



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 3, 2013

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, Senior Planner
Suzanne Riegler, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Susan Reardon, Senior Planner announced that the next scheduled SHO meeting on April 17, 2013, will start at 12:30 p.m., due to the scheduling of a 9:00 a.m. joint City Council and Planning Commission meeting being held in the David Gebhard Meeting Room.

- B.** Announcements and Appeals.

There were no announcements.

- 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 NEUMAN MENDRO, ANDRULATIS ARCHITECTS, ARCHITECT FOR PAUL H. TUCKER, 165 CEDAR LANE, APN 015-083-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00012) CONTINUED FROM MARCH 20, 2013

This item was previously noticed for the March 20, 2013, Staff Hearing Officer hearing, which was cancelled. The 13,796 square foot parcel is currently developed with a 2,088 square foot, one-story residence with an attached 459 square foot garage. The proposal includes construction of a 295 square foot, detached, one-car carport, 135 square feet of additions to the existing residence, and conversion of the existing garage to habitable floor area. Parking for the resulting 2,672 square foot, one-story residence will be provided with an uncovered parking space and a detached, one-car carport.

The discretionary application required for this project is a Modification to allow the conversion of the existing garage to habitable space and to install a new window within the required ten-foot interior setback (SBMC § 28.15.060, § 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: Dave Mendro, Architects; and Sean Foster, Project Captain for Owner.

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 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 015-13**
Approved the Modification making the findings as outlined in the Staff Report dated March 14, 2013.

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: 9:08 A.M.

B. APPLICATION OF AMY VON PROTZ, AGENT FOR RAY OLMSTEAD, 915 N. ALISOS STREET, APN 029-315-008, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2013-00054) CONTINUED FROM MARCH 20, 2013

This item was previously noticed for the March 20, 2013, Staff Hearing Officer hearing, which was cancelled. The 3,965 square foot parcel is currently developed with a 1,067 square foot, one-story residence with a raised foundation and a 256 square foot detached garage. The proposal includes the replacement of two windows with two pair of French doors and the construction of a 165 square foot deck, both at the rear of the existing residence.

The discretionary application required for this project is a Modification to allow a deck that exceeds 36 inches in height to be located within the required 1,250 square foot open yard. (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: Amy Von Protz, Agent; and Ray Olmstead, Owner.

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 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 016-13**
Approved the Modification making the findings as outlined in the Staff Report dated March 14, 2013.

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: 9:14 A.M.

C. APPLICATION OF AMY VON PROTZ, AGENT FOR GEORGE AND JOËL STEWART, 1830 OVERLOOK LANE, APN 015-094-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00048)

The 8,652 square foot parcel is currently developed with a 2,477 square foot single-family residence with an attached two-car garage. The proposal includes installing a pair of new doors at the front entry and two pairs of French doors on the front and rear elevations, the replacement of all windows in the same openings, and a new 22 square foot Juliet balcony. Also proposed is the replacement of existing over-height hedges with mock strawberry at the front lot line and driveway. This application addresses violations identified in Zoning Information Report ZIR2012-00272.

The discretionary application required for this project is a Modification to allow the Juliet balcony to encroach into the required thirty-foot front setback (SBMC § 28.15.060 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: Amy Von Protz, Agent; and George Stewart, Owner.

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

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

The Public Hearing was opened at 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 017-13**
Approved the Modification making the findings as outlined in the Staff Report dated March 28, 2013.

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: 9:20 A.M.

D. APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR MONTANA VISTA, 2927 DE LA VINA STREET, APN 051-202-026, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2013-00060)

The 0.67-acre lot is currently developed with a mixed-use development. The Architectural Board of Review previously approved a tenant improvement for Gold Coast Surgical Center that required 56 parking spaces; two of which were located off-site (MST2013-00025). The revised proposal includes eliminating the two off-site parking spaces and providing 54 parking spaces for the development on-site. The discretionary application required is a Modification to allow 54 parking spaces for the project instead of the 56 required parking spaces. (SBMC § 28.90.100 & 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: Trish Allen, Agent for Owner; and Eric Wold, Agent for Gold Coast Surgery Center, LLC.

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.

Public comment opened at 9:32 a.m.

- 1) John Lauritsen, opposition; expressed concerns regarding potential off-site parking impacts for residents specifically along Serena Road.

Letters of concern from John Devore and Paula Westbury were acknowledged.

Public comment closed at 9:35 a.m.

Ms. Reardon stated that based on the submitted parking study, the estimated peak parking demand can be accommodated by the existing 54 on-site parking spaces.

ACTION: **Assigned Resolution No. 018-13**
Approved the Modification making the findings as outlined in the Staff Report dated March 28, 2013, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated March 28, 2013.

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: 9:44 A.M.

E. APPLICATION OF FRED L. SWEENEY, ARCHITECT FOR SALLY GRUBB, 209 WEST CONSTANCE AVE., APN 025-022-003, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2013-00027)

The 2,832 square foot lot is currently developed with an 829 square foot, one-story residence and a 171 square foot, detached garage. The proposal includes permitting “as-built” improvements including an 82 square foot laundry room addition, removal of a four square foot water heater enclosure, removal of an existing chimney, and construction of a 5'-6" high wall. The “as-built” wall is located within two feet of the existing five-foot high retaining wall on the front property line and along the alley frontage.

The discretionary applications required for this project are:

1. A Modification to allow the “as-built” laundry room to encroach into the required six-foot interior setback (SBMC § 28.21.060 & SBMC § 28.92.110); and
2. A Modification to allow the cumulative height of existing and “as-built” walls to exceed a maximum height of 3.5 feet within ten feet of the front property line (SBMC § 28.87.170 & 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: Fred Sweeney, Architect; and Sally Grubb, Owner.

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 10:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 019-13**
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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:55 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

