



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 13, 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
Kelly Brodison, Assistant Planner
JoAnne LaConte, 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.

There were no announcements

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

There were no public comments.

II. CONSENT:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF TROY WHITE, DUDEK, AGENT FOR 203 CHAPALA STREET, LLC., 203 CHAPALA STREET, APN 033-041-001, R-4 AND SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2007-00634, CDP2009-00007)

Request for a one year time extension of the Tentative Subdivision Map, Coastal Development Permit and Modifications approved by the Planning Commission on June 11, 2009, for a condominium development at 2003 Chapala Street. The extension is being request pursuant to SBMC 27.07.110.D. The approved Map is currently scheduled to expire on June 11, 2016. The proposed new expiration date would be June 11, 2017.

Present: Troy White, Agent; and Kelly Brodison, Assistant Planner.

Ms. Reardon announced that she read the Staff Report for the proposed project.

ACTION: **Assigned Resolution No. 022-16**
Approved the one-year Time Extension of the Tentative Subdivision Map, Coastal Development Permit and Modifications making the findings as outlined in the Staff Report dated April 6, 2016.

Said approval is subject to the original Conditions of Approval contained in Planning Commission Resolution No. 026-09, dated June 11, 2009.

The fifteen calendar day appeal period to the City Council was announced.

III. PROJECTS:

ACTUAL TIME: 9:04 A.M.

A. APPLICATION OF LISA STIDD-SILVER, APPLICANT FOR JOYCE PENEAU AND ANTOINE SHABAZZ, 1735 BATH STREET, APN: 027-082-007, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2015-00590)

The 5,289 square-foot site is currently developed with a 1,273 square foot one-story single family dwelling, a detached 170 square foot one-car garage and an "as-built" fence and trellis. The proposed project involves demolition of the existing garage, as-built" fence and trellis, construction of a new 218 square foot one-car garage, a 49 square foot first floor addition, a 576 square foot second-story addition and a new three foot high fence on top of an existing 30 inch high stone wall that will result in a five foot six inch high cumulative wall/fence height. The project will address violations in a Zoning Information Report (ZIR2015-00063). The proposed total of 2,116 square feet of development on a 5,289 square foot lot is 84% of the maximum guideline floor to lot area ratio (FAR). The project requires an Administrative Height exception for the over height wall/fence and for an over height hedge and wall at the property. This residence has been added to the City's List of Potential Historic Resources.

The discretionary applications required for this project is a 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 10-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 to Land Use Limitations).

Present: Lisa-Stidd-Silver, Applicant.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

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

ACTION: **Assigned Resolution No. 023-16**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated April 7, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated April 7, 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.

ACTUAL TIME: 9:13 A.M.

B. APPLICATION OF PATRICIO NAVA, DESIGNER FOR ADALBERTO GALLEGOS, 725 W. ARRELLAGA STREET, APN: 043-243-002, R-2 (TWO-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2016-00072)

The 5,500 square-foot site is currently developed with an 819 square foot single family dwelling, a detached 149 square foot one-car carport, 212 square feet of “as-built” one-story additions to the dwelling and an “as-built” playground structure. The proposed project involves permitting the 212 square feet of “as-built” additions to the dwelling and removing the “as-built” playground structure from the property. The proposed total of 1,180 square feet on a 5,500 square foot lot is 46% of the guideline floor to lot area ratio (FAR). The proposal will address a violation in a Zoning Information Report (ZIR2004-00461).

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 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: Patricio Nava, Designer.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood and noticed miscellaneous items stored in the setbacks, carport, and open yard area which should be cleared away.

ACTION: **Assigned Resolution No. 024-16**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated April 7, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated April 7, 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.

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:24 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary