



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, June 22, 2015**

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

**11:00 A.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, 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).

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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, June 18, 2015, this Agenda was posted on the outdoor bulletin board 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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

### **REVIEW AFTER FINAL**

#### **A. 1826 E LAS TUNAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-082-011  
 Application Number: MST2014-00002  
 Owner: Marilyn Makepeace Revocable Trust  
 Architect: Dennis Thompson

(Proposal to construct 791 square foot of one-story additions to an existing 3,272 square foot residence. The project includes the conversion of the existing 657 square foot, detached accessory building (garage and workshop) and 141 square foot breezeway to habitable floor area. The proposal also includes the construction of a new, detached, 564 square foot, two-car garage with roof deck and terrace, new site retaining walls and stairs. The proposed total of 3,863 square feet, located on a 20,036 square foot lot in the Hillside Design District, is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for requested zoning modifications.)

**(Review After Final is requested to change the site wall finish from stone veneer to plaster, the roof material from synthetic slate to composition shingle, and for revised light fixtures.)**

**FINAL REVIEW****B. 947 CARRILLO RD****E-1 Zone**

Assessor's Parcel Number: 029-262-011  
Application Number: MST2015-00091  
Owner: Mary Ellen Broeffle  
Applicant: Brandon Broeffle  
Designer: Erick Molinar

(Proposal to construct a 400 gross square foot, one-story accessory building in the rear yard of an existing 1,517 square foot, two-story, single-family residence with an attached 208 square foot one-car garage. The proposed total of 2,125 square feet of development on a, 8,256 square foot lot in the Hillside Design District is 66% of the maximum required floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**CONTINUED ITEM****C. 1510 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-016  
Application Number: MST2015-00278  
Owner: Paul D. and Julie Edgar  
Architect: Nick Braybrooke

(Proposal to remove three windows and a door on an existing single-family residence in the Hillside Design District and replace these with new wood windows. The surrounding stucco will be patched to match the existing finish on the residence.)

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

**NEW ITEM****D. 190 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-031  
Application Number: MST2015-00296  
Owner: Ken and Nancy Rourke

(Proposal to extend the patio areas on the south and west elevations of an existing single-family residence in the Hillside Design District. The project includes the demolition of an existing patio wall and the addition of approximately 160 linear feet of concrete block patio privacy walls, 360 square feet of new impervious paving, site steps and gates, new landscaping, and site lighting. It also includes 22 cubic yards of cut and fill grading.)

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