



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

APRIL 30, 2014

#### **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, Associate Planner  
JoAnne LaConte, Assistant Planner  
Kelly Brodison, 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.

There were no announcements.

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

There were no comments.

**II. PROJECTS:**

**\*\* THE FOLLOWING ITEM WAS REVIEWED OUT OF AGENDA ORDER. \*\***

**ACTUAL TIME: 9:18 A.M.**

**A. APPLICATION OF JEREMY ROBERTS, ARCHITECT FOR OLE AND MONIQUE MIKKELSEN, 2618 MESA SCHOOL LANE, APN: 041-283-026, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00516)**

The 7,949 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,872 square foot, one-story residence, an attached 486 square foot two-car garage, and a detached 284 square foot shed. The proposed project involves repairs and replacement of an “as-built” six foot high wood fence along both front property lines facing Mesa School Lane and Linda Road, a proposed six foot high fence along the driveway, and a proposed eight foot high rear fence. The discretionary application required for this project is a Fence Height Modification to allow a fence to exceed 3.5 feet within 10 feet of both front lot lines and on either side of the driveway for a distance of 20 feet from the front lot line (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 15301 and 15305.

Present: Jeremy Roberts, Architect; and Ole and Monique Mikkelsen, Owners.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:26 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 022-14**  
Approved the Fence Height Modification making the findings as outlined in the Staff Report dated April 24, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated April 24, 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.

**\*\* THE FOLLOWING ITEM WAS REVIEWED OUT OF AGENDA ORDER. \*\***

**ACTUAL TIME: 9:01 A.M.**

**B. APPLICATION OF ED DEVICENTE, ARCHITECT FOR 2911 DE LA VINA LLC, 2911 DE LA VINA STREET, APN: 051-202-008, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00107)**

The 7,500 square foot lot is developed with a 2,258 square foot non-residential building. The proposed project involves reducing the square footage of the building by 76 square feet by recessing the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacement of the existing front concrete patio with a new outdoor dining area, with perimeter bollards and chains, a new wood fence, a new trash enclosure, and alterations to the existing parking lot. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing building within the required twenty-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 Sections 15301 and 15305.

Present: Edward DeVicente, Architect.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:11 a.m.

- 1) John Lauritsen, opposition; spoke of concerns regarding street parking. He requested that the employees of the restaurant be required to park on site instead of in the neighborhood to alleviate on-street parking impacts for adjacent residents.

Public comment closed at 9:12 a.m.

**ACTION:** **Assigned Resolution No. 021-14**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated April 24, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated April 24, 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: 9:29 A.M.**

**C. APPLICATION OF JONATHAN VILLEGAS, DARKMOON BUILDING DESIGN AND ENGINEERING, AGENT FOR EDWARD YATES, 474 SCENIC DRIVE, 015-272-003, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (2 DU/ACRE) (MST2013-00425)**

The 15,833 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with five unit apartment complex and a total of five covered parking spaces. The proposed project involves alterations to the existing apartment complex, relocation of an existing front site retaining wall to the front property line, re-grading of the driveway entries, replacement of a wood deck and stairs at the rear of the existing single-family residential unit, replacement of an existing two-car carport with a two-car garage, and replacement of an existing three-car carport with a new three-car garage. The existing carport structures are non-conforming to the required six-foot interior and rear setbacks and the minimum carport dimensions. This project will address the violations identified in enforcement case ENF2013-00676.

The discretionary applications required for this project are:

1. Three Interior Setback Modifications to allow the construction of a two-car garage and three-car garage within the required six-foot interior setbacks to the east, south, and west (SBMC § 28.15.060 and SMBC § 28.92.110); and
2. An Open Yard Modification of the location and configuration requirements. (SBMC § 28.15.060 and SMBC § 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 15302 and 15305 (Replacement of Structures and Minor Alterations in Land Use Limitations).

Present: Jonathan Villegas, Agent; Daniel Lindsay, trustee; and Suzanne Yates, Owner.

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 9:50 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email from Carlos Olvera was received and acknowledged regarding his concerns about drainage onto his property and neighbor relations.

**ACTION:** **Assigned Resolution No. 023-14**  
Approved the Three Interior Setback Modifications and Open Yard Modification making the findings as outlined in the Staff Report dated April 24, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated April 24, 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: 9:55 A.M.**

**D. APPLICATION OF REX RUSKAUFF, ARCHITECT FOR VERDE VISTA LLC, 35 N. CALLE CESAR CHAVEZ, 017-113-004 (APN), OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL URBAN-OCEAN RELATED INDUSTRIAL, LOCAL COAST PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2012-00486)**

The project consists of the demolition and reconstruction of two existing one-story storage buildings (Building C is currently 3,154 square feet and would be reconstructed at 3,626 square feet; Building D would be rebuilt at 3,206 square feet) in approximately the same locations and permitting an “as-built” 1,341 square foot storage building (Building B). There is also an existing 875 square foot office building (Building A) and twenty-one parking spaces to remain on the 28,350 square foot site.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2013-00003) to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City’s Coastal Zone (SBMC Chapter 28.44); and
2. A Development Plan to allow the construction of 1,813 square feet of nonresidential development (SBMC §28.85.030).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan, remain

applicable for this project. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Present: Rex Ruskauff, Architect; and Jaime Melgoza and Mark Rabatin, Agents for Owner.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:03 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 024-14**  
Approved the Coastal Development Permit and Development Plan making the findings as outlined in the Staff Report dated April 23, 2014.

Said approval is subject to the Conditions of Approval as outlined in Exhibit A of the Staff Report dated April 23, 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 10:09 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary