



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 27, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:02 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Roxanne Milazzo, Associate Planner
Peter Lawson, Associate Planner
Chelsey Swanson, Assistant Transportation Planner
Daniel Gullett, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF CHRIS DENTZEL, ARCHITECT FOR MARK SACHAU, 3043 HERMOSA ROAD, APN 051-162-005, E-3 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00540)

The 7,500 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a 79 square foot expansion of the garage and a 373 square foot second story addition above. The

discretionary application required for this project is a Modification to permit the garage expansion to be located within the required six-foot (6') interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Present: Chris Dentzel, Architect; Mark Sachau, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:10 a.m.

A letter from Sheila Van Der Sleen, neighbor, in support of the project was acknowledged.

As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

Ms. Reardon stated that the accessory use in the setback is not consistent with the Zoning Ordinance, not appropriate, nor supportable. Ms. Reardon stated that she could support the request for 20 foot garage depth.

ACTION:

Assigned Resolution No. 003-10

Approved the project making the finding that the Modification to allow the expansion of the garage within the interior setback is necessary to secure an appropriate improvement and provides a uniform addition that results in the required 20' depth. Said approval is subject to a condition that the depth of the proposed garage does not exceed the required 20' interior dimension, and that all accessory floor area observes current setback requirements.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:15 A.M.

- B. **APPLICATION OF JIM BUSTER, AGENT FOR LOS ARROYOS RESTAURANT, 1280 COAST VILLAGE ROAD, APN 009-230-035, LIMITED COMMERCIAL/COASTAL OVERLAY (C-1/SD-3) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2008-00351)**

The proposed project involves an as-built conversion of a 767 square feet office/retail use to a restaurant dining area. Twenty-two new indoor restaurant seats would be provided in this area. The proposed dining area would be added to an existing 1,312 square foot restaurant. Within the existing dining area 3 additional seats would be provided. Combined with the new dining area, a total of 25 new seats would be provided. The project site currently has no approved parking area, and based upon 25 new seats, 8 parking spaces would be required. With a parking credit of 3 spaces being provided, 5 new parking spaces are required and 6 are proposed on site, along with a landscaped planter area. Finally the project will include a lot tie to bind together the three legal lots, which comprise the entire development area.

The project site is developed with an existing 5,000 square foot office and retail building. The building was originally approved without parking on the site.

The discretionary application required for this project is a Coastal Development Permit (CDP2010-00001) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities.

Present: Jim Buster, Applicant; Judy Foreman, Property Owner; Tony Arroyo, Business Owner.

Peter Lawson, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:23 a.m.

As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

Ms. Reardon questioned the total number of proposed additional seats. Mr. Buster responded that there are currently 21 existing seats and an additional 25 seats are proposed to be added. Ms. Reardon stated that she could support a combined total of 46 restaurant and bar seats, plus a maximum of 22 patio seats.

ACTION:

Assigned Resolution No. 004-10

Approved the project making the findings contained in Section A of the Staff Report dated January 20, 2010, and subject to the Conditions of Approval contained in Exhibit A as revised at the hearing.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:32 A.M.

C. APPLICATION OF KEN KRUGER, ARCHITECT FOR D.B. PARTNERS, 1006 & 1008 CHINO STREET, APN 039-242-015, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE / MAJOR HILLSIDE (MST2007-00646)

The proposed project consists of demolition of a 928 sf single-family residence, 418 sf single-family residence, and 532 sf detached garage; construction of three two-story, three-bedroom residential condominiums varying in size from 1,132-1,232 sf with attached garages; new landscaping; public improvements; and archaeological monitoring during ground disturbance. Total grading is estimated to be 258 cubic yards with 20 cubic yards of cut, 238 cubic yards of fill, and 218 cubic yards of imported material.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominiums (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 (New Construction of Small Structures) and 15315 (Minor Land Divisions).

Present: Ken Kruger, Architect; Edwin Bertling, Owner.

Daniel Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:48 a.m.

As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

Ms. Reardon questioned the visual relationship of the decks and neighboring properties. Mr. Kruger responded that the first floor is oriented toward the playground of the adjacent school, the decks of units A and C are toward the parking area and the deck for unit C is oriented toward unit A property. Mr. Kruger stated that a solid wall is proposed at the end of the unit C deck for privacy of the adjacent neighbor. Ms. Reardon stated that as an added condition, the Architectural Board of Review will review the decks to increase privacy between this property and neighboring properties.

ACTION: **Assigned Resolution No. 005-10**
Approved the project making the findings contained in Section VIII of the Staff Report dated January 20, 2010, and subject to the Conditions of Approval contained in Exhibit A as revised at the hearing.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:55 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

