



City of Santa Barbara

STAFF HEARING OFFICER MINUTES DECEMBER 16, 2020

9:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:04 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Danny Kato, Senior Planner
Kelly Brodison, Associate Planner
Ted Hamilton, Assistant Planner
William Russell, Planning Technician
Mary Ternovskaya, 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 the Staff Hearing Officer's decision approving the Coastal Development Permit for a project at **246 Palisades Dr** (PLN2020-00402) making the findings as outlined in the Staff Report dated December 9, 2020. Said approval is subject to the conditions as outlined in the Staff Report dated December 9, 2020, and as revised at the hearing. **Assigned Resolution No. 019-20.**

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

No public comment.

II. PROJECTS

ACTUAL TIME: 9:09 A.M.

A. APPLICATION OF GEBRAN ESBER, 1236 W MICHELTORENA STREET, APN 041-101-009, RS-6 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00436)

The 14,166 square-foot site is currently developed with a 1,106 square foot, 3-story single family residence with an attached 457 square foot 2-car garage. The proposed project involves a proposal to abate violations in ENF2018-00963, including permitting an as-built sunroom, garage door, kitchen bay window, and interior alterations. The project includes demolition of an as-built gas fireplace, removal of as-built exterior stairs at the north and west sides of the residence, and removal of an as-built skylight at the second floor den. The project also includes a second floor bedroom addition and a first floor addition to the kitchen area. The project site is located in the Hillside Design District with an average slope of 70%. The proposed total of 1,936 square feet of development is 46% of the maximum guideline floor to lot area ratio (FAR).

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow for the as-built sunroom, two cantilevered decks, and a condenser unit to encroach into the northern interior setback. (SBMC §30.20.030 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.

Ted Hamilton, Assistant Planner, gave the Staff presentation and recommendation.

Gebran Esber, Applicant, gave the Applicant presentation and was joined by Constance Esber.

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 9:29 p.m.,

The following individuals spoke:

1. Paul Hartloff

Written correspondence from Mary Hobson & Paul Hartloff, Amy Cooper, Maudie and Clark Tanner, Jocelyn Weisdorf, and Alan and Elizabeth Kasegan was acknowledged.

Public comment closed at 9:33 p.m.

RESCINDED ACTION:

Deny the project. Ms. Reardon stated that she is unable to make the required findings.

ACTION:

Continued to the Staff Hearing Officer meeting on February 10, 2020 so that the project can return to the full board of the Single Family Design Board (SFDB) for specific comments on the requested interior modification to allow both cantilevered decks and as-built addition to be 0 to 1 feet from the interior property line and their general compliance with SFDB Good Neighbor Guidelines, specifically Section 36. Privacy Guidelines.

ACTUAL TIME: 10:25 A.M.

B. APPLICATION OF MARK MORANDO, APPLICANT FOR FRANCISCO VASQUEZ, 217 VOLUNTARIO STREET, APN 017-260-016, R-M ZONE (MULTI UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (PLN2020-00436)

The project consists of a proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include one 3-bedroom unit, four 2-bedroom units and one 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements or standards and location requirements for single residential units (SBMC §30.140.140 and SBMC §30.250.030.B).

Kelly Brodison, Project Planner, gave the Staff presentation and recommendation.

Mark Morando, Applicant, 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 11:09 p.m., and as no one wished to speak, it closed.

Ms. Reardon questioned Mr. Morando regarding the accessibility and usability of the common open space located at the rear of the property and the location of the trash enclosure in relation to the entry door to Unit 6. Mr. Morando indicated the walkway between the trash enclosure and Unit 6 is approximately 4 feet wide. Mr. Morando stated that the site plan before the Architectural Board of Review proposed three recycle bins adjacent to Unit 2 and three waste bins in an enclosure near Unit 6 and that the ABR preferred the recycle and waste bins be placed in one enclosure. After review of that site plan, Ms. Reardon stated that the site plan reviewed by the ABR was more consistent with the purpose of the open yard requirement in that it allowed for additional common open space to be provided and allowed for the trash enclosure to be located further away from the entrance to Unit 6. Mr. Morando indicated that the project plans would be revised to reflect that change.

ACTION: **Assigned Resolution No. 020-20**
Approved the Open Yard Modification, making the findings as outlined in the Staff Report dated December 9, 2020, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 9, 2020.

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 11:18 a.m.

Submitted by,

Mary Ternovskaya

Mary Ternovskaya, Commission Secretary