



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 10, 2010**

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

**11:00 A.M.**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** MICHAEL JORDAN

**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.

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 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 May 5, 2010, 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.

### **FINAL REVIEW**

**A. 350 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-001  
Application Number: MST2009-00303  
Owner: Leslie Hlavicka  
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 and site retaining walls. Staff Hearing Officer approval is requested for modifications for encroachments into the interior and front setbacks and into the required open yard area. 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 floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution 069-09.)**

### **NEW ITEM**

**B. 376 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-312-021  
Application Number: MST2010-00123  
Owner: Kevin G. Cravens  
Architect: Sherry and Associates  
Owner: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

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

**FINAL REVIEW****C. 11 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-034  
Application Number: MST2009-00577  
Owner: Wood 2006 Trust  
Designer: Wade Davis Design  
Contractor: Rick Spann Inc.

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is no longer requested to provide the required open yard area in the front yard, the redesigned project is requesting approval of a modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio.)

**FINAL REVIEW****D. 112 CALLE BELLO****A-2 Zone**

Assessor's Parcel Number: 015-340-008  
Application Number: MST2010-00070  
Owner: Gregory B. Thorpe  
Architect: Victor Schumacher

(Proposal for a 336 square foot first-floor addition with patio above, a 32 square foot second-story addition, conversion of 152 square feet of garage to habitable space, and exterior alterations. The existing 2,893 square foot two-story single-family residence and attached 770 square foot three-car garage is located on a 1.15 acre lot in the Hillside Design District. The proposed total of 4,031 square feet is 80% of the maximum guideline floor to lot area ratio.)