



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 6, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Bettie Weiss, City Planner
Renee Brooke, Senior Planner
Allison de Busk, Project Planner
Suzanne Riegle, 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.

1. The appeal of the Staff Hearing Officer's partial denial of the project at 1210 Olive Street has been scheduled for a Planning Commission hearing on March 14, 2013.
2. Ms. Reardon announced that Bettie Weiss, City Planner, will be reviewing the last agenda item, 531 E. Cota Street.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF SYNDI SOUTER, AGENT FOR GERROLD AND BARBARA RUBIN, 215 E. MISSION STREET, APN 025-323-009, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00455)

The 20,000 square foot lot is developed with a 4,134 square foot, two-story residence, a 346 square foot detached garage with an attached "as-built" 412 square foot storage room, and a 215 square foot detached accessory building (pool house). The proposed project is a request to permit the as-built storage room attached to the existing detached garage. The existing garage is located approximately one foot from the eastern property line and the as-built storage building is located two feet from the eastern property line and 2'-8" from the northern property line. The project would result in a total of 627 square feet of detached accessory space plus 346 square feet of detached garage space. The proposal would abate violations listed in ENF2011-01056.

The discretionary applications required for this project are:

1. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the north side of the property (SBMC §28.15.060 and §28.92.110);
2. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the east side of the property (SBMC §28.15.060 and §28.92.110); and
3. A Modification to allow detached accessory buildings on the site to exceed a total of 500 square feet (SBMC §28.87.160 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 [Existing Facilities].

Present: Syndi Souter, Agent for Owners.

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

Allison de Busk, Project Planner, gave the Staff presentation and recommendation for denial.

The Public Hearing was opened at 9:09 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Petitions of support from Jim Kearns and Charles Foss were received from the Applicant and acknowledged in the Staff Report. A letter of concern from Paula Westbury was acknowledged.

Ms. Reardon stated she could support the requested Modifications because the building is for storage only, is only seven feet in height, preserves the oak trees on site, and has no openings in the setback.

ACTION: **Assigned Resolution No. 012-13**
Approved the Modifications making the findings as revised at the hearing.

Said approval is subject to the conditions as required 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: 9:18 A.M.

B. APPLICATION OF PAUL ZINK, ARCHITECT FOR ARTHUR DENK, OWNER, 32 E. ISLAY STREET, APN 027-102-005, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00440)

The 6,080 square-foot site is currently developed with a 1,470 square-foot, one-story residence with a 270 square-foot, detached garage. The proposal includes the demolition of the existing detached garage, construction of a slightly larger one-car garage, and a one- and two-story residential addition to attach the new garage to the existing residence.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required ten-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to allow a minor addition to the reconstructed one-car garage within the required ten-foot interior setback. (SBMC § 28.87.030.D., 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 (Existing Facilities).

Present: Paul Zink, Architect; and Don Rizzo and Arthur Denk, Owners.

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

Suzanne Riegle, Assistant Planner, 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.

and a letter of from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 013-13**
Approved the Modifications making the findings as outlined in the Staff Report dated February 27, 2013.

Said approval is subject to the condition as required 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.

**** THE HEARING BRIEFLY RECESSED AT 9:35 A.M., AND RECONVENED AT 9:37 A.M. ****

ACTUAL TIME: 9:37 A.M.

C. APPLICATION OF L & P CONSULTANTS, AGENT FOR SANTA BARBARA DANCE ARTS, 531 E. COTA STREET, APN 031-171-014, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL (MST2012-00491)

The 17,000 square-foot site is currently developed with an 8,720 square-foot (net), one-story commercial warehouse and 14 parking spaces. The proposed project involves a change of use from warehouse to a dance school and related exterior changes including: new windows in loading bays, new roof and skylights, HVAC unit, removal of security fencing and loading doors, new parking layout with landscape planters, new fencing, new finish materials, new paint, and interior remodeling. The discretionary application required for this project is a Modification to allow 13 parking spaces to be provided for the project rather than the 35 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 (Existing Facilities).

Present: Karl Kras, Architect; Brent Daniels, Applicant; Sheila Caldwell (Executive Dir. for Dance Alliance Studio); and Chelsey Swanson, Transportation Planner.

Ms. Weiss announced that she read the Staff Report for the proposed project and is familiar with the site and surrounding neighborhood. She stated she had some concerns regarding issues of parking and public access to the nearby public park with regard to the number of special events planned on the site.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 10:00 a.m.

- 1) Jerry Beaver (adjacent owner); verified that he understood the parking requirement of the City's that in the event that the dance studio would ever choose to leave the current site, they would be required by the City to return to design review to determine the future use of the parking lot. Stated he approves and supports the dance studio's conversion of the warehouse.
- 2) Dave Pintard, supports the dance studio's conversion of the warehouse as beneficial to the surrounding neighborhood.
- 3) Ginny Brush, (SB County Arts Commission) supports the dance studio's conversion of the warehouse as a great asset to the community.
- 4) Sheila Caldwell (Executive Dir., SB Dance Alliance); submitted additional letters of support; and supports the dance studio's conversion of the warehouse as a great asset to the neighborhood and surrounding community.

Letters of support from David Beaver and Renee Courington (property owners), Salud Carbajal, Ginny Brush, David Asbell, Matt Tavianni, Jackie Rotman, Sheila Caldwell, Sean Apperson, Charles Romanus, Carrie Towbes, Jan Hahka, and Nancy Grinstein were received and acknowledged from the Applicant in the Staff Report. A letter of general concern from Paula Westbury was acknowledged.

Public comment closed at 10:10 a.m.

ACTION:

Assigned Resolution No. 014-13

Approved the Modifications making the findings as outlined in the Staff Report dated February 28, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated February 28, 2013, 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. Weiss adjourned the meeting at 10:37 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary