



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 17, 2013

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 12:30 p.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Suzanne Riegle, Assistant Planner
Susan Gantz, Planning Technician II
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 an appeal has been filed on the Staff Hearing Officer's April 3, 2013 approval of an interior setback modification and a fence height modification for a project located at 209 W. Constance Avenue. A Planning Commission hearing date has not yet been scheduled.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 12:31 P.M.

A. APPLICATION OF RICHARD REDMOND, ARCHITECT FOR MICHAEL TOWBES LLC, 2020 ALAMEDA PADRE SERRA, APN 019-163-004, SP-7 RIVIERA CAMPUS SPECIFIC PLAN, GENERAL PLAN DESIGNATION: OFFICE LOW IMPACT RESEARCH & DEVELOPMENT (MST2013-00035).

Proposal for minor rooftop alterations at the southeast corner of Ebbetts Hall, within the Riviera Campus. The proposal includes a 20" increase in height to an existing 22" parapet wall, and a 28" increase in height to an existing adjacent 14" parapet wall. The finish height of these parapet walls, which will surround two proposed rooftop decks, will be 42". This property is a Designated City Landmark: "Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair."

The discretionary application required for this project is a Modification to allow alterations to the existing structure within the required 35' 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: Richard Redmond, Architect.

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

Susan Gantz, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 12:38 p.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 020-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 10, 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: 12:40 P.M.

B. APPLICATION OF SALNAUN MASOOMAN, OWNER OF 444 CONEJO ROAD, APN 019-061-029, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2011-00309)

The proposed project includes a new approximately 1,614 square foot single-family dwelling and 485 square foot attached garage to replace the 1,614 square foot single-family dwelling and 289 square foot garage destroyed in the 2008 Tea Fire. The project will increase the previous one car garage to a two car garage, resulting in a 485 square foot garage. The project also includes a roof change and window changes within the required front and interior setbacks. A permit has been issued for the rebuild of the dwelling and garage; however, changes to the project require Modifications to allow alterations and additions within the required setbacks. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') interior setback (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: Behzad Masooman, Designer.

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 12:45 p.m.

1) Brian Milburn, neighbor, spoke in support of the project.

The Public Hearing was closed at 12:46 p.m.

ACTION: **Assigned Resolution No. 021-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 10, 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: 12:49 P.M.

C. APPLICATION OF LAURI VIVATSON, AGENT FOR BARBARA NERGAARD, 3554 STATE STREET, APN 053-313-016, C-2/SD-2 (COMMERCIAL/SPECIAL DISTRICT) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00068)

The 13,504 square foot parcel is currently developed with a multi-tenant non-residential building with a parking lot at the rear of the site. The proposed project involves installing three awnings at the front of the building along State Street. The discretionary land use application required for this project is a Modification to allow the awnings to encroach into the required ten-foot front (SD-2 Zone) setback (SBMC §28.45.008 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Lauri Vivatson, Agent.

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 12:53 p.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 022-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 11, 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: 12:56 P.M.

D. APPLICATION OF RAMIRO R. ARROYO, JR., 1440 WEST VALERIO STREET, APN: 041-040-029, R-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00074)

The 5,626 square-foot site is currently developed with a 956 square foot, one-story residence and a 324 square foot detached garage. The proposed project involves permitting an “as-built” 45 square foot addition to the rear of the house. The proposal will abate violations listed in ZIR2011-00203 and ENF2013-00268. A Public Works Encroachment Permit will be required for any “as-built” improvements constructed in the public right-of-way

The discretionary application required for this project is a Modification to the open yard location and configuration requirements. (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 Section 15301.

Present: Ramiro Arroyo, 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 1:01 p.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 023-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 11, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated April 11, 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. Reardon adjourned the meeting at 1:21 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary