



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

OCTOBER 2, 2013

#### **CALL TO ORDER:**

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

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Assistant Planner  
Kelly Brodison, 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.

There were no announcements.

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

There were no comments.

- D.** Reconsideration – 2846 Verde Vista (MST2013-00315), approved by the Staff Hearing Officer with conditions on September 18, 2013.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation and stated that if the request for reconsideration is approved, a new public notice would be provided.

Ms. Reardon approved the request for reconsideration. The public hearing will be scheduled for a future agenda and a new public notice will be provided.

II. **PROJECTS:**

**ACTUAL TIME: 9:02 A.M.**

A. **APPLICATION OF WADE DAVIS, ARCHITECT FOR WAYNE AND MICHELLE TRELLA, 820 VALES STREET, APN 035-083-014, E-1, ONE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00335)**

The 8,124 square foot parcel is located within the Hillside Design District, and is currently developed with a 1,754 square foot, one-story residence with an attached 406 square foot two-car garage. The project site is on the corner of Vales and Margo Streets and the existing structure is non-conforming to the front setbacks along both street frontages. The proposed project involves a remodel to the existing residence. The discretionary application required for this project is a Front Setback Modification to allow window and door alterations within the 30-foot secondary front setback along Margo Street (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 (Existing Facilities).

Present: Jim Davis, Architect.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:06 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. 056-13**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated September 25, 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: 9:07 A.M.**

**B. APPLICATION OF KEN DICKSON APPLICANT FOR PETER AND DORIAN HIRTH, 1727 SANTA BARBARA ST, APN: 027-111-017, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00348)**

Proposal to reconstruct two seven-foot tall pillars and reinstall a pair of wrought iron gates with a maximum height of seven feet at the front property line. The development of the vacant parcel is currently being reviewed under a separate application (MST2013-00276). The discretionary application required for this project is a Wall Height Modification to allow the entry columns and gate to exceed the maximum allowable height of 42-inches (SBMC § 28.87.170 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 and 15305 (Existing Facilities and Minor Alteration to Land Use Limitations).

Present: Ken Dickson, Applicant.

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 9:14 a.m.

- 1) Mary Suding, submitted a speaker slip to be included in the interested party listing on the project.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 057-13**  
Approved the Wall Height Modification making the findings as outlined in the Staff Report dated September 26, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 2013, and as revised at the meeting.

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: 9:19 A.M.**

**C. APPLICATION OF DUFFY SMITH ARCHITECT FOR PAUL BROMBAL, 3000 STATE STREET, APN: 053-342-018, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00108)**

The 5,175 square foot lot is currently developed with a 3,464 square foot commercial building with two uncovered parking spaces. The project includes new awnings, door and window changes, remodel of the existing rear canopy, a new security enclosure at the rear, removal of a portion of the roof parapet, and interior remodel. The discretionary application required for this project is a Front Setback Modification to allow new awnings and alterations to the building within the required 20-foot front 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Duffy Smith, Architect.

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 9:26 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. 058-13**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated September 26, 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: 9:30 A.M.**

**D. APPLICATION OF ERIC SWENUMSON DESIGNER FOR FARZEEN & VENUS M. NASRI TRUST, 2430 CALLE ALMONTE, APN: 041-412-012, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00020)**

The 9,972 square foot lot located in the Hillside Design District is developed with a one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes construction of a one-story 34 square foot addition, an 846 square foot second floor addition, a 170 square foot deck above the garage. The proposed total of 3,134 square feet residence with attached garage is 85% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow alterations to an existing garage, including a new roof deck within the required 30-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
2. A Modification to allow alterations and additions to the existing residence and garage that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 30-foot front setback (SBMC §28.87.030.D. 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Eric Swenumson, Architect.

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 9:40 a.m.

- 1) Alison Jordan, opposition; expressed concerns with regard to obstruction of private views and privacy concerns of the second-story north elevation office window looking into her living room, kitchen, and yard.

Letters of opposition from Ginny and Paul Kuhn, Steve and Alison Jordan, and Paula Westbury were acknowledged.

Public comment closed at 9:42 a.m.

Ms. Reardon encouraged the applicant to work further with the Single Family Design Board and neighbors to address privacy concerns related to the second-story north office window.

**ACTION:**

**Assigned Resolution No. 059-13**

Approved the Modification to allow alterations and additions, and the Front Setback Modification making the findings as outlined in the Staff Report dated September 26, 2013.

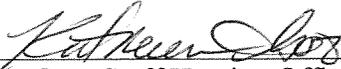
Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 2013, and as revised at the hearing.

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 9:54 a.m.

Submitted by,



---

Kathleen Goo, Staff Hearing Officer Secretary