



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 22, 2014

#### CALL TO ORDER:

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

#### STAFF PRESENT:

Susan Reardon, Senior Planner  
Suzanne Riegle, Associate Planner  
Peter Lawson, Associate Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### I. PRELIMINARY MATTERS:

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

No requests were made.

- B. Announcements and Appeals.

- 1) Susan Reardon, Senior Planner announced that the next SHO Hearing scheduled for February 5, 2014, has been cancelled.
- 2) Ms. Reardon announced the appeal hearing to be held tomorrow before the Planning Commission of the previously reviewed and partially approved project at 1732 Gillespie Street.

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

No comments were made.

## II. PROJECTS:

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

A. APPLICATION OF BANYAN ARCHITECTS, ARCHITECT FOR BOB ZORICH, 1676 FRANCESCHI ROAD, APN: 019-102-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (1 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00450)

The 1.3-acre site located in the Hillside Design District is developed with 5,124 square foot, single-family residence that is to be demolished. An application (MST2012-00493) was previously approved to construct a new 6,415 square foot three-story single-family residence, with an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. The current proposal involves the construction of a new pool cabana, trellis, pool storage structure, and mechanical areas. The cabana, pool storage structure, and mechanical areas are considered detached accessory buildings that are located in a secondary front yard.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a trellis to be located within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 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 and 15305 (New Construction of Small Structures and Minor Land Use Limitations).

Present: Kirk Gradin, Architect.

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

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

The Public Hearing was opened at 9:14 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

### **ACTION:**

Approved the Modifications making the findings as outlined in the Staff Report dated January 16, 2014.

**Assigned Resolution No. 001-14**

Said approval is subject to the conditions as outlined in the Staff Report dated January 16, 2014.

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 JAMES BELL, ARCHITECT FOR VINCE SEMONSEN, 1810 SUNSET AVENUE, APN: 043-162-013, R-3 MULTI-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): MEDIUM - HIGH DENSITY RESIDENTIAL (MST2013-00502)**

The 5,000 square foot lot is developed with a 1,404 square foot residence, a 185 square foot detached accessory building, and a 274 square foot deck. The proposed project includes the demolition of the existing accessory building and 117 square feet of the existing building pad, and the construction of a 340 square foot one-car garage. The discretionary application required for this project is an Interior Setback Modification to allow the proposed garage to be located within the required six-foot interior 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: James Bell, Architect; Vince Semonsen, Owner; and Stacey Wilson, Transportation Planner.

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

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

Public comment opened at 9:20 a.m.

- 1) Tim LaDouce, neighbor; expressed concerns regarding the proposed building setback.

Public comment closed at 9:21 a.m.

Ms. Wilson clarified that there is no City Ordinance that stipulates a specific minimum vehicle driveway width or dimension.

**ACTION:** **Assigned Resolution No. 002-14**  
Approved the Interior Setback Modification making the finding as outlined in the Staff Report dated January 16, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated January 16, 2014.

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.**

**C. APPLICATION OF GHAZWAN AKRAA, ARCHITECT FOR ILHAM AKRAA, 1919 CLIFF DRIVE, APN: 045-015-013, C-P LIMITED COMMERCIAL, R-2 TWO-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2013-00112)**

The 10,169 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,144 square foot restaurant building with 864 square feet covered and screened exterior patios. The project includes alterations to the existing building to enclose the existing covered patio areas, resulting in the creation of new floor area, which is proposed to be a dry storage room. The 2,008 square foot restaurant is proposed to have 36 seats. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations to the existing building within the required 11'-3" interior setback (SBMC § 28.54.060 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Ghazwan Akraa, Architect.

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

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

The Public Hearing was opened at 9:36 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 003-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated January 16, 2014.

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: 9:40 A.M.**

**D. APPLICATION OF TRISH ALLEN, AGENT FOR CALM (CHILD ABUSE LISTENING MEDIATION), 33 W VICTORIA STREET, APN 039-181-001, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2013-00071)**

The proposed project consists of one-lot subdivision of an existing 14,990 square foot building to create two commercial condominiums. The existing building includes the Victoria Street Theater, which is operated by The Ensemble Theatre Company, and offices currently occupied by CALM (Child Abuse Listening Mediation). The general boundaries of the two condominiums would place the theater on one parcel and offices for CALM on the other lot. There are no physical improvements proposed because the building was extensively remodeled within the past two years. Additionally, public improvements that provided required accessible access to the building were completed under a separate permit.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial condominium units (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Present: Trish Allen, Susan Elledge Planning and Permitting Services (SEPPS); and Derek Westen, Agent for The Ensemble Theatre Company.

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

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

The Public Hearing was opened at 9:45 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 004-14**  
Approved the Tentative Subdivision Map making the findings as outlined in the Staff Report dated January 15, 2014.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated January 15, 2014, 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: 9:48 A.M.**

**E. APPLICATION OF JAMES MCDONALD, OWNER, 128 ANACAPA STREET, APN 033-083-022, OCEAN-ORIENTED COMMERCIAL (OC)/COASTAL OVERLAY (S-D-3) ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM-HIGH, LOCAL COASTAL PLAN DESIGNATION: OCEAN ORIENTED COMMERCIAL & HOTEL AND RESIDENTIAL (MST2012-00332)**

The proposed project involves a one-lot subdivision to create two residential condominium units and the construction of the two detached residential units, each with a two-car garage. The subject lot is 5,085 square feet in size and is currently vacant. The net sizes of the two units, including garages, are 3,202 square feet (Unit A) and 2,668 square feet (Unit B). Each unit would be three stories with a roof-top deck and have access to all common open yard space at the ground level. Grading for the project would comprise 140 cubic yards of excavation and 90 cubic yards of import. Access to the site is directly from Anacapa Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Coastal Development Permit (CDP2012-00007) to allow the subdivision and 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 Act Guidelines Section §15183.

Present: Leo Blickley and James McDonald, Owners.

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

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

The Public Hearing was opened at 10:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Thomas Coleman was acknowledged.

Ms. Reardon requested that the Architectural Board of Review study reducing the height of the proposed buildings.

**ACTION:** **Assigned Resolution No. 005-14**  
Approved the Tentative Subdivision Map and Coastal Development Permit making the findings as outlined in the Staff Report dated January 15, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated January 16, 2014, 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.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 10:55 a.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary