



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

APRIL 1, 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

Allison DeBusk, Project Planner

JoAnne LaConte, Assistant Planner

Kelly Brodison, 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.

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:**

**ACTUAL TIME: 9:00 A.M.**

**A. APPLICATION OF PETER BECKER, ARCHITECT FOR STEPHEN W. HARBY REVOCABLE TRUST, 424 PLAZA RUBIO, APN: 025-263-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00600)**

The 6,300 square foot site is currently developed with a 1,619 square foot two-story single family residence, a detached 225 square foot one-car garage, a cellar and a lap pool with a trellis cover above. The proposed project involves construction of 59 square foot one-story additions and a 19 square foot second story addition to the dwelling, removing an "as-built" air conditioning unit and installation of a new air conditioning unit, window and door changes, and an interior remodel to the dwelling. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard. This house is on the City's List of Potential Historic Resources: "Spoor House."

The discretionary applications required for this project are:

1. Front Setback Modification to allow first and second story additions with new doors and windows to the residence within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door and windows, and an air conditioning unit for the residence 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Peter Becker and Jacob Niksto, Architects; and Stephen Harby, Owner.

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 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of support was acknowledged from the adjacent property owner Richard Love stating he had "no objections or concerns" to any elements of the proposed project.

Ms. Reardon stated that she understood staff's lack of support for the proposed powder room addition's front and east interior setback modification, but found she could support some encroachment into the east interior setback due to site development toward the front of the lot that should mitigate privacy concerns from adjacent neighbors for the proposed second story windows, and as long as the addition is appropriately proportioned to match the rest of the house; however she could not support the proposed door location on the first floor due to the effect of required exterior lighting for the door on adjacent neighbors.

**\*\* AT 9:32 A.M., THE ITEM WAS CONTINUED TO THE END OF THE AGENDA. \*\***

**\*\* AT 10:29 A.M., THE HEARING RECONVENED ON THIS ITEM. \*\***

After additional discussion, Ms. Reardon found that she could approve a redesigned layout to add a covered porch as a screening element of the required light fixture for the powder room addition and encroachment into the east interior setback. No exterior door is allowed for the porch or powder room addition.

**ACTION:** **Assigned Resolution No. 022-15**  
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated March 26, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 26, 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: 9:32 A.M.**

**B. APPLICATION OF WINDWARD ENGINEERING, APPLICANT FOR SCOTT AND CHARLENE WILSON, 1516 CASTILLO STREET, APN: 027-212-022, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2014-00319)**

The 7,788 square foot site is currently developed with a duplex and a single family dwelling. The proposed project involves the removal of two illegal dwelling units to restore the duplex and single family dwelling to their original three-unit configuration, demolition of 228 square feet of "as-built" first and second story additions, demolition of an "as-built" deck, stairway and landing to the duplex, demolition of an "as-built" shed, deck, landing, and stairs to the single family dwelling, restoring the uncovered porch for the duplex and converting 453 square feet of unpermitted second-story floor area to attic space. Also, proposed is permitting the "as-built" demolition of a one-car garage and three new uncovered parking spaces. The proposal will address violations identified in an enforcement case (ENF2013-00688) and in a Zoning Information Report (ZIR2013-00248).

The discretionary applications required for this project is a Parking Modification to three uncovered parking spaces instead of the one covered parking space required (SBMC § 28.90.100.G 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Ken Dickson, Applicant; and Scott Wilson, Owner.

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 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed. Ms. Reardon acknowledged one previous public comment in support mentioned by the Applicant.

To prevent parking in paved areas that are not designated parking space, Ms. Reardon added a condition for appropriate signage to be placed to prevent parking in the proposed turnaround area. A condition was also added to reduce the amount of paving to the minimum necessary.

**ACTION:**

**Assigned Resolution No. 019-15**

Approved the Parking Modification making the findings as outlined in the Staff Report dated March 26, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated March 26, 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 HEARD OUT OF AGENDA ORDER. \***

**ACTUAL TIME: 10:14 A.M.**

**C. APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CLAY TEDESCHI, 240 EUCALYPTUS HILL DRIVE, APN: 015-050-025, A-2 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2/DU/AC) (MST2014-00548)**

The 2.9 acre site is currently developed with a 4,811 square foot single family dwelling, a detached 403 square foot two-car garage with 468 square feet of accessory space above and a swimming pool. The proposed project involves

construction of 1,465 square feet of first and second floor additions, an interior remodel, a new 441 square foot garage, a new driveway and removal of one four inch diameter Orange tree.

The discretionary applications required for this project are:

1. Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a portion of the garage to be located in the required thirty-foot front 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Dennis Thompson, Architect; and Clay Tedeschi, Owner.

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 10:19 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters of support were acknowledged from Mary Foto, Susan Matsumoto & Mel Kennedy, and Cyndee Howard.

Ms. Reardon raised concerns regarding the design layout and orientation of the proposed garage and expressed concerns regarding the ability to make the required finding that the garage as proposed was an appropriate improvement on the lot for the single family lot, and recommended a redesign and relocation of the garage.

**ACTION:**

The Staff Hearing Officer continued indefinitely the requested Modification for the garage floor area and Front Setback Modification.

**\* THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. \***

**ACTUAL TIME: 9:42 A.M.**

**D. APPLICATION OF ALICIA HARRISON, AGENT FOR JL TRUST AND DUNLAP FAMILY TRUST, 3433 AND 3443 SEA LEDGE LANE, APNS: 047-082-005 AND 047-082-006, A-1/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL – ONE UNIT PER ACRE (MST2015-00019)**

The project consists of the repair of a slope failure located between the upper and lower portions of Sea Ledge Lane, which is a private road accessed off of Cliff Drive. The repairs include the installation of a retaining wall system, including micro-piles and tiebacks, that is 67 feet long with a maximum height of six feet; drainage improvements that tie into the existing drainage system; and new landscaping with temporary irrigation for erosion control and visual screening of the new retaining wall.

This work was permitted by the City through an emergency permit and construction is underway. Pursuant to SBMC §28.44.100.E(5), an application for a formal coastal development permit must be filed within 90 days of the issuance of the emergency permit. Any development constructed pursuant to an emergency permit shall be considered temporary until authorized by subsequent coastal development permit, and issuance of an emergency permit does not constitute an entitlement to said development.

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Present: Alicia Harrison, Agent; and Tom Dunlap, Co-owner (with John Debney).

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

Allison DeBusk, Project 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.

**ACTION:** **Assigned Resolution No. 020-15**  
Approved the Coastal Development Permit making the findings as outlined in the Staff Report dated March 25, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated March 25, 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: 9:55 A.M.**

**E. APPLICATION OF STEVE FORT OF SEPPS, AGENT FOR ROBERT AND ELIZABETH LESLIE AND DAVID VOORHIES, TRUSTEE, THE RONALD F. AND CATHERINE M. BOEDDECKER FAMILY TRUST, 1970 MISSION RIDGE ROAD AND 2225 LAS TUNAS ROAD, APN 019-083-019 AND 002, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00020)**

The project consists of a lot line adjustment transferring 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road. Following the adjustment, 2225 Las Tunas would be 29,761 square feet with a 19% slope and 1970 Mission Ridge would be 12,158.6 square feet with a 21% slope. A lot area modification would be required for each lot because, based on slope density requirements, the minimum required lot size in the A-1 Zone would be 65,340 square feet for 2225 Las Tunas Road and 87,120 square feet for 1970 Mission Ridge Road. The adjustment affects an interior lot line and would not change the development potential of either lot. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. Lot Area Modification to adjust the boundary of 2225 Las Tunas Road which will have less than the required 65,340 square feet of lot area (SBMC §28.92.110);
2. Lot Area Modification to adjust the boundary of 1970 Mission Ridge Road which will have less than the required 87,120 square feet of lot area (SBMC §28.92.110); and
3. A Lot Line Adjustment to transfer 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road (SBMC 27.40).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Present: Steve Fort, Agent; and Jim Scafile, Agent for Owners.

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 10:00 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 021-15**  
Approved both Lot Area Modifications and the Lot Line Adjustment making the findings as outlined in the Staff Report dated March 25, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated March 25, 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 HEARING RECESSED AT 10:04 A.M., AND RECOVERED AT 10:14 A.M. TO REVIEW PREVIOUS AGENDA ITEMS. \***

### III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:46 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary