



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 9, 2015

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Andrew Bermond, AICP, Project Planner
Tony Boughman, Assistant Planner
JoAnne La Conte, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

None.

- B. Announcements and Appeals.

1. Susan Reardon, Senior Planner, announced that the Staff Hearing Officer meeting of December 23, 2015 is cancelled.
2. Ms. Reardon announced that the Staff Hearing Officer's denial of the proposed Medical Marijuana Dispensary Permit at 2609 De La Vina has been appealed to the Planning Commission and is awaiting a scheduled hearing date.

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

None.

II. **PROJECTS:**

ACTUAL TIME: 9:00 A.M.

A. **APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR BETTIE RAVEL, 866 PASEO FERRELO, APN: 029-330-022, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2015-00379)**

The project proposes to permit an as-built 330 square foot upper-level deck attached along the front of the house and located within the front setback. The project proposes additional improvements within the front setback, consisting of replacement two windows with French doors on the front elevation, creating a new stone terrace at grade under the second-story deck, and installing decorative wrapped column treatments on the existing deck support posts. Staff Hearing Officer review is requested for a zoning modification to allow the as-built and proposed improvements to be located within the front setback. This project will address violations in enforcement case ENF2014-00992.

The discretionary application required for this project is a Front Setback Modification (SBMC § 28.92.110.2).

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).

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539

Present: Trish Allen, Suzanne Elledge Planning and Permitting; and Tracy Burnell, BBP Architecture.

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

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:15 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters of support from neighbors Tina K. Berg, Rex Ramey and Merilee Jay, Patrick and Sheryl Grace, and The Bommerez family were acknowledged.

ACTION: **Assigned Resolution No. 070-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated December 3, 2015, and 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 TRISH ALLEN, AGENT FOR JOANNE GRONQUIST, 1562 MARQUARD TERRACE, APN: 041-031-018, R-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2013-00424)

The 8,600 square-foot site is currently developed with a 1,286 square foot two-story single family dwelling, a detached 334 square foot garage and a 237 square foot detached accessory structure. The proposed project includes 494 square feet of first floor additions with a new entry stairway, a 194 square foot second floor addition, demolition of an "as-built" 37 square feet addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet is 75% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow one-story additions with alterations to the dwelling including a new entry stairway, new openings and a new deck within the required 15-foot front setback for ground floor portions of the building (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a second-story addition with alterations to the dwelling and new openings in the required 20-foot front setback for upper story portions of the building (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).

Case Planner: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

Present: Trish Allen, Suzanne Elledge Planning and Permitting; and Tim Gronquist, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

Public comment was opened at 9:37 a.m.

- 1) Jody Martinez, neighbor was in support, but requested clarification of whether the second story addition would impact her view.

With no one else wishing to speak, the hearing was closed at 9:42 a.m.

ACTION: **Assigned Resolution No. 071-15**
Approved the Front Setback Modifications making the findings as outlined in the Staff Report dated December 3, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 3, 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: 9:46 A.M.

C. APPLICATION OF ANDERS TROEDSSON, ARCHITECT FOR ROBERT GULOCK AND GRACE GULOCK REVOCABLE TRUST, 941 MEDIO RD., APN: 029-321-016, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNIT/ACRE) (MST2015-00344).

The 10,690 square-foot site is currently developed with a 1,215 square foot single family residence, a 77 square foot basement, a 331 square foot detached garage, a detached 62 square foot shed and a trellis. The proposed project involves demolition of the existing garage, trellis and shed, and 16 square feet of the existing residence; construction of 1,278 square feet of additions to the dwelling, a 208 square foot basement addition, a new 419 square foot two-car garage, new decks and a new stairway. The proposal also includes a new CMU pool equipment enclosure, new condenser units, new retaining walls, new fencing, a new trash enclosure, new swimming pool, restoration of an historic sandstone cap and pier wall and associated grading for the project. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet is 83% of the maximum required floor to lot area ratio.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a new garage, additions, and alterations to the dwelling including roof alterations, new doors and windows, a trash area, condensing units and a pool equipment enclosure with pool equipment within the required 30-foot front setback facing Ferrelo Road to the northwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow additions and alterations to the dwelling including new doors and windows, a new deck, a new swimming pool, and a new stairway within the required 30-foot front setback facing Medio Road to the southwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow a condensing unit and a pool equipment enclosure with pool equipment within the required 10-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 15301 and 15305 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

Present: Anders Troedsson, Architect.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

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

ACTION:

Assigned Resolution No. 072-15

Approved the Front Setback and Denied the Interior Setback Modifications making the findings as outlined in the Staff Report dated December 3, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 3, 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.

Ms. Reardon reopened the discussion to clarify the Front Setback Modification finding for revised findings and revised conditions of approval.

ACTUAL TIME: 10:46 A.M.

D. APPLICATION OF ALLAN MCCOMB, APPLICANT FOR NICHOLAS A. SANFORD, 750 CALLE ALELLA, APN: 041-181-009, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM 3 DWELLING UNITS PER ACRE) (MST2015-00359)

The 15,322-square-foot site is currently developed with a 1,620-square-foot single family residence, a 555.75-square-foot “as-built” deck and an attached 540-square-foot garage. The proposed project is to permit the “as-built” extension of a raised deck, wrapping around the south and east elevations of the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00108).

The discretionary applications required for this project are Front and Interior Setback Modifications to permit the as-built wrap-around deck within the required 30’ front and 10’ interior setbacks (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 (Existing Facilities).

Case Planner: Andrew Bermond, AICP, Project Planner

Email: ABermond@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4549.

Present: Allan McComb, Applicant; and Nicholas Sanford, Owner.

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

Andrew Bermond, AICP, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:53 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 073-15**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated December 3, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 3, 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 10:57 a.m.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

