



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

OCTOBER 17, 2012

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Stella Larson, Planning Commission Liaison  
Dan Gullett, Associate Planner  
Suzanne Riegle, Assistant Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### **I. PRELIMINARY MATTERS:**

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B.** Announcements and Appeals.

Ms. Reardon announced an appeal to Planning Commission was filed regarding 1654 Shoreline Drive, which received a SHO approval for an interior setback modification to allow the conversion of a garage to accessory space and a denial for an interior setback modification to allow pool equipment within the interior setback on October 3, 2012. A Planning Commission hearing date has not been scheduled at this time.

- C.** Comments from members of the public pertaining to items not on this agenda.

There were no comments.

**II. PROJECTS:**

**ACTUAL TIME: 9:02 A.M.**

**A. APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR ANDREW AND LINDA SEYBOLD, 415 ALAN ROAD, APN 047-091-024, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00268)**

The 59,657 square foot lot is currently developed with an existing 3,080 square foot, two-story, single-family residence with a 477 square foot attached garage and 260 square foot detached garage. The project includes the construction of a 496 square-foot addition of accessory space to the existing detached garage in the front yard. The discretionary application required for this project is a Modification to allow an accessory building to be located within the front yard. (SBMC § 28.87.160 and SBMC § 28.92.110)

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

Present: Christine Pierron, Architect; and Andrew Seybold, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in opposition from Julie Bowden, neighbor, was acknowledged.

**ACTION:** **Assigned Resolution No. 043-12**  
Approved the Modification making the findings as outlined in the Staff Report dated October 10, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated October 10, 2012, and as revised at the hearing.

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

**ACTUAL TIME: 9:12 A.M.**

**B. APPLICATION OF CATHERINE DUNBAR, DESIGNER FOR DARIO PINI, 220 COTTAGE GROVE AVENUE, APN 037-201-019, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL AND MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00341)**

The 6,300 square foot lot is currently developed with a 1,300 square foot duplex at the front of the lot, and an existing 700 square foot residence above a 1,000 square foot garage at the rear of the lot. The proposal includes additions and alterations to the existing units on a lot that is legal non-conforming to density requirements. Alterations to the existing duplex include a 51 square foot, as-built addition and relocation of doors and windows. As-built alterations to the existing two-story building include a 7.5 square foot addition and a five square foot balcony expansion to the second-story residence facing the alley, and removal of an unpermitted window and door within the interior setback on the ground floor. The proposal will abate outstanding violations listed in ENF2011-00447. The discretionary applications required for this project are:

1. A Lot Area Modification to allow additional floor area to be permitted on a lot that is legal non-conforming to density. (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. A Modification to allow the expansion of the balcony into the required ten-foot rear setback. (SBMC § 28.21.060 and SBMC § 28.92.110).

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

Present: Dario Pini, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 044-12**  
Approved the Modifications making the findings as outlined in the Staff Report dated October 11, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated October 11, 2012.

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

**ACTUAL TIME: 9:19 A.M.**

**C. APPLICATION OF LORI KARI, ARCHITECT FOR WARREN GRIMSLEY, 132 WEST HALEY STREET, APN 037-162-009, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL AND MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00242)**

The 2,161 square foot lot is currently developed with 714 square foot, one-story residence. This is a Structure of Merit: "Bungalow Triplet II" and is located in the Brinkerhoff Landmark District. The proposal includes a ten square foot addition to the original front porch, a 34 square foot addition of a storage room, door and window alterations, a re-roof, exterior lighting, exterior paint, and a 260 square foot raised patio. The proposal also includes abatement of violations listed in ENF2011-00951 through the demolition of other unpermitted work including floor area, a storage shed, two trellises, and skylights. The discretionary application required for this project is a Modification to allow the conversion of a non-habitable storage room to habitable floor area within the required six-foot rear setback. (SBMC § 28.21.060 and SBMC § 28.92.110)

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

Present: Lori Kari, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:24 a.m.

- 1) Wanda Livernois, opposition; expressed noise and privacy concerns regarding the proposed adjacent windows to her property.

Public comment closed at 9:27 a.m.

A previous letter to the Planning Commission in support from Tony Vassallo was acknowledged.

**ACTION:** **Assigned Resolution No. 045-12**  
Approved the Modification making the findings as outlined in the Staff Report dated October 10, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated October 10, 2012, and as revised at the hearing.

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

**ACTUAL TIME: 9:31 A.M.**

**D. APPLICATION OF THOMPSON-NAYLOR ARCHITECTS FOR TIMOTHY DEWAR, 1236 GARDEN STREET, APN 029-131-001, R-3 (MULTI-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MST2011-00258)**

The subject 3,721 square foot lot is developed with an existing 1,071 square foot, one-story, single-family residence and a 171 square foot detached single-car garage. The project includes: demolition of the detached garage and 67 square foot laundry room; construction of an attached 297 square foot one-car garage with storage area; a 34 square foot addition to the ground floor; and conversion and expansion of attic space to create 416 square feet of habitable second floor area, including two new roof dormers. The discretionary applications required for this project are:

1. A Modification to allow the proposed garage, utility room, skylight, roof eave, second-story habitable space and new roof dormer to encroach into the required six-foot interior setback along the southeast property line (SBMC §28.21.060 & 28.92.110); and
2. A Modification to reduce the area of the non-conforming outdoor living space (SBMC §28.21.081 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Dennis Thompson, Architect; and Timothy Dewar and Sherri Bryan, Owners.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

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

The Public Hearing was opened at 9:42 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 046-12**  
Approved the Modifications making the findings as outlined in the Staff Report dated October 10, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 10, 2012.

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

### III. ADJOURNMENT

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

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary