



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

MAY 13, 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  
JoAnne LaConte, Assistant Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### **I. PRELIMINARY MATTERS:**

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

Susan Reardon, Senior Planner announced that the application for Agenda Item II.B, 1736 La Coronilla Drive had been withdrawn by the applicant and would not be reviewed at today's hearing.

- 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 JARRETT GORIN OF VANGUARD PLANNING LLC, APPLICANT FOR APPELBAUM-SHAPIO LIVING TRUST, 324 SHERMAN ROAD, APN: 019-050-006, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX.1 DU/ACRE) (MST2015-00003)**

The approximately 14,395 square-foot site is currently vacant. The proposed project involves the construction of a new two-story, 2,301 square foot single-family residence with an attached 419 square foot, two-car garage and 283 square feet of raised wood decks. The proposal will replace a 1,775 square foot single family dwelling and 422 two-car garage that were destroyed in the Tea Fire. The proposed total of 2,720 square feet on a 14,395 square foot lot in the Hillside Design District is 64% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow new construction within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow new construction within the required 15-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 Guidelines Section 15303 & 15305.

Present: Jarrett Gorin, Architect; and Amy Von Protz, Designer.

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 9:09 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 026-15**  
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated May 7, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated May 7, 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 APPLICATION WAS WITHDRAWN BY THE APPLICANT. \***

**B. APPLICATION OF RYAN MILLS, ARCHITECT FOR ROBERT W. AND GAIL M. BOGLE TRUST, 1736 LA CORONILLA DRIVE, APN: 035-081-004, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00171)**

The 7,190 square-foot site is currently developed with a one-story, 1,869 square foot single family residence and an attached, 408 square foot two-car garage. The proposed project involves a 77 square foot addition to the front of the dwelling, a new hot tub, an "as-built" deck with alterations to the deck and railing and to permit an "as-built" air conditioning unit at the property.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a portion of an "as-built deck and to allow an "as-built" air conditioning unit to be located in the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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).

**The Application was withdrawn.**

**ACTUAL TIME: 9:26 A.M.**

**C. APPLICATION OF THOMAS A. WOODWARD, FOR THOMAS A. WOODWARD TRUST, 1635 SAN PASCUAL STREET, APN: 043-221-008, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2015-00049)**

The 5,663 square-foot site is currently developed with a 1,137 square foot single family residence. The proposed project involves construction of a 669 square foot detached three-car garage with a new 501 square foot dwelling unit above, and for construction of 27 square feet of accessory storage space to be located under a new stairwell. Also proposed is demolition of an existing 350 square foot concrete slab at the rear of the property. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered.

The discretionary application required for this project is a Parking Modification to allow three covered parking spaces instead of the two covered and two uncovered parking spaces required (SBMC § 28.90.100.G and SBMC § 28.92.110).

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: Thomas A. Woodward, Applicant/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 9:31 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 027-15**  
Approved the Parking Modification making the findings as outlined in the Staff Report dated May 7, 2015.

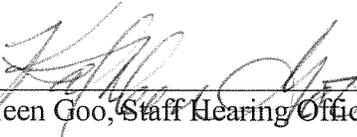
Said approval is subject to the conditions as outlined in the Staff Report dated May 7, 2015, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:37 a.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary