City of Santa Barbara
Planning Division

STAFF HEARING OFFICER MINUTES

October 26, 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
Kelly Brodison, Assistant Planner
Betsy Teeter, 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. Reardon announced that:

1) The January 4, 2017 Staff Hearing Officer meeting has been cancelled.

2) On October 13, 2016 the Planning Commission upheld an appeal of the August 17, 2016 Staff Hearing Officer's denial of a requested parking modification for a project located at 246 San Clemente Avenue.

3) Staff received an appeal of the October 12, 2016 denial of a front setback modification for a four-foot encroachment and approval of a two foot front setback encroachment for a project located at 1547 Shoreline Drive. A Planning Commission hearing date has not been scheduled.

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 JARRETT GORIN, VANGUARD PLANNING, AGENT FOR ANN WILMS, PROPERTY OWNER, 243 SALIDA DEL SOL, APN 045-121-003, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN AND COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2016-00312)

The project consists of a proposal to convert 600 square feet of the existing residence to a Secondary Dwelling Unit and construct 28.5 lineal feet of retaining wall (maximum height 26") to create one uncovered parking space. The lot is developed with a 2,827 square foot two-story residence with a 398 square foot attached two-car garage. The 8,546 square foot lot is located in the Single Family Residence and Coastal Zones (E-3/SD-3) of the City of Santa Barbara and has a General Plan and Coastal Land Use Designation of Residential 5 units per acre.

The discretionary application required for this project is a Coastal Development Permit for a secondary dwelling unit (SBMC §28.44).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City (i.e. not appealable).

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. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She announced that the project conforms to the Coastal Act and City's Local Coastal Plan.

ACTION: **Assigned Resolution No. 067-16**
Approved the Coastal Development Permit making the findings as outlined in the Staff Report dated October 19, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated October 19, 2016, and as revised at the hearing.

Ms. Reardon announced that given this project is located in the Non-Appealable Jurisdiction of the Coastal Zone, this action is final.

III. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR BOB AND MAUREEN KAFKIS, 580 RICARDO AVENUE, APN 035-131-008, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2016-00164)

Proposal for a 597 square foot second-story addition with a 75 square foot balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two car garage. The project also includes a new pool, pool equipment and spa in the rear yard and a remodel of the existing first floor. The proposed total of 1, 867 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a conforming two-story addition that will change the basic exterior characteristics of the existing residence as the attached garage is nonconforming to the required 30-foot front setback (SBMC § 28.87.030, 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 in Land Use Limitations).

Present: Chris Cottrell, Architect.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Public comment opened at 9:08 a.m.

1) Brian C. Moulton, opposition; expressed concerns regarding privacy and private view impacts, in addition to vacation rentals in the neighborhood which is being resolved by the City. Ms. Reardon clarified that her purview concerned just the modification, and that he should return and further address his concerns to the Single Family Design Board.

Public comment closed at 9:13 a.m.

ACTION: **Assigned Resolution No. 068-16**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated October 20, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated October 20, 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: 9:15 A.M.

B. APPLICATION OF PATRICIO NAVA, AGENT FOR RAUL GUTIERREZ, 1217 PUNTA GORDA STREET, APN 017-293-014, R-3 ZONE, MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) R-3 (MULTI FAMILY RESIDENCE) ZONE, (MST2015-00031)

The proposed project is to construct a new, 798 square foot two-story dwelling unit at the rear of an existing 916 square foot one-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot 4-car carport will comprise the ground floor of the new unit and will be attached to the existing front unit. Also proposed on this approximately 5,000 square foot parcel is approval of an Administrative Height Exception to legalize an "as-built" 4'-6" tall CMU wall topped with a wrought iron railing and to construct a new 5'-0" tall fence around the designated front personal outdoor living space.

The discretionary application required for this project is an Interior Setback Modification to allow a conforming three-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required six-foot interior 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 in Land Use Limitations).

Present: Patricio Nava, Agent.

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

Betsy Teeter, Planning Technician 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. 069-16**

Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 20, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 20, 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: 9:25 A.M.

C. **APPLICATION OF ROBERT PESTER, ARCHITECT FOR MIKE AND KEVAN LYONS, 1208 CASTILLO STREET, APN 039-162-022, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORITY HOUSING (MST2016-00388)**

Proposal for a 119 square foot addition to the existing 740 sq. ft. one-story single-family dwelling and a 90 square foot addition to the existing detached 175 square foot garage. The proposed improvements will attach the garage to the dwelling. The proposed total of 1,300 sq. ft. on a 2,747 square foot lot is 60% of the guideline maximum floor to lot area ratio.

The discretionary application required for this project is an Interior Setback Modification to allow the addition to the currently non-conforming garage to encroach into the required six foot interior 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 in Land Use Limitations).

Present: Robert Pester, Architect; and Kendell Lyons, daughter of the Owners.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:28 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 070-16**

Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 20, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 20, 2016.

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 9:30 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary