



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 4, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Danny Kato, Senior Planner II
Nicole Hernandez, Associate Planner and City Urban Historian
JoAnne LaConte, Assistant Planner
Kelly Brodison, 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.

Susan Reardon, Senior Planner announced that the Agenda order had changed. The new Agenda order is: Item E, Item B, Item, A, Item C, Item D, and then Item F.

- 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 public comments.

II. PROJECTS:

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:38 A.M.

A. APPLICATION OF NATALIE COPE, ARCHITECT FOR MARY MCMASTER AND PAUL CASEY, 336 E PEDREGOSA STREET, APN: 027-051-006, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00008)

The 6,250 square foot parcel is currently developed with a 2,294 square foot, two-story residence and a 220 square foot attached garage. The proposal includes construction of a new 215 square foot wooden deck (with a trellis above) to the existing rear elevation of the house, removal of the existing concrete stairs, replacement of a window and an interior remodel. The project will also address violations identified in the Zoning Information Report (ZIR2013-00021). The discretionary application required for this project is an Open Yard Modification to allow the proposed first story deck to encroach into the required open yard area (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: Natalie Cope, Architect and Designer.

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 9:44 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 006-15**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated January 29, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 29, 2015, 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: 9:27 A.M.

B. APPLICATION OF JOE STENNETT, APPLICANT FOR CITY OF SANTA BARBARA, 11 GARDEN STREET, APN: 033-113-026, HRC-2/SD-3, HOTEL AND RELATED COMMERCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM/HIGH RESIDENTIAL (15-27 DU/ACRE), LOCAL COASTAL PLAN LAND USE DESIGNATION: HOTEL AND RELATED COMMERCE (MST2014-00281)

The 1.7 acre site is currently developed with the Santa Barbara Visitor Center building, restrooms and a parking lot. The proposed project is for a new eight-foot tall, 16 foot long information trellis/kiosk display structure and the relocation of bicycle parking in the Appealable Jurisdiction of the Coastal Zone. The Visitor Center is a designated Structure of Merit: Larco Building.

The discretionary application required for this project is a Front Setback Modification to allow the trellis/kiosk display structure within the required 10' front setback (SBMC § 28.22.060 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Joe Stennett, Director of Marketing Partnerships, InfoBoard; Paul Rupp, Principal Architect, Kupiec Architects PC; and Trish Allen, AICP Senior Planner, SEPPS.

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 9:35 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Three letters in support of the project were received from Kathy Janega-Dykes, Maggie Campbell, and Annmarie Rogers and were acknowledged.

ACTION: **Assigned Resolution No. 005-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated January 29, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 29, 2015, 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.

* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. *

ACTUAL TIME: 9:48 A.M.

C. APPLICATION OF MARK MORANDO, DESIGNER FOR GEORGE PECOULAS AND PATRICIA LUSCOMBE, 1575 ORAMAS ROAD, APN: 029-051-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00587)

The 15,114 square foot site is currently developed with a 2,230 square foot, two-story single family residence and an attached 312 square foot, “as-built”, two-car garage. The proposed project involves permitting the “as-built” conversion of the carport to a garage, a new standing seam, metal roof, alterations to the roof above the “as-built” garage and to the roof of dwelling, a new garage door, new windows and doors and exterior alterations. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage within the required 30’ front setback (SBMC § 28.15.060 and SBMC § 28.92.110) and;
2. An Interior Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage and dwelling within the required 10’ 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Mark Morando, Designer and Agent for the Owners.

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 9:56 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 007-15**
Approved the Front Setback Modification and the Interior Setback Modification making the findings as outlined in the Staff Report dated January 29, 2015.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:58 A.M.

D. APPLICATION OF DIRK BOUWMEESTER, OWNER OF 2526 MESA SCHOOL LANE, APN: 041-292-038, E-3 (ONE-FAMILY RESIDENCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2014-00584)

The 10,100 square foot site is currently developed with a 961 square foot single family residence with a basement and a detached 180 square foot carport. The proposed project includes demolition of the one-car carport and construction of a 1,271 square foot, detached accessory building which contains, 400 square feet of garage area, 694 square feet of boat storage area and 177 square feet of habitable space in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Modification to allow the combined total garage floor area and detached accessory building to exceed the maximum allowable size of 500 square feet each (SBMC § 28.87.160 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Dirk and Beatrice Bouwmeester, Owners.

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.

Public comment opened at 10:09 a.m.

- 1) Nancy Ferguson, expressed support of the project. She supports the provision of enclosed boat storage and the fact that the garage/boat storage building is proposed at the rear of the site.
- 2) Harry Wright, opposition, expressed concern regarding the proximity of the project to his sleeping area of his adjacent residence, and the size of the proposed structure including a large expanse of glass for proposed the garage and work space, and recommended the proposed habitable apartment be relocated on the eastern property line to maintain a more reasonable distance from neighboring property privacy concerns.

Public comment closed at 10:20 a.m.

An emailed letter of concern from Harry Wright was received and acknowledged.

ACTION: **Assigned Resolution No. 008-15**
Approved the Modification making the findings as outlined in the Staff Report dated January 29, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 29, 2015, 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.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:02 A.M.

E. APPLICATION OF LORI KARI, ARCHITECT FOR VICTORIA CHIN, 2011 EDGEWATER WAY, 045-100-067, E-3/SD-3, SINGLE FAMILY AND COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC), COASTAL LAND USE DESIGNATION: RESIDENTIAL, 5 UNITS/AC (MST2014-00462)

The 19,320 square-foot site, located on the cul-de-sac of Edgewater Way, is currently developed with a 790 square foot single family residence with a 65 square foot basement, and an attached 453 square foot two-car garage. The proposed project involves increasing the size of the basement by 131 square feet, relocating the garage door from the side of the garage to the front, constructing a swimming pool and five-foot tall site wall in the front yard, replacing an "as-built" stairway at the west of the house with at-grade steps, and other interior and exterior improvements.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the relocated garage door to be within the required twenty-foot front setback. (SBMC § 28.15.060 and 28.92.110); and
2. Wall Height Modification to allow the proposed site wall to be greater than 42" within ten-feet of the front lot line. (SBMC § 28.87.170 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: Lori Kari, 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 II, gave the Staff presentation and recommendation.

Public comment opened at 9:09 a.m.

- 1) Robert Stenson (neighbor), opposition; expressed concerns regarding pool drainage and ground flow impacts, water seepage and infiltration into the bluff.
- 2) Barbara Tozer (neighbor), opposition; expressed concerns regarding construction debris and on-site water drainage, and requested a geologist be present on-site.

Public comment closed at 9:19 a.m.

An email of concern from Robert Stenson was received and acknowledged.

To address neighbor drainage concerns, Ms. Reardon added an additional condition to the proposed project that on-site drainage shall be redirected away from the bluff area so as not to have an adverse impact on the stability of the bluff.

ACTION: **Assigned Resolution No. 004-15**
Approved the Front Setback Modification and Wall Height Modification making the findings as outlined in the Staff Report dated January 29, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 29, 2015, 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: 10:28 A.M.

F. APPLICATION OF JASON GRANT, ARCHITECT FOR BLH PROPERTES, LLC, OWNERS OF 2334 DE LA VINA STREET, 025-113-001, R-4 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00419)

The project consists of the construction of a 6,301 square-foot, three-story building consisting of three (3) new residential condominiums on a 7,405 square foot vacant lot in the R-4 Zone. The units would be comprised of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three two car garages on the ground floor. One driveway on De La Vina Street and two driveways on Junipero Street will be removed, and two new driveway curb cuts on Junipero Street will be constructed to provide access to the six covered parking spaces. The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) 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: Jason Grant, Architect.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:53 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Roya Bahari, and a letter of concern from Mohamad and Shaula Hijazi received before the meeting, were acknowledged.

Nicole Hernandez, Associate Planner and City Urban Historian, addressed historic concerns and potential or designated Structures of Merit concerns regarding the adjacent property.

ACTION: **Assigned Resolution No. 009-15**
Approved the Tentative Subdivision Map making the findings as outlined in the Staff Report dated January 28, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 28, 2015, 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 11:00 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary