



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

JULY 6, 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

Michelle Bedard, Assistant Planner

Tony Boughman, 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.

Ms. Reardon announced that public hearing for the project located at 200 Helena Avenue for a Coastal Development Permit and Development Plan which was suspended by the Planning Commission liaison will be held by the Planning Commission on Thursday July 14, 2016.

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

There were no public comments.

II. **PROJECTS:**

**ACTUAL TIME: 9:01 A.M.**

A. **APPLICATION OF LISA STIDD SILVER ARCHITECT FOR WILLIAM MELLER FAMILY LLC, 2720 DE LA VINA STREET, APN: 051-220-021, C-2/SD-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL-MEDIUM HIGH RESIDENTIAL (MST2016-00114).**

The 12,000 square foot parcel is developed with an existing 3,857 square foot non-residential building. The proposed project involves a change of use from retail to restaurant/wholesale, an interior remodel, minor façade alterations, new rooftop equipment, and site alterations including restriping the parking lot, new bicycle parking, new outdoor dining, and new landscaping.

The discretionary applications required for this project are:

1. Front Setback Modification to allow door and window alterations to the existing non-residential building located within the required 20-foot front (west) setback (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110).
2. Interior Setback Modification to allow storage of trash/recycling bins to encroach within the required 10-foot interior (east) setback, adjacent to a residential zone (SBMC §28.66.060, 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 15303.

Present: Lisa Stidd Silver, Architect.

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

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

Ms. Reardon requested clarification on parking lot landscaping, trash area location, and turn around areas.

The Public Hearing was opened at 9:10 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 041-16**  
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated June 30, 2016.

Said approval is subject to the conditions added 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: 9:15 A.M.**

**B. APPLICATION OF KEITH RIVERA, ARCHITECT FOR BRAD & CYNTHIA FROHLING LIVING TRUST, 321 OCEANO AVENUE, 045-071-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN LAND USE PLAN DESIGNATION: RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2015-00347).**

The 7,564-square foot project site is currently developed with a 1,186-square foot one-story single family dwelling, including a 228-square foot attached garage. The project consists of the demolition of the existing single-family residence and construction of a 1,655-square foot two-story single-unit building with an attached two-car garage, and a 3,453-square foot three-story duplex building with two attached two-car garages for a total of three proposed residential units. Related site grading, utilities, paving, drainage and landscaping are proposed. The existing zoning requirements would allow one residential unit and the Local Coastal Land Use Plan would allow two residential units.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow greater residential density than currently allowed in the R-2 zone (SBMC §28.92.110.A.2); and
2. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that no environmental review is required pursuant to the California Environmental Quality Act Guidelines Section 15270 (Projects Which Are Disapproved).

Present: Keith Rivera, Architect; and Cynthia Frohling, Owner.

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

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon acknowledged the direction given to the applicant during the application review process but stated that the required findings for approval of the proposed project could not be made.

Ms. Reardon recessed the meeting to allow the Applicant and Property Owner time to discuss their options for action.

**\* THE HEARING RECESSED AT 9:36 A.M. AND RECONVENED AT 9:41 A.M. \***

**ACTION:**

Continued indefinitely for the applicant to work with Staff on a revised project.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:43 a.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary