



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

SEPTEMBER 2, 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  
JoAnne LaConte, Assistant 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 JEFF GORRELL, ARCHITECT FOR 103 CHAPALA, LLC, 103 CHAPALA STREET, APN: 033-073-003, R-4/SD-3 HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00152)**

The 6,116 square-foot site is currently developed with a 4,444 square-foot, four-unit, three-story, apartment building, a detached 574 square-foot, four-car garage, and a detached 137 square-foot storage building. The proposed project involves demolition of 550 square feet of the existing garages, conversion of 24 square feet of garage space to detached accessory storage space, four new uncovered parking spaces, a 40 square foot entry addition for Unit #4, a new second floor balcony facing Chapala and Mason Streets, new exterior stairs, alterations to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, four new condenser units, relocating the trash area, a new trellis, new fencing and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Lot Area Modification to allow new floor area that includes an entry addition and the conversion of a portion of the garage to detached accessory space for a property that is non-conforming to residential density (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. Open Yard Modification of the required open yard area (SBMC § 28.21.081 and SBMC § 28.92.110); and
3. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback, and to allow alterations including a new window in the required 20-foot front setback for the third floor of the building facing Mason Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
4. Front Setback Modification to allow a second-story deck to be located in the required ten-foot front setback, and to allow alterations including new and relocated windows and doors in the required 20-foot front setback for the third floor of the building facing Chapala Street (SBMC § 28.21.060 and SBMC § 28.92.110); and

5. Rear Setback Modification to allow the conversion of a portion of a garage to accessory storage space in the required six-foot rear setback (SBMC 28.21.060 and SBMC § 28.92.110); and
6. Interior Setback Modification to allow alterations including, changes to a balcony, new and relocated windows and relocated doors to the building in the required six-foot interior setback and in the required 10-foot, third floor interior setback (SBMC § 28.21.060 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: Jeff Gorrell, Architect; and John Hilliard, 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. Ms. LaConte clarified that a modification of the Outdoor Living Space was required, not the listed Open Yard modification.

Public comment opened at 9:29 a.m.

- 1) Mark Romasanta (submitted a support email); spoke in general support of the project.

Public comment closed at 9:33 a.m.

Four emails of support were received and acknowledged from Mark Romasanta (General Manager of the Harbor View Inn, Sandpiper Lodge, Eladio's Restaurant, and State Street Coffee); Sandy Campbell & Joy Kelly; Jon Blackmore, and an explanation from the owner, John Hilliard.

Ms. Reardon stated that she could approve the second-story wrap around balcony provided the balcony railing is open such as wrought iron and not a solid material.

**ACTION:**

**Assigned Resolution No. 048-15**

Approved the Lot Area Modification, Open Yard Modification, both Front Setback Modifications, Rear Setback Modification, and Interior Setback Modification making the findings as outlined in the Staff Report dated August 27, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated August 27, 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: 9:47 A.M.**

**B. APPLICATION OF DON SWANN, DESIGNER FOR MARY ANN ZEGERS, 2937 VALENCIA DRIVE, APN: 053-362-011, E-3 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00371)**

The 5,000 square-foot site is currently developed with 1,023 square-foot single family residence and a detached 324 square-foot two-car garage. The proposed project involves a 106 square-foot rear addition and a new larger window along the western elevation of the residence.

The discretionary applications required for this project are:

1. Open Yard Modification of the required open yard area (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow alterations to the dwelling for a new window to encroach into the required six-foot interior setback to the west (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Don Swann, Designer and Agent for the 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 9:52 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 049-15**  
Approved the Open Yard Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated August 27, 2015.

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: 9:54 A.M.**

**C. APPLICATION OF JOHN BEAUCHAMP, ARCHITECT FOR DAVID TUFTS, 333 E PEDREGOSA STREET, APN: 025-391-017, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00314).**

The 15,251 square-foot site is currently developed with an existing one-story, 2,038 square-foot, single-family residence, and a detached 740 square-foot, two-car garage and workshop. The proposed project involves window and door alterations to the existing single-family dwelling. Violations outlined in Zoning Information Report (ZIR2015-00010) will be abated by Building and Safety permit BLD2015-00656.

The discretionary applications required for this project are two Front Setback Modifications to allow window and door alterations within the required thirty-foot front setbacks (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: John Beauchamp, Architect.

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 10:01 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 050-15**  
Approved the Front Setback Modifications making the findings as outlined in the Staff Report dated August 27, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated August 27, 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 10:05 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary