CALL TO ORDER

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

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Megan Arciniega, Associate Planner
Stephanie Swanson, Assistant Planner
Heidi Reidel, 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 BRIAN MILLER, APPLICANT FOR DARREN A. PETERSON, 2315 CHAPALA STREET, APN 025 113 011, RS-7.5 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00171)

The 6,534 square-foot site is currently developed with a one-story single family residence and detached one-car garage. The proposed project involves demolition of the existing garage and construction of a detached two-car garage, as well as an interior remodel of the existing residence and construction of a basement and second level addition. Site improvements such as hedge removal, landscaping, and removal of “as-built” improvements (portable space, water softener, and air conditioning unit) are also proposed.

The discretionary application required for this project is:

1. Open Yard Modification to allow for less than the required 1,250 square feet of open yard (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines 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 Staff presentation and recommendation.

Brian Miller, Designer, gave the Applicant presentation, and was joined by Tom Heath, Contractor.

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 9:14 a.m., and as no one wished to speak, it closed.

ACTION: Assigned Resolution No. 001-19

Approved the Open Yard Modification, making the findings as outlined in the Staff Report dated January 9, 2019, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 9, 2019, 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: 9:19 A.M.

B. APPLICATION OF CHRIS COTTRELL, APPLICANT FOR DAWN CLOSE LIVING TRUST, 2217 OAK PARK LANE, APN 025-160-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2018-00496)

The 11,447 square-foot site is currently developed with a two-unit residential development. A two-car garage was once on-site, and was removed without the benefit of permits, as noted in ENF2013-00959. The proposed project involves construction of four uncovered parking spaces, in lieu of the required two covered and two uncovered, to abate ENF2013-00959. Site improvements such as relocating fencing, trimming bamboo, and parking area improvements are also proposed.

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

1. Parking Modification to allow for four uncovered parking spaces instead of the required two covered and two uncovered (SBMC Table 30.175.040 and SBMC §30.250.030.B).

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).

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

Chris Cottrell, Architect, 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 9:28 a.m., and as no one wished to speak, it closed.

ACTION: Assigned Resolution No. 002-19
Approved the Parking Modification, making the findings as outlined in the Staff Report dated January 9, 2019.

Said approval is subject to the conditions as outlined in the Staff Report dated January 9, 2019, 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.
C. APPLICATION OF DIANA COSTEA, AGENT FOR BETH AND DARREN LANG, 301 VISTA DE LA CUMBRE, APN 053-091-002, RS-7.5/USZ ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2018-00666)

The proposed project involves a 234 square foot second-story addition to an existing non-conforming 1,868 square foot single-unit residence located on a 7,405 square foot lot. The existing residence consists of a 392 sf garage on the first floor with a 1,476 sf residence above (second floor). The existing second floor of this residential structure encroaches into the required six foot interior setback by approximately six inches, along the southern property line. The proposed addition would expand a bedroom at the rear of the second floor of the existing residence. The expansion would continue the plane of the existing exterior building wall that is located in the setback.

The discretionary application required for this project is:

1. Interior Setback Modification to allow the construction of a bedroom expansion on the second story within the required six-foot interior setback (SBMC Table 30.20.030.A and §30.250.030.B).

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).

Megan Arciniega, Project Planner, gave the Staff presentation and recommendation.

Diana Costea, Applicant, gave the Applicant presentation, and was joined by Beth Lang, Owner.

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 9:35 a.m., and as no one wished to speak, it closed.

ACTION: Assigned Resolution No. 003-19
Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated January 9, 2019.

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 9:39 a.m.

Submitted by,

[Signature]

Heidi Reidel, Commission Secretary