



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

MARCH 19, 2014

### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Associate Planner  
Peter Lawson, Associate Planner  
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.

Susan Reardon, Senior Planner, announced that agenda Item II.D, 1419 De La Vina Street, has been continued the **April 16, 2014** hearing.

- B.** Announcements and Appeals.

No announcements or appeals.

- 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. APPLICATION OF ROBERT STOCKERO, PROPERTY OWNER, 1531 LIVE OAK LANE, APN: 049-261-029, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2014-00038)**

The 11,760 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project involves a minor remodel to extend the front entry wall and door and to expand the kitchen to align with the existing front wall of the dwelling, which currently encroaches into the front setback. The remodel includes a new window opening in the kitchen, which will also encroach into the front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations 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: Robert Stockero, Applicant/Owner.

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.

The Public Hearing was opened at 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 011-14**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated March 13, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated March 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: 9:07 A.M.**

**B. APPLICATION OF DYLAN CHAPPELL ARCHITECT FOR SUSAN AUMACK, 1323 CLIFF DRIVE, 045-041-007, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00500)**

The 6,607 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes demolition of 612 square feet, construction of 408 square feet of one-story additions, a 580 square foot second floor, and a 300 square foot second floor deck. The project will also include a major façade and interior remodel, and will address violations identified within Zoning Information Report ZIR2013-00260. The proposal will result in a 2,390 square foot, two-story residence with an attached two-car garage and is 84% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the west (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: Dylan Chappell, Architect.

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 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 012-14**  
Approved the Interior Setback Modifications making the findings as outlined in the Staff Report dated March 13, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated March 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: 9:14 A.M.**

**C. APPLICATION OF DAVID VANHOY ARCHITECT FOR FRANK D. AND MARLENE BUCY, 215 LA JOLLA DRIVE, 041-363-004, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00528)**

The 6,000 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a 1,533 square foot, one-story, single-family residence, including an attached, 422 square foot, two-car garage. The proposed project includes the demolition of the existing garage, reconstruction of a 409 square foot garage in the same location, construction of a 398 square foot one-story addition, a 379 square foot second floor addition, and an 86 square foot second story deck. The proposal also includes a major façade and interior remodel. The proposed total of 2,291 square feet 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 reconstruction of a conforming two-car garage at a lower elevation within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the reconstruction of a conforming two-car garage at a lower elevation within the required six-foot interior 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: David VanHoy, Architect; and Frank Bucy, Owner.

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.

Public comment opened at 9:23 a.m.

- 1) Derek Westen (attorney for applicant), support; mainly addressed the received public comment correspondence.
- 2) Rhonda Seiter (adjacent neighbor), opposition; expressed concerns regarding the requested square footage for FAR, obscured private views, privacy concerns from adjacent second floor windows; and the reduced setbacks.

Public comment closed at 9:31 a.m.

**ACTION:** **Assigned Resolution No. 013-14**  
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated March 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.

**ITEM II.D HAS BEEN CONTINUED TO THE APRIL 16<sup>TH</sup> HEARING.**

**D. APPLICATION OF GORDON BREWER ARCHITECT FOR DAVID GERRITY, 1419 DE LA VINA STREET, 039-061-011, R-4 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00085)**

The proposed project involves the reconstruction of two non-conforming buildings that were destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation. The two buildings are a 2,058 square foot, two-story five-unit building, and an 804 square foot, single unit. No alterations are proposed for the potentially historic Desmond Building that is a 5,250 square foot, two-story building containing 14-residential units. The project will result in a total of 20 units including 5 single-room-occupancy units. Parking for the project is proposed on-site is provided by 3 covered parking spaces and 20 uncovered parking spaces.

The discretionary applications required for this project is a Modification of the Minimum Distance Between Buildings to allow the reconstruction of the one-unit building at a distance of less than fifteen feet (15') from the existing two-story Desmond building (SBMC § 28.21.070 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 15303 and 15305 (Construction of New Buildings and Minor Alterations in Land Use Limitations).

**ACTUAL TIME: 9:37 A.M.**

**E. APPLICATION OF KEVIN MOORE, ARCHITECT, 1360 SHORELINE DRIVE, APN - 045-193-014, ZONE DESIGNATIONS: ONE-FAMILY RESIDENCE (E-3)/COASTAL OVERLAY (S-D-3), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/ACRE), LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS/ACRE) (MST2013-00529)**

The proposed project involves a 318 net square-foot addition, and interior remodel of an existing one-story single-family residence. Also proposed are a new front deck, approximately 90 square feet and two feet above grade, and a new rear deck with an arbor, approximately 140 square feet and two feet above grade.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2014-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060)

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: Kevin Moore, Architect; and Richard Frye, Owner.

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

Peter Lawson, Associate 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. 014-14**  
Approved the Coastal Development Permit making the findings as outlined in the Staff Report dated March 12, 2014.

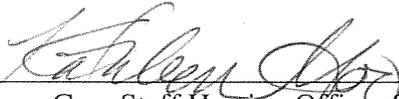
Said approval is subject to the conditions as outlined in the Staff Report dated March 12, 2014.

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 9:45 a.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary