



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JULY 8, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Daniel Gullett, Project 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.

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: 9:01 A.M.

- A. **APPLICATION OF PUJO & ASSOCIATES, INC., ARCHITECT FOR DAVID THOMAS & ASSOCIATES, INC., 1342 PORTESUELLO AVE., APN 049-252-013, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00187)**

The proposed project includes construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot single family residence with attached 433 square foot garage. The proposal also includes façade and site improvements, and a 502 square foot interior remodel. The proposed total building area of 2,799 square feet is 92% of the maximum floor area on the 7,418 square foot property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow exterior changes to the garage and a new landscape fountain within the 30 foot front setback (SBMC §28.15.060 & §28.92.110);
2. An Interior Setback Modification to allow exterior changes to the residence, including a new window and a roof gable, within the ten-foot interior setback along the west side of the property (SBMC §28.15.060 & §28.92.110); and
3. An Interior Setback Modification to allow a second-story addition and a new roof gable within the ten-foot interior setback along the east side of the property (SBMC §28.15.060 & §28.92.110).

The Environmental Analyst determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Alex Pujo, Architect; and David Thomas, Owner.

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

Dan Gullett, Project Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:15 a.m.

- 1) Ann McGordy (neighbor), expressed support for the proposed modification, and requested serious consideration since support has been already given from the directly adjacent neighbors on either side of the project.
- 2) Jeff Gorrell (neighbor), expressed support for the proposed project since setback and offsetting requirements have changed, provided that the project details are followed through on by the Architect.

An email in support from Jeff Gorrell, and an email in support with an attached letter from Maxine Chadwick were acknowledged.

Public comment closed at 9:20 a.m.

Ms. Reardon stated she could support the Interior Setback Modification for the second story addition. The existing two-story residence, currently setback eight feet from the west interior property line, was constructed under the previous zone designation which required a six foot interior setback. Given the proposed encroachment is only 14 square feet, is a uniform improvement, is proposed towards the front of the lot, and is consistent with the pattern of development of the neighborhood; Ms. Reardon could find the requested Interior Setback Modification an appropriate improvement and could be supported.

ACTION: **Assigned Resolution No. 037-15**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated July 2, 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: 9:30 A.M.

B. APPLICATION OF HEIDI JONES, APPLICANT FOR H&R INVESTMENTS, 1187 COAST VILLAGE ROAD, APN 009-291-008, C-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL 15-27 DU/ACRE (MST2015-00118)

The 1.1 acre parcel, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with 17,868 square foot two-story commercial building and an existing 61 space parking lot. The proposed project consists of site work including adding a total of 709 square feet of new decks and outdoor dining areas, remodeling the outdoor stairs, decks, and patios, removal of an existing landscaping area for the expansion of the lower level outdoor patio/dining area, and a revised site landscape plan. Other site improvements include alterations to the existing driveway (at the northeast portion of the parcel) to reduce the slope, requiring 80 cubic yards of imported fill and replacement of approximately 94 linear feet of an existing retaining wall.

The discretionary applications required for this project is a Front Setback Modification to allow new construction within the required 10-foot front setback (SBMC § 28.63.060 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: Heidi Jones, SEPPS; and Marie Evan Schumacher, Agent.

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 9:41 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 038-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 2, 2015.

Said approval is subject to the conditions as stated and required 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: 9:45 A.M.

C. APPLICATION OF TRACI MARIE KELEMEN, 1110 ALAMEDA PADRE SERRA, APN 019-242-022, E-1 (SINGLE-FAMILY RESIDENTIAL ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2011-00282).

The 9,413 square foot parcel is currently developed with an existing 1,971 square foot single family residence and an attached 450 square foot two-car garage. The proposed project involves a new uncovered parking space, a series of site work and alterations including replacement of the existing concrete driveway with a new permeable driveway, demolition of the "as-built" site retaining walls and the construction of a series of new engineered site retaining walls, a new driveway gate, a new wood fence along the north and east property line, alterations to the existing front entry porch with new steps and pathway, the "as-built" conversion of the carport to a garage, a 375 square foot interior remodel, and a 50 square foot addition at the rear of the residence. A total of 132 cubic yards of site grading will be balanced on site. The project will abate violations identified in enforcement case ENF2009-00392 and Zoning Information Report (ZIR2009-00129). A Public Works encroachment permit is being pursued for the replacement of an "as-built" retaining wall located within the public right-of-way.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new uncovered parking space within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a new uncovered parking space within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

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: Traci Marie Kelemen, 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. Ms. Bedard stated that the third modification included in the mailed public notice regarding the proposed Fence Height Modification was no longer necessary.

The Public Hearing was opened at 9:53 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 039-15**
Approved the Front Setback and Interior Setback Modifications making the findings as outlined in the Staff Report dated July 2, 2015.

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 9:58 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary