

CONCEPT REVIEW - NEW ITEM**10. 511 BROSIAN WAY****A-1/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis

(Proposal for a 4,600 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. A squash court and pool are also proposed.)

(Comments only.)

Actual time: 8:11 p.m.

Present: Brian Cearnal, Architect; and John Park, Architect.

Public comment opened at 8:17 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the style and quality of materials, and compatibility of the architecture.
- 2) Study the effects of interior lighting of the tower element on neighboring properties.
- 3) Provide a landscape plan.
- 4) Ensure good neighbor guidelines are applied.

Action: Miller/Pierce, 6/0/0. Motion carried. (James absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 511 BROSIAN WAY****A-1/SD-3 Zone**

(6:55) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis

(Proposal for a 6,689 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, indoor squash court, site work, landscaping, and 6,250 cubic yards of grading. The proposed development is 103% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project was last reviewed for a one-time concept review on April 7, 2014.)

Actual time: 6:54 p.m.

Present: Brian Cearnal, and Joe Andrulaitis, Architects; and Jack Kiesel, Landscape Architect.

Public comment opened at 7:04 p.m.

- 1) Tom Evans, a neighbor west of the project, expressed concerns regarding the impact of the landscape plan to the east property line, proper drainage due to elevation changes, the lighting in relation to neighboring homes, and the excess in easement size. He suggested having story poles erected on the site.
- 2) Robert Forouzandeh, who represented his family's home in close proximity of the project, spoke in support of the project.
- 3) Taka Nomura, a neighbor north of the project, expressed concerns regarding the obstruction of his ocean views, the actual height of the proposed project, and the issues with grading and fill. He suggested having story poles erected on the site.
- 4) Carl and Marilyn Kocher, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood and the excessive amount of grading. They suggested having story poles erected on the site.
- 5) Lori Rafferty, a neighbor in close proximity of the proposed project, submitted a letter with expressed concerns regarding the disproportionate size, bulk and scale of the proposed project, and the issues dealing with drainage and runoff from the amount of grading.
- 6) Cy and Laura Lyon, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the conformity of the home to the existing neighborhood in addition to the excessive grading. They suggested having story poles erected on the site.
- 7) Jana Young, a neighbor in close proximity, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood in addition to issues with the raising the elevation.

Public comment closed at 7:26 p.m.

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

- 1) Provide Level B story poles showing finished and existing grade in addition to the roof line of the loft, the two tallest roof elements, and the perimeter of the building.

Action: Zimmerman/Pierce, 6/0/0. Motion carried. (Sweeney absent).



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 20, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- FRED SWEENEY, *Chair*
- BRIAN MILLER, *Vice-Chair*
- BERNI BERNSTEIN
- LISA JAMES
- JAIME PIERCE
- DENISE WOOLERY
- JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF:

- JAIME LIMÓN, Design Review Supervisor
- DAVID ENG, Planning Technician
- AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:05 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, and Pierce.
Members absent: Woolery and Zimmerman.
Staff present: Eng, Limón, and Flemmings.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **October 6, 2014**, as submitted.

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

SFDB-CONCEPT REVIEW (CONT.)**1. 511 BROSIAN WAY****A-1/SD-3 Zone**

(3:15) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 5,888 square foot, single-story residence with lofted bedroom space, an attached three-car garage, and two-car uncovered parking on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 510 cubic yards of cut grading and, 3,870 cubic yards of fill grading. The proposed total of 5,888 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 104% of the guideline maximum floor-to-lot area ratio. This project includes Planning Commission Review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on June 16, 2014.)

Actual time: 3:10 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; John Park, Owner; and Tony Boughman, Case Planner.

Public comment opened at 3:18 p.m.

- 1) Robert Forouzandeh, immediate neighbor to the south, spoke in support of the size, height, and style of the project as being appropriate for the neighborhood.
- 2) Dawn Woods, immediate neighbor to the northwest, spoke in support of the height, and the project.
- 3) David Young, immediate neighbor to the west, spoke in support of the project.
- 4) Tom Evans, immediate neighbor to the west, expressed support for the project and appreciated that the applicant responded to his concerns about the height, the setback, and the lighting issues.

A letter in support of the project from Rosa Choi and Richard Chung was acknowledged. Letters of expressed concerns from Lori Rafferty, The Foleys, and Bob Bowski were acknowledged.

Public comment closed at 3:34 p.m.

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

- 1) In general, the Board finds the project to be compatible regarding size, bulk and scale as it relates to the site and the neighborhood.
- 2) Study "smart" glazing for the clerestory windows.
- 3) Study an undulating design for the fence along Brosian Way, giving consideration to landscaping in the foreground and background this area.
- 4) Study the roof color, considering its visibility from the neighbors.
- 5) Specify the variety of Ceanothus on the landscape plan.

Action: James/Pierce, 3/2/0. Motion carried. (Miller/Bernstein opposed, Woolery/Zimmerman absent).

PROJECT DESIGN REVIEW**4. 511 BROSIAN WAY****A-1/SD-3 Zone**

(4:40) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Project Design Approval is requested. Project requires conformance with Planning Commission Resolution 027-14, and grading findings. Project was last reviewed on October 20, 2014.)

Actual time: 4:48 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; and Jack Kiesel, Landscape Architect.

***** THE BOARD RECESSED AT 5:00 P.M. AND RECOVERED AT 5:11 P.M. *****

Public comment opened at 5:11 p.m.

- 1) Robert Forouzandeh, whose family owns 507 Brosian Way, spoke in support of the project.
- 2) Ronald Green reserved his time for Lori Rafferty.
- 3) Susan Green spoke in opposition to the project.
- 4) Lori Rafferty spoke in opposition to the project, expressing concern for the large amount of grading and negative visual impact to the neighborhood.

Letters from David and Kristy Young, Kitch Wilson, Rosa Choi and Richard Chung, Lori Rafferty, Laura Carlos Pomerantz, Nancy Marr and Jean-Michel Cousteau, Patricia Foley, Carl and Marilyn Kocher, Walter and Ingeborg Knapp, Susan Green, Bob Bowski, Patricia Marquart, Andrew and Penelope Gottlieb, Curry Sawyer, and Carolyn Vogt were acknowledged.

Public comment closed at 5:23 p.m.

Chair Sweeney read to the Board the November 6, 2014 Planning Commission draft comments.

Motion: 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 comments:

- 1) The Board finds the FAR appropriate for the neighborhood given that the project is on a 2.2 acre lot.
- 2) The NPO findings can be made as follows: the project provides consistency and appearance, it is in an eclectic neighborhood and there are other modern homes in the neighborhood; it is compatible in its size, bulk, and scale since there are many other homes above 4,000 square feet; the quality of architecture and materials is exemplary.

- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Woolery/James, 5/0/1. Motion carried. (Bernstein abstained).

The ten-day appeal period was announced.

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