



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 6, 2011  
**AGENDA DATE:** October 13, 2011  
**PROJECT ADDRESS:** 1550 & 1600 W Mountain Drive (MST2010-00371)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Suzanne Riegler, Assistant Planner *AK*

### I. PROJECT DESCRIPTION

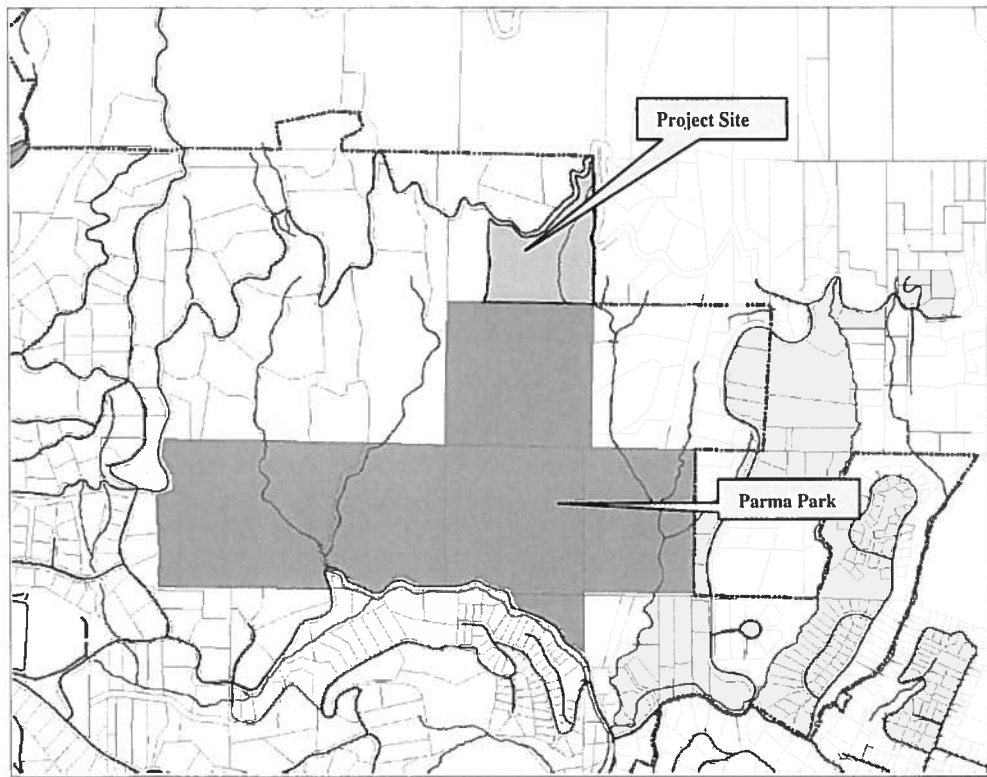
The project consists of a proposal to subdivide an existing 18.26-acre lot into two lots. Parcel 1, 1600 West Mountain Drive ("Piano House"), is proposed to be 14.6 net acres (15.6 gross acres). Parcel 2, 1550 West Mountain Drive ("Book House"), is proposed to be 2.5 net acres (2.7 gross acres). The lot split proposal does not include additional development. However, the project site is actively under construction.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



**APPLICATION DEEMED COMPLETE:**

August 26, 2011

**DATE ACTION REQUIRED PER MAP ACT:**

October 15, 2011

#### **IV. BACKGROUND**

Prior to the Tea Fire, the existing 18.26 acre project site was developed with a 2,506 square-foot single-family residence, a 980 square-foot pool house, a 630 square foot greenhouse, and a 782 square foot garage. The property owner had submitted a proposal for to construct an additional residential unit on the property under a Performance Standard Permit (PSP), when the existing residence was destroyed in November 2008 by the Tea Fire. The accessory structures (pool house, greenhouse and garage) were not destroyed in the fire and remained on the site.

Because the applicaion for the additional unit was already in process, the applicant permitted the new unit as the new main residence prior to permitting the rebuilding of the residence destroyed in the Tea Fire. The house was designed to look like a pile of hardback books, and is referred to as the "Book House." In April of 2009, Staff processed a request to build a new single-family residence on the site. The request included a new 4-car garage, conversion of the original garage to storage, and maintenance of the existing accessory structures. Modification approvals were approved to allow garage space to exceed 750 square feet and for accessory floor area to total 2,396 square feet. The Staff Hearing Officer made the required findings and approved the project with the condition that the existing three-car garage be converted to storage to eliminate its use as additional parking. A building permit (BLD2009-02694) was

issued to construct the Book House, which is actively under construction. Additionally, a site grading permit was issued under BLD2010-00501 to create the building pad and driveway access to the Book House.

In November 2009 the Staff Hearing Officer reviewed and approved a revised project that included the retention of the existing garage as parking, and a PSP request to add an additional dwelling unit on the site pursuant to SBMC §28.93.030.E, which allows for additional dwelling units on lots that provide adequate lot area and egress and ingress. This house was designed to look like a giant piano, and is referred to as the “Piano House.” A building permit (BLD2009-02694) was issued to construct the Piano House in the location of the house that was destroyed by the Tea Fire.

The 18.26 acre site was found to be more than adequate for two residences and their accessory buildings. With the approval of the PSP, the approved buildings on the site consisted of a 2,190 sf single-family residence (SFR) with a detached 784 sf garage, a 980 sf pool house, a 630 sf greenhouse and a 5,010 sf SFR with an attached 885 sf carport. The residences are accessed via separate driveways from West Mountain Drive that provide adequate ingress/egress. Both residences received review and approval by the Single Family Design Board, and are currently under construction.

**V. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Elizabeth Hanning-Yu	Property Owner:	Ted Gardner
Parcel Number:	021-050-045	Lot Area:	18.3 acres (ac)
General Plan:	Major Hillside Residential 1 unit/acre	Zoning:	A-1 Single Family Residential
Existing Use:	Residential	Topography:	44% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Parma Park		West - Residential

**B. PROJECT STATISTICS**

	Existing Parcel	Parcel 1	Parcel 2
Residence(s)	7,200 sf	2,190 sf	5,010 sf
Garage/Carport	1,667 sf	782 sf	885 sf
Accessory Space	1,538 sf	908 sf	630 sf
Total	10,405 sf	3,880 sf	6,525 sf
Floor Area Ratio	.013 = 71% of Maximum Guideline FAR	0.006 = 31% of Maximum Guideline FAR	0.059 = 112% of Maximum Guideline FAR

**VI. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Parcel 1	Parcel 2
Minimum Street Frontage	100 ft	1,117 ft	218 ft
Average Slope of Lot	N/A	>44%	27.5%
Minimum Lot Size -Required -Provided (net/gross)	1 acre x slope density factor	3 ac 14.6 ac /15.6 ac	2 ac 2.5 ac/2.7 ac
Slope Density Factor	> 20% and ≤ 30 % requires 2 times the minimum lot area > 30% require 3 times the minimum lot area		
Setbacks -Front -Interior -Rear	35' 15' 15'	35' 15' 15'	35' 15' 15'
Building Height	30'	25' 9"	< 30 feet
Parking	2 covered	3 covered	4 covered
Open Yard	1,250 sf	>1,250 sf	>1,250 sf

As identified in the table above, the proposed project would meet the requirements of the A-1 Zone.

**VII. ISSUES**

**A. DESIGN REVIEW**

The design of the Piano House at 1600 W Mountain Drive and the Book House at 1550 W. Mountain Drive were reviewed and approved by the Single Family Design Board (meeting minutes are attached as Exhibits D and E).

**B. LAND USE APPROVALS**

The 18.26-acre property has been the subject of several requests for City approval over the last 12 years. In 1999, the applicant requested a modification to construct a 630 square foot detached accessory structure to be used as a greenhouse in addition the other existing accessory buildings. Due to the configuration of the greenhouse accessory structure, a Zoning Compliance Declaration was recorded to ensure that the building was not used as a separate dwelling unit.

**C. COMPLIANCE WITH THE GENERAL PLAN**

***Land Use and Open Space Elements***

The project site is located in the Cielito neighborhood, which is bounded on the north, east, and west by the City limits; and on the south by the top of Mission Ridge. The Cielito neighborhood is developed with single-family houses that are almost entirely on lots that are greater than one acre in size. The topography varies from rolling to very steep. Existing development has taken place primarily on the rolling portions. Most of the steep land is undeveloped. The General Plan indicates that the entire area should be low density, and has

designated segments of the steeper hillsides as major open space areas. One dwelling unit to the acre is the density indicated by the General Plan for the Cielito neighborhood. However, the Land Use Element states that designated major hillside open space areas should be rezoned to more restrictive densities than one dwelling unit to the acre.

The large undeveloped parcels and steep topography provide an opportunity for planned developments using the technique of grouping dwelling units. In so doing, large natural or improved open spaces could be left where topography warrants.

The site has a land use designation of Major Hillside. Hillside areas are a valuable asset to the open space inventory of Santa Barbara as described in the Land Use Element. The land use element states that suitable controls must be instituted to restrict the density and manner of future development in a way that would leave these foothills essentially open and unscarred. Each of proposed parcels have been conditioned to restrict future development to the flatter portion of the lot by designation of develop envelopes that limit development to areas of the parcels that are already disturbed by the existing development.

The purpose of the Open Space Element is to protect the character of Santa Barbara by conserving and providing significant open space and natural landforms through and around the community. The Open Space Element is concerned primarily with conserving, providing, and improving, as appropriate, land and water spaces significant in the Santa Barbara landscape. Creeks are identified in the text as a category of open space. Coyote Creek runs through the parcel at the toe of the slope of proposed parcel 1.

The following is an excerpt from the Open Space Element:

*"The proposed Sycamore Canyon Road, Stanwood Drive, Mission Ridge Road, and Mountain Drive route traverses the largest major hillside open space, consisting of Sycamore Canyon, Mountain Drive, and Mission Canyon. The newly acquired Parma Park is part of this open space area. In addition, Sycamore Creek, lying parallel to the proposed scenic route, provides one of Santa Barbara's open space corridors through the community. It is the policy of the City to maintain these hillside areas and creek channels in their natural state. Through the regulation of land use and through specific land and site planning, the scenic highways element offers an opportunity to augment protection for Santa Barbara's natural and urban open space areas."*

**Discussion:** There is no additional development of the site proposed as a part of this subdivision. The proposal includes development envelopes for both Parcel 1 (1600 W Mountain Drive) and Parcel 2 (1550 W Mountain Drive). The development of Parcel 1 has been limited by establishing a 1.3 acre development envelope on the flatter portion of the property at the top of the Coyote Creek canyon, therefore, preserving approximately 13.3 acres of open space containing heavy vegetation in the canyon area. The development of Parcel 2 has been limited only by the zoning setbacks. Outside of the development envelope, the property owner is limited to vegetation/fuels management to meet Fire Department requirements. By limiting the future development area and prohibiting development on a major hillside, the

project would preserve publicly viewed open space areas; and is therefore consistent with the general plan..

#### **D. ENVIRONMENTAL REVIEW**

The Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) identify classes of projects that are generally exempt from CEQA review. Section 15315 provides for the division of property into up to four parcels when certain conditions are met. The project meets these conditions because: it is located within an urbanized area; it conforms with General Plan and zoning; all services and access to the proposed parcels are available to City standards; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the building site for each parcel does not have an average slope greater than 20%. The City Environmental Analyst therefore determined that this project qualifies for a categorical exemption pursuant CEQA Guidelines Section 15315 (Minor Land Divisions).

### **VIII. FINDINGS**

The Planning Commission finds the following:

#### **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 VI and VII of this staff report. The site is physically suitable for the proposed development due to the development being restricted to the relatively flat topography of the property thereby protecting the steep slopes and natural vegetated areas within the canyon. The project is consistent with the density provisions of the Municipal Code and the General Plan as demonstrated in Sections VI and VII of the staff report, and the proposed use is consistent with the vision for this neighborhood because the project protects areas designated as major hillside and open space, and does not increase the existing density of the neighborhood. The design of the project and the inclusion of development envelopes will not cause substantial environmental damage because it restricts development within the canyon, public views are preserved by preventing scarring of the hillside and open space areas created by grading or vegetation removal to allow development, and the division of the existing property into two parcels will not cause serious public health problems because the single family residences are consistent with the existing pattern of development, will not increase the existing density, and development has been setback from the existing steep slopes as discussed in Section VII of this staff report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan (distributed separately)
- C. Applicant's letter, dated August 17, 2011
- D. Single Family Design Board Minutes – Tea Fire Rebuild
- E. Single Family Design Board Minutes – Additional Dwelling Unit

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

1550 AND 1600 W. MOUNTAIN DRIVE  
TENTATIVE SUBDIVISION MAP APPLICATION  
OCTOBER 13, 2011

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Pay Land Development Team Recovery Fee.
2. Make application to the Public Works counter to obtain City Council approval of the Parcel Map and Agreement(s) and to record said documents.

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

B. **Recorded Conditions Agreement.** Prior to recordation of the Parcel Map for the project on the Real Property, 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 concurrent with the Parcel Map, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 13, 2011 is limited to two (lots) and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The project consists of a proposal to subdivide an existing 18.3-acre lot into two lots. Parcel 1, the piano house site, is proposed to be 15.6 gross acres (14.6 net acres); which is developed with a 2,190 sf residence, 782 sf garage, and a 908 sf accessory building. Parcel 2, the book house site, is proposed to be 2.7 gross acres (2.5 net acres); which is developed with a 5,010 sf residence, a 885 sf carport and a 630 sf accessory building. The lot split proposal does not include additional development.
2. **Development Rights Restrictions.** In order to ensure that portions of the Real Property remain in their natural state, Owner shall not make any use of the restricted portion of the Real Property as designated on the approved Tentative Subdivision Map. The restricted portion of the Real Property consists of those areas on each lot that is located outside the Development Envelope for the particular lot, as shown on the tentative map. The Owner shall not conduct any development within the restricted area of each lot including, but not limited to, grading, irrigation, structures, ornamental landscaping, agriculture or utility service lines. The restricted areas shall be shown on the Parcel Map. The Owner shall continue to be responsible for maintenance of the restricted area in compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.

3. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
4. **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).
5. **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, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
6. **Sewer Connection Requirement.** Owner agrees to connect to the City sewer system when a sewer main is constructed in Mountain Drive at a point adjacent to Owner's Real Property, per Santa Barbara Municipal Code Chapter 14.44. Owner shall, at Owner's sole expense, connect to the City sewer system within one year of being advised in writing that the City sewer main is operable and available for such a connection. In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.
7. **City Water Connection Requirement.** Owner agrees to connect to the City water system if at some point in the future a City water main is constructed in Mountain Drive at a point adjacent to Owner's Real Property and such connection is deemed by the Public Works Director to be in the City's interest. Owner shall, at Owner's sole expense, connect to the City water system within one year of being advised in writing that the City water main is operable and available for such a connection. In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a water connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real Property.
8. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the restricted development area, which drains directly into Coyote Creek.
9. **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.

- C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project except a demolition or other appropriate (as determined by City staff) permit for work in anticipation of primary project improvements:
1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a draft 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.
  2. **Water Rights Assignment Agreement.** At the time that the Owner connects to the City water system pursuant to Condition B.7., 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 prepares said agreement for the Owner's signature.
  3. **Required Private Covenants.** The Owner shall submit a draft copy of the private covenants, reciprocal easement agreement, or similar private agreements required for the project, concurrently with the Parcel Map.
- D. **Requirements Prior to Recordation of Agreements/Parcel Map.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the **Recordation of Agreements/Parcel Map** for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Community Development Department.**
    - a. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation of the map and agreements to the Community Development Department.
    - b. **Zoning Compliance Declaration.** The Owner shall record a Zoning Compliance Declaration for the property to be known as 1550 W Mountain Drive due to the floor plan configuration of both the residence and the detached accessory space to assure that the use property is restricted to a single family residence.
    - c. **Conditions on Plans/Signatures.** The final Planning Commission & Staff Hearing Officer Resolutions shall be provided on a full size drawing sheet

as part of the drawing sets. A statement shall also be placed on the 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. General Conditions.**

1. **Prior Conditions.** These conditions supersede the conditions identified in Staff Hearing Officer Resolution 026-09 and 091-09.
2. **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.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **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 plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans 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.
4. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid prior to issuance of any building permit or recordation of the Map, whichever comes first.

5. **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 being notified of a lawsuit regarding 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 TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Planning Commission 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.





## **City of Santa Barbara California**

Exhibit B: The site plan for 1550 and 1600 W. Mountain Drive has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.



Planning Commission  
630 Garden Street  
Santa Barbara, CA 93101

RE: Lot Split of 1550 and 1600 West Mountain Drive,  
MST#2010-00371, APN: 021-050-033

August 17, 2011

Esteemed Members of the Planning Commission,

Thank you for your untiring efforts on behalf of our city. We are seeking to subdivide a single 18.2 acre lot into two lots, and request your approval.

The home on this lot was destroyed in the 2008 Tea Fire. The new home is almost complete and a second home, for family use only, is still under construction. Both houses are permitted under Performance Standard Permit. No additional construction is proposed.

The Gardner family is seeking to split the lot into two parcels, one for each of the new dwellings, for purposes of future estate planning. We have worked with Suzanne Riegle and Victoria Johnson to ensure that each new lot conforms to City standards.

The rebuild of the burnt home varies only slightly from the original. The three-car garage is cement and remains intact. The new house has two bedrooms and 2.5 baths. Parking for three more cars is also the same. The new house, which is on the proposed second parcel, will only have one bedroom and two baths. It will have four covered parking spots and two uncovered.

Proposed Parcel 1:  
1600 West Mountain Drive  
15.6 acres Gross  
14.6 acres Net

Proposed Parcel 2  
1550 West Mountain Drive  
2.7 acres Gross  
2.5 acres Net

RECEIVED  
AUG 17 2011

CITY OF SANTA BARBARA  
PLANNING DIVISION

EXHIBIT C

The existing parcel's water supply comes from two wells, one for each new lot. Likewise, each has its own septic tank.

Shared water well agreement was submitted and is in the process of being amended to include Parcel 2's information. Declaration of Covenant of Easement is also being prepared by Land Use Attorney.

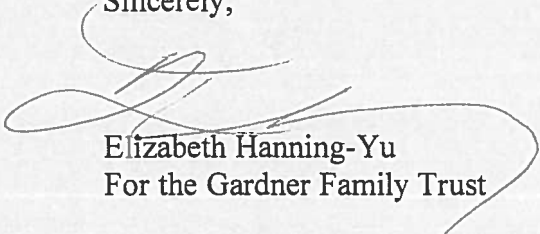
We are requesting recordation of Final Map prior to occupancy of dwellings. Copy of Apron Permit was given to Suzanne on 8/4/11.

No change has been made in landscaping.

The tentative map (attached) should have all other information requested.

Thank you for your review. I look forward to hearing from you regarding the next phase of this process.

Sincerely,



Elizabeth Hanning-Yu  
For the Gardner Family Trust

Attachment:

1. Tentative Map

cc: Gardner Family Trust  
Suzanne Riegle, Assistant Planner





SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1600 W MOUNTAIN DR

MST2009-00449

R-TEA FIRE AND PSP

Page: 1

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**Project Description:**

Proposal to rebuild a house and garage destroyed in Tea Fire. The previous two-story 3,630 square foot single-family residence and attached garage would be replaced with a one-story 3,065 square foot house and 782 square foot detached garage. There are two existing accessory buildings totaling 1,538 square feet to remain. A preliminary approval is in place for a 4,125 square foot three-story single-family residence and 872 square foot attached carport under MST2008-00518 on this lot. Staff Hearing Officer approval is requested for a Performance Standard Permit is to allow the property to be developed with an additional dwelling unit. The proposed total of 10,382 square feet for both residences and accessory buildings on the 17.3 acre lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.

**Activities:**

**6/29/2010**                      **SFDB-Final Approval - Details**

*Color of new and existing walls of house approved to be plain gray gunite with trowel finish.*

**5/3/2010**                      **SFDB-Final Approval - Project**

**5/3/2010**                      **SFDB-Consent (Final Review)**

*(Final approval of architecture is requested.)*

*Final Approval with a condition to return with colors for the body of house and retaining walls. The metal fascia may be bronze or copper.*

**12/14/2009**                      **SFDB-Consent (Continued)**

*(In-progress review of architecture.)*

*Preliminary Approval of the project 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 the following comment and conditions: 1) The project provides a single-story, creative expression to go along with the existing development on site; less square footage than previous structure; provides*

**Activities:**

*quality materials; no grading or tree removal; the creative use of old house walls is appreciated. 2) Study the roof material and drainage. 3) Study the roof fascia/soffit condition. 4) Provide color board when returning.*

**12/14/2009**                      **SFDB-Prelim Approval - Project**

**12/7/2009**                      **SFDB-Resubmittal Received**

*SFDB resubmittal received.*

**10/19/2009**                      **SFDB-Consent (New)**

*(Comments only; project requires environmental assessment and Staff Hearing Officer approval of amendments to modification conditions and a Performance Standard Permit.)*

*Public comment: Abe Powell, Jeffrey Johnson; Christie Powell, addressed noticing and lighting concerns; Duke McPherson, commented on footprint and grading and likes the "piano" house.*

*Continued to Consent Calendar with the following comments: 1) Size, bulk, and scale are similar to the prior house and acceptable and appropriate for the neighborhood. 2) The whimsical style is acceptable, and appreciated. The piano skylights are acceptable with a slight reduction in size of the large piano skylight. 3) The materials are acceptable and the waterproofing is fine. 4) Return with site layout and landscaping proposal.*

**10/19/2009**                      **SFDB-Consnt Mail Notice Prep'd**



SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1600 W MOUNTAIN DR

MST2008-00518

R-NEW RESIDENCE

Page: 1

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**Project Description:**

Revised proposal to construct a new 4,997 square foot three-story single family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline floor to area ratio.

**Activities:**

**1/4/2010**                      **SFDB-Final Approval - Details**

**1/4/2010**                      **SFDB-Consent (Final Review)**

*(Final approval of landscaping is requested.)*

*Final Approval of the landscaping as submitted.*

**12/14/2009**                      **SFDB-Consent (Final Review)**

*(Final approval of architecture is requested.)*

*Final Approval as submitted of the Architecture; Landscaping is continued three weeks to January 4, 2010 with conditions: 1) Provide an 8.5"x11" color sheet for the file. 2) Specify the gravel along Mountain Drive. 3) Update the landscape plan to reflect the secondary driveway. 4) Review plans with Ann Marx regarding the additional Oak trees. 5) Provide a hydro seed mix for all graded slopes. 6) Insert the Landscaping Compliance statement on the landscape plans.*

**12/14/2009**                      **SFDB-Final Approval - Project**

**Activities:****12/7/2009 SFDB-Final Review Hearing**

*(Project requires compliance with Staff Hearing Officer Resolution No. 091-09.)*

*Actual time: 3:43*

*Present: Bruce Biesmon-Simons, Architect.*

*Mr. Boughman explained that the gate across driveway would need to be 20 feet back from the right-of-way to comply with Zoning requirements.*

*Public comment was opened at 4:03 p.m.*

*A letter from Paula Westbury expressing opposition was acknowledged.*

*Christie Powell, expressed concerns regarding the proposed book title signage on the book building (submitted written comments).*

*As no one wished to speak, public comment was closed.*

*Motion: Continued indefinitely to Consent Calendar with the following conditions:*

- 1) Return with a gate color and location.*
- 2) Reconsider the book title to be more pleasant.*
- 3) Resolve signage construction noise impacts.*
- 4) Provide a final landscape plan when returning on Consent Calendar.*

*Action: Mosel/Deisler, 5/1/0. Motion carried. (Bernstein opposed. Woolery absent.)*

**12/1/2009 SFDB-Resubmittal Received**

*Two sets of plans. Applicant will go to Tri Co to get the third set printed. Will bring color board to meeting next Monday 12/7.*

**6/8/2009 SFDB-Preliminary Review Hrg**

*(Project requires compliance with Staff Hearing Officer Resolution No. 026-09.)*

*Actual time: 3:51*

*Present: Bruce Biesmon-Simons, Architect; Laura Bridley, Applicant; Charles McClure, Landscape Architect.*

*Public comment opened at 4:08 p.m.*

- 1. A letter from Theodore Gardner, owner, was acknowledged.*
- 2. A letter in opposition from Paula Westbury was acknowledged.*
- 3. Henry Childs, Mountain Drive Community Association: addressed fenestration, lighting, siding, colors, and heights in comparison to those of the closest homes.*

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

**Activities:**

*Motion: Preliminary Approval of the project 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 for in-progress review with the following conditions and comment:*

- 1) Provide additional gate details.*
- 2) Provide a darker siding to blend with the hillside.*
- 3) Study a stone ditch at the rear, rather than concrete drainage.*
- 4) Study the stainless steel railing to be darker.*
- 5) Study having a variety of compatible colors for the building.*
- 6) Provide additional landscaping and trees with appropriate spacing.*
- 7) Provide permeable paving.*
- 8) Book title signage to be reviewed by the Sign Committee.*
- 9) Staff to confirm, with appropriate entity, how much of the previous house is required to be demolished (i.e. chimneys).*
- 10) The project provides neighborhood compatibility, quality architecture, and the size, bulk, and scale are appropriate.*

*Action: Deisler/Woolery, 6/0/0. Motion carried. (Zink absent.)*

*The ten-day appeal period to City Council was announced.*

*5:18 p.m. The motion was amended to include Neighborhood Preservation comments.*

**6/8/2009**                      **SFDB-Prelim Approval - Project**

**5/28/2009**                      **SFDB-Resubmittal Received**

**3/16/2009**                      **SFDB-Concept Review (Cont.)**

*(Second Concept Review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)*

*Actual time: 4:54*

*Present: Laura Bridley, Agent; Ted Gardner, Owner; and Bruce Biesmon-Simons, Architect.*

*Public comment opened at 5:04 p.m.*

*Ken Ratdkey, opposed: concerned with overall size and prominence.*

*A letter in opposition from Paula Westbury was acknowledged.*

*Public comment closed at 5:06 p.m.*

*Straw vote: How many Board members would agree that the reduction in the size, bulk, and scale is*

**Activities:**

*significant enough? 3/3.*

*Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:*

- 1) The garage size Modification is supportable as presented; the need for the additional space is understood.*
- 2) The Modification request for accessory space is supportable.*
- 3) Study the windows on all four elevations.*
- 4) Provide a color and materials board.*
- 5) Study the amount of paving and Fire Department hammerhead driveway requirements for reduction.*
- 6) Some Board members are not comfortable with the overall size, bulk, and scale.*

*Action: Carroll/Mosel, 6/0/0. Motion carried. (Mahan absent.)*

**3/5/2009**

**SFDB-Resubmittal Received**

*Received three sets.*

**12/22/2008**

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

*(Second Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)*

*Actual time: 3:37*

*Present: Fred Hammadi, Engineer, Penfield and Smith; Bruce Biesmon-Simons, Laura Bridley, Agent; Ted Gardner, Owner.*

*Public comment of the site was opened at 3:43 p.m.*

- 1. Henry Childs: the proposed site may not be appropriate for a large structure.*
- 2. Tom Lackner: does not object to design; is concerned about lighting, entry gate, and proximity to his property across the street; consider one entrance rather than two entrances to preserve the rural feel.*
- 3. Claire Gottsdanker: concerned about the loss of the neighborhood's rural feel; size, bulk, and scale are not appropriate to the hillside area; concerned about the proximity to other homes that will be rebuilt, and setbacks.*
- 4. Adam Gottsdanker : concerned about building a large house adjacent to two smaller homes.*
- 5. Jeff Shelton: the site could be good if the house were designed well; would prefer moving the building further down the hill; concerned about size, bulk, and scale and proximity to neighbors.*

*Public comment closed at 3:51 p.m.*

*Straw Vote: How many Members feel the approximate site location is acceptable? 7/0/0.*

*Public comment of the architecture was opened at 4:22 p.m.*

- 1. A letter in opposition from Paula Westbury was acknowledged.*
- 2. Henry Childs: the neighborhood is made up smaller single-family residences; likes the design but the scale is too bulky and excessively vertical.*
- 3. Tom Lackner: likes the design but would prefer moving the house further down the site.*

**Activities:**

4. *Claire Gottsdanker: jurisdictional issue- property is adjacent to County where houses are smaller; portions will be visible above the road; visible areas need softening.*
5. *Jeff Shelton: average size house in area is 2,000; breakup the bulk to appear smaller. Public comment closed at 4:32 p.m.*

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

- 1) *Study reducing the size, bulk, and scale; consider digging in and/or sliding down the hill.*
- 2) *Restudy the amount of north-facing glass.*
- 3) *Provide site sections.*
- 4) *Restudy the four-car carport.*
- 5) *Provide photos from the property across the street.*

*Action: Zink/Deisler, 7/0/0. Motion carried.*

**12/8/2008                      SFDB-Concept Review (New) - PH**

*(Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)*

*Actual time: 7:46*

*Present: Bruce Biesmon-Simons, Architect; Laura Bridley, Agent; Fred Hammadi, Engineer; Ted Gardner, Owner.*

*Public comment opened at 7:59 p.m. As no one wished to speak, public comment was closed.*

*Motion: Continued two weeks to the Full Board to allow an organized site visit to be conducted.*

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

**12/8/2008                      SFDB-NoticePrepared-PC/SHO Req**

**11/7/2008                      SFDB-FYI/Research**

*Routed one set to trans for new driveway off Mountain Drive and new carport.*

**11/7/2008                      SFDB-FYI/Research**

*Routed one set to creeks.*

**11/6/2008                      SFDB-FYI/Research**

*Please consult with Roxanne regarding the modification request for parking structure to exceed 750 square feet, prior to meeting. Per applicant, they were told to proceed with Conceptual Review at SFDB.*

**Activities:**

**11/6/2008**                      **SFDB-Posting Sign Issued**

*Posting Sign issued to applicant.*

**11/6/2008**                      **SFDB-FYI/Research**

*Per applicant, Laura Bridley, she had discussed this matter previously with Danny Kato and Jan Hubbell and then advised okay to proceed with PSP process and concept review. However, there is no PRECASE attached to this parcel.*