



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

SEPTEMBER 28, 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  
Danny Kato, Senior Planner II  
Megan Lowery, Associate Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### **I. PRELIMINARY MATTERS:**

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Ms. Reardon announced that Agenda Item III-A, 501 Brinkerhoff Avenue was continued two weeks at the Applicant's request to the October 12, 2016 hearing.

- B.** Announcements and Appeals.

Ms. Reardon made the following announcements:

1. The November 23, 2016, Staff Hearing Officer meeting has been cancelled; however, a December 21, 2016 Staff Hearing Officer meeting has been added to the 2016 SHO Meeting Calendar.
2. The Planning Commission public hearing of the Staff Hearing Officer's August 31, 2016 approval of an Interior Setback Modification for a project located at 1127 Bath Street has been scheduled for Thursday, November 3, 2016.

- 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 MARK EDWARDS, AGENT FOR LOS AGUAJES L.P., 124 LOS AGUAJES, APN: 033-041-007, R-4/SD-3, (HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE), GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)**

This is a request for a one year time extension of the expiration date of the Tentative Map, Modifications and Coastal Development Permit approved by the Planning Commission on September 3, 2009. The approved Map was set to expire on September 3, 2016, based on the time extension granted by the City and the statutory extensions provided by the State. The current time extension request was submitted prior to the expiration date, consistent with City requirements.

The project consists of the demolition of an existing 884 square-foot, single-family residence and 440 square-foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The approved structure would be three stories with a maximum building height of 29' 7", consisting of 3,856 square feet of residential floor area above 1,143 square feet of garage floor area on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages, a one-car garage, and one unenclosed covered parking space, a two-bedroom residential unit and two one-bedroom residential units. The project includes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. The project also includes landscaping changes, bioswales and a retention basin adjacent to the proposed residences.

Present: Mark Edwards, Applicant/Agent.

**ACTION:** **Assigned Resolution No. 061-16**  
Approved a one-year Time Extension to September 3, 2017, for the Tentative Subdivision Map, Modifications and Coastal Development Permit, making the findings as outlined in the Staff Report dated September 21, 2016, and subject to the original Conditions of Approval contained in the Planning Commission Resolution No. 033-09, dated September 3, 2009.

### III. PROJECTS:

**\*THE FOLLOWING ITEM WAS CONTINUED TWO WEEKS AT THE APPLICANT'S REQUEST.\***

**A. APPLICATION OF VANGUARD PLANNING, LLC, APPLICANT FOR RYAN L. & JILL BELL, 501 BRINKERHOFF AVENUE, APN: 037-162-008, C-2 (COMMERCIAL ) ZONE, GENERAL PLAN DESIGNATION: (COMMERCIAL/MEDIUM HIGH DENSITY 15-27 DU/ACRE) (MST2015-00111) CONTINUED TWO WEEKS AT THE APPLICANT'S REQUEST**

The 2,203 square foot site is currently developed with 708 square foot one-story single-family dwelling with a 205 square foot front covered entry deck. The proposed project involves replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling, exterior alterations including new windows and doors, and an interior remodel to an existing single-family residence located in the Brinkerhoff Avenue Landmark District. No new square footage is proposed to the dwelling and no parking exists on site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). This residence is a designated Structure of Merit.

The discretionary applications required for this project is a Front Setback Modification to allow alterations to the dwelling including the replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling and new windows and a new door in the required 10-foot front setback facing Brinkerhoff Avenue (SBMC § 28.21.060 and 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).

**ACTUAL TIME: 9:03 A.M.**

**B. APPLICATION OF MARK BACINO, FOR MARK C. BACINO LIVING TRUST, 1420 LA CIMA ROAD, APN: 041-022-004, R-1 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: (LOW DENSITY RESIDENTIAL MAX. 3 DU/ACRE) (MST2015-00167).**

The 16,195 square-foot site is currently developed with a 1,400 square foot one-story single-family dwelling, a detached 273 square foot art studio, the "as-built" conversion of a 496 square foot two-car carport to a garage, by adding a garage door, an "as-built" fountain, fire pit, a six and one-half foot high arbor with gate and an "as-built" three and one-half foot to five foot high fence. The proposed project includes permitting the "as-built" conversion of the carport to a garage, permitting the "as-built" fountain, fire pit, gate, arbor, and over height wall and fencing, and removal of a bar sink and refrigerator from the art studio. An Administrative Height Exception is required to allow the wall and fencing with

entry arbor and gate to exceed three and one-half feet in height within 10 ft. of the front lot line. The project will address violations identified in Enforcement Case (ENF2014-00387) and in a Zoning Information Report (ZIR2014-00185).

The discretionary application required for this project is a Front Setback Modification to allow a fountain to encroach into the required 15-foot front setback for buildings and structures (SBMC § 28.15.060 and 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: Mark Bacino, Applicant and Owner.

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

Danny Kato, Senior Planner II, 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.

**ACTION:** **Assigned Resolution No. 062-16**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated September 22, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated September 22, 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 9:21 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary