



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, July 06, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
PAUL ZINK, VICE-CHAIR (Consent Alternate)  
BERNIE BERNSTEIN  
ERIN CARROLL (Consent Calendar Representative)  
GLEN DEISLER (Consent Calendar Representative)  
GARY MOSEL  
DENISE WOOLERY (Consent Alternate)

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

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

### **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.

**APPEALS:** 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).

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb). 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 St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Please check our website under City Calendar to verify closure dates.

**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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** On July 02, 2009 at 4:00 p.m., 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.

### **NEW ITEM**

#### **A. 350 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-061-001  
Application Number: MST2009-00303  
Owner: Leslie Hlavicska  
Architect: Jan Hochhauser

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a new 2,525 square foot two-story single-family residence with an attached 475 square foot two-car garage. Staff Hearing Officer approval is requested for modifications for encroachments into the interior and front setbacks. The proposed total of 3,000 square feet on the 9,392 square foot lot in the Hillside Design District is 84.6% of the maximum FAR.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)**

### **NEW ITEM**

#### **B. 684 CIRCLE DR**

**R-1 Zone**

Assessor's Parcel Number: 013-122-002  
Application Number: MST2009-00295  
Owner: Kenneth E. and Kim P. Kihlstrom  
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum FAR.)

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

**FINAL REVIEW****C. 660 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-026  
Application Number: MST2009-00244  
Owner: Floyd C. Dodson Trust  
Designer: Catherine Dunbar  
Engineer: Gary Frolenko  
Contractor: Jim Head Construction

(Proposal to rebuild a three-story single-family residence and attached two-car garage destroyed in the Tea Fire. Proposed is a 2,800 square foot two-story single-family residence with a 637 square foot two-car garage below. The existing pool and deck will be refurbished. The proposed total of 3,437 square feet on the 16,394 square foot lot in the Hillside Design District is 78% of the maximum guideline FAR.)

**(Final approval of architecture is requested.)**

**NEW ITEM****D. 646 JUANITA AVE****E-1 Zone**

Assessor's Parcel Number: 035-123-009  
Application Number: MST2009-00302  
Owner: Lisa Julien  
Architect: James Zimmerman

(Proposal for a 422 square foot one-story addition to an existing one-story 1,602 square foot single-family residence with an attached 393 square foot two-car garage. The project includes complete exterior remodel, a new front courtyard and walls, and 53 cubic yards of fill grading. The proposed total of 2,417 square feet on the 9,527 square foot lot in the Hillside Design District is 68% of the maximum FAR.)

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

**FINAL REVIEW****E. 320 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-016  
Application Number: MST2009-00123  
Owner: Stewart Family Trust  
Architect: Gregory Jenkins

(Proposal to construct a 455 square foot second floor addition, a 19 square foot first floor addition, a 190 square foot second floor deck, a 300 square foot terrace, and demolition of 192 square feet of accessory space. The existing 982 square foot one-story single-family residence with a detached 296 square foot one-car garage is located on a 4,801 square foot lot in the Hillside Design District. The proposed total of 1,768 square feet is 74% of the maximum FAR.)

**NEW ITEM****F. 119 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 015-192-002

Application Number: MST2009-00315

Owner: Robert E. and Jane L. Hilty Trust

Agent: David Winitzky

(Proposal to demolish a 818 square foot deck, fence and deck stairs. Replace with 667 square foot deck and 253 square foot patio cover. 95 lf low site walls and permit 148 square foot as-built interior attic loft.)

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