



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MAY 25, 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
Allison DeBusk, Project Planner
Kelly Brodison, Assistant Planner
Andrew Perez, Planning Technician II
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 ITEMS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JEFF SHELTON ARCHITECT FOR JON THOMAS TERRELL AND SALLY ANNE TERRELL, PROPERTY OWNERS, 321 E. CANON PERDIDO STREET, APN 029-301-019, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCE: OFFICES AND RESIDENTIAL (MST2009-00220).

Request for a two year time extension of the Tentative Subdivision Map approved by the Staff Hearing Officer on June 2, 2010. The extension is being requested pursuant to SBMC §27.07.110. The original approved Map would have expired on June 2, 2012, and a two year extension extended the approval until June 2, 2014. Subsequently, Assembly Bill 116 (AB116) extended the map until June 2, 2016. The proposed new expiration date would be June 2, 2018.

Present: Jeff Shelton, Architect; and Kenneth and Nancy Rourke, Owners.

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

The Public Hearing was opened at 9:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon stated that given the Zoning Ordinance update currently underway, the required finding for consistency with the Zoning Ordinance could only be made for a one year time extension. She indicated that the approval of a one year time extension would not preclude the applicant from requesting another one year time extension at a later date.

ACTION:

Assigned Resolution No. 034-16

Approved a one-year Time Extension for the Tentative Subdivision Map and Condominium Conversion Permit originally approved by the Staff Hearing Officer on June 2, 2010, with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance, as it was at the time it was originally approved.

Said approval is subject to the original Conditions of Approval contained in SHO Resolution No. 027-10, dated June 2, 2010.

III. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF DAWN SHERRY, ARCHITECT FOR KENNETH AND NANCY ROURKE, 190 CEDAR LANE, 015-010-031, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00296)

The 9,671 square-foot site is currently developed with a 2,278 square foot, one-story single family dwelling and a detached 499 square foot garage. The proposed project involves a 368 square foot expansion of the 417 square foot existing patio with patio cover and addition of privacy walls around the patio area.

The discretionary applications required for this project is a Front Setback Modification to allow improvements in the front 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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Kenneth Rourke, Owner.

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 II, 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.

Ms. Reardon requested the Single Family Design Board review the amount of paving on the site and consider requiring permeability between the sandstone in the patio area.

ACTION: **Assigned Resolution No. 035-16**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 19, 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 HEARING BRIEFLY RECESSED AT 9:12 A.M., AND RECONVENED AT 9:25 A.M. ***

ACTUAL TIME: 9:25 A.M.

B. 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 1.12 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 (1317 State Street) would be 1.29 acres and would contain the Arlington Theatre. Approval of the subdivision would convert the 33 apartment units approved under the City's variable density standards to Average Unit-Size 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.

Present: Lisa Plowman, RRM Design Group; Trent Lyon, Agent for the Owners.

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

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:29 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of construction-related concerns at the project site from Joann Olejnik, neighbor, was received and acknowledged. Mr. Lyon addressed these various construction concerns and offered to act as the contact agent for the neighbor.

ACTION: **Assigned Resolution No. 036-16**
Approved the Tentative Subdivision Map making the findings as outlined in Exhibit A of the Staff Report dated May 18, 2016.

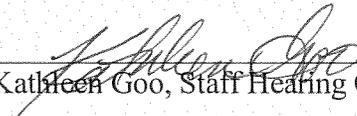
Said approval is subject to the conditions as outlined in Exhibit A of the Staff Report dated May 18, 2016, and as revised at the hearing.

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 9:36 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary