



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 7, 2013

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior 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 requests.

- B.** Announcements and Appeals.

There were no announcements or appeals.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF HARRISON DESIGN ASSOCIATES ARCHITECT FOR SB RESTORE LLC, 2112 SANTA BARBARA STREET, APNs 025-252-006 AND 025-252-007, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2013-00097)

The 49,810 square-foot site has street frontages on Santa Barbara and Padre Street and is comprised of two parcels (APNs 025-252-006 and 025-252-007). The site, formerly used by Fielding Institute, is currently developed with two buildings totaling 8,712 square feet and 17 uncovered parking spaces. The proposed project involves changing the use of both existing structures to two residential units, exterior alterations, removal of existing surface parking lot, restoration of historic site walls, and the installation of landscaping, swimming pool and spa. Alterations to the proposed 6,167 square foot, two-story residence include the removal of awnings, skylights, staircases, and an accessible ramp. The existing 1,809 square foot, one-story building is to be altered to create an additional dwelling unit and a two-car garage within the existing footprint. The proposed parking for the residences consists of two-covered and two-uncovered parking spaces. The structures and site are on the City's List of Potential Historic Resources: "Hodges House, Summit Lighthouse."

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110); and
2. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G 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 15303 (Construction or conversion of small structures).

Present: Barbara Lowenthal, Adelle Goggia, and Anthony Grumbine for Harrison Design.

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 9:12 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 044-13**
Approved the Performance Standard Permit and Parking Modification making the findings as outlined in the Staff Report dated July 3, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated August 1, 2013, 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: 9:17 A.M.

B. APPLICATION OF STEVE HAUSZ ARCHITECT FOR JANE AND PATRICK THIELE, 120 CAMINO ALTO, APN 019-150-013, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2013-00243)

The 28,475 square foot site is currently developed with a 2533 square foot, one-story residence with a detached 467 square foot, two-car garage. The proposal includes an 87 square foot laundry room addition to connect the existing residence and garage and reorienting the roof of the garage. The discretionary applications required for this project is a Front Setback Modification to allow alterations to the existing garage roof form resulting in an increase in height within the required 35-foot front setback (SBMC § 28.15.060 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.

Present: Steve Hausz, 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.

The Public Hearing was opened at 9:21 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 045-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated August 1, 2013, 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: 9:23 A.M.

C. APPLICATION OF LAURIE VIVATSON, AGENT FOR JENSEN LIVING TRUST, 3122 STATE STREET, APN: 053-332-018, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2013-00247)

The 7,470 square foot parcel is currently developed with a 3,090 square foot non-residential building with two storefronts. The proposed project involves minor tenant improvements to the site and building, including permitting the two new awnings at the front of the building along State Street. The discretionary land use application required for this project is a Modification to allow the awnings to encroach into the required ten-foot front setback (SBMC §28.45.008 and 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.

Present: Laurie Vivatson, Agent.

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 9:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

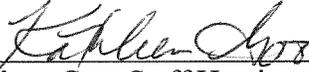
ACTION: **Assigned Resolution No. 046-13**
Approved the Modification making the findings as outlined in the Staff Report dated August 1, 2013.

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 9:30 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary