



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, February 3, 2014**      **630 Garden Street: David Gebhard Public Meeting Room**      **11:00 A.M.**

**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
FRED SWEENEY, *Vice-Chair*  
BERNI BERNSTEIN  
BRIAN MILLER (Consent Calendar Architecture Representative)  
LISA JAMES (Consent Calendar Landscape Representative)  
JAIME PIERCE (Consent Calendar Landscape Representative)  
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
GABRIELE COOK, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      **Fred Sweeney and Denise Woolery**

Staff present:      **Susan Gantz**

### **REVIEW AFTER FINAL**

**A.      1191 LAS ALTURAS RD**

**A-1 Zone**

Assessor's Parcel Number:      019-113-025  
Application Number:      MST2013-00202  
Owner:      Frederick Newton Davis III Living Trust  
Architect:      Lazaros Papademetropoulos

(Proposal to construct a total of 268 square feet of one-story additions to add a new half bath and a new master closet to an existing, one-story, 3,195 square foot single-family residence. The property is also developed with an existing 1,478 square foot guest house. The total onsite development of 4,941 square feet, located on a 1.1 acre lot in the Hillside Design District, is 98% of the guideline floor-to-lot area ratio.)

**(Review After Final for the following changes: addition of two new exterior stair cases, a 35 square foot addition to the living room deck, a new garage door, a new site/sound wall around the A/C unit, and revised railing materials.)**

**Postponed one week.**

**NEW ITEM****B. 105 LA VISTA GRANDE****E-1 Zone**

Assessor's Parcel Number: 015-141-008  
Application Number: MST2014-00028  
Owner: Christopher E. Haskell  
Applicant: Bortolazzo Construction, Inc.

(Proposal to construct a new, 120 linear foot, 8-foot tall, redwood fence, located along the secondary front yard on Knoll Circle Drive. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow a fence to exceed the maximum allowable height of three and ½ feet (3½') in height when located within ten-feet (10') of a front property line. The project obtained approval of zoning modifications in 2004 for the pool, spa, and pool equipment location, and to allow the fence/hedge, located along the front lot facing Knoll Circle, to exceed the maximum allowable height of three and one-half feet (3½').)

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

Public Comment:

- 1) Jeffrey Long, neighbor at 1558 Knoll Circle Drive (submitted letter), opposed project.
- 2) Cathy Snow, neighbor at 1553 Knoll Circle Drive (submitted letter), opposed project.

Letters of opposition from Janet Mitchell, Kathryn Snow, Jeffrey Long, Ted and Jean Mitchell, Anne Rojas and Barry Keenan, Jane Streiff, Cate Wilkins, Sue Collins, and Helene Segal were acknowledged.

**Continued indefinitely to Consent with the comments:**

- 1) The Board finds the fence is inappropriate and incompatible with the neighborhood.
- 2) Study the fence material, possibly a concrete block wall instead of wood, and placement of the fence inside the hedge.
- 3) The Board recommends an acoustical engineer's study.