



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 3, 2014

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
JoAnne LaConte, Assistant 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.

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

There were no comments.

II. PROJECTS:

*** THE FOLLOWING AGENDA ITEM WAS CONTINUED FROM THE AUGUST 20, 2014, MEETING. ***

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF SERGIO ZAJDENBERG, APPLICANT FOR BLAS C DELGADO AND NORMA NAVARRO, 1016 E. MASON STREET, APN: 017-133-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00331) CONTINUED FROM AUGUST 20, 2014.

The 5,000 square-foot site is currently developed with a 1,100 square foot, one-story single-family residence and a detached 186 square foot, one-car garage. The proposed project involves the construction of a 130 square foot addition to the existing residence and a 34 square foot, accessory space addition, proposed to be attached to the detached one-car garage. The proposal will address violations outlined in ENF2013-01418.

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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 Alterations in Land Use Limitations).

Present: Sergio Zajdenberg, Applicant.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 047-14**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated August 14, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated August 14, 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: 9:16 A.M.

B. 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)

This item was reviewed by the Staff Hearing Officer on May 14, 2014, and was continued to study the parking. 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 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, two new uncovered parking spaces, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit. Since the last hearing the project has been revised to eliminate the proposed carport, and to provide two-uncovered parking spaces.

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;
2. A Parking Modification to provide two-covered and two-uncovered parking spaces instead of the required four-covered parking spaces (SBMC §28.90.100 & 28.92.110); and
3. 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.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:21 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 048-14**
Approved the Voluntary Lot Merger, Parking Modification, and the Performance Standard Permit making the findings as outlined in the Staff Report dated August 28, 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: 9:24 A.M.

C. APPLICATION OF BLACKBIRD ARCHITECTS FOR DON AND MARILYN MCCORKELL, 1301 W. MOUNTAIN DRIVE, APNs 021-050-038 & -039, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00306)

The proposed project includes a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yard of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1056 sq. ft. four-car garage that will serve both the existing 510 square foot Additional Dwelling Unit and the proposed one-story residence. A Substantial Conformance Determination is also required for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an additional dwelling unit at the property.

The discretionary application required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC §28.87.160 & 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 (New Construction or Conversion of Small Structures).

Present: Adam Sharkey, Applicant; and Don McCorkell, Owner.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:30 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 049-14**
Approved the Modification making the findings as outlined in the Staff Report dated August 28, 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 9:32 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary