



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

MARCH 23, 2011

### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Renee Brooke, Senior Planner I  
Betsy Teeter, Planning Technician II  
Tony Boughman, Planning Technician I  
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 Reardon announced that Item III.C, 201 E. Pueblo Street was withdrawn by the applicant.
- B. Announcements and appeals.  
Ms. Reardon announced that on March 10, 2011, the Planning Commission denied the appeal of the Staff Hearing Officer's approval of a Performance Standard Permit for a project located at 1233 Mission Ridge Road. The Planning Commission's denial has been appealed to the City Council.
- C. Comments from members of the public pertaining to items not on this agenda.  
None.

**II. CONSENT ITEMS:**

**ACTUAL TIME: 9:04 A.M.**

**A. APPLICATION OF KEITH RIVERA, ARCHITECT FOR POPP LLC PROPERTY, 825 DE LA VINA STREET, APN, 037-041-0024, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE AND COMMERCIAL GENERAL COMMERCE (MST2007-00400).**

This project is a request for a three-year time extension of the expiration date of the Tentative Map and Modification approved by the Planning Commission on March 18, 2010, and on appeal by City Council May 11, 2010.

The project consists of a one-lot subdivision to create a mixed use development with two (2) three-story buildings consisting of three commercial office spaces and seven residential condominium units on a 14,750 square foot lot in the C-2 zone. The residential portion of the project would be comprised of four (4) one-bedroom and three (3) two-bedroom units between 800 and 1,800 square feet in size. Each two-bedroom unit will have a small commercial office space for a total of 686 square feet of commercial square feet. The proposal will result in 8,507 square feet of residential area and 686 square feet of commercial area for a total of 9,193 square feet. Parking is proposed within seven vertically tandem parking garages that each accommodate two vehicles. There would also be two (2) uncovered guest spaces and three (3) uncovered commercial spaces. Approximately 500 cubic feet of grading is required.

Present: Derek Westen, Agent; and Keith Rivera, Architect.

Mr. Rivera presented his request for the time extension on the project.

The Public Hearing was opened at 9:06 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter in opposition from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 011-011**  
Approved the three-year time extension to May 11, 2015, for the Tentative Map and Modification request with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance, as it was at the time it was originally approved.

Said approval is subject to the original Conditions of Approval as stated in the Planning Commission Resolution No. 002-10, dated March 18, 2010 (as outlined in the Staff Report, Exhibit A, dated March 16, 2011).

**III. PROJECTS:**

**ACTUAL TIME: 9:07 A.M.**

**A. APPLICATION OF CLAY AURELL, AGENT FOR 116 KIMBERLY AVE, LLC, 111 STATE STREET/ 116 KIMBERLY AVENUE, APNS 033-075-003, -004, -008, -009 AND -010, HRC-2 HOTEL AND RELATED COMMERCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2011-00036).**

The 25,000 square foot project site is currently developed with a 6,705 square foot commercial building, formerly housing a 131 seat restaurant. The proposed project involves building shell/core and exterior alterations including the replacement of doors, windows, and construction of a new roof. A new entry trellis, trellis refurbishment and the demolition and replacement of two trash enclosures in new locations are also proposed.

The discretionary applications required for this project are Modifications to allow alterations within the required 10'-0" and 20'-0" front setbacks on Kimberly Avenue and State Street (SBMC §28.22.060). No new floor area is proposed.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Clay Aurell, 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.

The Public Hearing was opened at 9:19 a.m., and with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 012-11**  
Approved the Modification making the findings as outlined in the written Staff Report, dated March 16, 2011.

Said approval is subject to the conditions outlined in the written Staff Report, dated March 16, 2011.

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: 9:23 A.M.**

**B. APPLICATION OF THOMAS MOORE, ARCHITECT FOR CAMERON PORTER, 1720 SAN ANDRES STREET, APN 043-191-015, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00066).**

The 5,040 square foot project site is currently developed with a single-family residence, a one-car garage, and a 75 square foot shed. The proposed project involves the construction of a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage and 160 square foot attached storage room. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story, two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site.

The discretionary application required for this project is a Modification to provide less than the required 15 foot minimum dimension for the common open yard area and to provide the common open yard area in the front yard (SBMC §28.21.081).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 & 15305.

Present: Thomas Moore, Architect; and Cameron Porter Owner.

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

Tony Boughman, Planning Technician I, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:32 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter in opposition from Paula Westbury was acknowledged.

Ms. Reardon requested the location of the designated common open yard area be relocated to remove the main walkway from the required 15'x15' open yard area.

Ms. Reardon stated she could support moving the designated common open yard area to include a portion of the front setback.

**ACTION:** **Assigned Resolution No. 013-11**  
Approved the Modification making the findings as outlined in the written Staff Report dated March 14, 2011.

Said approval is subject to the condition as outlined in the written Staff Report dated March 14, 2011.

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

C. **APPLICATION OF KURT MAGNESS, ARCHITECT FOR JONATHAN KENNEY, 201 E. PUEBLO STREET, APN 025-132-010, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00387) [WITHDRAWN AT THE APPLICANT'S REQUEST]**

The 10,000 square foot project site is currently developed with a single-family residence and attached 2-car garage with accessory space above. The proposed project involves the "as-built" conversion of an existing storage room above the garage to habitable space, including the addition of a full bathroom and a new skylight, and construction of a new 220 square foot addition to provide internal access to the room above the garage. The discretionary applications required for this project are Modifications to allow the conversion of the storage room above the garage and the new full bathroom and skylight to occur within the required 30' front and 10' interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 and 15305.

IV. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:41 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary