



**City of Santa Barbara**  
 Planning Division

**Memorandum**

**DATE:** May 14, 2014

**TO:** Historic Landmarks Commission

**FROM:** Nicole Hernandez, Urban Historian  
 Daniel Gullett, Project Planner

**SUBJECT:** 3626 San Remo Drive HSSR Addendum

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The purpose of this staff memorandum is to provide the Historic Landmarks Commission (HLC) some background information on the review history of this project and to further clarify the purview responsibilities of the Single Family Design Board (SFDB) and HLC which are jointly reviewing different aspects of the project.

**Project Background**

On March 30, 2010, the HLC accepted the findings of the Historic Structures/Sites Report prepared by Alex Cole of Preservation Planning Associates, which evaluated the subdivision of the property into 4 lots, three of which were to be developed with single-family homes. The HLC accepted that the report which had concluded specifically that the project met Secretary of Interior Standards and that the project would not result in a significant historic impact on the potential historic resource or the view corridor. The report did not find any of the trees on the site to be historically significant; however both the Planning Commission and the SFDB have reviewed them.

The Planning Commission approved the four-lot subdivision October 14, 2010 with a wider view corridor than was required and depicted in the original Historic Structures/Sites Report. Capital Pacific is the new applicant and is proposing houses on each lot and changes to the Planning Commission's subdivision approval, including minor adjustments to interior lot lines, expanding the development envelope on Lot 4, and retaining the footprint of the historically significant façade of the main house. The proposed changes to the project necessitate a new hearing at the Planning Commission which is tentatively scheduled for June 2014.

Three of the four new houses are within the Single Family Design Board's purview jurisdiction and are currently under review by the Single Family Design Board (see Attachment 5). The neighborhood compatibility issue and proposed size, scale, massing of these homes is the continued purview responsibility of the SFDB.

## **HLC Purview**

When the HLC accepted the original Historic Structures/Sites Report in 2010, the subdivision of the property into the four lots to be developed as residential housing was found to not have a significant adverse impact on the potential historic resource and the view corridor of the existing house from the street. Based on the HLC acceptance of the report findings in 2010, the HLC is currently only reviewing the scope of the Addendum Report which is limited to an analysis of the spatial relationships between the newly-proposed house on Lot 4, the historically significant Edwards, Plunkett, and Howell house, and the view corridor from San Remo Drive. The fact there will be houses on the newly created lots is not under discussion as the concept has already been found to be appropriate in the original Historic Structures / Sites Report and the subdivision has been approved by the Planning Commission. Reconsideration of the residential development issue and the parking design for the site is not appropriate at this time. However, design issues involving the reconstruction of the house on Lot 3 is subject to review and approval by HLC. Any comments the HLC may have regarding other portions of the project will be advisory comments only that will be forwarded to the SFDB for consideration.

## **Staff Recommendation**

Staff agrees with the conclusions of the Addendum Report that the revised project will not have a substantial adverse impact to the potential historic resource as a substantial view corridor is provided

and the historic façade Show Desktop.scf of the Edwards, Plunkett, & Howell house will remain a dominant feature of the site and will meet the CEQA guidelines and the Secretary of the Interior Standards. The spatial relationships between the Edwards, Plunkett, & Howell house, the widened view corridor, and the house location proposed on Lot 4, which is sited 42 feet from the Edwards, Plunkett, & Howell house are design factors that sufficiently protect the integrity of the property.

## **Attachments:**

1. The original Historic Structures/Sites Report accepted by HLC on March 30, 2010
2. The Addendum accepted on February 12, 2014
3. The Planning Commission Resolution 15-10 October 14, 2010
4. Relevant minutes from previous HLC meetings regarding 3626 San Remo Drive
5. Relevant minutes from SFDB meetings regarding 3626 San Remo Drive

HISTORIC STRUCTURES REPORT  
3626 SAN REMO DRIVE  
SANTA BARBARA, CALIFORNIA  
APN: 053-231-011

*HLC FB March 30, 2010*  
*Approved w/ Comments*

FINAL

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CITY OF SANTA BARBARA  
PLANNING DIVISION

February 2010

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**HISTORIC STRUCTURES REPORT  
3626 SAN REMO DRIVE  
SANTA BARBARA, CALIFORNIA  
APN: 053-231-011**

**1. INTRODUCTION**

The following Historic Structures Report for 3626 San Remo Drive was requested by the City of Santa Barbara Planning staff because the building is over 50 years of age and was designed by a significant architectural firm, Edwards, Plunkett & Howell. This study was conducted to assess the significance of the building and to analyze the potential effects of the project upon it (see Figure 1 for vicinity map). The report meets the Master Environmental Assessment requirements for a Historic Structures Report. Alexandra C. Cole of Preservation Planning Associates prepared the report.

**2. PROJECT DESCRIPTION**

The proposed project is located in the San Roque neighborhood, to the north of State Street, which is designated residential. The proposed project would create four new equal parcels on the 1.27- acre site. This report focuses on lot three, where the existing house is located, and lot four adjacent to San Remo Drive below the existing house, where a new 2,340 square foot house with attached 440 square foot garage would be constructed. The significant part of the house - the south façade, the curved staircase on the west elevation, and the gable and front entrance on the east elevation (see Plates 2-5 and 12 for photographs of these elements)- would be retained, and the non-significant remainder of the existing 3,137 square foot house would be demolished after documentation with large-format black and white photographs and measured drawings per the City of Santa Barbara's "Required Documentation of Buildings Prior to Demolition". A new 2700 square foot addition with attached 450 square foot garage would be attached at the rear (north) (see Vicinity Map and "Site Plan. View from Street" in Appendix).

The proposed new house on lot 4 would be set back at an angle to the west to maintain the current view of the existing house from the street. The existing vegetation along San Remo Drive would hide this proposed house from the street (see "Site Plan. View from Street", "Existing View from Street", and "Photo Sim - View from Street" in Appendix).

The existing driveway would be removed and a new driveway established on the west side of the property. The creek setback would be restored with native oak and sycamore trees and shrubs such as toyon, black berry, blue elderberry, creeping snowberry, coffeeberry, mugwort, and bush monkey flower.

**3. DOCUMENTS REVIEW**

The following sources within the *City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002) were consulted to see if the building had already been declared a historic resource: "Designated

Structures/Sites List" (Appendix C). The building is not a City Landmark or Structure of Merit nor is it on the City's Potential Historic Structures list.

#### **4. SITE HISTORY**

The land comprising present-day Santa Barbara originally was the home of the Barbareno Chumash, who settled along the coast from Carpinteria to Goleta. A Chumash village, Syuktun, was located along the present Cabrillo Boulevard and a second, Taynayan, inland near Pedregosa (Mission) Creek on the upper East side. When Spain began to colonize California with missions and pueblos, this land was claimed by King Carlos of Spain and then granted to the Franciscan fathers when the Presidio and Mission were founded in Santa Barbara between 1782-1786. The area became part of the Pueblo lands of Santa Barbara to be used by the Mission and the Presidio.

When Mexico became independent from Spain in 1822, it began to secularize the missions and sell off their lands in an attempt to break the Spanish hold in California. The Santa Barbara Mission was secularized in 1834 under Governor José Figueroa, its lands were confiscated, and the Franciscans were replaced with secular administrators, who oversaw the Indians living at the Mission as well as their land. The goal was to convert the Mission into a pueblo.

When California became a state in 1850, the City of Santa Barbara inherited a great deal of the land formerly belonging to Mexico, including the "Outside Pueblo Lands" east and west of the City. People wishing to own City land petitioned to the Common Council, who granted land up to forty acres, generally very cheaply. During the late nineteenth century, a number of Eastern and Midwestern farmers came to settle these lands.

In 1868, Miles Hinton Lane and his wife Elizabeth, transplants from Missouri, bought approximately 120 acres of Pueblo lot 48, from George C. and Marcia Case (City Deeds book F: 555-56). Nothing is known of their time at this property, but a great deal is known of their son Jasper who bought a part of La Goleta Rancho in 1891 along Hollister Avenue; planted walnuts, became a prominent member of the Santa Barbara County Walnut Growers' Association, and is credited with helping his fellow Goletan Fritz Maier develop a mechanical walnut huller (Pursell 1985: 5). His house is still standing in Goleta and his descendants still farm in the Goleta Valley.

Upon Miles H. Lane's death circa 1900, his approximately 120 acres was divided among the ten heirs. Lot 8, the subject property, was willed to the Lane daughter, Polly A. Loomis, who lived in Missouri (Deeds Book 69, page 290, January 17, 1900); "Map Showing Subdivision, M. H. Lane Estate, January 16, 1900"). In 1923, the east half of lot 8, 4.4 acres, was sold by A. G. Heimerl to Allen E. Rogers and his wife Florence (Deeds Book 219, page 293, April 9, 1923). Mr. Rogers was the owner of Rogers Furniture Store at 928 State Street (now the Apple store).

#### **5. ARCHITECTURAL AND SOCIAL HISTORY**

The 1924 City Directory gives the address for Allen Rogers as Ontare Road, which at the time was a rural area in the County of Santa Barbara which corresponds with the location of lot 8. It is not known exactly when Rogers built the Spanish Colonial Revival style house; the authors of

*Santa Barbara Architecture* date the house as being built in 1927. There already was a wood-frame cottage with two outbuildings on the property (the deed included "Appurtenances") where his family could have lived from 1924 until the new house was built. (As an interesting aside, the Rogers Furniture Store was damaged in the 1925 earthquake and remodeled in the Spanish Colonial Revival style by Soule Murphy and Hastings in 1926).

The new house was designed by architects Edwards, Plunkett & Howell in their Spanish Colonial Revival style with an overscale Monterey balcony on the front façade. An anomaly was the incorporation and remodeling of the small vernacular wood-frame cottage into the rear of the house. Segments of the cottage's architectural features were retained, such as the shingle roof on the west slope at the rear of the house, the open wood rafters on the north and west elevations, and the one-over-one light double-hung windows in flat wood surrounds and the bay window on the west elevation. At some unknown date, a flat-roof two-story wing was added at the rear, which truncated the bay window.

By 1938, Grove Lane was platted, and the address changed from rural delivery to 140 Grove Lane. At some time Rogers bought the west half of lot 8, and in 1959, split off 6.8 acres of his parcel, leaving the house lot with 1.5 acres. This lot split resulted in the creation of the adjacent Adair Drive and Capri Drive subdivisions (Map book 53, pages 57-58; Map book 55, pages 63-4). By 1962-3, the area had been annexed to the City and the new address became 3626 San Remo Drive.

After Mr. Rogers' death c. 1960, Mrs. Rogers continued living in the house until 1970 when Wesley M. Walters bought the property. In 1972, a second flat-roof wing was added, at the northwest corner, designed and built by contractor Jess McDonald (City building permit #42060, September 28). Most recently the house was owned by Laretta Madsen, whose heirs wish to subdivide the land.

## 6. FIELD INVENTORY

### Setting

The house at 3626 San Remo Drive lies immediately to the west of San Roque Creek and high above it. This small segment of San Remo Drive, with its large sycamore trees and divided roadway retains a rural feel to it, in contrast to the subdivisions with single family modern homes and apartment buildings immediately to the west. The house is set far back on the property on a knoll, with expansive lawns and mature trees surrounding it (see Plate 1) . A long macadam driveway leads from San Remo Drive along the east side of the house and ends at a large parking area in front of the two-story garage at the rear (see Plates 13-14). A small wood-frame building, whose beveled tongue-and-groove siding has been largely covered with concrete, lies immediately to the north, with a small lath house across a garden to the north (see Plates 15 and 16).

### Description

The house is an irregular L-shape. The main façade, facing south, consists of a one-and two-story eaves front rectangular block running east/west (see Plate 2), which adjoins a one-story

eaves-front rectangular block running north/south (see Plates 5 and 6). The walls are rough-finished stucco and the roof, with the exception of a small section on the west elevation which is red asphalt shingle, and the two flat-roofed portions, is clad in red tiles. The dominant architectural details of the façade are the three pointed-arch openings in the one-story section balanced by the segmental-arch opening under a balcony supported on overscale corbels, and the curving brick staircase with broad stucco walls leading to the second floor (see Plates 2-4, 12) . A shed-roof two-story wing and two flat-roof modern additions project from the west elevation. (see Plates 8, 10 and 11). Remnants of a vernacular wood-frame cottage have been incorporated into the building, as evidenced by the small one-story portion showing on the west elevation. The wood siding has been covered with rough-finish plaster to match the remaining building, yet the shingle roof, open rafters with corbelled beams, double-hung windows, and bay window remain from the original cottage (see Plate 9).

The south facade facing the street is the most dramatic side of the house, yet the main entrance, a simple wood-panel door with a four-pane glass insert, is located on the east elevation, in the gable-roofed portion, reached by a flight of brick steps (see Plate 5). Several fixed multi-paned windows with multi-paned casements, most hidden by foliage, are located on this east side. The northeast elevation has a small recessed porch and a gabled roof. This portion shows the juncture of the old wood rafter tails and overhanging eaves with the 1927 flush eaves line rising to the red-tile roof ( see Plate 6).

The west elevation has a modern tall one-story flat-roof wing with multi-paned windows and a shouldered exterior brick chimney (see Plate 8) and a second modern two-story flat-roof wing with casement windows (see Plate 10). Sandwiched between these modern wings is the remnant of the original vernacular wood-frame cottage (see Plate 9).

### Exterior Alterations

Several later incompatible alterations have compromised the Spanish Colonial Revival style of the building as well as truncating the bay window of the vernacular cottage.

Date unknown, but according to a proposed subdivision map, post-1959. Addition of a two-story flat-roof square wing on the west elevation in the crook of the L.

1972. Addition of a tall one-story rectangular wing at the northwest corner by Jess McDonald, contractor (City Permit # 42060, September 28).

## **7. DETERMINATION OF SIGNIFICANCE**

### Criteria of Significance

To judge whether a building is significant, the City's Master Environmental Assessment *Guidelines* uses criteria provided by CEQA and City Guidelines. Under CEQA Guideline §15064.5(a) historic resources include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.)
- (2) A resource included in a local register of historical resources, as defined in §5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of §5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, providing the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on
  - (4) the California Register of Historic Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
    - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    - (B) Is associated with the lives of persons important in our past;
    - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
  - (5) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historic Resources, not included in a local register of historical resources (pursuant to section 5020.1 (k) of the Public Resources Code, or identified in an historical resources survey (meeting the criteria in §5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Under City of Santa Barbara Guidance, a significant historic resource includes but is not limited to:

1. Any structure, site or object designated on the most current version of the following lists: National Historic Landmarks, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, City of Santa Barbara Landmarks, City of Santa Barbara Structures of Merit.
2. Selected structures that are representative of particular styles including vernacular as well as high styles, architectural styles that were popular fifty or more years ago, or

structures that are embodiments of outstanding attention to architectural design, detail, materials, or craftsmanship.

3. Any structure, site or object meeting any or all criteria established for a City Landmark and a City Structure of Merit (Municipal Code, Chapter 22.22.040, Ord. 3900 ¶1, 1977), as follows:
  - A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
  - B. Its location as the site of a significant historic event;
  - C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
  - D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
  - E. Its exemplification as the best remaining architectural type in its neighborhood;
  - F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
  - G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
  - H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
  - I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
  - J. Its potential of yielding significant information of archaeological interest;
  - K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.
  
4. Any structure, site or object meeting any or all of the criteria provided for the National Register of Historic Places and the California Historical Landmark list, as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

  - A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
  - B. That are associated with the lives of persons significant in our past; or
  - C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - D. That have yielded, or may be likely to yield, information important in prehistory or history.
  
5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.

6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15064.5(a)(3)].

## 8. FINDING OF SIGNIFICANCE

### Summary

The building is not designated on the most current version of the following lists: National Historic Landmark, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, a City Landmark or Structure of Merit. It is not listed on the City's Potential Historic Structures list. It is my professional opinion that the house, designed by the noted architects Edwards, Plunkett & Howell is eligible as a City Structure of Merit under Criteria E, F, I and item 5, because of its architects and its street presence. The façade of the building is considered an historic resource according to CEQA standards.

### Analysis

#### California Register of Historic Resources.

This building is not considered eligible for the California Register of Historic Resources (CRHR). Although its façade is an excellent example of the work of the notable Santa Barbara architectural firm of Edwards, Plunkett & Howell (Criterion C), the building in its entirety has had sufficient alterations that it no longer retains the requisite design integrity to be eligible for the CRHR.

#### City of Santa Barbara Guidance

Item 1. The building is not eligible under #1. It is not designated on the most current version of the following lists: National Historic Landmark, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, a City Landmark or Structure of Merit. It is not listed on the City's Potential Historic Structures list.

Item 2. The building is not eligible under #2. Because of its incorporation of an earlier cottage and its later incompatible alterations, it is not representative of the Spanish Colonial Revival style.

### Item 3. City of Santa Barbara Landmark or Structure of Merit Criteria

To be considered as a potential Landmark or Structure of Merit, a building must retain integrity of location, materials, design, and setting and meet one of the City's criteria, listed in Section 7. The building retains integrity of location, materials, and setting. It is in its original location, its original materials have been retained, and its residential setting has remained. Its façade and east elevation retain integrity of design, while the incompatible rear alterations, on the north and west elevations, do not.

Criterion A. The building is not eligible under Criterion A. Although the façade demonstrates outstanding attention to architectural design, detail, materials, and craftsmanship, the house in its entirety, because of its inappropriate alterations, including the post-1959 two-story flat-roof square wing and the 1972 tall addition by contractor Jess McDonald on the west elevation, no longer retains sufficient design integrity to be eligible under Criterion A.

Criterion B. A review of the relevant records indicates that the building was not the location of a significant event and is not eligible under Criterion B.

Criterion C. The building is not associated with a person important to the history of Santa Barbara, and is not eligible under Criterion C. Although it was built for Allen E. Rogers, owner of Rogers Furniture Store, a long-lasting business in Santa Barbara, the building most closely related to the business is the store at 928 State Street, which was home to the business from 1904 to 1968 and is on the City's list of Potential Historic Structures.

Criterion D. The building is Spanish Colonial Revival in style, a style important in the self-conscious transformation of Santa Barbara into a romantic Hispanic town, yet its anomalous incorporation of an earlier vernacular cottage plus its modern alterations have rendered it no longer a good example of the style. It is not eligible under Criterion D.

Criterion E. This building is the only remaining 1920s house in the neighborhood, which has been subdivided and built up with 1960s single family homes and apartment buildings. Although its alterations prevent its significance under Criterion D, because the façade facing the street retains its Spanish Colonial Revival elements, it is eligible under Criterion E

Criterion F. The building is the work of the well-known architectural firm of Edwards, Plunkett & Howell (1926-1929), and includes their trademark overscale Monterey balcony set on sizeable corbels. They used this balcony motif on a number of residences designed by the firm in the three short years they worked together, such as the Martin/Seymour house (1928) on Lilac Drive, the Andrews house, and the Thompson house (1928) . As well they applied it to the residential-scale fire station designed on East Sola Street in 1929.

An unusual feature of the façade is the use of the pointed arch door openings, where traditionally the firm used rounded arches. One of their early post-earthquake designs was the commercial *Los Arcos* building which used these pointed arches, and possibly this building was the model for the arched openings on the Rogers house.

The Edwards, Plunkett & Howell firm in their three short years as partners were instrumental in helping transform Santa Barbara from a “visually chaotic typical small American city to a Spanish Colonial Revival city” (Gebhard in Staats 1990: x). William Edwards (1888-1976), the architect of the firm, was born in Santa Barbara, attended the University of California at Berkeley, and graduated with a degree in architecture from the University of Pennsylvania. In 1919 he began his architectural practice in Santa Barbara. Immediately after the earthquake in August 1925, he brought the artist and designer Joseph Plunkett into the firm, where they immediately were hired to help in the reconstruction of the damaged State Street commercial core. Joseph Plunkett (1900-1946), born in Rome, New York, came to California in 1923 where he worked with architect Winsor Soule in Santa Barbara until 1925, when he joined Plunkett. Within the partnership, Plunkett provided the quick sketches and renderings which Edwards turned into working drawings. In 1926 they added Henry Howell as a junior partner to help handle their commercial work (André 1980: 284, 286).

During the three years that Howell was part of the firm, from 1926 to 1929, the partners designed a number of major downtown buildings, including the Southern California Gas Company Building (with Marston and Van Pelt) at Anacapa and Figueroa Streets, an office building at 20 East Figueroa Street, a Standard Oil Service Station on Coast Village Road, the Medical Arts building at 1421 Chapala Street, the Santa Barbara Women’s Club, and the remodel of the Copper Coffee Pot restaurant on State Street. All the above mentioned work received awards in the Annual Community Arts Association’s Plans and Planting Committee Architectural Competition for Civic and Commercial Buildings (“ General Civic and Commercial Architectural Competitions” folder). Additionally they designed a medical building at 500 State Street, an office building at 930 State Street a commercial building at 1025 Chapala Street, and a medical complex at 1512-1515 State Street.

As well the firm designed a number of houses during this period from 1926 to 1929, including the Lincoln residence at 3518 Chuparosa in Hope Ranch (1928), the Hornback residence at 2131 State Street (1928), the Linscott houses on Estrella Drive, Creciente Drive, and Nogal Drive in Hope Ranch (1928 and 1929), the Thompson residence (1928) and the Gamble house (1928) on Lago Drive in Hope Ranch, the MacKay house, the Oriss House, the Andrews house, the Post house and the Martin/Seymour house on Lilac Drive in Montecito (1928), and the Rogers house at 3626 San Remo Drive. The Lincoln and Hornback houses both won awards in the Fourth Annual Small House Competition of 1928, and the Linscott house on Nogal Drive received first prize for a 5-room house in the Small House Competition for houses constructed in 1929. These architectural competitions were sponsored by the Plans and Planting Committee of the Community Arts Association in connection with the national Better Homes of America organization to “educate public taste” by offering examples of well-designed moderately-priced homes in annual exhibits (Montecito History Committee Archives; Hope Ranch Park Homes Association archives; Staats 1990; “Fourth Annual Small House Competition” 1928; “Small House Competition for the Year 1929”).

The majority of Edwards, Plunkett & Howell’s work was in the Spanish Colonial Revival style. Unlike the more spare Andalusian farmhouse version of the style employed by J. O. Craig and G. W. Smith, or the more classical Mediterranean version used by Reginald Johnson, the work of Edwards, Plunkett & Howell contains more organic and picturesque elements of



Thompson house, Lago Drive, Hope Ranch. 1928. Facing southwest. A. C. Cole, June 2001



Gamble house. Lago Drive, Hope Ranch. 1928. Facing southwest. A. C. Cole, June 2001



Martin/Seymour house, Montecito. 1928  
*Courtesy Santa Barbara Architecture (2<sup>nd</sup> ed. 1980)*

the style. The key architectural components which determine the significance of an Edwards, Plunkett & Howell residence are the presence of these picturesque architectural features, such as a Monterey balcony, a tower, exterior plaster staircase, overscale corbels supporting an overhanging second story, wrought iron balconies supported on large S-curved brackets, or oriel windows with wrought iron grilles. These Spanish Colonial Revival features were generally incorporated on all four sides of their residences - with the more subdued detailing reserved for the private non-public elevations - providing a coherent architectural statement.

The house at 3626 San Remo Drive includes several of these Edwards, Plunkett & Howell architectural details, such as the Monterey balcony and exterior plaster staircase, with the addition of the pointed-arch window openings. However, all these features are on the façade, while the remaining three elevations contain a hybrid of a vernacular cottage and incompatible flat-roof modern additions. As a result, only the façade is eligible under Criterion F.

Criterion G. Although the façade demonstrates outstanding attention to architectural design, detail, materials, or craftsmanship, the house in its entirety, because of its later inappropriate alterations, no longer retains sufficient design integrity to be eligible under Criterion G.

Criterion H. The building is not adjacent to any City Landmarks. It is not eligible under Criterion H.

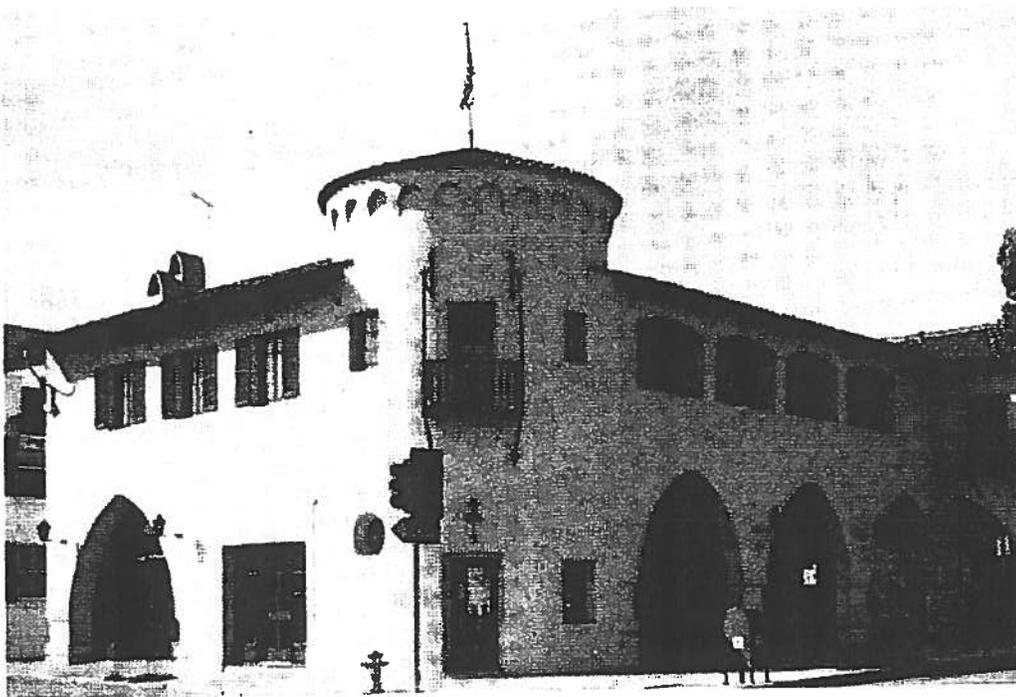
Criterion I. This house, because it is set back from the street, does not stand out as an integral part of the streetscape. However, because the long view of the house, set on a rise, from the sidewalk, remains, it is an established and visual feature of the neighborhood. It is eligible under Criterion I.

Criterion J. This criterion is not applicable under the purview of this report.

Criterion K. Although the San Roque Creek borders the east side of the property, the remainder of the property has been altered with buildings, driveways, and landscaping, and thus cannot be construed as a natural environment. Therefore it is not eligible under criterion K.



Mrs. J. C. Andrews house. *Courtesy Staats 1929*



*Los Arcos, 35 East Ortega Street. Edwards, Plunkett & Howell, 1925.  
Courtesy Santa Barbara Architecture (1st ed. 1975)*

Item 4. The building is not eligible under #4. It is not eligible for the National Register of Historic Places. It is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion A). It is not associated with the lives of persons important in our past (Criterion B). Although it is the work of the notable Santa Barbara architectural firm of Edwards, Plunkett & Howell, its later alterations have removed its architectural significance, and it therefore is not eligible under Criterion C. It is not likely to yield information important in prehistory or history, and is therefore not eligible under Criterion D.

Item 5. The building is eligible under #5. Although its alterations prevent its significance under Criterion D, the façade facing the street retains the typical Spanish Colonial Revival style characteristics for which Santa Barbara is noted.

Item 6. The building is not eligible under #6. Although a person looking up the hill towards the house would see correctly that it was of a different time period than the other houses on the street, because of its isolation, it does not contribute to the overall visual character of the neighborhood.

Item 7. The building is not eligible under # 7. It is not able to yield information relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.

Item 8. The building is not eligible under #8 because it is not listed on the CRHR.

## **9. ASSESSMENT OF IMPACTS OF THE PROJECT**

### CEQA Guidelines for Determining Project Effects

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the CRHR or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1,2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer 1995), the project will not have a significant impact on the historic resource (PRC Section 15064.5 (b) (3)). The *Standards* are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Analysis of Proposed Project According to CEQA Guidelines

The building is considered eligible as a City Structure of Merit under Criteria E, F, I and item 5, and therefore is considered a historic resource under CEQA guidelines.

The proposed project would create four new equal parcels on the 1.27- acre site. This report focuses on lot three, where the existing house is located, and lot four adjacent to San Remo Drive below the existing house, where a new 2,340 square foot house with attached 440 square foot garage would be constructed. The significant part of the house - the south façade, the curved staircase on the west elevation, and the gable and front entrance on the east elevation - would be retained, and the non-significant remainder of the existing 3,137 square foot house would be demolished after documentation with large-format black and white photographs and measured drawings per the City of Santa Barbara's "Required Documentation of Buildings Prior to Demolition". A new 2700 square foot addition with attached 450 square foot garage would be attached at the rear (north).

The proposed new house on lot 4 would be set back at an angle to the west to maintain the current view of the existing house from the street. The existing vegetation along San Remo Drive would hide this proposed house from the street (see "Site Plan. View from Street", "Existing View from Street", and "Photo Sim - View from Street" in Appendix).

The existing driveway would be removed and a new driveway established on the west side of the property. The creek setback would be restored with native oak and sycamore trees and shrubs such as toyon, black berry, blue elderberry, creeping snowberry, coffeeberry, mugwort, and bush monkey flower.

Standard 1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*

The distinctive features, including the south facade, the curved staircase on the west elevation and the gable and front door on the east elevation, will be retained. The distinctive spatial relationship is its long view from the street, which will be retained, with the proposed new house set back at an angle to the west on lot 4 to maintain the current view of the existing house from the street. The existing vegetation along San Remo Drive will hide this proposed house from the street (see "Site Plan. View from Street" and "Photo Sim - View from Street" in Appendix). Because the distinctive features and spatial relationships will be retained, therefore the proposed project meets Standard 1.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The distinctive features, including the south facade, the curved staircase on the west elevation and the gable and front door on the east elevation, will be retained. The distinctive spatial relationship is its long view from the street, which will be retained, with the proposed new house set back to the west to maintain the current view of the house from the street. Therefore the proposed project meets Standard 2.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.*

The existing character-defining features will be retained, and no conjectural features will be added. Therefore the proposed project meets Standard 3.

Standard 4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved*

The 1959 and 1972 alterations have not achieved historic significance in their own right. Their demolition is therefore not a significant impact, and the proposed project meets Standard 4.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved*

The distinctive features, including the south facade, the curved staircase on the west elevation and the gable and front door on the east elevation, will be retained. Therefore the proposed project meets Standard 5.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence*

The distinctive features, including the south facade, the curved staircase on the west elevation and the gable and front door on the east elevation, will be retained. From an initial conditions assessment, it is clear that a number of distinctive features have deteriorated to a degree that they need to be replaced, including the curved staircase, corbels, posts and railings on the Monterey balcony, and possibly the roof tiles if they have been cemented on and cannot be removed for reroofing without breaking. These architectural elements will be replaced, with the new features matching the old in design, color, texture, and materials. Final drawings with the replicated elements called out on the plans will be reviewed by an architectural historian to assure compliance with this part of the proposed project. Therefore the proposed project meets Standard 6.

*Standard 7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

This Standard is not applicable to the project because no chemical treatments are being proposed.

*Standard 8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken*

This Standard is outside the purview of this report.

*Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The significant features of this house, including the south facade, the curved staircase on the west elevation and the gable and front door on the east elevation, will be retained (see "Existing View from Street" in Appendix). Therefore this part of the proposed project meets Standard 9.

The distinctive spatial relationship of the house to its setting, its long view from the street, will be retained. The proposed new house to the south on lot four was designed at an angle so that the viewshed of the south facade of the existing house from the sidewalk is maintained. The existing vegetation along San Remo Drive will hide this proposed house from the street (see "Site Plan. View from Street" and "Photo Sim - View from Street" in Appendix). Because the proposed new house is designed to retain the historic viewshed, this part of the proposed project therefore meets Standard 9.

The proposed riparian restoration project has the potential for causing an impact to this view from San Remo Drive if the proposed plantings screen the house from view. Because the proposed project will include only low shrubs along the area where the driveway will be removed, the historic viewshed will be retained. Because the proposed new plantings will retain the historic viewshed, this part of the proposed project meets Standard 9.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In the unlikely event that the new construction is removed in the future, the essential form and integrity of the historic building will be unimpaired. Therefore the proposed project meets Standard 10.

### Conclusion

The proposed project meets the Secretary of the Interior's Standards; therefore under CEQA guidelines, the proposed project would not result in a significant historic impact.

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### **Maps**

- 1900 Map showing Subdivision. M.H. Lane Estate. Frank F. Flournoy. January 16
- 1959 Proposed Subdivision of the Allen E. Rogers Property. Lot 2& 3. City Engineer's Map 20.



Plate 1. View of south façade facing San Remo Drive. Facing north. June 2009 A. C. Cole



Plate 2. Detail of south façade. Facing north, June 2009. A. C. Cole



Plate 3. Detail of Monterey balcony on south façade. Facing northwest. June 2009.  
A. C. Cole



Plate 4. Detail of pointed-arch openings on south façade. June 2009. A. C. Cole



**Plate 5. East elevation, showing front door and gabled end. Facing west.  
June 2009. A. C. Cole**



**Plate 6. East and north elevations showing corner where old building with rafter tails in eaves meet 1927 building with flush stucco eaves. Facing southwest. June 2009. A. C. Cole**



Plate 7. North elevation. Facing south. June 2009. A. C. Cole



Plate 8. West elevation showing modern addition at northwest corner.  
Facing northeast. June 2009.. A. C. Cole



**Plate 9. West elevation, showing remnant of vernacular wood-frame cottage encapsulated in house. Facing east. June 2009. A. C. Cole**



**Plate 10. West elevation showing two-story modern addition at southwest corner, which truncates the bay window of the vernacular house. Facing southeast. June 2009. A. C. Cole**



**Plate 11. West elevation showing modern flat-roof two-story addition at left and original two story shed-roof addition at right. Facing southeast. June 2009. A. C. Cole**



**Plate 12. Curving staircase at west corner of façade.  
Facing northwest. June 2009. A. C. Cole**



**Plate 13. East elevation of two-story garage at rear of property.  
Facing west. June 2009. A. C. Cole**



**Plate 14. North elevation of two-story garage at rear of property.  
Facing southwest. June 2009. A. C. Cole**



**Plate 15. South elevation of wood-framed building at rear. Facing east.  
June 2009. A. C. Cole**



**Plate 16. South and east elevations of lath house at rear. Facing northwest.  
June 2009. A. C. Cole**



Plate 17. Balcony showing corbelled caps, spindles, and French doors to be retained. Facing north. A. C. Cole, September 2009



Plate 18. East elevation door/window/sidelights to be retained. Facing west. A.C. Cole, September 2009



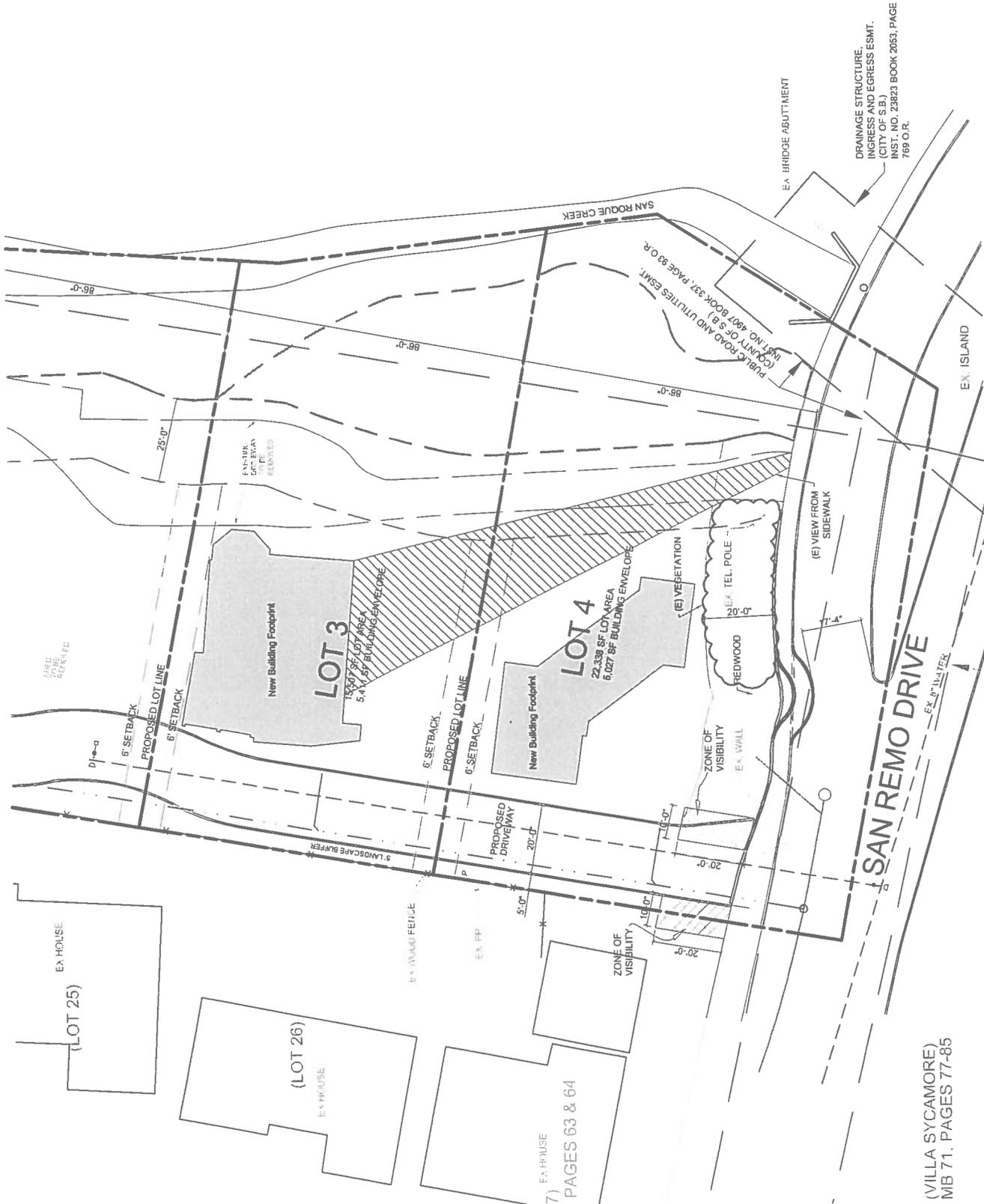
Plate 19. Front entrance on east elevation to be retained. Facing west.  
A.C. Cole, September 2009



Plate 20. Lamp beside front door to be retained. Facing west. A.C. Cole, September 2009

## APPENDIX





(VILLA SYCAMORE)  
 MB 71, PAGES 77-85

Madsen Residence  
 3626 San Remo Drive, Santa Barbara, CA

Site Plan - View From Street  
 Scale: 1" = 40'-0"

Peikert Group Architects, LLP  
 10 East Figueroa Street, Santa Barbara CA 93103  
 P. 805.963.8283 F. 805.963.8184  
 www.peikertgroup.com



Dec 7, 2009



**Madsen Residence**  
3626 San Remo Drive, Santa Barbara, CA

Photo Sim - View From Street



Peikert Group Architects, LLP.  
10 East Figueroa Street, Santa Barbara CA 93103  
P. 805.963.8283 F. 805.963.8184  
[www.peikertgroup.com](http://www.peikertgroup.com)

Dec 7, 2009



**Madsen Residence**

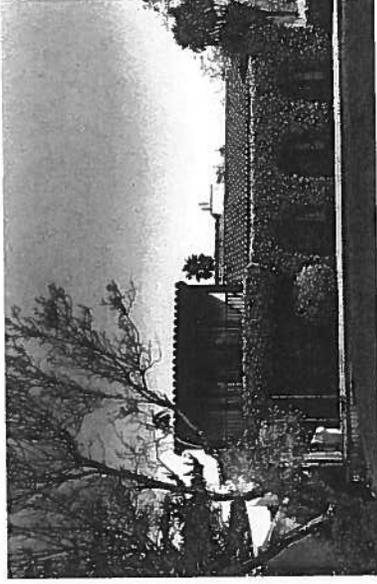
3626 San Remo Drive, Santa Barbara, CA

**View From Street Up Driveway**



Peikert Group Architects, LLP.  
10 East Figueroa Street, Santa Barbara CA 93013  
P. 805.963.8283 F. 805.963.8184  
www.peikertgroup.com

Dec 7, 2009



**Rogers House**  
1927  
**Edwards, Plunkett and Howell, arch.**  
3626 San Remo  
Altered

Second remodeling of a small cottage. The bold front arcade, emphasized today by well-manicured vegetation, leads to the living and dining rooms. The exterior stairs, leading to the second floor bedroom, is one of the most powerful elements of any building in the area with a massive, sensuous quality.



## PRESERVATION PLANNING ASSOCIATES

519 Fig Avenue, Santa Barbara, CA 93101  
Telephone (805) 450-6658 Email: [accole5@yahoo.com](mailto:accole5@yahoo.com)

January 14, 2014

Members of the Historic Landmarks Commission  
630 Garden Street  
Santa Barbara, CA 93102

Re: *Letter Addendum to HSR for 3626 San Remo Drive Reconstruction*

There is a current proposal before you for the reconstruction of the façade of the house at 3626 San Remo Drive as part of a new house. I prepared an Historic Structures Report in February 2010, which determined that the façade of this Edwards, Plunkett & Howell house, constructed c. 1927, was significant. The proposed and approved plan was to save the façade as part of a new house and prepare large-format black and white photographs and measured drawings. These have been prepared and accepted by the City Urban Historian Nicole Hernandez.

The current applicants submitted a structural report prepared by Darkmoon Building Design and Engineers in September of 2013, which determined that the façade and its foundation were too deteriorated to be saved. As a result, the façade will be torn down with the rest of the house, and will be reconstructed according to the Secretary of the Interior's Standards for Reconstruction.

I went on-site with the applicants to discuss the protocol for reconstruction, and the proposed drawings before you, primarily Sheets A3.41, A3.42, and A3.44, are the result of our discussions. Because the proposed work to reconstruct the façade will be based on measured drawings and photographs to match the existing, there will not be an impact from the proposed work. As a result the revised project does not change the conclusions of the accepted report I prepared in 2010, namely that the project meets the Secretary of the Interior's Standards, in that case, the Standards for Rehabilitation, and in this case the Standards for Reconstruction. Therefore under CEQA guidelines, the proposed project would not result in a significant historic impact.

I wish to comment as well on the creek setback requirement, as found in the Planning Commission Resolution No. 015-10, dated October 14, 2010, Item B.2:

**“San Roque Creek Setback.** The Conservation Easement referenced on TM1 shall be expanded to include the entire area within 45 feet of the top of the western bank of San Roque Creek, with the exception of the footprint of the existing historically-significant building on Parcel 3, that would remain at 35 feet if the façade could be restored in its location, otherwise it shall be expanded to 45 feet.”

Moving the house with its reconstructed historically-significant façade ten feet further west would not meet the *Secretary of the Interior's Standards* 1 and 2, which refer to maintaining distinctive materials, features, spaces, and spatial relationships within a project. My 2010 report

identified the distinctive spatial relationship of the house as the long view from San Remo Drive. To remove this view of the house from the street, which would occur if the house were required to meet the 45 foot setback, would remove its integrity of location, would not meet Standards 1 and 2, and would therefore constitute a significant historic impact.

Sincerely,



Alexandra C. Cole

### Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

When sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered a treatment.

(Weeks, Kay and Anne Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D. C.: U. S. Department of the Interior. National Park Service. Cultural Resource Stewardship and Partnerships. Heritage Preservation Services).



# City of Santa Barbara California

ATTACHMENT 3  
(see pages 5 and 17)

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 015-10

3626 SAN REMO DRIVE

PUBLIC STREET WAIVERS, FRONTAGE MODIFICATIONS, TENTATIVE SUBDIVISION MAP

OCTOBER 14, 2010

**APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, AGENT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS053-231-010 & 053-231-011, E-3 AND SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE, BUFFER/STREAM (MST2009-00325)**

This is a continuation of the Planning Commission review of this item. The project has been revised since the Planning Commission September 2, 2010 review to provide a 40 foot creek buffer on Parcels 1, 2, and 4; a reconfigured development envelope on Parcel 4; and a larger public view easement to the main residence. Proposal to subdivide a 66,372 square foot property into four lots ranging in size between 14,166 square feet and 16,453 square feet. The project includes demolition of the garage, studio apartment, a portion of the existing residence, shed, lath house, and driveway; and development envelopes for each new lot. The project also includes construction of a new driveway, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards of total grading. In addition, the project includes a view easement and preservation of the façade of the existing 3,137 square foot main residence.

The discretionary applications required for this project are:

1. Three Street Frontage Modifications to allow Parcels 1, 2, and 3 to be created with less than the required 60 feet of public street frontage (SBMC §28.15.080 and §28.92.110);
2. Three Street Frontage Waivers to allow Parcels 1, 2, and 3 to be created with no public street frontage (SBMC §22.60.300); and
3. Tentative Subdivision Map to allow the division of two parcels into four lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 23, 2010.
2. Staff Memorandum with Attachments, October 5, 2010
3. Site Plans
4. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. **Public Street Waivers for Parcels 1, 2 and 3 (SBMC §22.60.300)**

1. The private driveway will provide adequate access to the new parcels. The proposed driveway is acceptable to the Fire Department and Public Works Department.
2. The proposed driveway will provide adequate access for fire suppression vehicles, as required by applicable fire regulations. Said driveway will meet Fire Department requirements in terms of width, length, materials and weight capacity.
3. The project conditions require that the owner(s) of the proposed lots maintain the private driveway pursuant to a shared maintenance agreement that will run with the properties. The shared maintenance agreement would be recorded concurrent with recordation of the Parcel Map.
4. The waiver is in the best interests of the City and will improve the quality and reduce impacts of the proposed development. Development with a private driveway rather than a public street allows for an increased creek buffer. In addition, the subdivision includes a pedestrian pathway for access to the future residences. The driveway minimizes impacts to existing adjacent residences and does not require expenditure of public money for maintenance.

B. **Street Frontage Modifications for Parcels 1, 2 and 3 (SBMC §28.15.080 & 28.92.110)**

As discussed in Section V.C. of the Staff Report dated August 23, 2010, these modifications are consistent with the purposes and intent of the zoning ordinance and necessary to secure an appropriate improvement because the resulting lots would have frontage on a private driveway rather than a public street, which is preferable because of the site constraints of the creek, historic building and mature trees.

C. **The Tentative Map (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the Subdivision Map Act, and the General Plan and Zoning Ordinance of the City of Santa Barbara as discussed in Sections IV and V of the Staff Report dated August 23, 2010. The site is physically suitable for the proposed development due to the creek buffer, the relatively flat topography above the creek bank, and the soil composition. The project is consistent with the density provisions of the Municipal Code and the General Plan as demonstrated in Sections IV and V of the Staff Report dated August 23, 2010, and the proposed use is consistent with the vision for this neighborhood because it provides single-family in-fill housing that is compatible in size and scale with surrounding development. The design of the project will not cause substantial environmental damage with the conservation area in the creek buffer, the preservation of the historic resource and the view corridor, and associated improvements will not cause serious public health problems as discussed in Section V of the Staff Report dated August 23, 2010.

II. Said approval is subject to the following conditions:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. **Design Review Approvals.** Obtain all required design review approvals for public and private improvements related to the subdivision including the partial demolition and addition to the existing residence and creek restoration landscaping. Refer to Section B “Design Review.”
  2. **LDT Recovery Fee.** Pay Land Development Team Recovery Fee.
  3. **Demolition Permit.** Obtain a Building Permit (BLD) to demolish any structures / improvements that would conflict with the Parcel Map, not including the historically significant portions of the main residence. A BLD may also be obtained to demolish non-conflicting structures/improvements and/or perform rough grading. Refer to Section E “Construction Implementation Requirements.”
  4. **Public Works and Building Permits for Private Improvements.** Obtain Public Works and Building Permits (PBW and BLD) for the following private and public improvements, which must be completed prior to approval of the Map. Refer to Section D “Requirements Prior to Permit Issuance,” and Section E “Construction Implementation Requirements.”
    - a. **Construct Private Water Line and Onsite Treatment of Runoff.** A private water line, a new private fire hydrant, and the required water treatment facilities on each proposed Parcel shall be constructed prior to constructing the finish course of the new shared on-site driveway access.
    - b. **Construct New Private Sewer Laterals.** Install new sewer wye and laterals from the existing sewer main to serve the new undeveloped parcels, and replace any existing private sewer laterals that are damaged and/or require replacement.
    - c. **Construct New Shared On-Site Driveway Access.** The new shared on-site access driveway shall be constructed with a hard surface material to meet minimum Fire Department access requirements of 60,000 pounds. Plans shall include cross sections for driveway construction and specifications using standardized construction methods to meet this condition.
    - d. **San Remo Drive Public Improvements.** All public improvements as identified in Condition D.7 of these Conditions of Approval, shall be either constructed prior to approval of the Parcel Map, or securities and a Land Development Agreement shall be submitted to the Public Works counter prior to approval of the Map.
  5. **City Council Approval.** Obtain City Council approval of the Parcel Map and Agreements and record said documents. Refer to Section C “Recorded Conditions Agreement” and Section F “Public Works Submittal for Parcel Map Approval.”
  6. **Construction.** During construction, including demolition and grading, all conditions identified in Section E “Construction Implementation Requirements” must be followed.

Details on implementation of these steps are provided within the following conditions of approval.

- B. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied
1. **Subdivision Design Review.** The subdivision grading plan, including, but not limited to, any landform alterations, public improvements, required street lighting, and landscaping, shall be subject to the review and approval of the Single-Family Design Board (SFDB) prior to recordation of the Map.
  2. **San Roque Creek Setback.** The Conservation Easement referenced on TM1 shall be expanded to include the entire area within 45 feet of the top of the western bank of San Roque Creek, with the exception of the footprint of the existing historically-significant building on Parcel 3, that would remain at 35 feet if the façade could be restored in its location, otherwise it shall be expanded to 45 feet. The Mitigation Monitoring and Reporting Plan prepared by Althouse and Meade, Inc., dated May 27, 2010, shall be revised to include the expanded conservation area. The revised Mitigation Monitoring and Reporting Plan shall be subject to the review and approval of the City Creeks Division and the resultant landscape plan shall be subject to review by the SFDB.
  3. **Residence Alterations.** The Owner shall obtain approvals for the partial demolition and reconstruction of the historically significant main residence with parking as required by the Zoning Ordinance from the Single Family Design Board (or Historic Landmarks Commission, as appropriate). Demolition of the portion of the main residence encroaching into Parcel 2 and the interior setback of Parcel 3 is required prior to Parcel Map recordation.
  4. **Tree Removal and Replacement.** All trees greater than four inches (4") in diameter at four feet (4') above grade that are removed, except oak trees, fruit trees, and front setback trees approved for removal without replacement by the Parks Department, shall be replaced on site on a one-for-one basis with minimum 15-gallon size trees of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
  5. **Tree Protection/Replacement Measures.** The landscape plan and grading plan shall include the following tree protection measures, intended to minimize impacts on trees:
    - a. **Arborist's Report.** The arborist's report prepared by Bill Spiewak, dated September 28, 2009, shall be revised to reflect the removal of trees 35 and 36 and the protection of trees 31, 32, 33, and 34. The revised report shall be subject to the review and approval of the City Environmental Analyst. Include a note on the plans referencing the revised arborist's report and noting that the recommendations/conditions contained in the revised report shall be implemented.

- b. **Landscaping Under Trees.** Landscaping provided under trees shall be compatible with preservation of the trees as determined by the Single Family Design Board (SFDB). No irrigation system shall be installed under the dripline of any oak tree.
  - c. **Oak Tree Replacement.** Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio, at a minimum fifteen (15) gallon size, from South Coastal Santa Barbara County stock, as recommended by Storrer Environmental Services in the Biological Assessment dated November 13, 2009.
6. **Pedestrian Pathway.** A separate decomposed stone pedestrian pathway shall be provided within the westerly ten feet of the Conservation Easement to access each of the four parcels from the San Remo Drive sidewalk.
  7. **View Corridor.** Appropriate landscaping shall be provided in the view corridor as not to exceed 42 inches in height at maturity. The existing oak trees and jacaranda tree located within the view corridor exceeding 42 inches in height referenced in the Oak Tree Inventory & Mitigation Plan dated September 28, 2009 as Trees 38, 40, 41, and 42 shall remain. The three pittosporum trees located on the left side of the existing driveway between the jacaranda tree and the main house shall be removed. Canopies of trees in the areas adjacent to the view corridor may encroach into the view corridor provided that an adequate view of the building from San Remo Drive is retained at the time the vegetation reaches maturity.
  8. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
  9. **Permeable Paving.** Incorporate a permeable paving system for the project driveway that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Public Works Director/Transportation Manager.
- C. **Recorded Conditions Agreement.** The Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 14, 2010 is limited to the subdivision of a 66,372 square foot property into four lots ranging in size between 14,166 square feet and 16,453 square feet with development envelopes for each lot; demolition of the existing garage, studio apartment, a portion of the existing residence, shed, lath house, and driveway; construction of a new driveway, construction of parking for Lot 3, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards of total grading; documentation of the existing residence; a view easement; preservation of the façade of the existing residence; and the improvements shown on the Tentative Subdivision Map signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara, with the following changes:

- a. The development envelopes shown on the parcel map shall be located no closer than 45 feet from the San Roque Creek top of bank, except the development envelope on Parcel 3 shall include the existing footprint of the existing historically-significant building and patio within 45 feet of the San Roque Creek top of bank. Except at the location of the existing patio on Parcel 3, the development envelopes shall exclude the view corridor.
  - b. The Conservation Easement shall be expanded to include the entire area between the eastern property line and eastern line along the reconfigured development envelopes. With the exceptions of the pedestrian pathway, utilities and the accommodation of stormwater management elements, no development including buildings, grading or other ground disturbance is permitted within the Conservation Easement.
  - c. The public utilities easement shall be relocated under the westerly edge of the new driveway.
  - d. The portion of the View Corridor on Parcel 4 shall be expanded westward to include the area between the western top of bank and a line 45 feet west of and parallel to the western top of bank.
2. **Design Review for Future Residences.** Any new residence proposed for construction on any of the lots created by the subdivision, shall be subject to the review and approval of the Single Family Design Board (SFDB).
  3. **Tree Removal Timing.** No tree greater than four inches (4”) in diameter at four feet (4’) above grade shall be removed for the development of the individual lots until after the tree removal receives Final Approval by the Single Family Design Board in association with the subdivision grading plan or a landscape plan for the development of each of the individual lots. Tree removals may occur, however, if it is demonstrated that a tree is diseased, and the tree's condition is a source of present danger to healthy trees in the immediate vicinity, the tree is so weakened by age, disease, storm, fire, or any injury so as to cause imminent danger to persons or property, the tree is dead, or the Fire Department has ordered the tree removed in order to maintain required defensible space on the lot or to comply with the City’s Wildland Fire Plan.
  4. **Lighting.** All outdoor lighting shall conform with the City’s Outdoor Lighting and Streetlight Design Guidelines and Chapter 22.75 of the Municipal Code (Outdoor Lighting).
  5. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
  6. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
  7. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real

Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement. The following tree protection measures shall be incorporated:

- a. **Tree Protection.** The existing trees shown on the Oak Tree Inventory and Mitigation Plan prepared by Bill Spiewak dated September 28, 2009 shall be preserved, protected, and maintained in accordance with the recommendations contained in the accompanying arborist's report prepared by Bill Spiewak.
  - b. **Irrigation.** No irrigation systems shall be installed within three feet of the drip line of any oak tree.
  - c. **Herbicides and Fertilizer.** The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree except as provided by the Tree Protection Measures in the aforementioned Arborist's Report.
8. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state and in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
9. **Development Rights Restrictions.** The Owner(s) shall not make any use of the property contained in the Conservation Easement described in condition C.1 other than passive recreation, native plantings, creek restoration, stormwater facilities, and a pedestrian path. The restricted areas shall be shown on the Parcel Map. The Owner(s) shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
10. **Required Private CC&Rs.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
- a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, including landscaping; common access ways; common utilities and other similar shared or common facilities or improvements of the development, including the driveway, which methodology

shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the parcels.

- b. **Garages and Carports Available for Parking.** A covenant that includes a requirement that all garages and carports be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages or carports were designed and permitted.
  - c. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company.
  - d. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
11. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the Conservation Easement area described in Condition C.1 adjacent to San Roque Creek.
12. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following for review and approval by the departments listed below prior to the issuance of any Permit for the project. Some of these conditions may be waived for demolition or rough grading permits. Please note that these conditions are in addition to the standard submittal requirements for each department.

***Public Works Department***

1. **San Remo Drive Public Improvements.** The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on San Remo Drive. Public Works C-1 plans shall be submitted separately from plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include the following to City Standards: *installation of a new City Standard residential dome-style street light, five-foot wide sidewalk, realignment of curb and construction of sidewalk around existing tree encroaching into the existing sidewalk area, driveway apron modified to meet Title 24 requirements, saw-cut and replace any existing damaged curb and gutters, crack seal to the centerline of the street along entire subject property frontage, slurry seal a minimum of 20 feet beyond the limits of all*

*trenching, connection to City water and sewer mains, public drainage improvements with supporting hydrology report for installation of curb drain outlets, supply and install directional/regulatory traffic control signs, storm drain stenciling per the MUTCD during construction, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.*

2. **Land Development Agreement.** The Owner shall submit an Engineer's Estimate, signed, and stamped by a registered civil engineer, securities for construction of improvements, and an executed *Agreement for Land Development Improvements*, prepared by the Engineering if public improvements are not constructed prior to recordation of the Parcel Map.
3. **Encroachment Permits.** Any encroachment or other permits from the City or the County Flood Control and Water Conservation District for the construction of improvements (including any required appurtenances) within their rights of way or easements.
4. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Public Works Director/Transportation Manager. Construction and storage in the public right-of-way is prohibited during Fiesta in the affected areas (around McKenzie Park, Downtown and Waterfront) and during the Holiday Shopping Season (between Thanksgiving Day and New Years Day) in all commercial shopping areas, including but not limited to Upper State Street, the Mesa shopping area, Downtown and Coast Village Road.

#### ***Community Development Department***

5. **Park and Recreation Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park and Recreation Commission for the removal of trees with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground in the front yard setback.
6. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Stormwater Management Plan (treatment, rate and volume). The Owner shall submit final drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building & Safety Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
7. **Documentation and Archive.** The applicant shall provide documentation of the main house at 3626 San Remo Drive consistent with the City of Santa Barbara's "Required Documentation of Buildings Prior to Demolition." The photo-documentation and a copy

of the Historic Structures/Sites Report shall be submitted to the Santa Barbara Historical Museum's Gledhill Library prior to permit issuance.

8. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of all work within the dripline of all trees identified for protection in the Oak Tree Inventory and Mitigation Plan during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
9. **Mitigation Monitoring and Reporting.** Submit to the Planning Division an executed contract with a qualified expert to implement the Mitigation Monitoring and Reporting Plan for the subdivision restoration area. The contract shall include:
  - a. The monitoring schedule.
  - b. Performance criteria with target dates and success rates.
  - c. A list of reporting procedures, including content of monitoring reports.
  - d. Submittal of annual monitoring reports outlining compliance with performance standards and providing recommendations to achieve compliance until the performance criteria are met.
10. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).
11. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
12. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board, outlined in Section B above.
13. **Nesting Birds.** Construction and demolition activity shall occur outside the bird nesting season (February 1 – August 15), unless a clearance survey for nesting birds is provided to the satisfaction of the City Environmental Analyst and, if nesting bird species are identified, the affected area is avoided.
14. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and any related Conditions of Approval, as follows:

- a. **Grading Plan Notes.** Notes on the grading plan that specify the following:
  - (1) No grading shall occur within three feet of the driplines of the existing trees indicated on the plans to remain.
  - (2) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.
  - (3) All excavation within the dripline of the trees shall be done with hand tools.
  - (4) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
  - (5) No heavy equipment, storage of materials or parking shall take place under the dripline of the trees.
  - (6) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
  - (7) All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.
  
- b. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
  - (1) During construction, fencing or protective barriers shall be placed around and three feet outside of the dripline of all oak trees located within 25 feet of development.
  - (2) No grading shall occur under any oak tree dripline, except as indicated on the drainage and grading plan for construction of the driveways and development plans for individual lots. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
  - (3) A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
  - (4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
  - (5) Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

- (6) Landscaping provided under the oak trees shall be compatible with preservation of the trees. No irrigation system shall be installed under the dripline of any oak tree.
- c. **Existing Tree Preservation.** The existing tree(s) shown on the approved Tentative Subdivision Map to be saved shall be preserved and protected and fenced three feet outside the dripline during construction.
15. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:
- If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.
- If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
- If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
16. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
17. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
4. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager
5. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
6. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
7. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day

January 1st\*

Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st*
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

8. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
  
9. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
  - a. Site grading and transportation of fill materials.
  - b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
  - c. Sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site.

- d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
  - e. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
10. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
  11. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
  12. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
  13. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  14. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors telephone numbers, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
  15. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
  16. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
  17. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
  18. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

19. **Complete Public Improvements.** Complete public improvements, as shown in the improvement and building plans, including utility service undergrounding and installation of street trees, or provide securities to complete public improvements within six months.
20. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist if a backflow device is installed on a separate fire line.
21. **Manhole.** Raise new sewer manhole in San Remo Drive to final finished grade, if needed.
22. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- F. **Public Works Submittal for Parcel Map Approval.** The Owner shall submit the following, or proof of completion of the following, to the Public Works and Community Development departments for review and approval:
  1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance and shall comply with the Tentative Subdivision Map signed by the chair of the Planning Commission on October 14, 2010 and on file at the City of Santa Barbara and subject to any revisions made by the Planning Commission approval.

2. **Dedications.** Dedication of Easements as shown on the approved Tentative Subdivision Map and described as follows, are subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division. The public easement dedications shall be offered on the Parcel Map (Map), the private easement documents shall be recorded as separate instruments prior to recordation of the Map, and the Recorded Instrument Numbers of the private easements shall be referenced on the title sheet of the Map:
    - a. A variable width 35-50 foot private Conservation Easement for passive recreation, native plantings, and creek restoration.
    - b. A variable width Right of Way for All Street Purposes along San Remo Drive.
    - c. A public sewer easement on the northwest corner of the subject site.
    - d. A 4-foot wide public utilities easement (PUE).
    - e. A 15-foot wide easement for storm drainage for the Santa Barbara County Flood Control and Water Conservation District for emergency access and creek maintenance purposes.
    - f. A view corridor between San Remo Drive and the historic structure to be maintained in perpetuity limiting new development to landscaping, walls, patios or decks 42 inches or less in height. Existing trees within and adjacent to the view corridor shall be maintained to protect the trees and maintain the view of the historic structure through the view corridor.
    - g. A 4-foot wide reciprocal private access easement for pedestrians on Parcels 2, 3, and 4, in favor of Parcels 1, 2, 3, and 4.
    - h. A variable width reciprocal private access, drainage, and utility easement for on Parcels 2, 3, and 4, in favor of Parcels 1, 2, 3 and 4.
  3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
  4. **Required Conditions and Private Covenants.** The Owner shall submit a copy of the draft private covenants, reciprocal easement agreement, or similar private agreements required for the project.
  5. **Inclusionary Housing Fee.** Evidence shall be submitted that the Owner has paid the required inclusionary housing fee to the Community Development Department.
- G. **Requirements Following Map Recordation.** The Owner shall submit the following for review and approval by the departments listed below following Map Recordation. Some of these conditions may be waived for demolition or rough grading permits. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Community Development Department.

2. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided to the Community Development Department that the private CC&Rs required in Section C have been recorded

H. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the City of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
2. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the attached exhibits or as amended by the Planning Commission.
  - c. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF MODIFICATION APPROVAL TIME LIMITS:**

The Planning Commission's actions approving the Modifications shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the application, unless otherwise specified by state or federal law.

**NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:**

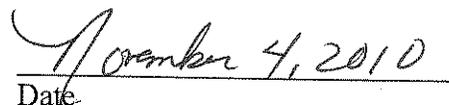
The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110

This motion was passed and adopted on the 14th day of October, 2010 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 1 (Jacobs) ABSTAIN: 0 ABSENT: 2 (Larson, Schwartz)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**



**RELEVANT HLC MINUTES**

**HLC Minutes March 26, 2014 Concept Review 3626 San Remo Drive**

**Commission Members Present:**

Philip Suding, Chair, Barry Winick, Vice-Chair, Michael Drury, William La Voie, Bill Mahan, Fermina Murray, Judy Orías, Craig Shallanberger, Donald Sharpe

**Motion: Continued indefinitely with comments to be directed to the Single Family Design Board:**

1. The applicant should provide an overlay of the existing and proposed.
2. The proposed architecture of Lot 3 and the reconstruction are appropriate. However, provide an analysis by a historical consultant of the potential impact of the proposed development. The spatial relationship between Lot 3 and the other lots is of great importance.

Action: La Voie/Drury, 6/0/0. (Orías/Sharpe absent. Suding stepped down.) Motion carried.

**HLC Minutes February 12, 2014 Historic Structures Report Addendum 3626 San Remo Drive**

**Commission Members Present:**

Philip Suding, Chair, Barry Winick, Vice-Chair, Michael Drury, William La Voie, Bill Mahan, Fermina Murray, Judy Orías, Craig Shallanberger, Donald Sharpe

Review of Letter Addendum prepared by Alexandra C. Cole of Preservation Planning Associates. The Letter Addendum found that demolition and reconstruction of the historically significant facades of the house would be consistent with the Secretary of Interior's Standards for Reconstruction and not result in a significant negative historic impact.

**Motion: To accept the report as presented with the amendment that both facades of the house previously found to be historically significant shall be reconstructed to match the original.**

Action: Winick/Sharpe, 8/0/0. (Drury absent.) Motion carried.

**HLC Minutes November 6, 2013 Concept Review 3626 San Remo Drive**

**Commission Members Present:**

Philip Suding, Chair, Donald Sharpe Vice-Chair, Louise Boucher, Michael Drury, William La Voie, Fermina Murray, Judy Orías, Craig Shallanberger, Barry Winick

**Motion Continued indefinitely to the Planning Commission with positive comments:**

1. The applicant was commended for continuing the life of the building.
2. The project is consistent with the original design esthetic and with the Secretary of the Interior's Standards for Reconstruction of Historic Properties.

3. Capture the historic detailing of the column capitals to avoid a contemporary look. It is one of Edwards and Plunkett's signature designs.
4. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
  - a) Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines: The proposed development project's design complies with all City Regulations and is consistent with El Pueblo Viejo Landmark District Guidelines.
  - b) Compatible with Architectural Character of City and Neighborhood. The proposed design of the proposed development is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
  - c) Appropriate size, mass, bulk, height, and scale. The size, mass, bulk, height, and scale of the proposed development are appropriate for its neighborhood and consistent with the historic appearance of the house.
  - d) Sensitive to Adjacent Landmarks and Historic Resources. The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts. The design considers the Landmark Oak trees that are a character-defining feature and should be preserved.
  - e) Public views of the Ocean and Mountains. The design of the proposed project responds appropriately to established private views. There are no ocean views, and the design does not impede mountain views.
  - f) Appropriate Amount of Open Space and Landscaping. The design of the proposed development includes an appropriate amount of project open space and landscaping.
  - g) Carry forward the HLC comments to the Planning Commission with the recommendation that the project be accepted as submitted, including the proposed setback, as it is not greater than the existing footprint, and the solar access relief, in that it is already located in a shady neighborhood.

Action: La Voie/Murray, 6/0/0. (Boucher/Shallanberger/Suding absent.) Motion carried.

### **HLC Minutes March 30, 2010 Historic Structures Report 3626 San Remo Drive**

#### **Commission Members:**

Susette Naylor, Chair, Donald Sharpe, Vice-Chair, Robert Adams, Louise Boucher, Michael Drury, Fermina Murray, Alex Pujo, Craig Shallanberger, Phil Suding

**Motion: To accept the report with the recommendation that the proposed new additions be in keeping with the Edwards, Plunkett & Howell design.**

Action: Murray/Pujo, 8/0/0. (Sharpe absent.) Motion carried

**RELEVANT SINGLE FAMILY DESIGN BOARD MINUTES**

**SFDB Minutes March 24, 2014**

**SFDB-CONCEPT REVIEW (CONT.)**

**4. 3626 SAN REMO DR**

**E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2009-00325  
Owner: Madsen Trust  
Agent: Alexandra Cole  
Applicant: Lisa Plowman

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

**(Second concept review. Comments only; project requires Planning Commission review. The project was last reviewed on July 19, 2010.)**

**This item was reviewed out of order.**

Actual time: 5:18 p.m.

Present: Kate Svensson, Designer; Robert Adams, Architect; Vince Amore, Builder; and Dan Gullett, Planner.

Public comment opened at 5:51 p.m. As no one wished to speak, public comment was closed Public comment re-opened at 6:19 p.m. since the comments were lot-specific to the subdivided project.

- 1) Robert Jacobs, a neighbor in close proximity, expressed concerns with the hastiness of the project. He also submitted a letter addressing the conformity of the projects to the neighborhood.
- 2) Peter Edwards, a neighbor in close proximity, expressed concerns regarding the condensation of the housing structures as well as the fire access. He also submitted a letter along with his wife, Shirley, addressing the impact of their privacy due to the second-story additions.

- 3) Shirley Edwards, a neighbor in close proximity, expressed concerns regarding privacy and the scale of the projects to the surrounding neighbors.
- 4) Molly Steen, a co-owner north of Lot 1, expressed concerns regarding the second-floors' impact on her privacy. She suggested story poles as a way to better understand the structures' height. She also submitted a letter in opposition.
- 5) John Steen, a neighbor north of Lot 1, expressed concerns regarding the median size of Lot 1 and requested Lot 1, 2 and 4 be made into single-story homes. He also submitted a letter in opposition.

Letters of expressed concerns from Mary Esperti and Robert Westwick regarding the compatibility of the projects to the neighborhood were acknowledged.

Public comment closed at 6:36 p.m.

**Motion:**            **Continued indefinitely to Planning Commission with comments:**

- 1) The Board supports the mitigating Oaks on Lot 4.
- 2) The Board has concerns regarding guest parking and potential conflicts with fire truck access.
- 3) Provide a bollard-type lighting approach to the driveway.
- 4) Consider alternating the gingko tree locations.
- 5) Add taller trees to promote privacy and to mitigate the height of the buildings to the west.

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

**SFDB-CONCEPT REVIEW (CONT.)**

**5.    3626 SAN REMO DR**

**E-3/SD-2 Zone**

**(5:00)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00504  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 1: Proposal for construction of a two-story, 3,212 square foot, single-family residence and an attached two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,212 square feet is 76% of the required floor-to-lot area ratio (FAR).)

**(Second concept review. Comments only; project requires Planning Commission review. The project was last reviewed on January 13, 2014.)**

Actual time: 6:42 p.m.

Present: Kate Svensson, Designer; Robert Adams, Architect; Vince Amore, Builder; and Dan Gullett, Planner.

*Public comment was presented on Item No. 4.*

**Motion: Continued indefinitely to Planning Commission with comments:**

- 1) The Board appreciates the design changes and features.
- 2) Reduce the square footage.
- 3) Study placement of the second-story further to the south.
- 4) Provide story poles (Level B).

Action: Woolery/Zimmerman, 5/0/0. Motion carried. (Miller/Bernstein absent).

**SFDB-CONCEPT REVIEW (CONT.)**

**6. 3626 SAN REMO DR**

**E-3/SD-2 Zone**

**(5:30)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00505  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,792 square foot, single-family residence and an attached 499 square foot two-car garage located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,292 square feet is 78% of the required floor-to-lot area ratio (FAR).)

**(Second concept review. Comments only; project requires Planning Commission review. The project was last reviewed on January 13, 2014.)**

Actual time: 7:02 p.m.

Present: Kate Svensson, Designer; Robert Adams, Architect; Vince Amore, Builder; and Dan Gullett, Planner.

*Public comment was presented on Item No. 4.*

**Motion: Continued indefinitely to Planning Commission with comments:**

- 1) Reduce the square footage.
- 2) Study of the second-story.
- 3) Consider reducing the roof height.
- 4) Create an arbor-type entrance to help mitigate the façade.
- 5) Study the sloped walls below the windows.
- 6) Provide story poles.
- 7) Consider Lot 4's design as the design for Lot 2.

Action: Woolery/Zimmerman, 5/0/0. Motion carried. (Miller/Bernstein absent).

**SFDB-CONCEPT REVIEW (CONT.)**

**7. 3626 SAN REMO DR**

**E-3/SD-2 Zone**

**(6:00)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00506  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 4: Proposal for construction of a two-story, 2,819 square foot, single-family residence and an attached 498 square foot two-car garage located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,317 square feet is 76% of the guideline floor-to-lot area ratio (FAR).)

**(Second concept review. Comments only; project requires Planning Commission review. The project was last reviewed on January 13, 2014.)**

Actual time: 7:10 p.m.

Present: Kate Svensson, Designer; Robert Adams, Architect; Vince Amore, Builder; and Dan Gullett, Planner.

***Public comment was presented on Item No. 4.***

**Motion: Continued indefinitely to Planning Commission with comments:**

- 1) Provide story poles.
- 2) Minimize the second-story, deferring visual attention to the historic property on Lot 3.
- 3) Create a receptive entryway to the project.
- 4) Reduce the square footage.

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

**SFDB Minutes January 13, 2014**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**2. 3626 SAN REMO DR**

**E-3/SD-2 Zone**

**(3:50)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00504  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 1: Conceptual review for construction of a two-story, 3,304 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,191 square foot parcel (lot 1). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,804 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

Actual time: 3:53 p.m.

Present: Gavin Moores, Principal of Capital Pacific Development Group; Jeremy Smith, Civil Engineer; Tim Gorder, Architect.

Public comment opened at 4:37 p.m. Public comment is for lots 1, 2, and 4 of 3626 San Remo Drive.

- 1) Nancy Madisen, 1714 Olive Street, expressed support for the project.
- 2) Molly Steen, co-owner of 3609 Capri Drive, (submitted letter), expressed concerns regarding privacy, solar access into her backyard, and neighborhood compatibility. Expressed support for preservation of the orange trees on northerly lot line.
- 3) John Steen, co-owner of 3609 Capri Drive, expressed concerns regarding privacy, obstructed views, light and noise pollution.
- 4) Stella Anderson, expressed support for the project.

Letters of expressed concerns from Robert Westwick and Molly Steen regarding privacy, size and neighborhood compatibility were acknowledged. A letter of expressed concern from Paula Westbury was received.

Public comment closed at 4:45 p.m.

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the square footage.
- 2) Study the location of the second floor; suggestions made to consider relocation to above the garage.
- 3) Study adding details to the architecture that create charm and interest.
- 4) Study mitigating headlight glare that might affect neighbors to the north.
- 5) Study privacy barriers between the project and the parcel to the north.
- 6) Study a reduction some variations of the plate heights.
- 7) Meet with the adjacent neighbors.

Action: Woolery/Pierce, 5/1/0. Motion carried. (Sweeney opposed, James absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**3. 3626 SAN REMO DR**

**E-3/SD-2 Zone**

**(4:20)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00505  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 2: Conceptual review for construction of a two-story, 3,320 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,094 square foot parcel (lot 2). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) the proposed total of 3,820 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the square footage.
- 2) Study adding details to the architecture that create charm and interest.
- 3) Study a reduction and variations of the plate heights.
- 4) Study the front door and surrounding entry area on west elevation.
- 5) Study articulation of the façade to breaking up the straight line (and mass) of the façade.
- 6) Study a variation of colors.

Action: Pierce/Bernstein, 5/1/0. Motion carried. (Sweeney opposed, James absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**E-3/SD-2 Zone**

**4. 3626 SAN REMO DR**

**(4:50)**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00506  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 4: Conceptual review for construction of a two-story, 3,369 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 17,351 square foot parcel (lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) the proposed total of 3,869 square feet is 88% of the guideline floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the size, bulk and scale of the house to meet the compatibility guidelines. Return to the Board with visual aids.
- 2) Study reducing the footprint.
- 3) Replace the corner split oak tree with a larger oak tree, possibly a 36 inch box.
- 4) Study a single story structure; specifically to maximize the view corridor and be more sensitive to the adjacent residence (lot 3).

**Action: Bernstein/Miller, 5/1/0. Motion carried. (Sweeney opposed, James absent).**

