



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 19, 2014

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Suzanne Riegle, Associate 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.

No requests were made.

- B.** Announcements and Appeals.

Ms. Reardon announced that Planning Commission member Michael Jordan was recently appointed as the primary SHO Liaison.

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

No comments were made.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF BILDSTEN + SHERWIN DESIGN STUDIO FOR MARC & MARA DWORSKY LIVING TRUST, 920 CAMINO VIEJO RD, 015-060-047, A-2 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE) (MST2014-00013)

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. A building permit (BLD2013-00684) has been issued for the construction of a 532 square foot, detached accessory space, a new patio area with a pool and spa, new exterior stairs, and uncovered guest parking. The proposed project involves the construction of 134.5 linear feet of six-foot high, tubular steel fence, including a vehicular access gate and 48.25 linear feet of six-foot high black vinyl coated chain link fence along the property frontage. The discretionary application required for this project is a Fence Height Modification to allow a fence, columns, and gates to exceed 3.5 feet within 10 feet of the front lot line and on either side of the driveway for a distance of 20 feet from the front lot line (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 Alterations in Land Use Limitations).

Present: Stacy Isaac, Landscape Architect for Bildsten + Sherwin Design Studio.

Ms. Reardon 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 9:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 006-13**
Approved the Fence Height Modification making the findings as outlined in the Staff Report dated February 13, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated February 13, 2014.

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 SYNDI SOUTER, AGENT FOR ANNIE MAXWELL AND MATIE MCPETERS, 115 & 117 EAST VALERIO STREET, APN 027-111-012, R-2, TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, (MST2007-00639)

The project consists of a proposal to convert three existing residential units to condominium units. The 12,500 square foot lot is currently developed with a 1,113 square foot one-story, two-bedroom unit, and a two-story duplex with two, two-bedroom units at 1,493 and 1,468 square feet each. The proposal also includes site and landscaping alterations. There is currently a two-car garage and a one-car garage on site and three new uncovered spaces are proposed for a total of six parking spaces.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert three (3) existing residential units to three (3) condominium units (SBMC Chapter 28.88).

The Environmental Analyst has determined that this project is Categorically Exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315, which allows minor land divisions in urbanized areas.

Present: Syndi Souter, Agent.

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.

Public comment opened at 9:31 a.m.

- 1) Kerstin Nelson Corson, asked questions related to potential grading and if there are any plans for soil removal. (Ms. Souter confirmed there are no plans for any soil removal at this time).

Public comment closed at 9:33 a.m.

ACTION: **Assigned Resolution No. 007-13**
Approved the Tentative Subdivision Map and Condominium Conversion Permit with the parking exception, making the findings as outlined in the Staff Report dated February 12, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated February 12, 2014, 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 9:37 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary