

City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JULY 20, 2016

CALL TO ORDER:

Bea Gularte, Acting Staff Hearing Officer/Senior Planner I, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Bea Gularte, Senior Planner I
Danny Kato, Senior Planner II
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.

Ms. Gularte announced that an appeal to City Council has been filed regarding the previously reviewed 1417 San Miguel project that received a denial from both the Staff Hearing Officer and the Planning Commission on appeal. The City Council appeal date for this project is Tuesday, July 26, 2016.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF DAWN SHERRY FOR SBCH PROPERTIES, LLC, 2912 DE LA VINA STREET, APN: 051-180-029, C-2 (COMMERCIAL) / SD-2 ZONE (SPECIAL DESIGN DISTRICT), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2016-00150)

The 17,857 square-foot site is currently developed with a 1,200 square-foot commercial building and a 452 square-foot front patio. The proposed project involves a 270 square-foot expansion of the front patio and a new trellis to provide shade for the patio seating. The project also includes three new awnings on the North, South, and East elevations, a relocated ADA path of travel, altered driveway envelope and removal of an existing palm tree located in the front setback.

The discretionary application required for this project is a Front Setback Modification to allow the proposed trellis to encroach into the 10-foot front setback required by the Special District 2 (SD-2) Zone (SBMC §28.45.008 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: Lauren Deason, Applicant.

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

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

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

A letter in support from Carolle Van Sande was acknowledged.

ACTION:

Assigned Resolution No. 042-16

Approved the Front Setback Modification with revised findings at the hearing from those proposed in the Staff Report dated July 14, 2016, for a trellis with posts that are set back five feet from the front lot line with eaves that are allowed to encroach 2½ feet further into the front setback.

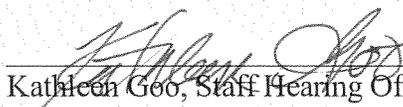
Said approval is subject to the condition added at the hearing that the screen planting along the front masonry wall shall remain to provide a buffer between the sidewalk and the seating area.

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

III. ADJOURNMENT

Ms. Gularte adjourned the meeting at 9:17 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary