



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 13, 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 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 agenda Item II.E, 1816 Cleveland Ave. has been continued to the November 27, 2013, meeting at the Applicant's request.

- B. Announcements and Appeals.

Ms. Reardon announced an appeal has been filed on the Staff Hearing Officer's October 30, 2013 approval of a Front Setback Modification and a Development Plan for a project located at 101 S. La Cumbre Road. The appeal has been scheduled to be heard by the Planning Commission on December 12, 2013.

- 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. **RECONSIDERATION OF AN APPLICATION OF THOMAS V. SMITH ARCHITECT FOR CARL NARINE, 2846 VERDE VISTA DRIVE, APN: 053-362-016, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00315)**

The 5,000 square foot lot is currently developed with an 856 square foot one-story residence, and a 266 square foot detached two-car garage. The proposed project includes permitting "as-built" improvements including a 128 square foot addition

to the rear of the existing residence, and alterations to the detached garage. The proposed parking is to be provided with an oversized one-car garage and a new tandem parking space. The proposal will abate violations listed in ENF2013-00564 and ZIR2013-00174.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the “as-built” addition to encroach into the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow an uncovered tandem parking space and “as-built” alterations to the existing garage within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110).

At a public hearing on September 18, 2013, the Staff Hearing Officer approved the applications with conditions, including a requirement that the half bathroom be removed from the garage. The applicant has since reconfigured the garage floor plan to address the Staff Hearing Officers concerns and request the conditions be amended to allow a half bathroom in the garage. This is a request for reconsideration of the Staff Hearing Officer’s action on September 18, 2013.

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: Thomas V. Smith, Architect; and Carl Narine, 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 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 067-13**
Approved the Interior Setback Modifications making the findings and determinations as outlined in Staff Hearing Officer Resolution #055-13.

Said approval is subject to the conditions as outlined in the Staff Report dated November 7, 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: 9:09 A.M.

B. APPLICATION OF MEHDI HADIGHI ARCHITECT FOR KC YOUNG, LLC, 1732 GILLESPIE ST, APN: 043-181-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE (MST2013-00381)

The 4,000 square-foot site is developed with a 1,984 square foot two-story single-family residence. The project site is currently under construction. There are two open building permits (BLD2013-01155 and BLD2013-00761) that have been issued for alterations to the residence, including exterior repairs and alterations, an interior remodel, and a replacement roof. The proposed project includes permitting the “as-built” alterations to the entry porch, proposed construction of an attached one-car garage, relocation of utilities, and the removal of an existing tree along the eastern property line. An alternate detached garage design may be considered that would result in the reduction in the required open yard.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the “as-built” alterations to the entry porch, including an increase in the roof height, within the required six-foot interior setback to the west (SBMC § 28.18.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the construction of a one-car garage within the required three-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. An Open Yard Modification to reduce the required 1,250 square foot open yard area due to construction of a one-car garage. (SBMC § 28.18.060 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Mehdi Hadighi, 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 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon did not feel that the proposed driveway width of 8-feet, 3-inches was adequate to serve the proposed garage.

ACTION: **Assigned Resolution No. 068-13**
Approved the western Interior Setback Modification for the change to the height of roofed entry porch, and denied the eastern Interior Setback Modification and the Open Yard Modification for construction of the proposed one-car garage, making the findings and determinations as outlined in the Staff Report dated November 7, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated November 7, 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.

ACTUAL TIME: 9:35 A.M.

C. APPLICATION OF RANDY HAHKA AGENT FOR JEFF & LINDA HAVLIK, 1615 HILLSIDE ROAD, APN: 041-092-010, R-1 ONE-FAMILY RESIDENCE ZONE, GENERA PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE (MST2013-00415))

The 6,931 square-foot site is currently developed with a 1,714 square foot one-story residence with an “as-built” carport. The proposed project involves demolishing the existing carport and constructing an attached 366 square foot two-car carport. The discretionary application for the project is an Open Yard Modification of the dimension and/or location 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Randy Hahka, Agent; and Jeff Havlik, 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 9:43 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 069-13**
Approved the Open Yard Modification making the findings and determinations as outlined in the Staff Report dated November 7, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 7, 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.

ACTUAL TIME: 9:48 A.M.

D. APPLICATION OF DON SWANN DESIGNER FOR THE LYNNE C. ISRAEL FAMILY TRUST, 1310 SHORELINE DRIVE, APN: 045-195-011, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE (MST2013-00289))

The 6,098 square-foot site is located on a corner lot in the Appealable Jurisdiction of the Coastal Zone and is developed with a 3,686 square foot two-story single-family residence. On July 22, 2013, the Single Family Design Board approved alterations to the residence including the replacement of windows and doors, replacement of the exterior siding to match existing, and replacement of the existing roof with a new metal roof. Following the approval, the applicant revised the project to include a new second story window. The discretionary application required for the project is a Front Setback Modification to allow the new second story window to be installed within the required 20-foot front setback.

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: Don Swann, Designer.

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 9:50 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 070-13**
Approved the Front Setback Modification making the findings and determinations as outlined in the Staff Report dated November 7, 2013.

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

THE FOLLOWING AGENDA ITEM WAS CONTINUED TO THE NOVEMBER 27, 2013, MEETING.

E. APPLICATION OF PETER WALKER HUNT ARCHITECT FOR SHARON GORDON, 1816 CLEVELAND AVE, APN: 027-061-010, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2013-00344) CONTINUED TO THE NOVEMBER 27, 2013, MEETING

The 5,555 square foot lot is currently developed with a 621 square foot one-story single-family residence. The project proposes to permit "as-built" improvements including a 95 square foot under-story, utility room addition, alterations to the roof form, a 64 square foot entry addition, and a two-car carport and deck. The proposal will abate violations identified in ENF2013-00555. The discretionary applications required for this project is an Interior Setback Modification to allow additions and alterations within the required 6-foot interior setback (SBMC § 28.18.060 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 and 15305 (Existing Facilities and Minor Alteration to Land Use Limitations).

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:53 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary