



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 27, 2013

CALL TO ORDER:

Bettie Weiss, Staff Hearing Officer/City Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Suzanne Riegler, Associate Planner
Allison De Busk, Project Planner
Kelly Brodison, Assistant Planner
Michelle Bedard, 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. Weiss announced that appeals have been filed for 101 S. La Cumbre Road (Upper State Street), which will be reviewed at the Planning Commission hearing on December 12, 2013; and for 1732 Gillespie Street, which appeal hearing has not yet been set.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF TOM OCHSNER, ARCHITECT FOR ROB AND MICHELLE FOSTER, PROPERTY OWNERS, 345 W. MOUNTAIN DRIVE, APN 021-102-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DU/ACRE) (MST2013-00414).

The 28,257 square foot lot is located in the Hillside Design District and is developed with a 1,311 square foot one-story residence, a 482 square foot detached two-car garage, and a 505 square foot one-story accessory structure. The proposal involves a remodel and the construction of a 427 square foot one-story addition to the existing residence, and a new 385 square foot covered deck. The discretionary application required for this project is a Front Setback Modification to allow improvements to be constructed within the 35-foot front setback along West Mountain Drive (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: Ray Aimes, Representative for Tom Ochsner, Architect.

Ms. Weiss 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. 071-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated November 20, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 20, 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 BILL FERGUSON, OWNER, 215 OLIVER ROAD, APN: 041-329-003, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS/AC), (MST2013-00437)

The 6,250 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,386 square foot two-story residence and a detached 244 square foot one-car garage. The proposed project involves the demolition of 40 square feet, construction of a 329 square foot first-floor addition at the rear of the existing residence, and a new uncovered tandem parking space. The discretionary application required for this project is an Interior Setback Modification to allow the addition to encroach into the required six-foot interior setback to the north (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: Bill Ferguson, Owner.

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

Suzanne Riegle, Associate 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. 072-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 21, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 21, 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: 9:12 A.M.

C. APPLICATION OF TIM FREEMAN, PROPERTY OWNER, 1375 KENWOOD ROAD, APN: 041-132-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2013-00442)

The 8,258 square foot lot is located in the Hillside Design District, and is developed with a 1,408 square foot one-story residence and a detached 126 square foot one-car garage. The proposed project involves the permitting of the “as-built” 180 square foot first floor addition to connect the existing residence and garages to create laundry and storage rooms. The discretionary application required for this project is a Front Setback Modification to allow additions within the required thirty-foot front setback (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: Tim Freeman, Owner.

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

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

The Public Hearing was opened at 9:16 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. 073-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated November 21, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 21, 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 HEARING BRIEFLY RECESSED AT 9:16 A.M., AND RECONVENED AT 9:22 A.M. ****

ACTUAL TIME: 9:22 A.M.

D. APPLICATION OF BRYAN POLLARD, AGENT FOR CHRISTIAN HILL AND HOPE FIRESTONE, 1318 MORRISON AVENUE, APN: 029-091-021, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS/AC), (MST2013-00138)

The 4,500 square foot lot is located in the Lower Riviera Special Design District, and is developed with a 1,030 square foot one-story residence and a detached 395 square foot accessory building consisting of a one-car garage with accessory space. The proposed project involves the construction of a 137 square foot first-floor addition, a 358 square foot second-story addition to the existing residence, and alterations to the detached garage/accessory building including a new garage door and window replacements. Six cubic yards of excavation is proposed. This structure is on the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the north (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required six-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.18.060, 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Bryan Pollard, Agent.

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

Suzanne Riegle, Associate 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.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 074-13**
Approved the Interior Setback Modification and Conforming Addition Modification making the findings as outlined in the Staff Report dated November 21, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 21, 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.

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)

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).

Present: Peter Walker Hunt, Architect; and Sharon Gordon, Owner.

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

Michelle Bedard, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:33 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. 075-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 21, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 21, 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: 9:38 A.M.

F. APPLICATION OF RON GIBBONS, AGENT FOR UNITY CHURCH OF SANTA BARBARA, 227 E. ARRELLAGA STREET AND 1626 SANTA BARBARA STREET, APNs 027-192-023 AND -024, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 UNITS/AC), (MST2013-00347)

The project consists of a lot line adjustment between two lots identified as 1626 Santa Barbara Street and 227 E. Arrellaga Street. The proposal would transfer 21,799 square feet from 1626 Santa Barbara Street (Unity House lot) to 227 E. Arrellaga Street (Unity Church lot), thereby creating lots of 20,902 and 60,070 square feet, respectively. No construction or changes to the existing use of the site are proposed.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow existing nonresidential development (Unity House) on a residentially zoned lot to be located six feet from the interior property line (SBMC §28.92.110 & 28.21.085);
2. Interior Setback Modification to allow existing nonresidential development (parking for Unity Church) on a residentially zoned lot to be located six feet from the interior property line (SBMC §28.92.110 & 28.21.085); and
3. Lot Line Adjustment to transfer 21,799 square feet from property identified as 1626 Santa Barbara Street to property identified as 227 E. Arrellaga Street (SBMC Ch. 27.40).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

Present: Ron Gibbons, Agent.

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

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:45 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. 076-13**
Approved the Interior Modifications and Lot Line Adjustment making the findings as outlined in the Staff Report dated November 20, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated November 20, 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 9:56 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary