



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**MAY 22, 2017**

**BOARD MEMBERS:**  
 Fred Sweeney, *Chair*  
 Brian Miller, *Vice Chair*  
 Berni Bernstein  
 Denise Champendal  
 Lisa James  
 Joseph Moticha

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

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

**STAFF:**  
 Jaime Limón, Design Review Supervisor  
 Katie Mamulski, Planning Technician  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: Miller and James  
 Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 1676 FRANCESCHI RD A-1 Zone**  
 Assessor's Parcel Number: 019-102-004  
 Application Number: MST2012-00493  
 Owner: B & B Santa Barbara Trust  
 Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new 6,911 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 435 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,930 cubic yards of site grading is proposed, which includes 370 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 125% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final is requested for revised light, gate and architectural details.)**

**Approval of Review After Final as submitted.**

**CONTINUED ITEM****B. 18 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-172-006  
Application Number: MST2012-00098  
Owner: Susan Arcidiacono  
Designer: Urbe & Orbe Enterprises  
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 043-13, and was last reviewed November 28, 2016.)**

**Final Approval as submitted.**

**NEW ITEM****C. 318 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-251-003  
Application Number: MST2017-00228  
Owner: Jenna Berg  
Designer: Diana Kelly

(Proposal to permit as-built alterations to an existing 1,710 square foot two-story single family residence. Alterations include the replacement of existing wood single-pane windows with dual-glazed windows in the same size and location, a new French door, new on-demand water heater, new AC condenser, new laundry shed and a 36 square foot extension of the side entry porch. The proposed project also includes relocating the as-built shed out of the required 6-foot interior setback, an as-built full bathroom within the existing footprint and an as-built bar area. The existing total of 1,710 square feet on an 8,434 square foot lot located in the Lower Riviera Special Design District (Bungalow Haven District) is 52% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in ENF2016-01753.)

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

**Project Design Approval and Final Approval as submitted with finding made that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**CONTINUED ITEM****D. 1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00084  
Owner: Vincent and Tucker  
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer Review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

**(Comments Only. Project requires Staff Hearing Officer Review.)**

**Continued indefinitely to the Staff Hearing Officer with the positive comment that the Board found the proposed open yard modification aesthetically appropriate and reasonable due to the constrained site, and the project does not pose consistency issues with the Single Family Design Guidelines or City Ordinances.**