



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

AUGUST 2, 2017

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Renee Brooke, Staff Hearing Officer *pro tem*/City Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Ms. Brooke called the meeting to order at 9:00 a.m.

STAFF PRESENT

Renee Brooke, Staff Hearing Officer *pro tem*/City Planner
Andrew Perez, Planning Technician II
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

No announcements.

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

No public comment.

II. PROJECTS

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF ELSA READER, AGENT FOR THE PERLMAN FAMILY ADMINISTRATIVE TRUST, 1833 GARDEN STREET, APN 027-042-013, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2017-00290)

The 7,513 square foot site is currently developed with 1,588 square foot single-family dwelling with a 437 square foot detached garage. The proposed project involves a 21 square foot entry porch addition, a new exterior door, a new air conditioning unit, a change of exterior building material from stucco to siding, new exterior lighting, a re-roof, and an interior remodel. The proposed total 1,764 square feet is 58% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the entry porch addition to encroach into the primary front setback (SBMC §28.15.060 and SBMC §28.92.110);
2. Front Setback Modification to allow a new exterior door to be located in the secondary front setback (SBMC §28.15.060 and SBMC §28.92.110); and
3. Open Yard Modification to allow the air conditioning unit to encroach into 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

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

Elsa Reader, Agent, gave the Applicant presentation.

Public comment opened at 9:06 a.m., and as no one wished to speak, it closed.

Ms. Brooke announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and confirmed with staff that the air conditioner condenser unit decibel level was deemed acceptable and meets Municipal Code requirements.

ACTION: **Assigned Resolution No. 055-17**
Approved both Front Setback Modifications and the Open Yard Modification, making the findings as outlined in the Staff Report dated July 27, 2017, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:11 A.M.

B. APPLICATION OF WARNER YOUNG, ARCHITECT FOR DOROTHY GASSER, 1715 OLIVE STREET, APN 027-123-007, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2017-00397)

The 3,037 square foot site is currently developed with a one-story, 1,508 square foot single-family dwelling and a 145 square foot garage shared with the adjacent property at 435 E Valerio Street. The project proposes to demolish the existing shared garage and build a new, 182 square foot, one-car garage at 1715 Olive Street.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the garage to encroach into the eastern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the garage to encroach into the southern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
3. Distance Between Buildings Modification to allow the distance between the garage and dwelling to be less than the five foot separation between buildings on the same lot (SBMC §28.87.062 and SBMC §28.92.110); and
4. Open Yard Modification to reduce the size of the 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).

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

Warner Young, Architect, gave the Applicant presentation.

Public comment opened at 9:18 a.m., and as no one wished to speak, it closed.

Correspondence from Liz and Mike Muench was summarized for the record.

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

Ms. Brooke stated that, while she would not add a condition requiring the applicant to construct a fence along the western property line, as requested by the neighbor, she encouraged the applicant to find a solution that works for both parties.

ACTION:

Assigned Resolution No. 056-17

Approved both Interior Setback Modifications, the Distance Between Buildings Modification, and the Open Yard Modification, making the findings as outlined in the Staff Report dated July 27, 2017.

Said approval is subject to the condition added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Brooke adjourned the meeting at 9:30 a.m.

Submitted by,



Kathleen Goo, Commission Secretary