



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MAY 13, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:**  
Jason Dominguez  
**PLANNING COMMISSION LIAISON:**  
Addison Thompson

**STAFF:**  
Irma Unzueta, Design Review Supervisor  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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### ATTENDANCE

Members present: Miller and Richards  
Staff present: Monson

### NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

**A. 1575 ORAMAS RD**  
Assessor's Parcel Number: 029-051-005  
Zone: RS-15  
Application Number: PLN2019-00102  
Owner: George Pecoulas  
Applicant: Mark Morando

(Proposal to construct a new 446 square foot detached one-story accessory building in the rear yard of an existing 2,255 square foot two-story single-unit residence with an attached 312 square foot two-car garage. The proposed total of 3, 013 square feet of development on a 15,114 square foot lot in the Hillside Design District is 69% of the guideline floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings are required.**

#### **Project Design Approval and Final Approval with the following comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot Findings have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

**REVIEW AFTER FINAL APPROVAL****B. 1789 CALLE PONIENTE**

Assessor's Parcel Number: 041-021-017  
Zone: RS-6  
Application Number: PLN2018-00381  
Owner: Thomas A. & Joan N. Gilles  
Applicant: Don Swann

(Approved project is a proposal to revise the driveway configuration for an existing vacant parcel located within a single residential unit zone. The existing driveway is an easement that serves the parcel to the south. Approximately 58 cubic yards of cut and fill grading will occur on site. Other site improvements include new site retaining walls varying in height from 2'-6" to 4'-0".)

**Approval of Review After Final is requested to remove an existing 4.5 foot tall, 12 inch diameter Coast Live Oak tree and replace with three new Coast Live Oak trees.**

**Approval of Review After Final with conditions:**

1. The redlined revisions shown on the plans are acceptable.
2. The Owner shall comply with the proposed landscaping approved by the Single Family Design Board (SFDB). Such landscaping shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with the approved plans, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, or fails to establish, the owner is responsible for its immediate replacement.
3. The Owner shall update provided Arborist report to reflect the new location of the proposed trees; The mitigation measures shall include the following:
  - a. Root protection zones (RPZ) of proposed mitigation trees.
  - b. Protection measures for root protection zones.
  - c. Adequate drainage system to ensure correct amount of moisture, air, and nutrients for growth.
  - d. Irrigation procedures to ensure establishment and growth.
  - e. Fertilizing methods and frequency.
  - f. Pruning (if applicable).