



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 17, 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
Megan Lowery, Associate 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.

Ms. Reardon announced that the appeal of the Staff Hearing Officer's partial approval of a front setback modification for a project located at 2912 De la Vina Street will be heard by the Planning Commission on September 8, 2016.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF TONY XIQUES OF DEXIGN SYSTEMS, AGENT FOR ADELAIDA ORTEGA, 1028 OLIVE STREET, APN: 029-230-017, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 27 DU/ACRE) (MST2015-00583)

The 7,500 square-foot site is currently developed with a 1,574 square-foot single-family residence and 409 square-foot detached garage. The proposed project involves the demolition of the existing 409 square-foot garage and construction of a one-story, 750 square-foot, one-bedroom dwelling unit and three-car carport. The carport will connect the existing 1,574 square-foot residence and the new 750 square-foot dwelling unit, resulting in a duplex. A section of new 6-foot high wooden fence is proposed along the eastern property line in the area previously occupied by the garage.

The discretionary application required for this project is a Parking Modification to allow the reduction of required parking spaces from four to three (SBMC §28.90.100 and §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Present: Tony Xiques, Applicant; Frank and Adelaida Ortega, Owner.

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

Megan Lowery, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email and attached letter in opposition from David Dickinson was acknowledged.

ACTION: **Assigned Resolution No. 048-16**
Approved the Parking Modification making the findings as outlined in the Staff Report dated August 11, 2016, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated August 11, 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: 9:12 A.M.

B. APPLICATION OF BECKER STUDIOS, INC., APPLICANT FOR KENNY VAN ZANT, 100 E. CONSTANCE AVENUE, APN: 025-041-001, E-1 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2014-00625)

The 33,779 square foot site is currently developed with a 3,357 square foot two-story single-family residence with an attached 523 square foot two-car garage, a swimming pool and an "as-built" 139 square foot detached shed. The proposed project involves 365 square feet of first-floor additions, 121 square feet of second-floor additions and permitting the "as-built" 139 square foot detached shed. The property includes a designated historic Indian Laurel Fig tree to remain unaltered. The proposed total of 4,505 square feet on a 37,779 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in a Zoning Information Report (ZIR2014-00300).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the "as-built" shed in the required 30-foot front setback facing Constance Avenue (SBMC § 28.15.060 and SBMC § 28.92.110); and,
2. An Interior Setback Modification to allow the "as-built" shed in the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow the "as-built" shed to be located within a front yard (SBMC § 28.87.170 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 in Land Use Limitations).

Present: Diane Kelly, Applicant from Becker Studios, Inc.

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

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

The Public Hearing was opened at 9:20 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in support from Florence J. Sanchez, neighbor, was acknowledged.

ACTION: **Assigned Resolution No. 049-16**
Approved the Front Setback Modification, the Interior Setback Modification, and the Modification for the detached accessory space to be located within a front yard making the findings as outlined in the Staff Report dated August 11, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated August 11, 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: 9:24 A.M.

C. APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 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 in Land Use Limitations).

Present: Jarrett Gorin, Applicant; and Jeremy Jewell, Owner.

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

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

The Public Hearing was opened at 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Two emails in support were acknowledged that were included as exhibits in the Staff Report dated August 11, 2016, from Bob and Sharon Callis and Robbie and Jennifer Church. And an additional email in support from Oscar Zavala and Jill Hurd was acknowledged.

Ms. Reardon clarified for the Applicant the reasons why she could not make the required findings to approve the requested Parking Modification.

ACTION: **Assigned Resolution No. 050-16**
Denied the Parking Modification making the findings as outlined in the Staff Hearing Resolution No. 050-16.

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: 9:40 A.M.

D. APPLICATION OF BECKER STUDIOS, INC., APPLICANT FOR ORNELLA FACCIN, 1330 CACIQUE STREET, APN: 017-233-024, C-P (RESTRICTED COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27-DU/ACRE) (MST2016-00119)

The 7,500 square-foot site is currently developed with a 5,070 square foot commercial complex. The proposed project involves interior and exterior alterations to convert the existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet of commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of the building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes, new rooftop screening walls, and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the conversion of commercial floor area to two residential units with new bicycle parking, new rooftop walls and private outdoor living space in the required ten (10) foot interior setback to the South (SBMC § 28.54.060 and SBMC §28.92.110); and;
2. An Interior Setback Modification to allow the conversion of commercial floor area to two residential units in the required ten foot interior setback to the East (SBMC § 28.54.060 and SBMC §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project

Present: Diane Kelly, Applicant from Becker Studios, Inc.

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

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

The Public Hearing was opened at 9:52 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 051-16**
Approved the Interior Setback Modifications making the findings as outlined in the Staff Report dated August 11, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated August 11, 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:03 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary