



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 30, 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

Kelly Brodison, Assistant Planner

Joanna Kaufman, 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. PROJECTS:

ACTUAL TIME: 9:00 A.M.

- A. **APPLICATION OF TOM JACOBS, ARCHITECT FOR BRUCE AND DONNA MCABERY, 113 LA PLATA, APN 045-201-014, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00351)**

The 5,553 square-foot site is currently developed with 1,095 square foot single family residence and an attached 200 square foot one car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves the demolition of the existing residence and construction of a new 2,186 square foot, two-story residence with an attached 200 square foot, one-car garage and one uncovered parking space. The project includes an 86 square foot upper level deck, new driveway and relocated curb cut, landscaping, and fencing.

The discretionary applications required for this project are:

1. Parking Modification to allow one covered and one uncovered parking space (SBMC §28.90.100.G); and
2. Interior Setback Modification to allow one uncovered parking space to encroach 3' within the 6' interior setback (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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Tom Jacobs, Architect.

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. Ms. Brodison stated that the proposed one car garage did not meet the minimum interior dimension of ten and one-half feet and would have to be increased to meet the requirement.

Ms. Reardon requested the Applicant to clarify the site constraints that would justify the request for the modifications given the existing residence would be demolished, and if any other alternatives were considered that would comply with the Zoning Ordinance. She also noted that the existing residence, which would be demolished, conformed to the required interior setback.

Public comment opened at 9:11 a.m.

- 1) Max Bakewell requested clarification of the proposed square footage for the project and wanted to ensure that Neighborhood Preservation Ordinance (NPO) requirements were addressed.

Public comment closed at 9:15 a.m.

Ms. Reardon stated that she could not support the requested interior setback modification request as there are no site constraints that would prohibit a project that complies with zoning requirements and there are alternate design options which would avoid the need for the Modifications.

ACTION: Assigned Resolution No. 055-15 Denied the Parking Modification and Interior Setback Modification without prejudice making the finding and determination that there is a reasonable design solution which would avoid the necessity of the Modifications and that there are no site constraints that constitute an unreasonable hardship to justify approval of the requested Modifications.

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: 9:20 A.M.

B. APPLICATION OF JIM DAVIS, ARCHITECT FOR BRETT SLATKIN, 611 HOLMCREST ROAD, 019-331-012, E-1 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 du/acre) (MST2015-00305)

The 5,629 square-foot site is currently developed with a 1,131 square-foot, two-story single-family residence with an attached 185 square-foot one-car garage. The proposed project involves enclosures of existing upper and lower decks to become a total of 188 square feet of new habitable space. Additional exterior alterations include new and replaced windows and doors, new front yard bench and cable railing varying from 3.5 to four feet in height, and a 109 square-foot addition to the rear, lower-level deck. Violations outlined in Zoning Information Report (ZIR2014-00366) will be addressed as part of this project.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to occur within the required 25-foot front setback, per SBMC §28.15.065 (SBMC §28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot eastern interior setback (SBMC §28.15.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow additions and alterations to occur within the required ten-foot western 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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jim Davis, Architect; and Akiko Wade Davis, Owner.

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

Joanna Kaufman, Planning Technician I, gave the Staff presentation and recommendation.

Public comment opened at 9:28 a.m.

- 1) Thiep Cung, of Warner Group Architects, expressed support for the project.

Public comment closed at 9:31 a.m.

ACTION: **Assigned Resolution No. 056-15**
Approved the Front Interior Modification and both Interior Setback Modifications making the findings as outlined in the Staff Report dated September 24, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated September 24, 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 9:35 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary