



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 15, 2014

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, Senior Planner
Michelle Bedard, 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 STEVE TEPPER, 325 EL MONTE DR, 045-024-002, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (MST2014-00364)

The 8,441 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with an existing, one-story, 1,563 square foot, single-family residence, with an attached, 400 square foot, two-car garage. The proposed project involves a change of roof from the existing flat roof style to a new gabled roof and dormers. The proposed new gable roof design includes approximately 528 square feet of new attic space (floor area greater than 5-feet in height). The proposal also requests permitting the "as-built" approximately 180 square foot patio cover, and the 9 linear foot, 6-foot tall garden wall located within the rear yard. The proposal will address violations outlined in ZIR95-00746. The proposed total of 2,491 square feet is 76% of the required floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow an increase in roof height, for the change of roof form to the existing residence, located within the required 20-foot (secondary) front setback to the north (adjacent to Payeras Street) (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.

Present: Steve Tepper, Applicant.

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 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Carolyn Griffith was acknowledged.

ACTION: **Assigned Resolution No. 057-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated October 9, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated October 9, 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: 9:13 A.M.

B. APPLICATION OF ALEX PUJO, ARCHITECT FOR MARIA LOURDES SMITH, 434 CONEJO ROAD, APN: 019-061-012, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00066).

The 7,925 square-foot site is currently vacant and has frontage on both sides of Conejo Road. The previous residence was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a new two-story, 1,724 square foot, single-family residence with an attached 519 square foot, two-car garage, two second floor decks totaling 249 square feet and retaining walls. A total of 325 cubic yards of grading is proposed. The proposed development, which is in the Hillside Design District, is 79% 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 primary 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 secondary front setback along the Conejo Road frontage (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: Alex Pujo, Architect; and Drew Smith, Owner.

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

Danny Kato, Senior Planner, 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.

ACTION: **Assigned Resolution No. 058-14**
Approved the two Front Setback Modifications, and the Interior Setback Modification making the findings as outlined in the Staff Report dated October 9, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated October 9, 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: 9:34 A.M.

C. APPLICATION OF EARTHFORM DESIGNS, APPLICANT FOR RADIS FAMILY TRUST, 2314 DE LA VINA STREET, APN: 025-113-019, R-4 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) AND 111 JUNIPERO STREET, APN: 025-113-004, R-4 MULTI-FAMILY RESIDENCE AND E-3 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2014-00224)

The proposed project involves landscape and hardscape alterations including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen Palm trees, approval of an "as-built" wood fence along the northern property line, a new trash enclosure area to serve both properties, relocation of parking spaces, returning a parking space back to its originally-permitted condition, and the widening of an existing driveway. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the trash enclosure area to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060 and SBMC §28.92.110); and

2. Interior Setback Modification to allow the new trash enclosure area and motorized gate equipment to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060, SBMC §28.21.060 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: Sam Maphis, Architect; and Pat Radis, Owner.

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

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:45 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 059-14**
Approved the two Interior Setback Modifications making the findings as outlined in the Staff Report dated October 9, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated October 9, 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: 9:48 A.M.

D. APPLICATION OF GLEN DEISLER, ARCHITECT FOR CONVIS 1997 TRUST, 1260 DOVER LANE, APN: 019-220-015, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00372)

The 9,477 square foot site is currently developed with a 1,024 square foot single family residence with an attached 309 square foot garage. The proposed project involves 511 square feet of additions to the dwelling, exterior alterations including raising the height of the roof, new and relocated windows, a façade remodel, a 335 square foot terrace with barbeque, a new pergola, site walls, minor landscaping changes and interior alterations. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to raise the height of the roof, add new buttresses and to allow new windows within the required thirty-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to raise the height of the roof and to allow an addition with new windows 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: Glen Deisler, Architect.

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

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:12 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 060-14**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated October 9, 2014.

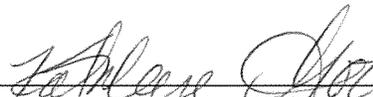
Said approval is subject to the conditions as outlined in the Staff Report dated October 9, 2014, and as revised at the hearing.

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 10:20 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary