant would like to separate out this permit and have the roof material reviewed administratively so that he can have the roofers begin the re-roof work on 10-31-03.

Preliminary Plan Check Review

PLCK

10/29/03

10/29/03

10/29/03: Plan check by Mark Morando, 564-5470

1. ABR review is required because EPV II

2. Explain Handelman as the owner by deed or receipt of zoning information report as City records show Frenzi as the owner.

3. Correct the lot area it is 170 x 100 and state on the site plan along the PL's.

4. ZIR2003 calls out the several code violations which are stated on the plans.

5. Setbacks: O.K. for the front walls as called out on the plans, however they do not scale properly. Correct before building submittal.

6. Open yard ok.

7. Building Height ; Call out on the elevations for the trellis and the garage.

8. Solar access N/A

9. Parking ok. Three car garage allowed on 20,000s.f. plus lot in E-1. However the old garage converted to accessory space will have to be redesigned. Additionally, the area in the setback will have to be walled off and labeled storage.

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Activities:**Disp****Date 1****Date 2****Date 3**

Provide a floor plan of each garage. Call out the net interior s.f. of the new garage on the site plan at less than 750.

10. Building separation ok.

11. Accessory buildings ok. Call out the interior net square footage on the site plan.

12. Add a project statistics section calling out existing and new (net and gross) square footage, number of required and provided parking spaces.

(F) Print DESREV Prelim Check**PRIN****10/29/03****ABR-Concept Review (New)****CONT****11/10/03**

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

(5:08)

Bob Cunningham, Landscape Architect; Jack Sewell, Architect; and Steve Handleman, owner, present.

Staff comment: Suzanne Johnston, Planning Technician I, stated that through the Environmental Assessment it has been determined that a Historic Structures Report will be required for the proposed porte cochere, and because of this the scope of the comments would be limited. The project was publicly noticed for this review.

Motion: Continued indefinitely with the following comments: 1) The Board is to drive by the site and through the neighborhood to determine the appropriateness of the proposed, eight-foot-high wall facing Garden Street. 2) The Board generally supports the design as presented. 3) One Board member found the proposed location for the swimming pool acceptable. 4) Restudy the entry to the site to better align the drive with the porte cochere. 5) Provide details of how the porte cochere is connected to the building.

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

ABR-Mailed Notice Prepared**100****11/10/03****ENV-MEA Prepared-action req****11/10/03**

sSTRUCTURES REPORT
ARCHAEOLOGY REPORT

HLC-Historic Structures Report**APVD****03/31/04**

(Review of Historic Structures Report prepared by Fermina B. Murray.)

(2:19)

Derrick Eichelberger, Architect; Fermina Murray, Consultant; and Steve Handelman, owner, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff had reviewed the report and agreed with the conclusions and recommendations. He noted that the structure had been built in 1886 in the Eastlake style, and had been updated in 1906, making it one of Santa Barbara's first Craftsman-style houses.

Public comment opened at 2:30 p.m.

Kellam de Forest, 2651 Todos Santos Lane, stated that the entrance of the house had never been located on the south side of the structure. He expressed his opinion that it would be a shame to lose the public view of the house behind an eight-foot wall. He also pointed out that if the pool were located on the north side, as proposed, it would always be in the

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Activities:DispDate 1Date 2Date 3

shade.

Public comment closed at 2:32 p.m.

Motion: The Commission accepts the report as submitted, and thanks the preparer of the report for an excellent and well-researched submission. The Commission notes that those Commissioners who opposed the report did so because they believe that the mitigation measures proposed as recommended should instead be required. The mitigation measures as submitted are as follows: 1. Reduce the size and scale of the porte cochere or eliminate it entirely. If it is retained, ensure that its size does not compromise the appearance of the house so that the structure will abide by CEQA standards #2, 9 and 10 stipulating that it not alter the features or spatial relationships of the property (#2); be compatible with the home's size, scale, and proportion (#9); and not impair the home's integrity if removed in the future (#10). 2. Eliminate or greatly reduce the height of the proposed 8-foot-high wall facing Garden Street. If the wall is retained, used rusticated materials, stones, wood, or hedges appropriate to the Craftsman style and the spatial relationship of the house to Garden Street. 3. Insure that the landscaping materials and design are suitable for a Craftsman style house.

Action: Suding/Pujo, 4/2/0. Cole and Rager opposed.

HLC-Hist. Struc. Rpt Accepted

APVD

03/31/04

ABR-Concept Review (Continued)

CONT

04/19/04

(THE BOARD MEMBERS ARE REQUESTED TO DRIVE-BY THE SITE PRIOR TO THE MEETING.)

(PROJECT REQUIRES ENVIORNMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. THE HISTORIC LANDMARKS COMMISSION ACCEPTED A HISTORIC STRUCTURES REPORT WITH REQUIRED MITIGATION FOR THE PROJECT ON MARCH 31, 2004.)

(7:28)

Bob Cunningham, representing the Architect, and Steven Handleman, owner, present.

Staff comment: Ms. Johnston stated that the Historic Landmarks Commission accepted the Historic Structures report with a divided vote of 4/2. Commissioners Cole and Rager opposed the report because they believed that the "recommended" mitigation measures should have been "required."

Public comment opened at 7:41 p.m.

William G. Troiano was concerned about the front-yard swimming pool and privacy wall.

Brownen Jones was concerned with the swimming pool, the removable driveway, and the front wall. She was concerned about losing the open neighborhood atmosphere.

Susan Chamberlin was stated that the avocado tree in the front of the residence is historically important because it was planted by Camilo Fenzi and it is a Franceschi hybrid. She was also concerned that the front wall was not compatible with craftsman architecture.

Kellem De Forest was concerned that the Historic Structures Report did not appropriately identify the historical importance of the landscape and plantings of Camilo Fenzi. The report also omitted the significance of the historic semi-circular carriage drive and the impact of an 8' wall on the historic Garden Street streetscape.

Gerald Da Rose stated that he does not see any safety issues in the neighborhood and discouraged the use of a swimming

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Activities:**Disp****Date 1****Date 2****Date 3**

pool in the front yard.

Public comment closed at 7:46 p.m.

Straw Vote: Can the swimming pool be located in the front-yard along with appropriate screening according to the Neighborhood Preservation Ordinance? 4/2

Straw Vote: Should the screen wall from the back of the sidewalk to the height of the solid wall be a maximum of five feet and have a 12' setback from the sidewalk allowing appropriate landscape in front of it? 4/2.

Motion: Continued three weeks with the following comments: 1) The swimming pool in the front-yard is supportable. 2) The front-yard screen wall shall be five feet high from the back of the sidewalk to the height of the solid wall and shall have a 12-foot setback from the sidewalk allowing appropriate landscape in front of it.

Action: Manson-Hing/Bartlett, 4/2/0. Pierron and Larson opposed.

ABR-Correspondence/Contact**READ****04/22/04**

From: Johnston, Suzanne
Sent: Thursday, April 22, 2004 4:02 PM
To: 'dte@arcadiastudio.com'
Subject: 2121 Garden Street

I know that this project was continued to come back to the full Board on May 10th for a redesign of the wall and the porte cochere. At this time, the archaeology report is still outstanding. Environmental cannot be completed without it. Per direction from my supervisor, until the information has been received and accepted by HLC I will not be placing the item back on the agenda until the environmental is complete .

Suzanne Johnston
Planning Technician II
sjohnston@ci.santa-barbara.ca.us

ENV-Arch. Report Rec'd/Routed**NEED****04/22/04****ENV-Arch. Report Rec'd/Routed****RECD****05/05/04****05/05/04**

Delivered by D. Eichelberger to Rain

HLC-Archaeology Report**APVD****05/12/04**

(Review of Phase I Archaeological Resource Report prepared by Larry Carbone.)

(3:02)

Public comment opened at 3:04 P.M.

Robert Maxim, preservationist, asked some procedural question about how old a structure needed to be, to receive a report and determined that his comment was not appropriate for this particular report. He also asked what an owner must do to continue pursuit of his request for landmark improvements.

Public comments closed at 3:06 P.M.

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Activities:DispDate 1Date 2Date 3

Motion The Commission accepts the report with Dr. Glassow's recommendation.

Action: Suding/Hsu, 8/0/0.

ABR-Concept Review (Continued)**APVD****05/17/04**

(The project has been revised to eliminate the porte cochere, eliminate the lower stone wall in the front yard setback, and lower the garden wall to a maximum of five feet tall along Garden Street.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE. THE HISTORIC LANDMARKS COMMISSION ACCEPTED A HISTORIC STRUCTURES REPORT WITH REQUIRED MITIGATION FOR THE PROJECT ON MARCH 31, 2004.)

(Third Concept Review. Preliminary approval is requested.)

(4:58)

Bob Cunningham, representing the Landscape Architect, present.

Public comment opened at 5:07 p.m.

Robert Maksim was concerned with setting a precedent for pools in the front yard. He suggested placing a more craftsman style wall.

Kellem De Forest thanked the applicant for the elimination of the porte cochère. He suggested that the pool be placed on one of the side areas. He commented that he had never seen a brick wall surrounding a craftsman house; the traditional wall is of cobble stones or rusticated stone.

Bronwin Jones expressed opposition to the placement of the pool at the front yard.

Joel Fithian felt that the pool was out of harmony with the neighborhood and the craftsman house. He did not support the wall because it is out of character with the architecture.

Public comment closed at 5:20 p.m.

Public comment reopened at 5:37 p.m.

Joan Livingstone, Westside Study Group, was concerned in preserving the residential look of front yard space. The swimming pool in the front yard sets a very bad precedent.

Public comment closed at 5:39 p.m.

Motion: Preliminary approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code and a two week continuance with the following comments: 1) The swimming pool in the front yard shall have a reduced wall height as depicted on the current plans being five feet above the sidewalk elevation. 2) The wall materials shall be a combination of rusticated stone or brick columns with wood shingle. 3) The wall shall have a 12-foot setback and should be offset to save the existing tree. 4) The Board appreciates the effort made to save the historic garden features identified in the historic reports. 5) Provide an arborist report on the positioning of the fence relative to the saved tree. 6) The Board feels that the photo documentation provided has a fair portion of similar properties with walls on front property lines, and the front wall is not

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Activities:DispDate 1Date 2Date 3

contrary to some of the patterns in the neighborhood.

Action: Bartlett/Manson-Hing, 4/2/0. Christoff and Pierron opposed. Ms. Christoff felt that an alternate site design could have eliminated the added paving on south side. Ms. Pierron felt that the introduction of a swimming pool in the front yard was not in keeping with the Neighborhood Preservation Ordinance. She opposed the introduction of the wall because she felt it was important to maintain the open feeling of the neighborhood.

ABR-Prelim Approval - Project **APVD** **05/17/04**

HLC-Archaeology Rpt Accepted **APVD** **05/18/04**

Arch. monitoring required.

ABR-Final Review Hearing **APVD** **06/01/04**

(The project has been revised to eliminate the porte cochere, eliminate the lower stone wall in the front yard setback, and lower the garden wall to a maximum of five feet tall along Garden Street.)

(Final review is requested.)

(THE HISTORIC LANDMARKS COMMISSION ACCEPTED A HISTORIC STRUCTURES REPORT WITH REQUIRED MITIGATION FOR THE PROJECT ON MARCH 31, 2004.)

(6:08)

Bob Cunningham, Landscape Architect; John Sewell, Architect; and Steve Handelman, owner, present.

Public comment opened at 6:17 p.m.

William Furst was concerned with the possibility of endangering the existing forest bamboo, which is located on the boundary between 232 E. Los Olivos and the 2121 Garden Street, by a pool leakage.

Kellem de Forest was concerned that the wall style was not appropriate the Craftsman style.

Public comment closed at 6:20 p.m.

Motion: Final approval of the project with the following conditions: 1) The garden wall materials shall be shingle and wood with stone pilasters. 2) The garage and addition shall match all the details, colors, and lighting as presented.

Action: Bartlett/LeCron, 5/3/0. Christoff, Larson, and Pierron opposed.

ABR-Final Approval - Project **APVD** **06/01/04**

Building Permit Issued **I** **11/03/04**

bld2004-01666

HLC-Routed for Admin Apvl **RECD** **01/26/05**

Received and routed to Jake Jacobus for Review After Final Administrative Approval at no charge per Jaime Limon on 1/26/05.

2/2/05: Put on 2/16/05 HLC Consent Calendar per Jake Jacobus.

HLC-Resubmittal Received **RECD** **02/08/05**

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<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
Review after final. Changed direction of curved wall to avoid fountain entry. Add door for garbage/trash and use plaster/stone combination on wall.				
ABR-Resubmittal Received	RECD			02/24/05
Removal of previously approved pool and fence - Now proposing hedge and paving revisions -				
HLC-Consent (After Final)	APVD			03/16/05
(Remove proposed swimming pool and privacy wall; revise paving and add hedge.)				
Final Approval of the Review After Final as submitted.				
HLC-After Final (Approved)	APVD			03/16/05
Prelim Plan Check - Zoning	HALT	09/14/05		09/14/05

Preliminary plan check done on 9-14-05 by Susan Gantz of 8-25-05 resubmittal for Review After Final of as-built work:

1. The as-built stone wall along front property line and driveway exceeds the maximum allowable height of 3'-6" in several locations. Reviewed plan with Modification Hearing Officer and a modification for the as-built wall cannot be supported.
2. Plan needs to be redrawn to clearly indicate the height, location, and materials of all existing and as-built fences, walls, and hedges.
3. The plans do not show all of the as-built changes to hardscape and landscape. New plans need to clearly indicate all material finishes, plantings, and any changes to the public right-of-way including parkway strip trees and sidewalk paving.
4. The Public Works permit for the removal and replacement of the driveway apron did not include repaving portions of the sidewalk, which need to comply with City Standards. Please contact Dave Postada in Public Works for direction.
5. The removal and replacement of the street trees in the public right-of-way requires approval by the City Arborist (David Gress). Please contact the Parks and Recreation Department on how to proceed. The Park and Recreation Commission must grant approval for proposed street trees prior to final approval by the HLC.
6. Provide a detail for the stone basin of the existing fountain indicating height and material.
7. Indicate the required setbacks on site plan (30'-0" front yard, and 10'-0" interior yard).
8. Submit photographs of all as-built work for HLC review.
9. Clarify the comment regarding the existing water tower building "moved to code requirement."
10. Show the new garage to the correct dimensions.
11. Plans must comply with the Zoning Ordinance in order to obtain HLC review and comment. Item will be scheduled once zoning compliance has been verified by City Staff.
12. It appears that materials used may not be supportable.

Preliminary Plan Check Review by Susan Gantz of drawings received 11-21-05 for Review After Final approval of as-built improvements to hardscape and landscape:

1. Item two above has not been addressed in new drawings. See plan which has been marked up in red ink indicating where dimensions and material call-outs are required.
2. Please provide a detailed Scope of Work which clarifies all as-built conditions that need approval, conditions which were existing (such as the water tower), or previously approved (such as the garage.)
3. Item three above has not been addressed. Please provide documentation that you have obtained a permit from Public Works for repaving portions of the sidewalk with colored concrete.

This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.

Activities:**Disp****Date 1****Date 2****Date 3**

4. Item four above has not been addressed. Please provide documentation that you have received approval from the City Arborist in the Parks and Recreation Department for the five as-planted fishtail palm trees in the public right-of-way. You must obtain their approval prior to the HLC granting final approval.
5. Item seven above has not been addressed adequately; please indicate the required setbacks on the site plan over the length of the parcel. Also, please show indicate the front property line.
6. Please submit photographs of the adjacent properties' street frontages, specifically, the walls at their front property lines, including the stucco wall at your northern property line.
7. Please resubmit three sets of drawings by 12/7/05 to be placed on the HLC agenda of 12/14/05 for comments only to the Modification Hearing Officer regarding the modifications that will be required to retain these as-built improvements.

HLC-FYI/Research**FYI****09/15/05**

Called applicant and left message for them to come pick up one plan and Preliminary Plan Check Review for corrections.
S. Gantz 564-5470

HLC-Resubmittal Received**RECD****11/21/05**

Received three sets for Review After Final of as-builts for the 12/14/05 hearing.

(F) Print Prelim Plan Check**DONE****11/23/05****HLC-Resubmittal Received****RECD****12/06/05**

Plan substitution from the 11/21 submittal

ABR-Resubmittal Received**RECD****12/20/05**

resub fo clarification of halt.

HLC-Correspondence/Contact**READ****01/20/06**

Called Steve Handelman and asked him to bring two more prints for the 1/25 HLC Full Board meeting. Only one print was received in on 12/20/05.
S. Gantz 564-5470

HLC-After Final Hearing**CONT****01/25/06**

(Review After Final of as-built improvements including landscape, hardscape, stone wall, and trash enclosure. Modifications are required for encroachment into the front and interior yard setbacks.)

(6:12)

Steve Handleman, Owner and Designer, present.

Public comment opened at 6:23 p.m. and, as no one wished to speak, closed at 6:24 p.m.

Motion: Continued indefinitely to the Modification Hearing Officer with the understanding the Commission will support the project as presented.

Action: Hausz/Pujo, 2/4/0, (Murray stepped down; Naylor, Rager, Suding, and Boucher, opposed)

Motion failed.

Amended

This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.

Activities:DispDate 1Date 2Date 3

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) Commission approves the stone wall and fountain base as-builts, but is not in favor of the as-built trash enclosure nor the as-built arbor bench. 

Action: Pujo/Hausz, 4/2/0 (Murray stepped down; Suding, and Naylor, opposed).

HLC-FYI/Research**READ****01/26/06**

1-26-06 - Left message for Mr. Handelman to contact Roxanne to set-up an appointment to submit the required information for the Mod./SHO hearing.

MHO-Hearing (New)**SCHE****03/29/06****PC-Tentative PC Hearing Date****SHO****03/29/06****(F) Print ALL Actions of Case****04/03/06****PC-Tentative PC Hearing Date****SHO****04/12/06**

