



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 3, 2016

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Michelle Bedard, Assistant Planner
Betsy Teeter, Planning Technician II
Julie Rodriguez, Planning Commission 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 an appeal has been filed on the Staff Hearing Officer's January 20, 2016 approval of a Storefront Collective Dispensary Permit for a project located at 118 N. Milpas Street. A Planning Commission hearing date has not been scheduled.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF MARK MORANDO, AGENT FOR PAUL ORFALEA, 617 & 623 DE LA VINA AVE, APN: 037-121-009, R-3/R-4, MULTI FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (MAX 28-36 DU/ACRE) PRIORITY HOUSING (MST2015-00394).

The 47,408 square-foot site is currently developed with 18 freestanding cottages, a 16 vehicle carport/garage complex, a detached one-car garage and a detached two-car garage. The proposed project involves the demolition of the one-car garage and the two-car garage to be replaced with three uncovered parking spaces in the same location. The discretionary application required for this project is a Parking Modification to allow for three uncovered parking spaces to replace the existing and required three covered parking spaces (SBMC §28.90.100.G.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).

Present: Mark Morando, Applicant

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.; and with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon confirmed and announced that no public comment letters had been received from the public.

ACTION: **Assigned Resolution No. 007-16**
Approved the Parking Modification making the findings as outlined in the Staff Report dated January 28, 2016.

Said approval is subject to the condition as outlined in the Staff Report dated January 28, 2016.

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: 9:09 A.M.

B. APPLICATION OF JASON GRANT, DESIGNER FOR DOUGLAS CARMAN, 1212 SAN MIGUEL AVENUE, 045-050-012, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE NONAPPEALABLE JURISDICTION OF THE COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00367)

The 5,391 square foot parcel, located in the in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing, one-story, 812 square foot single family residence, with an attached 241 square foot one-car garage. The proposal involves an interior remodel, a 399 square foot two-story addition, and 92 square feet of upper level decks. The proposed total of 1,452 square feet is 57% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a conforming two-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front 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

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

Public comment opened at 9:12 a.m.; and with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon confirmed and announced that no public comment letters had been received from the public.

ACTION: **Assigned Resolution No. 008-16**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated January 28, 2016.

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: 9:14 A.M.

C. APPLICATION OF HUGH TWIBELL, ARCHITECT FOR DEREK L. PACHECO, 522 PEREGRINA ROAD, APN: 051-271-012, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00620).

The 8,250 square-foot site is currently developed with a 1,107 square foot single family dwelling with a detached 374 square foot two-car garage and a detached “as-built” 216 square foot trellis. The proposed project involves permitting the “as-built” detached trellis and for construction of a 42 square foot addition to the dwelling. The proposed total of 1,523 square feet is 47% of the required maximum guideline floor-to-lot area ratio (FAR). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence within the required six-foot interior setback to the west (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 to Land Use Limitations).

Present: Hugh Twibell, Architect.

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

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon confirmed and announced that no public comment letters had been received from the public.

ACTION: **Assigned Resolution No. 009-16**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated January 28, 2016.

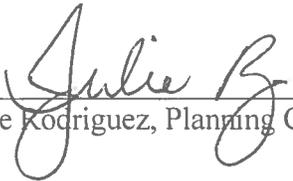
Said approval is subject to the conditions as outlined in the Staff Report dated January 28, 2016, and revised at the hearing.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:20 a.m.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

