



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 6, 2016

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, Senior Planner
JoAnne LaConte, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and Appeals.

Ms. Reardon announced that the Staff Hearing Officer's decision on 941 Media Road has been appealed to the Planning Commission. No hearing date has been set at this time.

- C. Comments from members of the public pertaining to items not on this agenda.

None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF DON SWANN DESIGNER FOR MICHAEL AND JAMI GOTT, 1417 SAN MIGUEL AVENUE, APN: 045-132-006, E-3/SD-3 (ONE FAMILY RESIDENCE/COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00426)

The 10,589 square-foot site is currently developed with a 1,513 sq. ft., two-story, single family residence, a detached two-car garage and uncovered parking space. The proposed project involves a circular driveway and parking space at the front of the house, with a new curb cut and driveway. The discretionary application required for this project is a Front Setback Modification to allow uncovered parking in the required 20-foot front 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2567.

Present: Don Swann, Designer; and Michael Gott, 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, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 001-16**
Denied the Front Setback Modification making the denial findings as outlined in the Staff Report dated December 21, 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: 9:20 A.M.

B. APPLICATION OF BRIAN MILLER, APPLICANT FOR DAN BOCEK, 508 EAST MICHELTORENA STREET, APN: 029-031-002, R-2 ZONE (TWO-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12DU/ACRE) (MST2015-00431)

The 5,194 square-foot site is currently developed with a 1,591 square foot two-story single family dwelling and an “as-built” detached 500 square foot garage with 233 square feet of “as-built” attic space above. The proposed project involves converting the “as-built” attic space above the garage to habitable space with exterior alterations, including new windows, and for construction of a new 68 square foot exterior stairway and landing to provide access to the area. The total development of 2,254 square feet is 91% of the maximum guideline floor-to-toe area ratio (FAR).

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the “as-built” garage with “as-built” attic space above in the required three-foot east interior setback (garage) and the required six-foot east interior setback (including the conversion of the attic space to habitable space with a new window) (SBMC § 28.18.060 and SBMC § 28.92.110); and,
2. An Interior Setback Modification to allow the “as-built” garage with “as-built” attic storage space above in the required three-foot south interior setback (garage) and the required six-foot south setback for the attic space (SBMC § 28.18.060 and SBMC § 28.92.110); and,
3. An Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area to allow for the new stairway with landing (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).

Case Planner: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

Present: Brian Miller, Applicant; and Dan and Christina Bocek, Owners.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:42 a.m.

- 1) Joan Marshall, adjoining neighbor in opposition, submitted written comments and expressed concerns regarding drainage and privacy.
- 2) Teri Minshull, rear property neighbor in opposition; submitted written comments and expressed concerns regarding privacy.

Ms. Reardon acknowledged two letters of concern that were received from Ms. Marshall and Ms. Minshull.

The public comment was closed at 9:50 a.m.

ACTION: **Assigned Resolution No. 002-16**
Approved the Interior Setback Modifications and Open Yard Modification making the findings as outlined in the Staff Report dated December 21, 2015, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 21, 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:00 a.m.

Submitted by,



Julie Rodriguez, Planning Commission Secretary