



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 3, 2016

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
Jessica Grant, Project Planner
Kelly Brodison, Assistant Planner
Tony Boughman, Assistant Planner
David Eng, Planning Technician II
Stacey Wilson, Associate Transportation 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: 9:02:37 A.M.

A. APPLICATION OF PETER HALE, APPLICANT FOR NATALIE GUTIERREZ AND JIM JAMES, 3065 SAMARKAND DRIVE, APN: 051-161-001, E-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC) (MST2016-00238)

The 10,140 square-foot lot is currently developed with an existing 1,228 square foot, one-story, single-family residence with an attached 372 square foot, two-car garage. The proposed project involves construction of a detached one-story, 496 square foot accessory building to be located behind the existing house in what serves as the rear yard backing up to Las Positas Road. This lot has street frontages on Samarkand Drive and Las Positas Road, resulting in two front yards by Zoning Ordinance definition. Accessory buildings (except for garages) are not allowed to be placed in a front yard.

The discretionary application required for this project is a Modification for the detached accessory building to be located within a front yard (SBMC §28.87.160 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jim James, Owners.

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

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 043-16

Approved the Modification for the detached accessory building to be located within a front yard making the findings as outlined in the Staff Report dated July 27, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 27, 2016, 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: 9:11 A.M.

B. APPLICATION OF DAWN SHERRY, ARCHITECT FOR ROBERTS KIEFER FAMILY TRUST, 1686 LAS CANOAS ROAD, APN 021-072-007, A-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2015-00573)

The 100,348 square-foot site is currently developed with a one-story 2,960 square foot single-family residence and a 538 square foot attached two-car garage in the Hillside Design District. The proposed project involves 419 square feet of first-floor additions, conversion of the existing 538 square foot garage and storage area to habitable space, and construction of a new detached building comprising a 567 square foot two-car garage, 211 square foot gym, and 214 square foot storage room. Also proposed are equine-related facilities that include a 1,040 square foot detached barn, an unenclosed horse arena, a round horse pen, and three covered pasture shelters. The proposal includes a new trellis, deck, and two new uncovered parking spaces. The proposal includes permitting an approximately 6-foot, 8-inch tall "as-built" electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the "as-built" over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599, and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development on a 2.4 acre lot is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow an accessory building to be located in a front yard (SBMC §28.87.160.B and SBMC §28.92.110); and
2. An Accessory Space Modification to allow accessory buildings, excluding garages, to exceed an aggregate floor area of 500 square feet (SBMC §28.87.160.C 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).

Present: Lauren Deason, Architect; and Linda Kiefer, Owner.

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, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:22 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Email of concerns from Julie Coburn and Susan and Phillip West, an email of support from David Hofstatter, and a response email from Dawn Sherry, Architect were acknowledged.

ACTION: **Assigned Resolution No. 044-16**
Approved the Front Setback and Accessory Space Modifications making the findings as outlined in the Staff Report dated July 27, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 27, 2016, 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: 9:32 A.M.

C. APPLICATION OF TRISH ALLEN, SENIOR PLANNER AT SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, INC., FOR BARBARA JO THURMAN, PROPERTY OWNER, 1630 MIRA VISTA AVENUE, APN 019-090-013, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DWELLING UNITS PER ACRE) (MST2016-00106)

The 13,924 square-foot site is currently developed with a 2,636 square foot single family residence, which is accessed off a private road, Mira Vista Avenue, located in the City's Riviera neighborhood. The proposed project involves demolishing the existing 544 square foot two-car garage and storage area, and construct a new 565 square foot master suite in their place. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. The proposed total of 3,486 square feet (of which 50% of the partial basement garage is receiving a 50% FAR credit) on a 13,924 square foot lot is 82% of the required maximum floor-to-lot area ratio (FAR). The proposal includes new site work, walls, steps, and a deck expansion in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 ft. of the front property line.

The discretionary land use applications required for this project are:

1. An Interior Setback Modification to allow the new garage and master suite above it to encroach into the required ten-foot interior setback on the west side of the property (SBMC §28.15.060 and 28.92.110); and
2. A Front Setback Modification to allow a deck to exceed ten inches in height to encroach into the required thirty-foot front 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 to Land Use Limitations).

Present: Trish Allen, Applicant; Tom Smith, Architect; and Erin Carroll, Landscape Architect.

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

Jessica Grant, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:51 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Stephanie Decker was acknowledged.

ACTION: **Assigned Resolution No. 045-16**
Approved the Interior Setback and Front Setback Modifications making the findings as outlined in the Staff Report dated July 27, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 27, 2016.

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: 10:00 A.M.

D. APPLICATION OF CEARNAL COLLECTIVE, ARCHITECT FOR CRAVIOTTO PRIMO INVESTMENTS LLC AND GEORGETTA CRAVIOTTO TRUSTEE, 630-634 ANACAPA STREET, APN 031-151-001 & -011, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/ MEDIUM HIGH RESIDENTIAL (MST2015-00300)

The proposed project consists of demolition of existing commercial buildings totaling 5,523 square feet and a 1,852 square foot single-family residence, and construction of a new three-story, mixed-use building on a 20,825 square foot site, which is comprised over two parcels. The proposed development consists of 4,496 square feet of ground-level commercial space (restaurant and retail space) and 30 rental units on the second and third story. The rental units include eight (8) studios, 13 one-bedroom units, and nine (9) two-bedroom units and total 22,304 square feet. An on-grade parking garage accessed from Ortega Street would provide 32 parking spaces and two trash receptacle areas. In between the garage and the commercial space is a bicycle storage room with space for 36 bicycles. A Voluntary Lot Merger

to merge parcels APN 031-151-001 and APN031-151-011 to create a single lot (SBMC §27.30 and Gov. §66451.11) will be required.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow an additional unit above the allowed Average Unit Size Density of 29 units (SBMC §28.20.060.C and §28.92.110.A.2); and
2. A Front Setback Modification of the five-foot variable front setback to allow two trellises to be located within the compensating area (SBMC §28.20.070.D.1 and §28.92.110.A.2).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Present: Brian Cearnal, Architect; and Stacey Wilson, Associate Transportation Planner.

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

Jessica Grant, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Stacey Wilson, Associate Transportation Planner, clarified compliance requirements of the Pedestrian Master Plan as it pertains to this project.

ACTION:

Assigned Resolution No. 046-16

Approved the Lot Area and Front Setback Modifications making the findings as outlined in the Staff Report dated July 27, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated July 27, 2016.

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: 10:30 A.M.

E. APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR KATHY STUVA, 1210 SHORELINE DRIVE, APN 045-214-015, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00091)

The 5,796 square-foot site is currently developed with 2,775 square foot three-story single family residence and a 416 square foot attached two-car garage and a 110 square foot storage shed. The proposed project involves exterior alterations including expansion of second and third level decks by 308 square feet, new pipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces, and the proposed total of 3,301 square feet exceeds the required maximum floor-to-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a second floor deck and a third floor mezzanine to encroach into the 20' required front setback in the E-3 Zone (SBMC §28.15.060.A and §28.92.110.A); and
2. Interior Setback Modification for changes to the existing building height within the 6' required interior yard setback on the east side of the property (SBMC §28.15.060.B and SBMC §28.92.110.A); and
3. Solar Access Modification to allow the changes to the east elevation of the building to exceed solar access height limitations (SBMC 28.11).

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).

Present: Chris Cottrell, Architect; Teri Malinowski, Agent; and Katherine A. Stuva and Mike Elliason, Owners.

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.

The Public Hearing was opened at 10:56 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A previously received email in support from an adjacent neighbor was acknowledged.

Ms. Reardon stated that she could not support the requested changes to the existing second floor deck structure nor the addition of a roof deck above the sitting room that already encroaches into the front setback.

Ms. Reardon clarified that she could support a five-inch deck extension for a total encroachment of the second floor deck by two feet into the front setback.

ACTION: **Assigned Resolution No. 047-16**
Approved the Interior Setback and Solar Access Modifications and partially approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 27, 2016, 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 11:16 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary