City of Santa Barbara
Planning Division

STAFF HEARING OFFICER
REVISED MINUTES
(for Item II.B only)

MAY 18, 2011

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner/Zoning Supervisor
JoAnne LaConte, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Susan Reardon, Senior Planner announced that Item C, 15 Chase Drive has been continued to the June 1, 2011 agenda at the applicant's request.

B. Announcements and appeals.

None.

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

None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. **APPLICATION OF DAN WEBER, AGENT FOR NEIL DIPAOLA, 917 PASEO FERRELO, APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)**

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions. The discretionary applications required for this project are Modifications to allow a new garage and accessory space within the required 30-foot front setback and new habitable space and alterations to the residence in the required 10-foot interior setback (SBMC §28.15.060. A & B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Dan Weber, Agent; and Neil Dipaola, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:20 a.m.

Robert Gleason, neighbor, spoke with concerns regarding the elevation of the garage from the street, and the aesthetics of the garage roof.

Gloria Cavallero, neighbor, spoke with concerns regarding the project's distance from the property line, potential impacts to the existing trees in the front yard, and stated that the location and size of the existing oak tree is not represented correctly on the site plan.

The Public Hearing was closed at 9:24 a.m.

Ms. Reardon expressed concerns regarding the proposed location of the garage and its inconsistency with the Zoning Ordinance and the main pattern of development in the immediate area. The garage is proposed on a steeply sloped portion of the site and has the potential to cause adverse impacts to the existing oak tree and therefore, could not make the findings to approve the front setback modification.

Ms. Reardon stated, however, she could make the findings as stated in the Staff Report for the modification request for alterations and additions within the interior setback.

ACTION: **Assigned Resolution No. 020-11**
Denied the front setback Modification request and approved the interior setback Modification request making the findings as revised at the meeting outlined in the Staff Report dated May 11, 2011.

Said approval is subject to the conditions as revised at the meeting and outlined in the Staff Report dated May 11, 2011.

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: 9:38 A.M.

B. **APPLICATION OF CHRIS GILLILAND, AGENT FOR JTM PRIVATE LAND TRUST, 849 CIMA LINDA LANE, APN: 015-202-029, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 2 UNITS PER ACRE (MST2011-00113)**

The 23,700 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves exterior alterations and remodeling of the existing residence, removal of an "as-built" fence and replacement with a new five-foot high fence along the front and interior lot lines. The discretionary application required for this project is a Modification to permit the height of the fence to exceed the maximum allowable height of 3.5 feet when located within 10 feet of a front lot line (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301, 15303 & 15305.

Present: Chris Gilliland, Agent; and Gary Mori, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

With no one wishing to speak, the Public Hearing was closed at 9:56 a.m.

Ms. Reardon stated that if the subject modification would have included the "as-built" vehicle gate to remain as is, she could not make the required findings. The location of the vehicle gate does not provide adequate distance between the gate and road right-of-way. A vehicle would overhang into the road right-of-way while waiting for the gate to open which could interfere with vehicular and pedestrian users.

Ms. Reardon also requested the applicant explore with the Single Family Design Board the possibility of providing a 1-3 foot setback from the front property line to provide landscaping in front of the fence on the site. Based on the submitted site plan, it is unclear what the distance is between the proposed fence and the existing trees on the south side of the fence and where the slope begins.

ACTION: **Assigned Resolution No. 021-11**

Approved the Modification making the findings as revised at the meeting outlined in the Staff Report dated May 11, 2011.

Said approval is subject to the conditions as revised at the meeting and outlined in the Staff Report dated May 11, 2011.

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

C. **APPLICATION OF ON DESIGN ARCHITECTS, FOR JOHN SARAD, 15 CHASE DRIVE, APN 015-032-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00023) CONTINUED TO THE JUNE 1, 2011 MEETING.**

The 13,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an 86 square foot expansion of the residence.

The discretionary application required for this project is a Modification to allow new floor area within the required 10-foot interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:13 a.m.

Submitted by,

Kathleen Goo

Kathleen Goo, Staff Hearing Officer Secretary