



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 28, 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
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.

Ms. Reardon announced the cancellation of the November 25, 2015, Staff Hearing Officer meeting, and that there were no recent appeals.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF DALE S PEKAREK, DESIGNER, FOR DON MORI, OWNER, 301 MOHAWK ROAD, APN: 041-323-004, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE NONAPPEALABLE JURISDICTION OF THE COASTAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00232).

The 6,743 square foot parcel, located in the in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing 1,280 square foot single family residence, and a detached 424 square foot two-car garage. The proposal involves construction of a new 395 square foot second-story addition and a 23 square foot upper level deck. The proposal also requests to permit the "as-built" 237 square foot sunroom addition on the first floor. The proposed total of 2,336 square feet is 81% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations outlined in Zoning Information Report No. 21834, dated April 5, 1994.

The discretionary applications required for this project are Modifications to allow a conforming second story addition and alterations that will change the basic exterior characteristics of the existing residence that is nonconforming to both the required 20-foot primary front setbacks along Mohawk Road and Carlton Way, and the required 6-foot northerly interior setback (SBMC § 28.87.030.D., 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: Dale S. Pekarek, Designer; Boyd Hernandez, Contractor; and Don Mori, Owner.

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

ACTION: **Assigned Resolution No. 060-15**
Approved the Modifications making the findings as outlined in the Staff Report dated October 22, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated October 22, 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.

B. APPLICATION OF JASON GRANT, DESIGNER FOR NICOLAS D'INCELLI, 640 AURORA AVENUE, APN: 035-122-014, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00038)

The 13,500 square-foot site is currently developed with a 1,590 square foot single family residence, an attached 441 square foot two-car garage and a rear uncovered patio. The proposed project is to construct a 245 square foot one-story addition, a 985 square foot second-story addition, a new covered front entry porch, a new upper level balcony, to permit "as-built" 36 inch high retaining walls and to demolish an "as-built" outdoor shower and screening for the shower. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot interior setback (SBMC § 28.87.030 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: Jason Grant, Designer; and Nicholas D'Incelli, 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 9:23 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 061-15**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated October 22, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated October 22, 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: 9:25 A.M.

C. APPLICATION OF TOM SMITH, APPLICANT FOR PETER OBLANDER, 2840 VERDE VISTA DRIVE, APN: 053-362-015, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00343)

The 5,000 square-foot site is currently developed with a 794 square foot single family dwelling and a detached 321 square foot two-car garage. The proposed project involves a 501 square foot one-story addition with a new trellis at the rear of the dwelling, a new front trellis, demolition of 106 square feet of the existing garage, conversion of 22 square feet of existing garage space to a laundry room, a new trellis and an exterior shower to be attached to the garage, to permit an "as-built" six foot gate across the driveway and for one uncovered tandem parking space. The proposed total of 1,510 square feet is 62% of the maximum guideline floor to lot area ratio (FAR) for the property.

The discretionary applications required for this project are:

1. Parking Modification to allow one covered and one uncovered parking space instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow a new trellis and an addition with alterations including new windows for the dwelling to be located within the required six-foot interior setback to the east (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: Tom Smith, Applicant; and Peter Oblander, 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 9:45 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in support of the proposed project from Jim Terzian, and support letters submitted by the Applicant from Judy Nobriga, and Carl Norine, were acknowledged.

ACTION: **Assigned Resolution No. 062-15**
Approved the Parking Modification and both Interior Setback Modifications making the findings as outlined in the Staff Report dated October 22, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated October 22, 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 9:59 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

