



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**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)**

Representatives present: **Fred Sweeney and Jaime Pierce**  
Staff present: **David Eng, Planning Tech**

### **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.)**

**Review After Final as submitted.**

**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.)**

**Final Approval with conditions:**

- 1) Provide construction details for stairs, railing, and roof.
- 2) Specify and identify windows on plans.

**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.)**

**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.**

**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.)**

**Continued indefinitely to Consent.**