

SFDB MINUTES 2/10/14**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

4. **215 LA JOLLA DR** **E-3/SD-3 Zone**
(4:30) Assessor's Parcel Number: 041-363-004
 Application Number: MST2013-00528
 Owner: Frank Bucy
 Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:41 p.m.

Present: David Van Hoy, Architect; Derek Westen, Attorney; Frank and Marlene Bucy, Owners, Suzanne Riegle, Planning Division

Public comment opened at 5:05 p.m.

- 1) Rhonda Seiter, neighbor at 225 La Jolla Dr. (submitted letter), expressed opposition regarding the second story, obstructed views, and neighborhood incompatibility. Mrs. Seiter summarized the comments on a petition of neighbors who could not attend the meeting.
- 2) Tony Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 3) Pat Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 4) James Seiter, neighbor at 2517 Mesa School Ln. (submitted letter), expressed concerns regarding neighborhood compatibility.
- 5) Mark Paul, neighbor, 221 La Jolla Dr., expressed concerns regarding the sandblasted privacy panels and requested screening landscaping.
- 6) Frank Wascoe, neighbor at 2540 Selrose Ln. (submitted letter), expressed support for the project design. Requested story poles.
- 7) Ed Tormio, neighbor at 2547 Medcliff Rd. (submitted letter), expressed support for the project design.

Letters of support from approximately 14 people, including Laurence Severance, Judith Long, Maria Richardson, Patricia Carddock, Erika Klemperer, Tony Craddock, Roger

Dickson, Stephanie Sneddon, Frank and Jeri Wascoe, Nathan and Abigail Ziv, Robin and Scottie Brooks and Ed Tormio were received.

Letters and petitions of opposition from approximately 26 people, including Rhonda Seiter, Judith and Wayne Cottrell, Jane Ricketts, Paul Delaney, John and Mary Lou Williams, David Galene, Barbara Thorburn, Robyn Palmquist, Chris Kent, Susan Shank, and James Seiter were received.

Public comment closed at 5:22 p.m.

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

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.
- 2) Provide a landscape plan.
- 3) Study mitigation of the night glow that may emit from the second story windows.
- 4) Study the sandblasted panels for an alternative to provide privacy.
- 5) Provide Standard Level B story poles.

Action: Pierce/Woolery, 7/0/0. Motion carried.

SDB MINUTES 7/28/2014
PROJECT DESIGN REVIEW

6. 215 LA JOLLA DR E-3/SD-3 Zone

(6:25) Assessor's Parcel Number: 041-363-004
Application Number: MST2013-00528
Owner: Frank Bucy
Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 013-14. Project was last reviewed on February 10, 2014.)

Actual time: 7:10 p.m.

Present: David Van Hoy, Architect; Rob Maday, Landscape Architect; and Derek Westen, Lawyer.

Public comment opened at 7:29 p.m.

- 1) Cathie McCammon, a representative of the La Mesa Neighborhood Association, wrote a letter and expressed concerns regarding the preservation of the neighborhood in relation to the project's second story addition in a neighborhood of one-story homes.
- 2) Robin Palmquist, a neighbor at 2536 Selrose Lane, expressed concerns regarding additions to homes that disrupt views and the precedent the project will set for two-story developments in the predominately single-story neighborhood.
- 3) Trevor Martinson expressed concerns regarding an inaccuracy in square footage and the addition of a two-story home in a one-story neighborhood.
- 4) Marc Chytilo wrote a letter and expressed concerns regarding the privacy panels on the project interfering with the privacy of neighboring homes in addition to the light pollution of the second story disrupting the Douglas Family Preserve. He mentioned that the good neighbor guidelines had not been fulfilled as the issue of the second story went against neighborhood compatibility.

Letters of expressed concerns from Rhonda Seiter, Tom and Lisa Carosella, Frank and Jeri Wascoe, and Mark Mittermiller and Coleen Lund were acknowledged.

Public comment closed at 7:45 p.m.

Straw vote: How many Board members could support the second story in context with neighborhood compatibility? 3/3/0 (neutral).

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

- 1) Study an alternate design for the second floor privacy screen or reduce the size to 48" using opaque materials.

Action: Miller/James, 4/2/0. Motion carried. (Bernstein/Woolery opposed, Zimmerman absent).

SFDB MINUTES 8/11/2014
PROJECT DESIGN REVIEW

6. 215 LA JOLLA DR E-3/SD-3 Zone

(6:40) Assessor's Parcel Number: 041-363-004
Application Number: MST2013-00528
Owner: Frank Bucy
Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 394 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 013-14. Project was last reviewed on July 28, 2014.)

Actual time: 6:55 p.m.

Present: David Van Hoy, Architect; Marilyn and Frank Bucy, Owner.

Public comment opened at 7:21 p.m.

- 1) Marc Chytilo, representing Rhonda Seiter, expressed concerns regarding the light pollution of the window fenestration on the second story in relation to the Douglas Family Preserve. Additionally, he is requesting that the 20 closest homes be evaluated regarding neighborhood compatibility. He also stated that the proposed landscaping would not preserve the privacy of the surrounding homes.
- 2) Reverend David Green requested that the precedent for one-story homes be preserved for the neighborhood.
- 3) Rhonda Seiter, neighbor at 225 La Jolla Drive, stated her privacy is threatened by the addition of the second story.
- 4) Edward Tomeo, neighbor 2547 Medcliff Rd., spoke in favor of the project, stating that the project will be an improvement to the neighborhood.
- 5) Susan Shank, neighbor at 221 Selrose Lane, appreciates the story poles. She spoke in opposition of the second story with regard to it limiting views.
- 6) Felicia Kashevaroff, 2545 Medcliff Rd., spoke in support stating that the project is compatible with the neighborhood and modest in size.
- 7) Cathie McCammon, a representative of La Mesa Neighborhood Association, is concerned with neighborhood compatibility as outlined in the Single Family Residential Design Guidelines.

- 8) Joan Tomeo, neighbor 2547 Medcliff Rd., spoke in support of the project.
- 9) Jeff Barens, neighbor at 2321 Edgewater Way, spoke in support stating the project as being compliant with City regulations and rejected the idea of the neighborhood trying to maintain the tradition of only single-story homes in the area.

Letters of support from Patrick Fearbend, Christina Shades, Pat and Tony Kraydock, Jeff Barens, Karen and Joe Bucannon, Roger Dixon, Noah and Brent Christenson, Mary Richardson, Felicia Kashevaroff, Edward Tomeo, Joan Tomeo, Erica Climperia were acknowledged. A neutral letter from Mark and Victoria Paul was acknowledged. Letters of opposition from Derek Westin, Reverend David Green and Barbara Thornburg Green were acknowledged.

Public comment closed at 7:49 p.m.

Motion: **Project Design Approval and Final 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.**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

Action: Zimmerman/Miller, 4/3/0. Motion carried. (Pierce/Bernstein/Woolery opposed).

The ten-day appeal period was announced.

