



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

SEPTEMBER 16, 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  
Suzanne Riegle, Associate Planner  
Michelle Bedard, Assistant Planner  
David Eng, Planning Technician I  
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. CONSENT ITEMS:**

##### **ACTUAL TIME: 9:01 A.M.**

- A. **APPLICATION OF MARK EDWARDS, 124 LOS AGUAJES, APN 033-041-007, R-3/SD-3, MULTI-FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)**

The is a request for a one-year extension of the expiration date of the Tentative Map, Modifications and Coastal Development Permit approved by the Planning Commission on September 3, 2009. The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the

Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 29' 7", consisting of 3,856 square feet of residential floor area above 1,143 square feet of garage floor area on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages, a one-car garage, and one unenclosed covered parking space, a two-bedroom unit and two one-bedroom residential units. The project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. The project also includes landscaping changes, bioswales and retention basin adjacent to the proposed residences.

The discretionary applications approved for this project were:

1. Front Setback Modification to allow the building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
2. Interior Setback Modification to allow the entry stair and a support column to encroach into the interior setback to the east (SBMC §28.21.060 and §28.92.110.A.2);
3. Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)
4. Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Planning Commission approved a Negative Declaration for the project on April 16, 2009 pursuant to the California Environmental Quality Act Guidelines Section 15074.

Present: Mark Edwards, Applicant.

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

Suzanne Riegle, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:**

**Assigned Resolution No. 051-15**

Approved the one-year time extension, to September 3, 2016, for the Tentative Map, Modifications, and Coastal Development Permit, subject to the original Conditions of Approval in Planning Commission Resolution No. 033-09, dated September 3, 2009.

**III. PROJECTS:**

**ACTUAL TIME: 9:03 A.M.**

**A. APPLICATION OF MARK MORANDO, DESIGNER FOR JILL M. SATTLER, TRUST, 924 GARDEN STREET #C, APN: 029-301-031, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00180)**

The 4,278 square-foot site is currently developed with a 664 square foot two-story single family residence, an attached 140 square foot one-car garage and 52 square feet of storage space. The proposed project involves permitting an “as-built” 188 square foot rear addition, an “as-built” 147 square foot porch enclosure addition, relocation of an “as-built” 82 square foot shed, the “as-built” conversion of the 140 square foot garage and the “as-built” conversion of 52 square feet of accessory space to habitable space and one new uncovered parking space. The proposal will address violations identified in a Zoning Information Report (ZIR2014-00517) and in an Enforcement Case (ENF2015-00260). The proposed total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a designated City Landmark: El Caserio.

The discretionary applications required for this project are:

1. Parking Modification to provide less than the required two covered parking spaces (SBMC §28.90.100 and SBMC §28.92.110); and
2. Front Setback Modification to allow one uncovered parking space to be located in the required twenty-foot front setback (SBMC § 28.66.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the “as-built” bedroom and the conversion of the one-car garage and the 52 square foot accessory space to habitable space with new windows and a new door for the residence within the required six-foot interior setback (SBMC § 28.66.060 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: Mark Morando, Designer; and Jill M. Sattler, Owner.

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 9:26 a.m.

1) Joseph Moticha (adjacent neighbor) expressed general support of the project.

Public comment closed at 9:28 a.m.

Two letters in opposition were received and acknowledged from Sheila Enelow and Wendy Foster.

**ACTION:** **Assigned Resolution No. 052-15**  
Approved the Parking Modification, Front Setback Modification, and Interior Setback Modification making the findings as outlined in the Staff Report dated September 10, 2015, and as revised at the hearing

Said approval is subject to the conditions as outlined in the Staff Report dated September 10, 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: 9:44 A.M.**

**B. APPLICATION OF DAN WEBER, ARCHITECT FOR ALELIA PARENTEAU, 435 E VALERIO STREET, APN: 027-123-008, R-2 ZONE (TWO-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12DU/ACRE) (MST2015-00021)**

The 5,900 square-foot site is currently developed with an existing two-story, 2,772 square-foot, single-family residence, and a detached, non-conforming, 307 square-foot garage. The proposed project involves the demolition of the existing non-conforming garage and construction of a new, detached, two-story accessory building consisting of a 400 square foot, two-car garage, and 322 square feet of accessory space. The project also includes: demolition of a total of 242 square feet of existing floor area and exterior stairs, an interior remodel, window and door alterations, repair and paint exterior siding, construct a new entry porch on the north elevation and a new raised deck on the north and west elevations, repair/replacement of existing walls/gates, new site walls and gates, new curb cut and driveway, and removal of an existing street tree. The proposal will abate violations outlined in ZIR2013-00596 and ENF2007-00477.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window and door alterations within the required twenty-foot front setback (SBMC §28.18.060 and SBMC § 28.92.110).
2. Open Yard Modification to allow alterations to occur within the existing non-conforming open yard (SBMC §28.18.060 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: Dan Weber, 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 10:00 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 053-15**  
Approved the Front Setback Modification and Open Yard Modification making the findings as outlined in the Staff Report dated September 10, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated September 10, 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: 10:17 A.M.**

**C. APPLICATION OF CHRIS COTRELL, ARCHITECT FOR JOHN AND JANET KRUGER, 150 LOMA MEDIA RD, APN: 019-262-005, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00549)**

The 11,657 square-foot site is currently developed with a 1,139 square-foot single family residence, an attached 260 square-foot one-car carport, and an attached 47 square foot utility shed. The proposed project involves 155 square feet of first-story additions, a new 407 square foot two-car garage, a new retaining wall and fence along the easterly property line, a covered front porch, decks and landings in the front yard, and new and relocated windows on each elevation.

The discretionary application required for this project is:

1. Interior Setback Modification to allow alterations to the dwelling for a new window and a sliding glass door to encroach into the required ten-foot interior setback to the east (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: Chris Cotrell, Architect.

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

David Eng, Planning Technician I, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:23 a.m.; and, with no one wishing to speak, the Public Hearing was closed.


**ACTION:** **Assigned Resolution No. 054-15**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated September 3, 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.

#### IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:29 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary