



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

APRIL 16, 2014

#### **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, Associate 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 or appeals.

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

There were no comments.

- D.** **NOTICE:** The 1419 De La Vina Street project, which was continued to this hearing date by the Staff Hearing Officer on March 19, 2014, has been revised to no longer require modifications and will be reviewed by the Architectural Board of Review.

**II. PROJECTS:**

**ACTUAL TIME: 9:01 A.M.**

**A. APPLICATION OF SUSETTE NAYLOR, THOMPSON NAYLOR ARCHITECTS, INC., FOR CHRISTIANE SCHLUMBERGER LIVING TRUST, 1146 NIRVANA RD, 043-030-016, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00046)**

The 1.78 acre site is developed is located in the Hillside Design District and is developed with 2,009 square foot, single-family residence with a 957 square foot, detached accessory structure containing a 565 square foot, three-car carport that has been converted to garage without permit, and 392 square foot accessory space that has been converted to a residential unit without permit. The proposal will abate violations listed in ENF2014-00135 and includes remodeling the 957 square foot accessory building resulting in a 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal also includes two new uncovered parking spaces. No alterations are proposed to the existing residence as a part of the application.

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110);
2. 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 (20') from the existing one-story residence (SBMC § 28.15.070 and SBMC § 28.92.110); and
3. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Present: Susette Naylor, Architect, and Trish Allen (SEPPS), Applicants for Christiane Schlumberger Living Trust.

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 9:10 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 019-14**  
Approved the Performance Standard Permit, the Modification of the Minimum Distance Between Buildings, and the Parking Modification making the findings as outlined in the Staff Report dated April 10, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated April 10, 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.

**ACTUAL TIME: 9:15 A.M.**

**B. APPLICATION OF JARRETT GORIN AGENT FOR ROBERT DIBLEY, 1003A SANTA BARBARA STREET, 029-211-013, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00418)**

The 2,048 square-foot interior parcel, is located in El Pueblo Viejo Landmark District and is currently developed with a 1,775 square foot, one-story commercial building. The proposed project involves the conversion of the existing one-story building to residential garage and storage, with a 2,030 square foot, two-story residence above. The required outdoor living space for the resulting three-story, single-family dwelling unit is provided by a total of 969 square feet roof decks provided on the second floor and the third story roof. The proposal includes approximately 124 square feet of permeable driveway paving.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the east. (SBMC § 28.21.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the north. (SBMC § 28.21.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the west. (SBMC § 28.21.060 and SBMC § 28.92.110);

4. An Interior Setback Modification to allow the second story addition and alterations to the existing first floor, including new roof decks and the change of use from commercial to residential, within the required interior setback to the south. (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. An Outdoor Living Space Modification to allow alterations to the location and configuration requirements of the required outdoor living space including locating the outdoor living space on roof decks instead of on-grade level. (SBMC § 28.21.081. 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 (New Structures or Conversion of Small Structures and Minor Alterations in Land Use Limitations).

Present: Jarrett Gorin, Agent; and Robert Dibley, 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.

The Public Hearing was opened at 9:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of support from Dennis A. Peterson was received and acknowledged.

**ACTION:** **Assigned Resolution No. 020-14**  
Approved all Interior Setback Modifications and the Outdoor Living Space Modification, making the findings as outlined in the Staff Report dated April 10, 2014, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated April 10, 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 9:43 a.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary