



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES AUGUST 12, 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

---

### ATTENDANCE

Members present: Moticha and James  
Staff present: Monson

### PROJECT DESIGN APPROVAL AND FINAL APPROVAL

**A. 929 E CANON PERDIDO ST**  
Assessor's Parcel Number: 029-315-010  
Zone: R-2  
Application Number: PLN2019-00161  
Owner: John Rodriguez  
Applicant: Dale Pekarek

(Proposal for a 799 square foot two-story Accessory Dwelling Unit (ADU) located in the front yard of an existing 1,193 square foot single-unit residence with a 238 square foot attached one-car garage and one-car carport. The proposed total of 1,589 square feet of development on an existing 5,000 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on May 28, 2019.**

**Project Design Approval and Final Approval with the comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and the following conditions:**

1. Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase I Archaeological Resources Report prepared for this site by Larry A.

Carbonne, dated January 5, 2005. The contract shall be subject to the review and approval of the Environmental Analyst.

2. The following information should be provided on the grading plans (site plan if no grading plan) and implemented during construction:
  - a. If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.
  - b. If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
  - c. If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

## **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

### **B. 1627 CALLE CANON**

Assessor's Parcel Number: 041-072-008  
Zone: RS-6  
Application Number: PLN2018-00229  
Owner: Eric Eugene Kelley  
Applicant: Raymond Barajas

(Proposal to replace the existing 6' tall retaining wall in the same location and add spread footing to the new foundation. There are no proposed alterations to the existing single residential unit.)

**Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the height of the retaining wall to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed on May 21, 2018.**

### **Project Design Approval and Final Approval with 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 Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 1785 CALLE PONIENTE**

Assessor's Parcel Number: 041-021-016  
Zone: RS-6  
Application Number: PLN2019-00363  
Owner: Suzanne Heller Brayton Survivor's Trust  
Suzanne Brayton, Trustee  
Applicant: Don Swann

(Proposal to construct a new garden retaining wall with stone veneer ranging in height from 5'-0" to 7'-0". The wall runs along the eastern portion of the property for 70 linear feet. A 22 foot linear portion of the wall includes a 5'-0" tall wood fence on top of the 2'-0" retaining wall for a total height of 7'-0". The wall is located on a lot with an existing single-unit residence within the Hillside Design District.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**Project Design Approval and Final Approval with 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 criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Board acknowledges a correction to the project description and clarifies that the wall is located on the western portion of the property.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 129 JUANA MARIA AVE**

Assessor's Parcel Number: 017-091-003  
Zone: R-2  
Application Number: PLN2019-00350  
Owner: Vega Family Revocable Trust  
Alejandro Vega, Trustee  
Applicant: Alejandro Vega

(Proposal to permit an as-built 4'-3" stone veneer wall with metal fencing and a remotely actuated driveway gate. The project is located on a lot with an existing 1,622 square foot single-unit residence with a 400 square foot two car garage. Project requires a Transportation waiver to allow the remotely actuated driveway gate. Project will address violations in enforcement case ENF2019-00175.)

**Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the height of the fence to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation findings are required.**

**Project Design Approval and Final Approval with 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 Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 410 RUTH AVE**

Assessor's Parcel Number: 037-071-010  
Zone: R-MH  
Application Number: PLN2019-00349  
Applicant: Oscar Gonzales Jr., Owner

(Proposal to permit an as-built 3'-6" tall picket fence on top of an 18" concrete wall for a total height of 5'-6". Project is located on a lot with an existing 757 square foot, one-story, single-unit residence with a detached 418 square foot two-car garage. Project will address violations in Zoning Information Report ZIR2013-00075.)

**Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the total height of the wall and fence to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Project requires Neighborhood Preservation findings.**

**Project Design Approval and Final Approval with 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 Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.