



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 15, 2014
PROJECT ADDRESS: 1661 Shoreline Drive (MST2014-00057)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Project Planner *DG*

I. PROJECT DESCRIPTION

The project is located on a 20,473 square-foot bluff top lot developed with an existing single-family residence and attached garage. The project consists of landscaping changes including, removal of 1,518 square feet of existing lawn; a new 450 square foot permeable, artificial turf, bocce ball court; a new 93 square foot decomposed granite path; 574 square feet of flagstone with planted joints; new drip irrigation; water wise planting; landscape boulders; and replacement of 174 linear feet of fencing along the eastern and western property lines with new fencing between 4.5 and 8 feet tall.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: April 21, 2014
DATE ACTION REQUIRED: June 20, 2014

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan and Coastal Act. 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.



Figure 1: Project Vicinity

IV. BACKGROUND

A project for an interior remodel and exterior alterations to the existing single family house was reviewed by the Single Family Design Board (SFDB) on consent on January 7, 2013. That project included replacement of doors and windows, replacement of the existing spa, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new eight-foot-tall wall and new six-foot tall gates. On July 1, 2013, the project received an administrative SFDB review after final approval to add stone veneer to the front entry walls and chimney, a new trellis and pillars at the entry gate, and window and door alterations on the south elevation. On December 12, 2013, the project received an administrative SFDB review after final approval for the changes in the subject application contingent upon issuance of the Coastal Development Permit.

A Coastal Exemption was issued and building permits were previously secured for the aspects of the project not subject to this Coastal Development Permit and the site is currently under construction.

V. SITE INFORMATION

Applicant:	Kimberly True, True Nature Landscape Architecture		
Property Owner:	Snowden Family Trust 4/1/2000		
Site Information			
Parcel Number:	045-173-040	Lot Area:	20,473 square feet
General Plan/Local Coastal Plan: Residential (Max Density 5 units/acre)		Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	Steep bluff and flat bluff top
Adjacent Land Uses			
North – Single Family Residence		East – Single Family Residence	
South – Pacific Ocean		West – Single Family Residence	

VI. COASTAL ACT & LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and thus must be found consistent with the City’s Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the LCP, located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of sea cliff retreat and flooding, maintaining and providing public access along the bluffs, preventing overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

Bluff Stability and Drainage

Coastal Act Policy 30253 states that new development shall “minimize risks to life and property in areas of high geologic, flood, and fire hazard” and “assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.” The LCP requires that “new development on the tops of a cliff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its lifetime.” The LCP also states that the addition of water to the seacliff can significantly lower inherent cliff stability and cause a stable cliff to become unstable. It encourages drainage elements that collect and control rainwater to remove water from the cliff top. It also discourages the planting of lawns and recommends drought resistant native vegetation with deep strong root systems to stabilize cliff material as an alternative.

The improvements include replacement of the rear lawn and spray irrigation with succulents and deep-rooted, drought-tolerant plants to help stabilize the bluff. The proposed artificial turf bocce court is designed to convey stormwater to the existing storm drain system toward Shoreline Drive in large rain events. As designed, the project qualifies as a Tier 2 project under

the City's Storm Water Management Program since the project results in less than 500 square feet of new impermeable surface area.

The applicant submitted a geologic review of the landscape and drainage plan prepared by Adam Simmons, a certified engineering geologist and hydrogeologist. Mr. Simmons determined a structural setback from the top of sea cliff based on past erosion with an additional buffer space. The 75-year setback line is 33 feet from the current top of bluff and runs through the proposed bocce ball court. The existing, permitted, 16.5 inch tall wall runs across the width of the property is also within the 75-year setback area, and is proposed to remain. The proposed improvements are located inland of the existing wall. Mr. Simmons provided the opinion that the proposed landscape, bocce court and drainage plan would improve the stability of the bluff.

Staff considers the landscaping changes proposed with this application to be short-term improvements that allow for physical adaptation by managed retreat as the bluff erodes. The proposed improvements are consistent with the Coastal Act and Local Coastal Program because they serve to reduce blufftop water loading from irrigation, increase bluff stabilizing plant coverage, and increase water conservation.

Archaeological Resources

Coastal Act Policy 30244 states: "Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required." The LCP also includes a policy stating that activities and development which could damage or destroy archaeological, historic, or paleontological resources are to be avoided.

The applicant provided an archaeological letter report prepared by David Stone, of Stone Archaeological Consulting, which concluded that the proposed project is considered to not have the potential to impact intact significant historic or prehistoric cultural remains. The recommended conditions include the standard condition that provides a procedure in the event that unanticipated archaeological resources are discovered.

Public Access and Visual Resources

Coastal Act Policy 30211 and LCP Policies 2.1 and 2.4 serve to protect public access in coastal areas. The proposed project will not inhibit existing coastal access to, or along, the beach. Public vertical access to the beach is available via "Thousand Steps," located approximately 1,500 feet east of the project site. Coastal Act Policy 30251 and Policy 9.1 of the LCP states that existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. The site is currently developed with a single-family residence and the proposed improvements would not interfere with existing public views in this area.

VII. ENVIRONMENTAL REVIEW

Staff determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures), which allows for the limited construction of accessory structures including fencing and hardscape.

VIII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, because the project would increase bluff stability, not adversely affect any archaeological or paleontological resources, and not interfere with public views or coastal access as described in Section VI of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the project would increase bluff stability, not adversely affect any archaeological or paleontological resources, and not interfere with public views or coastal access, as described in Section VI of the Staff Report.

Exhibits:

- A. Recommended Conditions of Approval
- B. Landscape Plans
- C. Applicant's letter, dated April 21, 2014
- D. SFDB Minutes from January 7, 2013

PLANNING COMMISSION CONDITIONS OF APPROVAL

1661 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
MAY 15, 2014

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. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Record any required documents (see Recorded Conditions Agreement section).
4. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

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

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, 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, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 15, 2014 is limited to landscaping changes including, removal of approximately 1,518 square feet of existing lawn; a new 450 square foot permeable, artificial turf, bocce ball court; new 93 square foot decomposed granite path; 574 square feet of flagstone with planted joints; new drip irrigation; water wise planting; landscape boulders; and replacement of 174 feet of fencing along the eastern and western property lines with new fencing between 4.5 and 8 feet tall and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become

necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

3. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and 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. **Requirements Prior to Permit Issuance.** 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 issuance of any permit 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 Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in Condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board, and all elements/specifications shall be implemented on-site.
- c. **Conditions on Plans/Signatures.** The final Resolution 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 required conditions, and agree to abide by any and all conditions which are 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.

D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
2. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City

Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

F. **General Conditions.**

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 027-98.
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. **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.

- II. **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:
1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
 2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
 3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.



TRUE NATURE
LANDSCAPE ARCHITECTURE
1661 SHORELINE DRIVE
SANTA BARBARA, CA 93105
TEL: 805-965-4000
WWW.TRUE-NATURE.COM

Date: 1-29-14
Revisions: 4-2-14
CDP: Residential 4-2-14
Building Dept. 4-14-14

Snowden Residence
1661 Shoreline Drive
Santa Barbara, California



Drawn By: ACL
Sheet: L-0
Of 7
Job No.: 1320

SNOWDEN RESIDENCE LANDSCAPE PROJECT

PROJECT TEAM

CLIENT: INDA SNOWDEN
1661 SHORELINE DRIVE
SANTA BARBARA, CA 93105
TEL: 805-965-4000
LINDA PHONE: 707-267-4953

ARCHITECT: ANDREW ARCHITECT
KIMBERLY TSUE, MIA, ASIA
5266 HOLISTER AVE SUITE 210
SANTA BARBARA, CA 93111
PHONE: 805-770-2100

CONTRACTOR: AN DORRIGTY CONSTRUCTION
1132 VALLECITO RD
SANTA BARBARA, CA 93103
PHONE: 805-695-8018

LOT COVERAGE

COVER TYPE	SI (E)	SF (NEW)	CHANGE	% COVER (E)	% COVER (NEW)
RESIDENTIAL STRUCTURE	3,063	0	0	15%	15%
POOL & GARAGE	2,774	3,143	-1,829 SF	13.5%	13.5%
NEW CONC. WALKS	0	216	+216 SF	0%	0%
NEW CONC. DOOR CLAD	0	93	+93 SF	0%	0%
PERMEABLE FLAGSTONE	0	574	+574 SF	0%	0%
PERMEABLE FLAGSTONE	0	450	+450 SF	0%	0%
POOL	240	240	0	1%	1%
IRRIGATION	20,475	13,000	-7,475	100%	100%
TOTAL	28,475	28,475	0	100%	100%

PROJECT DESCRIPTION:

JUSTING WALK, 275 SF OF NEW CONCRETE WALK, 83 SF NEW DECOMPOSED GRANITE WALK, 1,024 SF OF NEW PERMEABLE SURFACING INCLUDING 574 SF NEW PERMEABLE FLAGSTONE WITH PLANTED JOINTS, 450 SF PERMEABLE FLAGSTONE BALL COURT, 772 SF OF NEW FENCING TO REPLACE EXISTING, REFERENCE STRAY IRRIGATION IN BACK YARD WITH NEW DRIP IRRIGATION, NEW WATERWISE PLANTING.

LOT COVERAGE

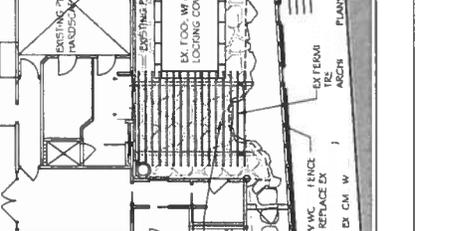
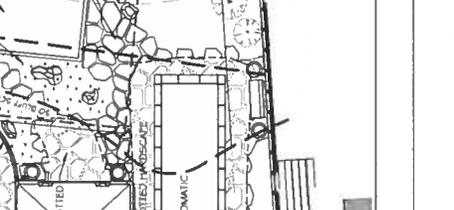
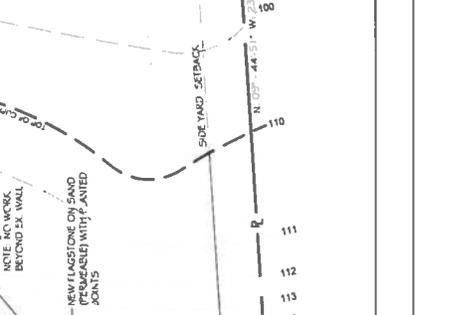
APN: 045-172-040
LOT SIZE: 47 AC (20,473 SF)
ZONE: DSRLT 1 (SFR) 3
USE: SINGLE FAMILY
MAXIMUM PERMITTED GROUND COVER: 15%
PARKING EXISTING: 2 COVERED
CONSTRUCTION TYPE: V
GENERAL PLAN: INDUSTRY/COMMERCIAL/RESIDENTIAL
ADJACENT TO THE COASTAL ZONE
GRAVING: NA
AVE. SLOPE: 0.45%
FLOOD PLANE: NO

VELOCITY MAP



LOT COVERAGE

COVER TYPE	SI (E)	SF (NEW)	CHANGE	% COVER (E)	% COVER (NEW)
RESIDENTIAL STRUCTURE	3,063	0	0	15%	15%
POOL & GARAGE	2,774	3,143	-1,829 SF	13.5%	13.5%
NEW CONC. WALKS	0	216	+216 SF	0%	0%
NEW CONC. DOOR CLAD	0	93	+93 SF	0%	0%
PERMEABLE FLAGSTONE	0	574	+574 SF	0%	0%
PERMEABLE FLAGSTONE	0	450	+450 SF	0%	0%
POOL	240	240	0	1%	1%
IRRIGATION	20,475	13,000	-7,475	100%	100%
TOTAL	28,475	28,475	0	100%	100%



SCALE: 1/8" = 1'-0"
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

SITE PLAN

TITLE SHEET

Job No.: 1320

EXHIBIT B



TRUE NATURE
LANDSCAPE ARCHITECTURE

April 21, 2014

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
APR 22 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: 1661 Shoreline Drive, APN045-173-040, Landscaping Project

Dear Honorable Planning Commissioners:

The purpose of this correspondence is to describe the landscape improvements proposed in the Appealable Jurisdiction of the Coastal Zone at 1661 Shoreline Drive. We feel that the proposed improvements will increase the sustainability, cliff stability, and aesthetics of the parcel by replacing thirsty lawn with drought-tolerant landscaping and replacing tired fencing with new sustainably-harvested, attractive wood fencing which steps to preserve coastal views. We are seeking a Coastal Development Permit in order to implement the proposed landscaping improvements.

Project Description:

The existing one-story, 3,063 Square foot, four-bedroom single family residence on the project is currently undergoing an interior remodel under separate permit. This project received a Coastal Exemption. This project proposed some minor addition of exterior hardscape, and the proposed landscape plan substantially conforms to the originally approved design. The previously approved and permitted project also proposed an 8' CMU wall on the western property line, which this current landscape submittal seeks to change to a wood fence of varying heights from 8' to 4'-6". The project does not propose to remove any structures. The subject parcel is 0.47 Acres or 20,743 SF in size and is located on the coastal bluff. The project proposes to remove the existing lawn and replace it with a bocce ball court and drought-tolerant landscaping (mostly succulents) on efficient drip irrigation. We propose to remove the existing property line fencing in poor condition and replace it with new fencing (posts on the east property lines will be re-used if possible, new posts installed where existing posts are too rusty, not present, or rotten). The existing two-car garage and three uncovered parking spaces will not change. No grading is proposed.

The landscape project will retain existing drainage lines. These existing lines were inspected by camera and tested, and drain to the street. A new 6" multi-flow French drain under the bocce court, which will drain water in excess of the 1" 24 hour storm, will tie into existing landscape area drains and downspout drains which also drain to Shoreline Drive. No water from the developed areas will surface drain off of the parcel onto the bluff.

EXHIBIT C

SINGLE FAMILY DESIGN BOARD OF REVIEW MINUTES

January 7, 2013

1661 SHORELINE DR

Assessor's Parcel Number: 045-173-040

Application Number: MST2012-00489

Owner: Snowden Family Trust

Architect: Robert Klammer

Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing one-story 2,462 square foot single-family residence and attached 421 square foot two-car garage located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new 8-foot tall wall and new 6-foot tall gates.)

(Action may be taken if sufficient information is provided.)

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.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, January 14, 2013.

