

SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1117 LAS ALTURAS RD

MST2011-00142

R- TEA FIRE REBUILD

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**Project Description:**

Proposal to construct a new 4,265 square foot two-story single-family residence and an attached two-car garage. The previous residence was destroyed in the Tea Fire. Site improvements include a new driveway, site retaining walls, and approximately 1,255 cubic yards of total site grading, which includes 610 cubic yards of grading underneath the building footprint and 645 cubic yards of grading elsewhere on the site. A total of 743 square feet of decks are proposed, which includes 335 square feet of covered decks and 475 square feet of uncovered decks. The proposed total of 4,265 square feet, located on a 46,303 square foot lot in the Hillside Design District, is 85% of the maximum guideline floor-to-lot area ratio (FAR).

**Activities:**

*11/1/2011 CC-SFDB Appeal Filed*

*9/12/2011 SFDB-Project Design Approval*

*9/12/2011 SFDB-Concept Review (Cont.)*

*(5th Concept Review. Project Design Approval is requested. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on August 29, 2011.)*

*(4:45)*

*Present: Edward Herrera, Designer/Project Manager; Brad Vernon, Contractor/Agent for Owner; and Chris Gilliland, Landscape Architect.*

*Staff announced that the applicant submitted their story pole plan and certification, which has been approved by the Senior Planner, Jaime Limon.*

*The applicant announced that they had just met this afternoon with interested neighbors to report project updates and to address neighborhood concerns.*

**Activities:**

*Public comment opened at 4:59 p.m.*

- 1) *Laura Milburn, opposition; expressed concerns regarding massing.*
- 2) *Everett Woody opposition; expressed concerns regarding good neighbor policies, style of architecture, proximity property line.*
- 3) *Penny True (adj. neighbor) opposition; expressed concerns regarding proximity to her property line.*
- 4) *Ed Gastaldo, opposition; expressed concerns regarding proximity to the property line.*
- 5) *Don Vogt support; appreciated reduction of roof heights, however expressed empathy regarding the proximity to the adjacent neighbor.*

*Public comment closed at 5:09 p.m.*

*Motion 1: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with conditions:*

- 1) *The Board had positive comments regarding the project's consistency and appearance, in keeping with the good character and quality of the neighborhood, neighborhood compatibility, quality of architecture and materials, and the reductions of floor-to-lot area ratio.*
  - 2) *Return with a revised landscape plan, specifically with attention to providing plant screening on the southwest corner for the adjacent westerly neighbor.*
  - 3) *Study the color of the proposed stucco materials and consider using a color other than white colors.*
- Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler/Zimmerman absent).*

*The ten-day appeal period was announced.*

**9/9/2011**

**SFDB-Resubmittal Received**

**8/29/2011**

**SFDB-Concept Review (Cont.)**

*(Fourth concept review. Project Design Approval is requested. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to Final Approval. The project was last reviewed on August 1, 2011.)*

*(5:56)*

*Present: Edward Herrera, Designer/Project Manager; Brad Vernon, Contractor/Agent for Owner; and Chris Gilliland, Landscape Architect.*

*Public comment opened at 6:21 p.m.*

- 1) *Gil Garcia, (also for Edward Gastaldo) opposition; expressed concerns regarding building mass, incompatible design, story poles, and roof form; made architectural suggestions.*
- 2) *Everett Woody, (submitted documentation) opposition; expressed concerns regarding accuracy of*

**Activities:**

*on-site story poles, building height, location, cross slope, and size.*

3) *Penny True, (submitted photographs) opposition; expressed concerns regarding private view impacts.*

4) *Don Vogt, (submitted documentation) opposition; expressed concerns regarding accuracy of story poles on site and scale of project.*

5) *Carolyn Vogt, opposition; expressed concerns regarding scale on a narrow sloping site, FAR percentage, and neighborhood compatibility.*

*Public comment closed at 6:31 p.m.*

*Motion: Continued indefinitely to Full Board with comments:*

1) *Provide an accurate and surveyed story pole plan and install new story poles onsite prior to returning to the Board.*

2) *Reduce the square footage to achieve a maximum 85% floor-to-lot area ratio (FAR).*

3) *Study the proposed window orientations of the proposed residence in relation to the westerly neighbor, in regards of privacy concerns.*

*Action: Sweeney/Bernstein, 4/0/0. Motion carried. (Miller/Zimmerman absent).*

**8/23/2011**

***SFDB-Correspondence/Contact***

*FYI, Advised Eddie Herrera, applicant, (on 8-23-2011) that the applicant team is strongly encouraged to hold a meeting with the adjacent & concerned neighbors to give the neighbors an opportunity to review the plans and ask questions directly to the applicant team - prior to the Monday (8-29-11) SFDB full board hearing.*

**8/22/2011**

***SFDB-Resubmittal Received***

**8/1/2011**

***SFDB-Concept Review (Cont.)***

*(Third concept review. Project Design Approval is requested. Project was last reviewed on May 9, 2011. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to Final Approval.)*

*(3:13)*

*Present: Leonard Grant, Principal Architect; and Eddie Herrera, Designer.*

*Public comment opened at 3:30 p.m.*

*The following public comment spoke either in support or in opposition of the proposed project:*

1) *Everett Woody and Gil Garcia, (submitted a subsection of the elevation and slope) in opposition; expressed concerns regarding the location of the patio, easement and sewer line.*

2) *Penny True, adjacent neighbor (submitted photos) in opposition; expressed concerns regarding proposed size of the project, and obstruction of her private views.*

**Activities:**

- 3) *Carolyn Vogt, adjacent neighbor (submitted letter) in opposition; expressed concerns regarding the proposed "substantially" large size of the home and high roofline next to the road.*
- 4) *Don Vogt, adjacent neighbor (submitted letter) in opposition; expressed concerns regarding the proposed elevation and large façade next to road (Las Alturas) which is not compatible with the surrounding neighborhood.*

*Letters expressing concerns from Don and Carolyn Vogt, and Penny True were acknowledged.*

*Public comment closed at 3:44 p.m.*

*Motion: Continued indefinitely to Full Board with comments:*

- 1) *Lower the plate heights on the north elevation.*
  - 2) *Remove development and the cantilevered portion of the building over the sewer easement. Or prior to returning to the Board provide written verification from Public Works staff to verify that the proposal proposed design is allowed by Public Works.*
  - 3) *Given the site constraints of the lot the Board recommends the study of a further overall reduction of the guideline floor-to-lot area ratio (FAR), 85% FAR was recommended.*
  - 4) *Study using Santa Barbara stone instead of the proposed cultured stone.*
  - 5) *Provide an Arborist Report and verify protection of the existing oak tree canopy and critical root zone.*
  - 6) *The Board suggests the applicant meet with surrounding neighbors as suggested in the Single Family Residential Design Guidelines to discuss the project prior to returning to the Board.*
- Action: Bernstein/Miller, 4/1/0. Motion carried. [Sweeney opposed (proposed size), Zimmerman absent].*

**7/27/2011 SFDB-FYI/Research**

*Note - advise SFDB to review and make grading findings.*

**7/13/2011 SFDB-Resubmittal Received**

*Three sets plans and three sets of drainage reports for Tier 3 SWMP compliance. Also submitted three sets of reduced color drawings.*

**5/9/2011 SFDB-Concept Review (Cont.)**

*(Project Design Approval is requested. Project was last reviewed on April 25, 2011.)*

*(3:55)*

*Present: Leonard Grant, Architect; Eddie Herrera, Designer; and Brad Vernon, General Contractor (Representative for Owner).*

*Public comment opened at 4:15 p.m.*

**Activities:**

*The following public comment spoke either in support or in opposition of the proposed project:*

- 1) *Don Vogt, support; commented regarding the proposed façade, roof line, and entry; which no longer pose concerns to him.*
- 2) *Everett Woody (representing neighbor Penny True at 1121 Las Alturas Rd), opposition; with concerns regarding the easement, building location, and the proposed cut and fill on-site.*
- 3) *Gil Garcia, opposition; with concerns regarding the proposed easement on the sewer line with regard to the oak trees on-site, and proposed on-site grading.*

*Public comment closed at 4:23 p.m.*

*Motion: Continued indefinitely to Full Board with comments:*

- 1) *Resolve the easement issues with the adjacent neighbor.*
- 2) *Reduce the square footage at the west elevation (increasing the space between the proposed house and the adjacent neighbor); provide revised FAR calculations for square footage.*
- 3) *Provide additional driveway details including the materials, grading, width, dimensions.*
- 4) *Provide an arborist report regarding the existing on-site oak trees and canopy details, specifically in relation to the proposed grading and relocation of the sewer easement.*
- 5) *Provide engineering calculations on the grading quantities; and separate excavation calculations.*
- 6) *Provide Tier 3 Storm Water Management Program (SWMP) requirements.*
- 7) *Study and provide alternatives to the proposed sewer relocation.*
- 8) *Provide a conceptual landscape plan.*

*Action: Bernstein/Zimmerman, 6/1/0. Motion carried. (Zink opposed).*

**5/9/2011**

**SFDB-Resubmittal Received**

*Plan Substitution received from Brad Vernon.*

**4/26/2011**

**SFDB-FYI/Research**

*EASEMENTS not shown on plans*

*All existing trees not shown*

*Building footprint being moved.*

*Recheck solar. Do not place on schedule on SFDB until these issues resolved.*

*Discuss with Manul Romero to discuss feasibility of relocation of sewer. Submit engineering design to allow.*

**4/25/2011**

**SFDB-Resubmittal Received**

**4/25/2011**

**SFDB-Concept Review (Cont.)**

*(Project was last reviewed at Consent on April 18, 2011, and referred to Full Board. Action may be taken if sufficient information is provided.)*

**Activities:**

(4:13)

*Present: Eddie Herrera and Brad Vernon, Architects.*

*Public comment opened at 4:25 p.m.*

*The following public comment spoke either in support or in opposition of the proposed project:*

- 1) Penny True, neighbor, expressed concerns regarding the FAR of the proposed project, the site layout, grade, solar access, and trees.*
- 2) Don Vogt, neighbor, expressed concerns regarding the lack of break up on the façade, the straight roofline, and the proposed entry. He requested story poles be installed on the project site.*

*Public comment closed at 4:33 p.m.*

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

- 1) Study reducing the overall size and height of the proposed project; particularly the south elevation.*
- 2) Provide site and building sections, and plate height details; reduce the plate heights; study the proportion of the front entry.*
- 3) Provide additional information of the proposed pool including a section through the pool.*
- 4) Provide a landscape plan.*

*Action: Bernstein/Woolery, 7/0/0. Motion carried.*

**4/20/2011**

**SFDB-FYI/Research**

*Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to submitting for Final Design Review at SFDB.*

**4/18/2011**

**SFDB-Consent (New)**

*(Comments only; project requires Environmental Assessment.)*

*Don Vogt expressed concern regarding the public views and proposed landscaping.*

*Doug Crawford commented on the beautiful design of proposed project and expressed concern regarding the sewer easement.*

*Penny True expressed opposition to the proposed project regarding the new location of the house.*

*Continued one week to the April 25, 2011, Full Board meeting, with comments:*

- 1) Provide site sections on plans through the west elevations.*
- 2) Study the west elevation for methods to break up the mass.*

**4/18/2011**

**SFDB-Consent Mail Notice Prep'd**

**Activities:**

**3/29/2011**

***SFDB-Posting Sign Issued***