



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 18, 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
Danny Kato, Senior Planner II
Suzanne Riegle, Associate Planner
JoAnne LaConte, Assistant Planner
Joanna Kaufman, Planning Technician
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 AMY TAYLOR, ARCHITECT FOR LESLIE NOLAN, 3015 SAMARKAND DRIVE, APN: 051-191-007, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2014-00628)

The 7,604 square foot site is currently developed with a 1,092 square foot one-story single family dwelling with an attached 335 square foot two-car garage. The proposed project is to construct a 118 square foot addition to the garage, to legalize an "as-built" 125 square foot first floor addition, to construct 202 square feet of new one-story additions and a 763 square foot second-story addition to the dwelling. Also proposed is demolition of an existing 100 square foot front porch, construction of a new 370 square foot front porch and an interior remodel to the dwelling. The proposed total of 2,635 square feet is 85% of the required maximum floor-to-lot area ratio (FAR)

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the residence and to the garage within the required six-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an "as-built" addition to the residence within the required six-foot interior setback to the south (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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Amy Taylor, 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.

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. 016-15

Approved both requested Interior Setback Modifications to the north and to the south making the findings as outlined in the Staff Report dated March 12, 2015 and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 12, 2015.

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 AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:13 A.M.

B. APPLICATION OF PATRICK MARR ARCHITECT FOR ROBERT FULMER, 1626 SANTA BARBARA ST, 027-192-024, R-3 ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 du/acre) (MST2014-00469)

The existing 20,900 square foot lot is developed with an existing 2,301 square foot, two story residence. The project proposes 1,243 square feet of first and second story additions to the existing residence, and a new attached 719 square foot three-car garage with a 687 square foot one-bedroom residential unit above.

The discretionary application required for this project is a Parking Modification to allow for three instead of the required four parking spaces. (SBMC §28.90.100.G.2)

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.

Present: Patrick Marr, Architect; and Robert Fulmer, Owner.

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

Joanna Kaufman, Planning Technician, and Danny Kato, Senior Planner II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:37 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 018-15**
Approved the Parking Modification making the findings as outlined in the Staff Report dated March 11, 2015.

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

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

ACTUAL TIME: 9:08 A.M.

C. APPLICATION OF MARK LLOYD, L&P CONSULTANTS, AGENT FOR VISTA OCEANO LA MESA VENTURE, LLC, 1702, 1704 AND 1706 LA VISTA DEL OCEANO DRIVE, APNS 035-480-061; -062 & -063; E-1, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2012-00435)

This is a request for a one-year Time Extension of the expiration date of the Lot Line Adjustment approved by the Staff Hearing Officer on February 20, 2013 (SBMC Subsection §27.40.100.B & Gov. Code §66412(d)).

The discretionary application for the project that was previously approved was a Lot Line Adjustment (LLA) among three one-family residentially zoned parcels: APNs 035-480-061; -062 & -063 (also known as 1702, 1704, and 1706 La Vista del Oceano Drive). The subject parcels are part of the Upper Rogers Tract Subdivision and are located in the Alta Mesa Neighborhood and the Hillside Design District.

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

Present: John A. Gehcet, Manager for 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. Ms. Riegle clarified that two of the addresses involved in the request had been officially changed through the Public Works Department and stated that the reference APNs were correct. Ms. Reardon indicated that the Staff Hearing Officer Resolution will include the corrected addresses.

The Public Hearing was opened at 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 017-15**
Approved the one-year Time Extension adjustment for the Lot Line Adjustment originally approved by the Staff Hearing Officer on February 20, 2013, (and as outlined in the written Staff Report, Exhibit A, dated March 11, 2015),.

Subject to the original Section II, Conditions of Approval as stated in SHO Resolution of Approval No. 011-13, dated February 20, 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 9:40 a.m.

Submitted by,



Kathleen Geo, Staff Hearing Officer Secretary

