

**SFDB MINUTES
September 22, 2014**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 2405 STATE ST E-3 Zone

(7:30) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,108 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls and fencing, an outdoor fireplace, and the removal of a front setback tree. The proposed total of 2,613 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 8:07 p.m.

Present: Bill Wolf, Architect; and Dan Underwood, Owner.

Public comment opened at 8:18 p.m.

- 1) Jim Arnesen, adjacent neighbor at 2401 State St., expressed surprise regarding the parcel being a buildable lot and neighborhood compatibility of the proposed house.

Public comment closed at 8:21 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide level C story poles.
- 2) The Board finds the architecture to be pleasing.
- 3) Provide a streetscape plan of the property and adjacent homes.
- 4) Provide details, materials and color board, and a landscape plan.

Action: James/Bernstein, 4/0/1. Motion carried. (Sweeney stepped down, Woolery/Zimmerman absent).

**SFDB MINUTES
October 16, 2014**

SFDB-CONCEPT REVIEW (CONT.)

3. 2405 STATE ST E-3 Zone

(4:05) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,108 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls and fencing, an outdoor fireplace, and the removal of a front setback tree. The proposed total of 2,613 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Second Concept Review. Comments only; project requires environmental assessment. Project was last reviewed on September 22, 2014.)

Actual time: 4:00 p.m.

Present: Bill Wolf, Architect; Rob Fowler, Landscape Architect; and Dan Underwood, Owner.

Chair Sweeney announced that a licensed architect must be part of the quorum in order for the Board to review this project. As the sole licensed architect Board member present, he asked the owner and applicant if they were comfortable with him reviewing the proposal despite living in close proximity to the project. The owner and applicant welcomed Chair Sweeney's participation in the review of the project.

Public comment opened at 4:17 p.m.

- 1) Jim Arnesen, adjacent neighbor at 2401 State St., expressed concern regarding obstruction of sunlight, the mass of the second story, the location of the driveway and garage, and privacy issues. He implored the Board to review what grading and tree removals have been done on the property in the past two years.

Public comment closed at 4:21 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study flipping the second story plan after consulting with staff regarding solar access requirements.
- 2) Study the roof, possibly adding dormer windows to create undulation on the south elevation.
- 3) Study reduction of the second story plate height from 9 feet to 8 feet.
- 4) Provide a landscape plan with plant selections that comply with requirements for low water usage.
- 5) Study an alternative to the clumping bamboo.
- 6) Investigate the supportability of the setback tree removals from the Parks Department.
- 7) Leave the installed story poles in place for an additional two days.

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

SFDB MINUTES October 20, 2014

SFDB-CONCEPT REVIEW (CONT.)

6. 2405 STATE ST E-3 Zone

(5:25) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Third Concept Review. Comments only; project requires Environmental Assessment. Project was last reviewed on October 6, 2014.)

Actual time: 5:37 p.m.

Present: Bill Wolf, Architect; and Dan Underwood, Owner.

Public comment opened at 5:45 p.m.

- 1) Jim Arnesen, adjacent neighbor, spoke in opposition to the project, stating that the garage should be relocated to the rear of the property to be consistent with the existing homes in the neighborhood.

Public comment closed at 5:46 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the efforts the architect has taken to reduce the square footage and the overall height of the building.
- 2) The Board appreciates pulling back the elevation on the south side.
- 3) The Board can support the style, size, and location of the property.
- 4) The Board looks forward to seeing the details and further resolution regarding the two bunia-bunia trees.
- 5) The Board prefers that the driveway remain in its current location to conform to neighboring properties.
- 6) The Board suggests that the driveway entry to the south side is a better solution to lower the finished grade of the home to protect the bunia-bunia trees.

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

SFDB MINUTES February 23, 2015

PROJECT DESIGN REVIEW

3. 2405 STATE ST E-3 Zone

(4:25) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed on October 20, 2014.)

Actual time: 4:15 p.m.

Present: Bill Wolf, Architect; and Dan Underwood, Owner.

Public comment opened at 4:30 p.m.

- 1) Jim Arnesen expressed concerns regarding the amount of cut and fill grading, the overwhelming height of the structure in the view corridor, the location of the garage fronting State Street, and

the removal of the *araucaria araucana* (monkey puzzle tree).

Public comment closed at 4:35 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 Code with comments:**

- 1) The Board appreciates the applicant efforts.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 3) Include in the landscape plan a grouping of three *hymenosporum flavum*, comprising two 15 gallon and one 24 inch boxes.
- 4) The chimney should be clad with stucco or stone.

Action: Bernstein/Pierce, 3/0/2. Motion carried. (Zink/Woolery abstained, Sweeney stepped down).

The ten-day appeal period was announced.