



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 14, 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
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.

There were no requests.

- B.** Announcements and Appeals.

There were no announcements.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JIM DAVIS, WADE DAVIS DESIGN FOR DEREK AND CINDY YEOMAN, 25 VIA ALICIA, APN: 015-311-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2014-00111)

The 16,802 square foot lot is located in the Hillside Design District, and is developed with a 2,277 square foot Two-story residence, and a detached 430 square foot two-car garage. The proposed project is for a remodel and addition to the existing two story dwelling, including a proposed 216 square foot addition to the upper level and 131 square foot addition to the lower level and an expansion of the front entry deck, all of which will encroach into the required 25 foot front setback. The residence currently encroaches into the required front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required 25 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: Jim Davis and Akiko Wade-Davis, Architects.

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

ACTION: **Assigned Resolution No. 025-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 8, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated May 8, 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: 9:12 A.M.

B. APPLICATION OF ED DEVICENTE, ARCHITECT FOR PB MICHELTORENA, LLC, 525 E MICHELTORENA STREET, APN 027-260-031, R-4 MULTI-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00461)

The 0.53-acre site is currently developed with 12,100 square foot, three-story nonresidential building. The proposed project involves alterations and site improvements including a façade remodel, covered entry, entry stairs, and exterior patio. The project also includes accessibility upgrades to provide accessible parking, ramps, and reconfiguration of the front stairs to accommodate an accessible lift at the front of the building. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing no residential building located within the required 30' front setback. (SBMC § 28.21.060, SBMC § 28.21.085, 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: Ed DeVicente, Architect for DMHA.

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 9:19 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concerns from Charles DeLisle (adjacent neighbor) regarding the proposed entry patio and traffic/parking density concerns was received and acknowledged.

ACTION: **Assigned Resolution No. 026-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 8, 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: 9:25 A.M.

C. APPLICATION OF TONY XIQUES, DESIGNER FOR SCOTT AND HSIU HUA KIPP, 2301 CHAPALA STREET, APN 025-113-013, E-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 5 DU/ACRE (MST2013-00417)

The 7,500 square-foot corner parcel is currently developed with a 1,028 square foot, single-family residence, detached 468 square foot, two-car garage, and a 206 square foot one-car-garage. The proposed project involves construction of a 200 square foot, main floor addition, a 200 square foot, lower level addition, and permitting as-built conversion of 361 square feet of unfinished area at the lower level to floor area. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project will address all violations identified in ENF2012-00886 and ZIR2012-00441. The discretionary applications required for this project is a Front Setback Modification to allow additions and alterations to the existing residence within the required twenty-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: Tony Xiques, Designer; and Grace Kipp, 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 9:31 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in support from Jessica and Robert Foley was received and acknowledged.

ACTION: **Assigned Resolution No. 027-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 8, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated May 8, 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: 9:35 A.M.

D. APPLICATION OF JONATHAN VILLEGAS, AGENT FOR LUIS FERNANDEZ, 438 CONEJO RD, APN 019-061-013, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 1 DU/ACRE (MST2013-00336)

The 6,880 square-foot site is currently vacant. The previous residence was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The proposal includes the removal of five (5) existing trees, construction of site walls and decks, and 264 cubic yards of site grading. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Lane frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the north (SBMC § 28.15.060 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: Jonathan Villegas, Designer and Structural Engineer; and Louis Fernandez, 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 9:43 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon noted that the required open yard as indicated on the site plan may not conform to Zoning Ordinance requirements. Ms. Riegler was going to verify whether the proposed open yard area met ordinance requirements. No open yard modification was requested therefore the open yard must meet ordinance requirements.

ACTION: **Assigned Resolution No. 028-14**
Approved the Front Setback Modification and the north and south Interior Setback Modifications making the findings as outlined in the Staff Report dated May 8, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated May 8, 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: 9:56 A.M.

E. APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICE, AGENT FOR SHARON LANDECKER, 2101 MOUNTAIN AVENUE, APNS 043-280-030 & 043-280-033, E-1 & E-1/R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 3 DU/ACRE (MST2014-00091)

The project site is approximately 4.16 acres and is comprised of two APNS: 043-280-030 (0.41 acres) and 043-280-033 (3.75 acres) that are located in the Hillside Design District. The site is currently developed with an existing 3,463 square foot, single-family residence and a detached 1,073 square foot accessory building, consisting of a 576 square foot, two-car garage and 497 square foot, accessory space. The proposal includes a voluntary lot merger, the construction of a 320 square foot, two-car carport, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger of APNs 043-280-030 (0.41 acres) and 043-280-033 (3.74 acres) to result in a 4.15 acre lot; and
2. 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).

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: Heidi Jones, Applicant.

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 10:02 a.m.

Anneliese Schneider, neighbor, requested clarification of the project specifically in regards to the location of the proposed addition unit.

Public comment closed at 10:04 a.m.

Ms. Reardon noted that the proposed carport does not function in the proposed location and stated concerns regarding the accessibility of the existing two-car garage. Ms. Jones, project applicant, indicated that there were several options to meet the parking requirement on-site. Ms. Reardon continued the project to allow the applicant time to study other options for providing the required parking on the project site and to allow Transportation Staff time to review the site plan to insure adequate access is provided to the existing two car garage.

ACTION:
Continued to the meeting of May 28, 2014.

ACTUAL TIME: 10:10 A.M.

F. APPLICATION OF JARETT GORIN, VANGUARD PLANNING, LLC, AGENT FOR RTK ASSOCIATES, 500-510 STATE STREET, APN: 037-173-020, ZONE DISTRICT: COMMERCIAL-MANUFACTURING (C-M), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00302)

The proposed project involves a Tentative Subdivision Map (TSM) request to subdivide an existing 17,812 square foot, two-story building, into four commercial condominiums. Three condominiums would be located on the ground floor and one condominium unit would comprise the whole second floor. No alterations are proposed with the project. On the ground level, each of the proposed condominiums would be coincidental with the existing commercial spaces, which are currently occupied by two restaurants and a retail ice cream shop. The fourth condominium would include the lobby on the ground floor, which provides access via stairs and an elevator to the second floor unit, and the second floor, which is currently used as business offices for accountants, lawyers, and other similar professions.

The discretionary applications required for this project is a Tentative Subdivision Map for a one-lot subdivision to create four (4) commercial condominium units (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Present: Jarrett Gorin, Applicant.

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 10:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: Assigned Resolution No. 029-14
Approved the Tentative Subdivision Map making the findings as outlined in the Staff Report dated May 7, 2014.

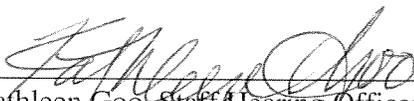
Said approval is subject to the Conditions of Approval as outlined in Exhibit A of the Staff Report dated May 7, 2014, and as revised at the hearing.

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 10:21 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary