



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

OCTOBER 1, 2014

#### **CALL TO ORDER:**

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

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Allison De Busk, Project Planner  
Suzanne Riegle, Associate 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.

Ms. Reardon announced that the Staff Hearing Officer meeting on October 29, 2014 will begin at 9:30 a.m. instead of 9:00 a.m.

- 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 BRITT JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).**

The 9,372 net square foot project site is located on the corner of Anacapa and Padre Streets. The proposal involves revisions to a previously approved project. The revisions include an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The previously approved project involved the demolition of the existing structures, and the construction of a new single family residence with an attached garage and basement. The project requires compliance with Staff Hearing Officer Resolutions No. 024-09 and 010-14, and Planning Commission Resolution No. 021-09. The discretionary application required for this project is an Interior Setback Modification to allow the addition and alterations to the garage within the required ten-foot interior setback (SBMC § 28.15.060 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 15303 and 15305(New Construction and Minor Alterations in Land Use Limitations).

Present: Britt Jewett, Architect.

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 9:03 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 054-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated September 25, 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: 9:05 A.M.**

**B. APPLICATION OF JARRETT GORIN AGENT FOR ETHAN REECE, 2012 ANACAPA STREET, 025-321-012, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00096)**

Proposal to demolish an 80 square foot shed structure and construct a 916 square foot, detached, two-story, accessory structure to include a 500 square foot, two-car garage, with a 416 square foot accessory room above the garage. The site is currently developed with an existing, 2,900 square foot, two-story residence, a 520 square foot, one-story residence, and a 285 square foot, accessory structure to remain. The proposal will provide a total of three parking spaces to include two-covered and one uncovered space. The proposed site development of 4,621 square feet, located on a 16,911 square foot lot, is 106% of the guideline floor-to-lot ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This is a City Landmark: The Pearl Chase Residence.

The discretionary applications required for this project are:

1. A Lot Area Modification to permit the “as-built” conversion of the one-car garage to an artist studio and allow the construction of new home office. (SBMC § 28.15.080, SBMC § 28.87.030.E.1, and SBMC § 28.92.110);
2. An Accessory Floor Area Modification to allow the total aggregate floor area of detached accessory building to exceed the 500 square foot maximum (SBMC § 28.87.160 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow the “as-built” conversion of garage to a studio within the required ten-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: Jarrett Gorin, Agent; and Ethan Reece, 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 9:23 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Oscar Hensgen was acknowledged.

**ACTION:** **Assigned Resolution No. 055-14**  
Approved the Lot Area Modification, Accessory Floor Area Modification, and Interior Setback Modification, making the findings as outlined in the Staff Report dated September 24, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated September 24, 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: 9:28 A.M.**

**C. APPLICATION OF RICH RIDGEWAY, AGENT FOR 1135 SAN PASCUAL LLC, 1135 SAN PASCUAL STREET, APN 039-201-003, R-3 LIMITED RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2013-00377)**

The proposed project is a four-unit condominium development on an 11,250 square foot lot located at the southwest corner of West Anapamu and San Pascual Streets. The project site is currently developed with a single-family residence and detached garage, which are proposed to remain. Proposed construction includes a new two-story building containing three (3) 1,294 square foot three-bedroom residential units, each with an attached one-car garage. The existing one-story, 1,152 square foot two-bedroom residence and 385 square foot garage would be rehabilitated, and a 300 square foot bedroom addition is proposed for the residence. Driveway access to the existing and proposed garages would be from W. Anapamu Street via three curb cuts (one existing and two new). The project site is adjacent to Old Mission Creek, and the project includes a Habitat Restoration and Enhancement Plan.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the side yard deck (which is greater than ten inches above grade) to encroach into the required six-foot interior setback (SBMC §28.87.062 and 28.92.026.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Present: Rich Ridgeway, Agent; and Tom Scott, Project Engineer II.

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

Allison De Busk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:32 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Mr. Ridgeway questioned the proposed street lighting condition. He requested to be allowed to fulfill the requirement by leaving the existing street lights on the Edison poles on his side of the street and provide two new City street lights across the street near the Boys & Girls Club or closer to the corner of Anapamu and San Pascual. The two new street lights would be in a location approved by the City Engineer. Mr. Scott was supportive of Mr. Ridgeway's proposal and felt the condition as written would support such a proposal. Ms. Reardon agreed that Mr. Ridgeway's proposal would be consistent with the City's subdivision requirements.

**ACTION:** **Assigned Resolution No. 056-14**  
Approved the Interior Setback Modification, and Tentative Subdivision Map making the findings as outlined in the Staff Report dated September 24, 2014, and as amended at the hearing.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated September 24, 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 10:09 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary