



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

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

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

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

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

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

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### **PLEASE BE ADVISED**

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item “A” listed on the Consent Calendar will be heard first and item “Z” heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk’s office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, January 30, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

## **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.)**

**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.)**