



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 4, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II

Allison DeBusk, Project Planner

JoAnne LaConte, Assistant Planner

Michelle Bedard, 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 public comments.

II. PROJECTS:

ACTUAL TIME: 9:00 A.M.

A. APPLICATION OF STEPHANIE POOLE, ARCHITECT FOR BRUCE HICKEY, 1605 MOUNTAIN AVE, APN: 043-201-010, R-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00014).

The 5,000 square foot parcel is currently developed with an existing one-story 1,080 square foot single-family residence, a detached 230 square foot one-car garage, and an 80 square foot shed. The proposed project involves the demolition of the existing garage and shed, and construction of a new 253 square foot detached one-car garage with an attached approximately 250 square foot trellis. The proposal also includes replacement of an existing concrete patio with new permeable brick pavers. The proposal will address the violations identified within ZIR2006-00044.

The discretionary application required for this project is an Interior Setback Modification to allow the construction of a one-car garage to encroach into the required 5 foot interior 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Stephanie Poole, Architect.

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

Michelle Bedard, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 013-15**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated February 26, 2015.

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: 9:07 A.M.

B. APPLICATION OF KARL KRAS, ARCHITECT FOR LINDA BEDELL, 201 CEDAR LANE, APN: 015-081-002, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00385)

The 10,890 square foot site is currently developed with a 3,090 square foot two-level single family residence with an attached 508 square foot two-car garage. The proposed project involves replacing "as-built" exterior decks and stairs with new decks, stairs, and a deck cover with a new stairway, and to replace an existing stairway in a new location at the rear of the dwelling. Also proposed is the conversion of 60 square feet of garage area to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and an interior remodel. This project will address violations identified in a Zoning Information Report (ZIR2013-00377).

The discretionary application required for this project is an Interior Setback Modification to allow a stairway to encroach within the required 10' interior 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Karl Kras, Architect; and Linda Bedell, Owner.

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

ACTION: **Assigned Resolution No. 014-15**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated February 26, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated February 26, 2015, 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: 9:19 A.M.

C. APPLICATION OF PAT YOCHUM, AGENT FOR JUDY STURGEON AND JACK AND CHARNEE STEVENSON, 710 ALAMEDA PADRE SERRA AND 80 LOMA MEDIA, APN 019-300-010 AND -037, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00638)

The project consists of a lot line adjustment transferring 1,187 square feet from 80 Loma Media to 710 Alameda Padre Serra. Following the adjustment, 80 Loma Media would be 59,914 square feet and 710 Alameda Padre Serra would be 16,140 square feet. A lot area modification would be required for 710 Alameda Padre Serra because, even after adding the 1,187 square feet, it would have less than the required 45,000 square feet of lot area that is required for a lot in the E-1 Zone with a slope of greater than 30%. The adjustment affects an interior lot line and would not change the development potential of either lot. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. A Lot Area Modification to adjust the boundary of a lot at 710 Alameda Padre Serra that has less than the required 45,000 square feet of lot area (SBMC §28.92.110); and
2. A Lot Line Adjustment to transfer 1,187 square feet from 80 Loma Media to 710 Alameda Padre Serra (SBMC Chapter 27.40).

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

Present: Pat Yochum, Applicant; and Judy Sturgeon and Jack & Charnee Stevenson.

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

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

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

Public comment opened at 9:22 a.m.

- 1) Chris Kennedy, neighbor, questioned the reason behind the lot line adjustment and the location of the retaining walls in relation to the property line.

Public comment closed at 9:25 a.m.

ACTION: **Assigned Resolution No. 015-15**
Approved the Lot Area Modification and Lot Line Adjustment making the findings as outlined in the Staff Report dated February 25, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated February 25, 2015.

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 9:27 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary