



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 14, 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
Danny Kato, Senior Planner II
Tony Boughman, 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.

Ms. Reardon announced an appeal of the Staff Hearing Officer's August 31, 2016 approval of an Interior Setback Modification for a project located at 1127 Bath Street has been filed. A Planning Commission hearing date has not been scheduled.

- 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 TONY XIQUES, APPLICANT FOR KYLE T. PHILLIPS AND JENNIE L. JACOBS, 1609 MOUNTAIN AVENUE, APN 043-201-009, R-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00256)

The 5,000 square-foot site is currently developed with a 1,005 square foot one-story single family residence, 134 square feet of "as-built" additions to the dwelling and a 190 square foot detached one-car garage. The proposed project involves permitting the "as-built" additions to the dwelling and permitting an "as-built" 48-inch high fence and gate at the front of property. The proposed total of 1,329 square feet on a 5,000 sq. ft. lot is 55 of the maximum guideline floor-to-lot area ratio (FAR). An Administrative Height exception is required to allow the over height fence and gate at the front of the property. The project would address violations outlined in a Zoning Information Report (ZIR2015-00565).

The discretionary application required for this project is an Open Yard Modification for the location of the open yard area and/or to reduce the size of the required open yard area (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: Tony Xiques, Applicant.

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.

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. 058-16**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated September 8, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 8, 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: 9:12 A.M.

B. APPLICATION OF WARNER YOUNG, ARCHITECT FOR SASHA ABLITT LIVING TRUST, 1123 GARCIA ROAD, APN 029-282-007, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2016-00194)

The 11,218 square-foot site is currently developed with a 1,363 square foot single family residence with an attached 400 square foot two-car garage, a 183 square foot deck with stairway and an “as-built” patio cover. The proposed project involves demolition of the “as-built” patio cover, demolition of the 183 square foot deck and stairway and construction of a new 354 square foot deck with stairway. No new habitable space is proposed. The project would address violations outlined in a Zoning Information Report (ZIR2009-00339).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a deck with stairway to encroach into the required 30-foot front setback facing Garcia Road (SBMC § 28.15.060 and 28.92.110); and
2. An Interior Setback Modification to allow a stairway and deck to encroach into the required 10-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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Warner Young, Applicant; and Sasha Ablitt, 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.

The Public Hearing was opened at 9:19 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 059-16**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated September 8, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 8, 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: 9:23 A.M.

C. APPLICATION OF MARTIN MUNOZ, 1424 SALINAS PLACE, APN 015-223-001, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2015-00622)

The 8,450 square foot parcel is developed with a one-family dwelling unit of 1,583 net square feet with a 546 net square foot attached garage at the front of the site, and a one-family dwelling unit of 1,896 net square feet with an attached 454 net square foot garage at the rear of the site. The proposed project involves a condominium conversion to convert the two existing detached two-story single-family residential dwellings to a two-unit condominium development. No physical changes to the existing dwelling units or other development on the site are proposed.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC Chapter 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Present: Ernesto Bortello, Agent; and Martin Munoz, Owner.

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 9:35 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 060-16**
Approved the Tentative Subdivision Map and Condominium Conversion Permit making the findings as outlined in the Staff Report dated September 7, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 7, 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 9:47 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary