



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 19, 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
Nicole Hernández, Associate Planner/City Urban Historian
JoAnne LaConte, 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 THOMPSON NAYLOR ARCHITECTS FOR SEREBOFF FAMILY TRUST, 1308 NORTH SALSIPUEDES STREET, APN: 029-092-010, R-2 (TWO-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2015-00234)

The 3,200 square foot site is currently developed with an 818 square foot, one-story single-family residence and a detached 260 square foot, one-car garage with a workshop area. The proposed project includes demolition of the existing garage and workshop area, construction of a new 233 square foot, one-car garage, a new 188 square foot, one-story addition, raising the height of the roof, window alterations, a new driveway, a new fence, gate and retaining wall, and associated grading. The proposal will address violations outlined in a Zoning Information Report (ZIR2013-00173). This property is a contributing historic resource to the potential Bungalow Haven Historic District and in the Lower Riviera Special Design District.

The discretionary applications required for this project are:

1. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC §28.18.060 and §28.92.110); and
2. Interior Setback Modification to allow window alterations and an increased roof height in the required six-foot interior setback to the east (SBMC §28.18.060 §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: Suzette Naylor, Architect, Thompson Naylor Architects.

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 9:09 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters and emails of concern from Dan and Sheryl Wheeler, Christy Barnes Jones, and Melanie Bennett Brewer were acknowledged.

At Ms. Reardon's request, Ms. Naylor clarified that the proposed garage was not set more forward on the lot in consideration for the character of the development in the Bungalow Haven District. She also responded to concerns regarding the structural integrity of the garage structure and stated that additional analysis will need to occur prior to the demolition of the garage on this property.

Nicole Hernández, the City's Urban Historian, explained the findings of the HSSR report and the discussion the Historic Landmark Commission had regarding the placement of the new garage on the site in relation to the existing development on the subject property and adjacent property. Ms. Reardon requested the applicant work with the City Urban Historian to study the possibility of moving the proposed garage closer to Salsipuedes Street so that additional open yard area could be provided in the rear yard area.

ACTION: **Assigned Resolution No. 046-15**
Approved the Open Yard Modification and the Interior Setback Modification making the findings as outlined in the Staff Report dated August 13, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated August 13, 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: 9:28 A.M.

B. APPLICATION OF ALLEN MCLEOD, ARCHITECT FOR NAVID ESKANDARI, 251 LA MARINA DRIVE, APN: 045-161-008, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00583)

The 6,000 square-foot site is currently developed with an 800 square foot single-family dwelling and an attached 250 square foot one-car garage. The proposed project involves construction of a new 657 square foot first-floor addition, a new 650 square foot second-story addition, removal of the existing driveway, demolition of 100 square feet of the existing garage and construction of a new 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The project also includes a new driveway, curb cut, and associated grading. The property is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and a new window to be located in the required 6-foot 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: Allen McLeod, Architect; and Navid Eskandari, 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 9:37 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon stated that she could not support or find justification for the Modification request for an addition and new window to be located in the required 6-foot interior setback, and could not make the finding that the Modification was consistent with the purposes and intent of the Zoning Ordinance or necessary to secure an appropriate improvement on the lot. The majority of the existing residence was being demolished and there are no site constraints that would prohibit a conforming addition.

ACTION: **Assigned Resolution No. 047-15**
Denied the Interior Setback Modification as the Staff Hearing Officer could not make the findings outlined in the Staff Report dated August 13, 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 9:41 a.m.

Submitted by,



Kathleen Go, Staff Hearing Officer Secretary