



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

DECEMBER 6, 2017

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Kathleen Goo, Commission Secretary

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#### CALL TO ORDER

Ms. Reardon called the meeting to order at 9:01 a.m.

#### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Jessica Grant, Acting Senior Planner I  
Stephanie Swanson, Assistant Planner  
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.

1. Ms. Reardon announced that on November 16, 2017, the Planning Commission denied the applicant's appeal and upheld the Staff Hearing Officer's denial of proposed roof alterations and a tower element within the Alameda Padre Serra front setback and upheld the portion of the appeal and approved a Front Setback Modification for proposed changes to the exterior characteristics of the non-conforming structure that would allow for a second unit at a property located at 601 Alameda Padre Serra.
2. Ms. Reardon announced that the appeal of the Staff Hearing Officer's denial of a Front Setback Modification for a project located at 1540 Franceschi Road will be heard by the Planning Commission on December 14, 2017.

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

No public comment.

## II. PROJECTS

**ACTUAL TIME: 9:02 A.M.**

A. **APPLICATION OF LOREN SOLIN, AGENT FOR SUZANNE DUCA, 2002 GRAND AVENUE, APN 025-346-008, R-2 ZONE (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/AC) (MST2017-00548)**

The 4,042 square foot site is currently developed with a one-story single-family dwelling, approximately 695 square feet (net) in size with an attached one-car garage approximately 227 square feet (net) in size. The proposed project includes trimming an existing hedge atop a stone wall to a combined maximum height of 8'-0"; an interior remodel to relocate the main entry from the southern to the eastern façade; a kitchen remodel; a new trash enclosure on the eastern façade; the demolition of an existing 426 square foot wood deck and construction of a new flagstone deck, approximately 494 square feet in size; and the construction of a 135 square foot patio cover on the southern façade. The proposed deck would be located entirely in the primary and secondary front setbacks, and the proposed patio cover would be located entirely in the primary front setback.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Primary Front Setback Modification to allow a patio cover and deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B); and
2. Secondary Front Setback Modification to allow a deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B).

The discretionary application under the jurisdiction of the Single Family Design Board required for this project is:

1. Minor Zoning Exception to allow a trash enclosure to be located in the secondary front setback (SBMC §30.140.240.A.6.a and SBMC§30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Applicant presentation and recommendation.

Loren Solin, Agent for the Owner, gave the Applicant presentation.

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

Public comment opened at 9:09 a.m., and as no one wished to speak, it closed.

**ACTION:** **Assigned Resolution No. 071-17**  
Approved the Primary and Secondary Front Setback Modifications making the findings as outlined in the Staff Report dated November 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: 9:15 A.M.**

**B. APPLICATION OF ANDREW ROTEMAN, ARCHITECT FOR LEON AND JOYCE LUNT, 215 CASTILLO STREET, APN 033-022-021, R-4/SD-3 ZONES (HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00369)**

The 15,750 square foot site is currently developed with a 15-unit apartment complex and 20 on-site parking spaces. The proposed project involves restriping the parking lot to return the lot to its permitted number of parking spaces (19) and legalizing the "as-built" configuration of those spaces, legalizing the "as-built" removal of parking lot planters, removal of a wooden storage shed that encroaches into the required interior setback, and permitting a new location of the on-site trash bins. An Administrative Review of Minor Exceptions for Fences is required for an "as-built" wood fence to exceed 42 inches along the front lot line at Wilson Street and along the first 10 feet of the interior lot line from the intersection of the front lot line. The project was previously reviewed by the Historic Landmarks Commission (HLC) and received Project Design Approval and Final Approval on July 26, 2017 without the required Modification.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Outdoor Living Space Modification to allow a reduction in the approved open space to less than 10% of the total lot size (SBMC §28.21.081 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 (Existing Facilities), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Applicant presentation and recommendation.

Andrew Roteman, Architect, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and visited the site and surrounding neighborhood. She also noted that she is familiar with

the history and as-built work on the site, as she was the Supervisor that reviewed the property owner's appeal of the findings of the Zoning Information Report prepared earlier this year.

Ms. Reardon acknowledged the fact that the existing property is non-conforming to the current open space requirements and expressed concern with the further reduction in the open space that is proposed. She recognized that the rear parking area is not visible from the public right of way, but stated that the purpose of the parking lot landscaping standards are to provide relief from the expanse of paving and building volume and provide impervious surfaces for the infiltration of water. She discussed with the applicant the potential of adding additional landscaping in the rear parking area given the constraints of the lot width and transportation design standards and the location of the existing building. She discussed with the applicant the perimeter and interior planter requirements of the Zoning Ordinance and the required finding the HLC will have to make in approving waivers for those requirements. The required finding for the waiver states that the perimeter and interior planters may be reduced or waived where alternative landscaping and designs are presented that result in landscaping and designs that are equally effective. She directed the applicant to work with Transportation Planning staff and the HLC to provide additional landscaping as feasible in the rear parking area to break up the expanse of paving and to provide infiltration areas.

Ms. Reardon questioned whether the existing chain link with wood slats fence which currently screens the trash bins will be removed as part of the project. The applicant indicated that it would as it is not shown on the proposed site plan.

Ms. Reardon questioned what type of barrier would be provided for the new trash location to prevent that area from transitioning back to a parking space. The applicant indicated that he did not feel that a barrier or enclosure was necessary as the trash area is screened from view by an existing six-foot tall wall. Ms. Reardon indicated that her comment pertained to the prevention of the area transitioning back to a parking space, verse whether the trash area was adequately screened, given that the existing parking space was proposed to be relocated to the rear of the site and causing the removal of existing non-conforming open space. She stated that she would require a physical barrier to prevent access to the trash area by vehicles. She did not specify what type of physical barrier to give flexibility in complying with the condition and other design or code requirements.

Public comment opened at 9:32 a.m., and as no one wished to speak, it closed.

**ACTION:**

**Assigned Resolution No. 072-17**

Approved the Outdoor Living Space Modification, making the findings as outlined in the Staff Report dated November 27, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated November 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.

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 10:17 a.m.

Submitted by,

  
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Kathleen Goo, Commission Secretary