



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 30, 2015

CALL TO ORDER:

Renee Brooke, City Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Renee Brooke, City Planner
Betsy Teeter, Planning Technician II
Andrew Perez, Planning Technician I
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Agenda Item C., 1317 State and 1330 Chapala Streets project has been postponed indefinitely at the Applicant's request.

- B.** Announcements and Appeals.

Renee Brooke, City Planner made the announcements that an appeal had been made to City Council for 1417 San Miguel Avenue regarding the Staff Hearing Officer's decision to deny the front yard modification, which was upheld by the Planning Commission on March 10, 2016.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF MISAEL CONTRERAS FOR TODD BOGDAN AND HEATHER TAYLOR, 1215 DE LA GUERRA ROAD, APN: 031-071-003, E-3 ZONE (SINGLE-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 UNITS/ACRE (MST2015-00615))

The 7,414 square-foot site is currently developed with a 1,841 square foot, one-story single-family dwelling and a detached 456 square foot two-car garage. The proposed project involves an interior remodel of the kitchen and dining room, addition of new windows, a skylight, and a door providing access to a new 215 square foot front deck off the dining room that will cantilever over the garage.

The discretionary application for this project is a Distance Between Buildings Modification to allow the deck to encroach into the 5 foot minimum distance between main and accessory buildings (SBMC 28.87.062 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: Misael Contreras, Applicant.

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

Andrew Perez, Planning Technician I, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 020-15**
Approved the Distance Between Buildings Modification making the findings as outlined in the Staff Report dated March 23, 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: 9:10 A.M.

B. APPLICATION OF DENNIS THOMPSON FOR ANDREW & LAURIE WILSON, 1011 ARBOLADO ROAD, 019-241-023, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/ACRE) (MST2015-00623)

The 18,833 square foot parcel, located in the Hillside Design District, is currently developed with a 2,068 square foot single-family residence and a detached 380 square foot two-car garage with an attached 141 square foot storage room. The proposed project is for a 499 square foot addition to an existing two-level single-family residence. The garage and storage room will be demolished and replaced with a new 383 square foot two-car garage and a replacement 141 square foot storage room, both to be connected to the residence with a new breezeway. This project will also address violations in Zoning Information Report ZIR2009-00521.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new storage room and breezeway to encroach into the required interior setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow the new garage and storage room to encroach into the required front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Modification to allow an accessory building (storage room) to be located in a front yard (SBMC § 28.87.160).

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: Dennis Thompson, Architect; Gerard Shively, Agent for Owner.

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

Betsy Teeter, Planning Technician II, 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. 021-15

Approved the Interior and Front Setback Modifications, and the Front Accessory Building Modification making the findings as outlined in the Staff Report dated March 24, 2016, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated March 24, 2016.

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 POSTPONED INDEFINITELY AT THE APPLICANT'S REQUEST ***

C. APPLICATION OF LISA PLOWMAN, RRM DESIGN GROUP, AGENT FOR ARLINGTON THEATRE PROPERTY, LLC; 1317 STATE STREET AND 1330 CHAPALA STREET; APN 039-131-001, -007 C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL / HIGH DENSITY RESIDENTIAL (MST2015-00443)

The proposed project consists of a two-lot subdivision of a 2.41-acre lot. Proposed Lot 1 (1330 Chapala Street) would be 0.72 acres and would contain the approved, but not completed, Arlington Village mixed-use development containing 33 apartments and 984 square feet of commercial floor area. Proposed Lot 2 (1330 Chapala Street) would be 1.69 acres and would contain the Arlington Theatre. The approval would convert the 33 apartment units approved under variable density standards to Average Unit Density units.

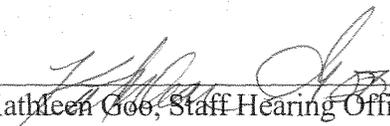
The discretionary application required for this project is a Tentative Subdivision Map to allow the division of one (1) lot into two (2) lots (SBMC 27.07).

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.

III. ADJOURNMENT

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

Submitted by,



Kathleen Goe, Staff Hearing Officer Secretary