



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 1, 2017

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II

Betsy Teeter, 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 an appeal has been filed on the Staff Hearing Officer's January 18, 2017 approval of an Interior Setback Modification for a project located at 1608 Bath Street. A Planning Commission appeal hearing has not been set at this time and will be announced at a later date.

- 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 TED MEEDER, ARCHITECT FOR PACIFIC HOMES FUNDING, 320 E. CARRILLO STREET, APN: 029-301-004, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH DENSITY RES (15-27 DU/AC) (MST2015-00438)

The proposed project involves the demolition of an existing one story 870 square foot, single-family residence and all existing site improvements and construction of a 2,719 square foot, three-story single-family residence with an attached 624 square foot two-car garage below. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,161 square feet on the 3,600 square foot lot is 144% of the maximum guideline floor-to-lot area ratio (FAR). This matter was originally considered at a December 21, 2016, Staff Hearing Officer meeting and continued to allow for additional Historic Landmarks Commission review of the project.

The discretionary applications required for this project is for two Interior Setback Modifications to allow the second and third stories of the new dwelling to encroach into the required ten foot interior setback on the northeast and northwest property lines. (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: Ted Meeder, Architect.

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

ACTION: **Assigned Resolution No. 006-17**
Approved the two Interior Setback Modifications making the findings as outlined in the Staff Report dated January 26, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 26, 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: 9:13 A.M.

B. APPLICATION OF XAVIER F. COBIANI, AGENT FOR DENISE EASTON, 1932 MOUNTAIN AVENUE, APN: 043-112-016, R-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE), (MST2016-00445)

The 4,950 square foot project site is currently developed with a one story, 816 square foot single-family residence. The proposed project is to construct a new 405 square foot two-car garage. The project will address violations identified in a Zoning Information Report (ZIR2014-00058).

The discretionary application required for this project is an Open Yard Modification to allow the reduction of the required 20 foot minimum dimensions for measuring an open yard (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: Xavier F. Cobiani, Agent.

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 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 007-17**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated January 26, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated January 26, 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: 9:21 A.M.

C. APPLICATION OF TERI MALINOWSKI, AGENT FOR DEANNA SERRA, 241 PALISADES DRIVE, APN: 041-326-004, E-3/SD-3, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (MAX 5 UNITS/AC), (MST2016-00455)

The 6,534 square foot project site is currently developed with a 1,616 square foot single-family residence, an attached 484 square foot two-car garage and an attached 260 square feet workshop. The proposed project is to permit the “as-built” covered entrance over the front entry porch and the front window added to the workshop. The project will address violations identified in a Zoning Information Report (ZIR2016-00145).

The discretionary applications required for this project is a Front Setback Modification to allow alterations within 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).

Present: Teri Malinowski, Agent.

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 9:24 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 008-17**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated January 26, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated January 26, 2017.

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 9:26 a.m.

Submitted by,



Kathleen Coe, Staff Hearing Officer Secretary