



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

July 5, 2006

#### **CALL TO ORDER:**

Bettie Weiss, City Planner called the meeting to order at 1:01 p.m.

#### **STAFF PRESENT:**

Bettie Weiss, City Planner  
Danny Kato, Senior Planner  
Allison De Busk, Associate Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### **I. PRELIMINARY MATTERS:**

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

Bettie Weiss, City Planner announced that Item A, 3086 Foothill Road, will be continued two weeks to the July 19<sup>th</sup> SHO Meeting; and Item B, 435 E. Anapamu Street, will be continued indefinitely and re-noticed for all modifications.

#### **II. PROJECTS:**

##### **ACTUAL TIME: 1:03 P.M.**

##### **A. APPLICATION OF W. MICHAEL HACKETT & MARYLOVE THRALLS, 3086 FOOTHILL ROAD, APN 055-193-015, E-3 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00373)**

The 7,000 square foot lot is located on the corner of Foothill Road and Calle Laureles. Current development on site consists of a single story residence. The proposed project involves 150 square feet of the residence which exists without benefit of building permits. The discretionary application required for this project is a Modification to permit the "as-built" additions to be located within the required open yard area (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 15305 (ENV2006-00373).

**ACTION:** Continued two weeks to the July 19<sup>th</sup> SHO Meeting.

**ACTUAL TIME: 1:03 P.M.**

**B. APPLICATION OF PENFIELD & SMITH FOR STEWART & MARILYN LONKY, 435 E. ANAPAMU STREET, (APN) 029-133-011, R-3 MULTIPLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00732)**

The 4,500 square foot project site is located on the corner of E. Anapamu and Olive Streets. Current development on site consists of a single family residence and detached garage. Plans are currently being processed for 385 square feet of first floor additions to the residence, a new garage with partial deck above, and site walls for the site. A front porch is being altered and expanded. The discretionary application required for this project is a Modification to permit the porch to be located within the required front yard setback facing Olive Street.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2005-00732).

ACTION: Continued indefinitely and to be re-noticed for all modifications.

**ACTUAL TIME: 1:04 P.M.**

**C. APPLICATION OF LORI KARI FOR PERRY PERKINS, 427 ALAMEDA PADRE SERRA, APN 031-391-010, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00123)**

The 6,500 square foot project site is currently developed with a duplex unit with laundry and parking below. The proposed project involves exterior walkways, decks, and stairs. The discretionary application required for this project is a Modification to permit alterations and additions within the required interior and open yard areas (SBMC§28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (ENV2006-00123).

Lori Kari, Architect; and Perry Perkins, Owner, present.

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

Danny Kato, Senior Planner gave the Staff presentation and recommendation.

Public comment opened at 1:09 p.m. and, as no one wished to speak, closed at 1:10 p.m.

**ACTION:** **Assigned Resolution No. 035-06**

Approve the project, making the finding that the Modification to allow the decks and entry/access elements is necessary to secure an appropriate improvement on the site and is consistent with the purpose or intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

**ACTUAL TIME: 1:14 P.M.**

**D. APPLICATION OF EMILIO CASANUEVA, FOR ROBERT HURLBETT, 650 JUANITA AVENUE, APN 035-123-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00342)**

The 11,200 square foot project site is located on the corner of Juanita and Roberto Avenues. Current development on site consists of a single family residence and detached garage. The proposed project involves a remodel to the existing residence, new windows, and an entry porch. The discretionary application required for this project is a Modification to permit alterations and the front porch to be located within the required front yard 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 15305 (ENV2006-00342).

Emilio Casanueva, Architect/Builder, present.

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

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Public comment opened at 1:16 p.m. and, as no one wished to speak, closed at 1:17 p.m.

**ACTION:** **Assigned Resolution No. 036-06**

Approve the project making the findings that the Modification is necessary to secure an appropriate improvement on this site while observing the purpose and intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

**ACTUAL TIME: 1:19 P.M.**

**E. APPLICATION OF SOPHIE CALVIN FOR THEODORE SMYTH, 105 ONTARE HILLS, APN 055-160-028, A-1 ONE-FAMILY RESIDENCE/PRD PLANNED UNIT DEVELOPMENT ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2006-00366)**

The 5.6 acre project site is currently developed with a single family residence and detached garage with storage. The proposed project involves a 1,140 square foot detached accessory structure and a 323 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit accessory space in excess of the 500 square foot maximum (SBMC §28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2006-00366).

Sophie Calvin, Applicant, present.

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

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Mr. Kato also clarified that the Final Map for the subdivision was recorded without completion of all of the Conditions of Approval, and therefore recommends that a Condition of Approval state that all of the conditions prior to recordation of the Final Map shall be completed prior to the issuance of a building permit for this proposed project.

Ms. Weiss requested staff to put in a “flag” for the inspectors regarding the encroachment on the oak trees and drip lines areas of the property, and requested the applicant notify the property owner.

Ms. Calvin submitted a staff requested tentative parcel map to clarify site and property lines, the areas anticipated for development, and the setbacks regarding the existing garage and previously proposed pool.

Public comment opened at 1:22 p.m. and, as no one wished to speak, closed at 1:23 p.m.

**ACTION:**

**Assigned Resolution No. 037-06**

Approve the project by making the findings that the Modification to permit more than 500 square feet of accessory space is both appropriate to this property and consistent with the purpose and intent of the ordinance. That approval is subject to the condition that a Zoning Compliance Declaration be recorded against the property's title. Also be advised that no building permits will be issued until all conditions of the subdivision have been met.

Ms. Weiss announced the ten calendar day appeal period.

**ACTUAL TIME: 1:25 P.M.**

**F. APPLICATION OF J. ALLEN ZIMMER, 421 E. FIGUEROA STREET, APN: 029-173-017, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2006-00050)**

The proposed project involves the conversion of three residential units, two of which are currently under construction, to condominium units. The existing unit is an historic adobe. The project would result in three four-bedroom detached units on the property. Six covered parking stalls and one uncovered stall are included. The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC § 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert three (3) existing residential units to three (3) residential condominium units (SBMC § 28.88).

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

J. Allen Zimmer, Applicant, present.

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

Allison De Busk, Associate Planner, gave the Staff presentation and recommendation.

Mr. Zimmer submitted a compiled list of existing trees, removed trees, and proposed replacement trees for consideration and review.

Ms. Weiss expressed concern regarding the correct procedures/process for the condominium conversion permit as stated in the Conditions of Approval, and

clarified for staff and the applicant that the Conditions of Approval should have approval *before* the condominium conversion permit is issued.

The Public Hearing was opened at 1:38 p.m.

Ms. Weiss summarized a letter submitted from Mr. Ryan Lamppa, neighbor, which expressed concern regarding consideration by the City per City policy for the proposed condominium project instead of "rental units" as the initial permit states.

The Public Hearing was closed at 1:40 p.m.

**ACTION:** **Assigned Resolution No. 038-06**

Approval of the Modification and the Tentative Subdivision Map and condominium conversion making the findings contained in Staff Report and subject to Conditions of Approval, to include:

1. The introductory paragraph of Section A shall be revised to be the same as Section D.
2. Section B1 – List of Improvements shall also list street trees.
3. Section E4 shall be "within the public right of way"
4. As an advisory note: A revised landscape plan shall address privacy issue concerns and consider screening plants and additional oak trees for the proposed site.

Ms. Weiss announced the ten calendar day appeal period.

**III. ADJOURNMENT**

Ms. Weiss adjourned the meeting at 1:43 p.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary