



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 18, 2017

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
Tony Boughman, Assistant Planner
Betsy Teeter, Planning Technician II
Andrew C. Perez, Planning Technician II
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 that at last Thursday's January 12, 2017, Planning Commission appeal hearing of 825 Roble Lane by both the applicant and the owner for the November 9, 2016, Staff Hearing Officer's partial approval of a third-story addition in the interior setback, the Planning Commission upheld the appeal of the owner.

- 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 A.M.

A. APPLICATION OF SHEILA SIEGEL, OWNER AND AGENT, 1608 CASTILLO STREET, APN: 027-162-020, R-4, MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00538)

The 2,165 square foot site is currently developed with a 690 square-foot single family dwelling and attached 153 square-foot, one-car garage. The proposed project consists of legalizing two as-built additions. The eastern addition is proposed to be 135 square feet and would provide floor area for a bedroom and a new full bathroom. The western addition is proposed to be 28.5 square feet and would provide floor area for laundry facilities and additional storage.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a 135 square foot addition to encroach into the eastern six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A);
2. Interior Setback Modification to allow a 28.5 square foot addition to encroach into the western six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A), and
3. Open Yard Modification to allow the open space to be provided in the front and interior setbacks (SBMC §28.21.081.A.2 and §SBMC §28.92.100.A).

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 to Land Use Limitations).

Present: Mark Gomez, Agent; and Jill Horton, Designer.

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

Andrew Perez, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 001-17**
Approved the both Interior Modifications and Open Yard Modification making the findings as outlined in the Staff Report dated January 12, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 12, 2017, 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 CEARNAL, ARCHITECT FOR 203 CHAPALA STREET LLC, 203 CHAPALA STREET, APN 033-041-001, R-4/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2007-00634)

The proposed project involves minor alterations to the approved seven unit, three story residential condominium building currently under construction. The alterations consist of minor changes to the roof, an open deck, windows, new doors, and a new mirador style bay window on the second story of the north elevation. This structure is on the City's List of Potential Historic Resources.

The discretionary application required for this project is: An Interior Setback Modification to allow the proposed mirador window to encroach into the required northern interior setback. (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, Existing Facilities, and 15305, Minor Alterations In Land Use Limitations.

Present: Rogelio Solis, Architect.

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 9:28 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 002-17**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated January 11, 2017.

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: 9:30 A.M.

C. APPLICATION OF ROBERT IRVINE, AGENT FOR ROBERT AND JANET MCGLASHAN, 242 LAS ALTURAS, APN: 019-320-025, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2016-00315)

The 43,560 square foot lot is currently developed with a 3,393 square foot one story single-family residence with an attached 351 square foot two vehicle carport. The project is to convert the carport to a covered patio and construct a new attached 420 square foot garage. A previous application was reviewed and approved by the Single Family Design Board on December 12, 2016, to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot residence. The proposal also included an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing. The proposed total of 4,262 square feet on a 43,560 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the new garage to encroach within the required 30 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).

Present: Domiane Forte and Issac Hendricks, Architects/Agents; and Robert McGlashan, Owner.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Public comment opened at 9:36 a.m.

- 1) Ann Shelton Beth, spoke in support of the project, but expressed concern regarding the requested front setback modification request and its potential impact on access for turnaround radius for mail, delivery, and emergency vehicles.

Public comment closed at 9:37 a.m.

ACTION: **Assigned Resolution No. 003-17**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated January 12, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 12, 2017, 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: 9:46 A.M.

D. APPLICATION OF GINA GIANNETTO, ARCHITECT FOR BRADLEY AND MELISSA PETERSEN, 648 CALLE RINCONADA, APN: 053-063-001, E-3/SD-2, SINGLE FAMILY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC) (MST2016-00435)

The 6,637 square foot project site is currently developed with a 1,380 square foot single-family residence and attached 275 square foot one car garage. The proposed project involves converting 50 square feet of a covered porch to new habitable space, relocating the front entry door, adding a new 180 square foot front patio and a 114 square foot trellis, an interior remodel to create a master suite and convert the mudroom and half bathroom to a full bathroom and bedroom and adding and replacing windows.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window alterations within the required 20 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification to change the location of the open yard area and/or to reduce the size of the required open yard area (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 to Land Use Limitations).

Present: Melissa Petersen, Owner.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:49 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 004-17**
Approved the Front Setback Modification and Open Yard Modification making the findings as outlined in the Staff Report dated January 12, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated January 12, 2017,.

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: 9:53 A.M.

E. APPLICATION OF MICHAEL CHIACOS, OWNER AND AGENT, 1608 BATH STREET, APN: 027-171-022, R-4, MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00434)

The 6,250 square foot project site is currently developed with a 1,800 square foot residential duplex and detached 380 square foot two car garage. The proposed project involves converting the rear residential unit (500 square feet) to a hotel unit. No exterior changes are proposed. The project is also subject to the Tenant Displacement Assistance Ordinance (TDAO).

The discretionary application required for this project is an Interior Setback Modification to allow the conversion of residential floor area to commercial floor area within the required six-foot interior setback along the southeast property line (SBMC § 28.21.060 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).

Present: Michael Chiacos, Owner.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Public comment opened at 9:56 a.m.

- 1) Monique Leon Ward, adjacent neighbor, opposition (submitted letter); expressed concerns regarding proximity and privacy impacts to her property, and hotel traffic in a dense residential “safe, family-friendly environment” and neighborhood.
- 2) Caroline Ferrell, adjacent neighbor, opposition (submitted letter); expressed concerns regarding change-of-use to a hotel unit, transient traffic, and proximity and privacy impacts to her adjacent property.
- 3) Christopher Wright, adjacent neighbor, opposition (submitted letter); expressed concerns regarding proximity, noise disturbances, and privacy impacts to his property.

Public comment closed at 10:06 a.m.

Ms. Reardon stated for the record that the Zoning Ordinance allows for the requested change-of-use for this particular zoned area of the City.

ACTION: **Assigned Resolution No. 005-17**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated January 12, 2016.


Said approval is subject to the conditions as outlined in the Staff Report dated January 12, 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 10:15 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary