



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 17, 2014

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:02 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
JoAnne LaConte, Assistant Planner
Michelle Bedard, Assistant 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: 9:04 A.M.

A. APPLICATION OF ALI JEEVANJEE, ARCHITECT FOR GINA HAN, 523 CONEJO ROAD, APN 019-062-008, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00212)

The 8,427 square-foot site is currently vacant and has frontage on Conejo Road and Conejo Lane. Previous development on site consisted of a 2,130 square foot single-family residence and attached 360 square foot garage, all of which was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a new two-story, 2,173 square foot, single-family residence and an attached 387 square foot two-car garage. The proposal is to build the dwelling using the existing level building pad, and rebuild the garage in the existing footprint of the original garage in order to minimize grading. The project includes the removal of an Acacia tree, and a new permeable paved uncovered patio. The proposed total of 2,560 square feet, located on an 8,427 square foot parcel in the Hillside Design District, is 78% 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 Road frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
2. 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);
3. 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
4. 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 Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Ali Jeevanjee, Architect; and Ahmad Morshedi, 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, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:29 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon expressed concerns with the amount of the requested encroachment and the height of the proposed residence within the front setback along Conejo Road and stated she could not support that element of the project as proposed. Conditions were added to require the second story above the garage be set back a minimum of four feet from the front face of the garage and that the height of this portion of the project be reduced a minimum of one foot. She also requested the SFDB review the project for the potential to reduce the height of all the portions of the residence within the Conejo Lane front setback.

Ms. Reardon stated she could support the proposed encroachment of the one story element within the north interior setback but could not support the proposed roof deck within that interior setback.

Ms. Reardon stated she could support the proposed encroachments into the south interior setback and the front setback along Conejo Road.

ACTION: **Assigned Resolution No. 050-14**
Approved the Front Setback Modifications and Interior Setback Modifications making the findings as outlined in the Staff Report dated September 11, 2014, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 11, 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: 9:49 A.M.

B. APPLICATION OF DOUGLAS GHEZA, ARCHITECT, FOR MARINA WOLF, 1325 MORRISON AVE, 029-091-023, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2014-00307)

The 4,411 square-foot site is currently developed with an existing, one-story, 754 square foot, single-family residence and an existing, 173 square foot, detached, one-car garage. The proposed project involves an interior remodel, the demolition and reconstruction of 50 square feet, construction of a total of 32 square feet of additions, and minor door and window alterations to the existing residence. Additional site alterations include the construction of a new trash enclosure, a 39 square foot patio cover, and the removal of the “as-built” trellis element attached to the non-conforming, one-car garage. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-

to-lot area ratio (FAR). The proposal will abate violations listed in ZIR2013-00335.

The discretionary applications required for this project are:

1. An Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the west (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.

Present: Douglas Gheza, Architect.

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

Michelle Bedard, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:59 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 051-14**
Approved the Open Yard Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated September 11, 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: 10:02 A.M.

C. APPLICATION OF PETER WALKER HUNT, ARCHITECT FOR GORDON FAMILY SURVIVOR'S TRUST, 2001 ALAMEDA PADRE SERRA, APN: 025-346-004, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00069)

The 7,817 square foot lot is currently developed with a six-unit apartment complex, a two-story duplex, a carport, and associated storage spaces and garages. The proposed project includes new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car

garage, the documentation of the conversion the one-car garage to a recreation room with associated alterations, a new pergola/trellis structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation, and reconstruction of an existing non-conforming entry pergola, trash enclosure, stairway, and mailboxes. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow improvements including the relocation of an entry pergola, stairway, mailboxes, a trash enclosure, a new pergola/trellis structure, and doors on a recreation room within the required twenty-foot front setback facing Alameda Padre Serra (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow improvements including an "as-built" deck to be located within the required twenty-foot front setback facing Serra Street (SBMC § 28.18.060 and SMBC §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: Peter Walker Hunt, Architect.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:16 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 052-14**
Approved the Front Setback Modifications making the findings as outlined in the Staff Report dated September 11, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated September 11, 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: 10:23 A.M.

D. APPLICATION OF MARK MORANDO, DESIGNER FOR GLORIA FLETCHER, 1618 GILLESPIE STREET, APN: 043-211-016, R-2 ZONE, TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00376)

The 5,000 square-foot site is currently developed with a 1,392 square foot, one-story single family residence and a detached 387 square foot two-car garage. The proposed project involves permitting an "as-built" 22 square foot bathroom addition to the rear of the existing dwelling and to alter and permit an "as-built" trellis and a new rear wooden deck. The proposal will address violations outlined in ZIR2014-00186.

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: Mark Morando, Applicant; and Gloria Fletcher, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:31 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 053-14**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated September 11, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated September 11, 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 10:33 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary