



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

OCTOBER 29, 2014

### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:30 a.m.

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Associate 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: 9:30 A.M.**

**A. APPLICATION OF BARBARA LOWENTHAL, AGENT FOR KATHRYN HINSH, 304 JUNIPERO PLAZA, APN: 025-262-001, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00363)**

The 16, 552 square-foot site is currently developed with a 4,236 square foot, two-story single-family residence and a detached 480 square foot two-car garage. The proposed project involves removing an existing wraparound porch and returning the porch to its original configuration, relocating the potting shed outside of the interior setback and permitting an "as-built" open air arbor. The project will also address violations identified in the Zoning Information Report (ZIR2012-00510). The discretionary application required for this project is a Interior Setback Modification to allow the open air arbor to encroach into the required 10' interior setback (SBMC §28.15.060 and 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: Barbara Lowenthal, Agent.

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

**ACTION:** **Assigned Resolution No. 061-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 23, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated October 23, 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: 9:35 A.M.**

**B. APPLICATION OF CHRISTOPHER DENTZEL, ARCHITECT FOR WAYNE BENNER, 3761 LINCOLN ROAD, APN: 053-430-013, E-3 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00219)**

The 8,323 square foot parcel is currently developed with a 2,536 square foot, two-story residence and a 400 square foot attached garage. The proposal includes a 174 square foot addition to the ground floor of the dwelling, renovations to the interior of the existing dwelling and courtyard, and a new balcony off the second floor bedroom overlooking the courtyard. The project will also address violations identified in the Zoning Information Report (ZIR2013-00325). The discretionary application required for this project is a Open Yard Modification to allow the proposed second story balcony to encroach further into the required open yard area than the allowed 2'-0" encroachment (SBMC § 28.15.060 and 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: Christopher Dentzel, Architect.

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 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 062-14**  
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated October 23, 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: 9:41 A.M.**

**C. APPLICATION OF EDWARD V. DERAS, DESIGNER FOR LOUIS SANCHEZ, 725 OLIVE STREET, 031-092-018, R-3 ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2014-00112)**

The 5,100 square foot site is currently developed with an existing one-story 942 square foot single-family residence, a detached, three-car, 740 square foot garage, and a 168 square foot accessory structure. The proposed project involves the demolition of the existing garage and accessory structure, and construction of a new, 376 square foot, two-car carport, and a new, second-story, 937 square foot residential unit located above the existing, one-story residential unit. Also proposed are two (2) new uncovered parking spaces, a new deck above the carport, and the construction of a new wood fence located along the southern (interior) property line with a height ranging between 42-inches and a maximum of 6-feet.

The discretionary application required for this project is an Interior Setback Modification to allow a second story addition and “as-built” window alterations located within the required six foot interior setback to the south (SBMC §28.21.060 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: Edward V. Deras, Designer; and Tom Sanchez and Eileen Davis, Owners.

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 9:48 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Ricardo Castellanos was acknowledged.

**ACTION:** **Assigned Resolution No. 063-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 23, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated October 23, 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.**

**D. APPLICATION OF GAIL FISHER, TRUSTEE OF THE GAIL L. FISHER REVOCABLE TRUST, 952 ALAMEDA PADRE SERRA, APNs 019-242-014 & 019-252-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00346)**

The proposed site is comprised of two parcels APN 019-242-014 (approximately 11,532 square feet), APN 019-252-013 (approximately 1,870 square feet), and an approximately 906 square foot strip of land that separates the two assessor's parcels (to be acquired through quiet title process) for a total project site of 14,308 square feet. The project site is currently developed with a 1,347 square foot, one-story residence with an attached two-car garage. The proposed project includes replacement of a dry rotted deck and fencing, resurfacing the existing concrete masonry unit (CMU) walls, construction of CMU seat walls, and repaving the existing driveway. The proposal also includes permitting "as-built" improvements including a counter, barbeque, fire pit, and hot tub that will address violations identified in enforcement case ENF2014-00220. The proposed work extends across the current property lines.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the reconstructed improvements and "as-built" improvements to encroach into the required thirty foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the reconstructed improvements and "as-built" improvements to encroach into the required ten-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110); and

A ministerial application is requested for a Voluntary Lot Merger of APNs 019-242-014 and 019-252-013 along with the approximately 906 square foot strip of land that is to be acquired through quiet title process. (SBMC § 27.30).

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: Jeremy Scarlett, Landscape Designer, Inc.; Mindy Wolfe, Agent/Attorney for Owner; and Gail Fisher, Applicant/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.

Public comment opened at 10:08 a.m.

1) Maxine Dekker, easterly neighbor, spoke in support of the proposed project.

Public comment closed at 10:09 a.m.

**ACTION:** **Assigned Resolution No. 064-14**  
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated October 23, 2014, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 23, 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 10:53 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary