



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 16, 2016

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

Kathleen Kennedy, Associate Planner

JoAnne LaConte, Assistant Planner

Andrew Perez, Planning Technician

Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Ms. Reardon announced that Item E, 2215 Carlton Way has been moved to the Consent Calendar.

- B.** Announcements and Appeals.

Ms. Reardon announced that on March 10, 2016, the Planning Commission denied the appeal of 1417 San Miguel Avenue and upheld the decision of the Staff Hearing Officer to deny the front yard modification.

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

There were no public comments.

II. CONSENT ITEMS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF ROBERT D. AND DEBORAH D. HART, PROPERTY OWNERS, 3408-3412 STATE STREET, APN 053-322-009; C-2/SD-2 (COMMERCIAL/ UPPER STATE STREET AREA OVERLAY) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL / MEDIUM HIGH DENSITY RESIDENTIAL (MST2004-00704)

Request for a two year time extension of the Tentative Subdivision Map and Condominium Conversion approved by the City Council on March 27, 2007, for 3408-3412 State Street. The extension is being requested pursuant to SBMC §27.07.110.D. The approved Map is currently scheduled to expire on March 27, 2016. The proposed new expiration date would be March 27, 2018

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

The Public Hearing was opened at 9:00 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 013-16

Approved the requested two (2) year Time Extension to March 27, 2018 making the findings as outlined in the Staff Report dated March 9, 2016.

Said approval is subject to the Conditions of Approval contained in Staff Hearing Officer Resolution No. 042-06.

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: 9:02 A.M.

B. APPLICATION OF MARK LLOYD, AGENT FOR WILLIAMS FAMILY TRUST, RUMSON WEST, LLC AND HERRICK REVOCABLE TRUST; 1702, 1704, 1706 LA VISTA DEL OCEANO DRIVE; APN 035-480-061, -062, -063 (APN), E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DU/ACRE (MST2012-00435)

Request for a one-year Time Extension of the Lot Line Adjustment approved by the Staff Hearing Officer on February 20, 2013, for 1702, 1704, 1706 La Vista Del Oceano Drive. The extension is being requested pursuant to SBMC §27.40.100.B & Gov. Code §66412(d). The discretionary application for the project that was previously approved was a Lot Line Adjustment (LLA) between three one-family residential zoned parcels. 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 approved LLA is currently scheduled to expire on March 20, 2016. The proposed new expiration date would be March 20, 2017.

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

The Public Hearing was opened at 9:03 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 014-16**
Approved the one (1) year Time Extension to March 20, 2017 making the findings as outlined in the Staff Report dated March 9, 2016.

Said approval is subject to the Conditions of Approval contained in Staff Hearing Resolution No. 011-13.

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

III. **PROJECTS:**

ACTUAL TIME: 9:05 A.M.

A. APPLICATION OF JONATHAN VILLEGAS FOR CEC SMP MANAGEMENT, LLC, 814 E. ANAPAMU STREET, APN: 029-192-004, R-3 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: MEDIUM/HIGH DENSITY RESIDENTIAL (15-27 UNITS/ACRE) (MST2015-00611)

The 5,625 square-foot site is currently developed with a 962 square-foot, two-bedroom house and a 193 square-foot, one-car detached garage. The proposed project involves the demolition of the existing garage and replacement with a 228 square-foot garage, a 291 square-foot addition with interior alterations to a legally nonconforming residence, and a new 250 square-foot wood deck off the rear of the residence. This project will address violations identified in the most recent Zoning Information Report (ENF2015-00457) for restricting access to required covered parking. The discretionary application for this project is an Interior Setback Modification to allow the residential addition to be located within the required 6-foot interior setback (SBMC §28.21.060 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: Jonathan Villegas, Applicant.

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

Andrew Perez, Planning Technician, 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. 015-16**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated March 10, 2016, and revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 10, 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: 9:12 A.M.

B. APPLICATION OF ROBERT J. PESTER, ARCHITECT FOR JAMES RICHARD HOWLEY, 915 WEST VALERIO STREET, APN: 043-203-005, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2015-00564)

The 7,500 square-foot site is currently developed with a 1,433 square foot single family dwelling, a detached 324 square foot two-car garage, an “as-built” 134 square foot detached accessory building and an “as-built” outdoor fireplace. The proposed project involves demolition of the existing garage, “as-built” accessory building and fireplace, and construction of a new 430 square foot two-car garage with a new 591 square foot one-bedroom residential unit above, a 123 square foot second-story deck, 286 square feet of detached accessory space and an uncovered parking space.

The discretionary application required for this project is a Parking Modification to allow two covered and one uncovered parking space 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: Robert J. Pester, Architect; and James Howley, 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 9:16 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 016-16**
Approved the Parking Modification making the findings as outlined in the Staff Report dated March 10, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated March 10, 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: 9:20 A.M.

C. APPLICATION OF GILBERT ALAJARIN, PROPERTY OWNER, 527 E. MICHELTORENA STREET, APN: 027-260-019, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (MST2015-00362)

The 10,609 square-foot site is currently developed with a 1,776 square foot single family dwelling and an 824 square foot three-car garage with an 824 square foot one-bedroom dwelling unit above. The proposed project involves permitting the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. The proposal also includes an "as-built" two foot eight inch tall stone wall added within five feet of the existing three foot nine inch sandstone wall on the front property line, and the "as-built" refinishing of the existing western lot line wall with stone. An Administrative Height Exception has been approved for the over height wall. This property is on the City's List of Potential Historic Resources.

The discretionary application required for this project is an Interior Setback Modification to allow an outdoor pizza oven, chimney, barbeque and counter in the required six-foot interior setback to the west of the property (SBMC § 28.21.060 and SBMC § 28.92.110).

Present: Kathy and Gilbert Alajarin, Owners.

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 9:25 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 017-16**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated March 10, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 10, 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: 9:27 A.M.

D. APPLICATION OF CITY OF SANTA BARBARA AIRPORT, 6100 HOLLISTER AVENUE, APN 073-080-065, A-I-1/SP-6 (AIRPORT INDUSTRIAL/AIRPORT INDUSTRIAL AREA SPECIFIC PLAN) ZONES, GENERAL PLAN DESIGNATION: AIRPORT (MST2015-00600)

The proposed project involves a three-lot subdivision of a 14.47 acre parcel located at 6100 Hollister Avenue in Sub-Areas 2 and 3 of the Airport Industrial Area Specific Plan (SP-6). A 54 foot wide road right of way easement would be dedicated to the City of Santa Barbara. Pursuant to the terms and conditions of the Purchase and Sale Agreement between the City of Santa Barbara and Direct Relief, proposed Parcel One would be purchased by Direct Relief. Proposed Parcel Two and Three would be retained by the City of Santa Barbara Airport. No development is proposed as part of the subdivision.

The discretionary application required for this project is a Tentative Subdivision Map to allow a three-lot subdivision (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Present: Hazel John, Airport Director; Owen Thomas, Supervising Engineer; and Andrew Bermond, Project Planner.

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:34 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 018-16**
Approved the Tentative Subdivision Map making the findings as outlined in the Staff Report dated March 9, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 9, 2016, 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 ON THE CONSENT CALENDAR ***

E. APPLICATION OF AMY VON PROTZ, ARCHITECT FOR CONSTANCE TOWNSEND, PROPERTY OWNER, 2215 CARLTON WAY, APN 041-326-002, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2015-00130)

The project consists of a proposal to convert a 595 square foot accessory space into a secondary dwelling unit within an existing 3,393 square foot residence with an attached 451 square foot, two-car garage and an additional uncovered parking space on a 12,575 square foot lot, located in the non-appealable jurisdiction of the Coastal Zone. The discretionary application required for this project is a Coastal Development Permit for a secondary dwelling unit (SBMC §28.44).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendar days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City (i.e. not appealable).

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. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Ms. Reardon acknowledged an email in support of the requested Coastal Development Permit from Mary and Tony Abbott and announced a decision approving the project at 2215 Carlton Way making the findings contained in the

written staff report dated March 9, 2015, and subject to the conditions of approval contained therein.

ACTION: **Assigned Resolution No. 019-16**
Approved the Coastal Development Permit making the findings as outlined in the Staff Report dated March 9, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated March 9, 2016.

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

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:57 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary