



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 22, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:00 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Danny Kato, Senior Planner

Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

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

Bettie Weiss, City Planner, announced that the application for the property at 3002 Paseo del Refugio will be continued to the meeting of December 6, 2006.

- B. Announcements and appeals.

None.

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

Public comment opened at 1:01 p.m. and, as no one wished to speak, it was closed.

II. PROJECTS:

ACTUAL TIME: 1:02 P.M.

A. APPLICATION OF JAMES MACARI FOR MOLLY KELLOGG, 3061 CALLE NOGUERA, APN 053-342-001, E-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00599)

The 14,000 square foot project site is located on the corner of Calle Noguera and Calle Palo Colorado. Current development on site, which is currently under remodel, consists of a 1,600 square foot residence and 1,000 square foot detached accessory/garage structure. The discretionary application required for the project is a Modification to permit window alterations to a portion of the building located within the required six-foot (6') interior 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.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

James Macari, present.

Ms. Weiss announced that she read the Staff Report recommendation for the proposed project and reviewed the photos.

The Public Hearing was opened at 1:03 p.m. and, as no one wished to speak, it was closed.

ACTION: **Assigned Resolution No. 079-06**
Approved with the findings that the Modification is very minor and is necessary to secure an appropriate improvement and is consistent with the purpose or intent of the ordinance. Said approval is subject to the condition that all hedges located along both front lot lines and within the public right-of-way be brought into conformance with the zoning ordinance.

ACTUAL TIME: 1:04 P.M.

B. APPLICATION OF DAN & MARY ELLEN MCCAMMON, 1018 ROBLE LANE, APN 019-241-007, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00347)

The 8,000 square foot project site is currently developed with a single family residence and two-car garage. The proposed project involves exterior improvements including a new covered patio and front entry. The discretionary application required for the project are Modifications to permit the patio cover to be located within the required front yard setback, and for walls to exceed the maximum height of 3½' when located within ten-feet (10') of the front lot line or the first twenty-feet (20') of the driveway (SBMC§28.15.060 & 28.87.170).

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

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Amy Von Protz, Designer; and Mary Ellen McCammon, Owner, present.

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

Ms. Weiss waived the Staff presentation.

ACTION: **Assigned Resolution No. 080-06**
Approved with the findings that the Modifications being requested is consistent with the purpose or intent of the ordinance and are necessary to secure appropriate improvements on this site.

ACTUAL TIME: 1:06 P.M.

C. APPLICATION OF SHUBIN & DONALDSON FOR MARK TAPPEINER, 119 SKYLINE CIRCLE, APN 041-171-008, E-1 ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00522)

The 4,775 square foot lot is currently developed with a 2,100 square foot single family residence. The proposal project involves complete demolition of all structures on site and the construction of a 3-story structure consisting of a 1,800 square foot 2-story residence with a two-car garage and basement/storage area below. The discretionary application required for the project is a Modification to permit the garage and deck above it to be located within the required front yard setback, and to include portions of the yard less than 20 feet in horizontal dimension in 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.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Kim Maciorowski, Architect; and Mark Tappeiner, 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.

Ms. Weiss referred to an e-mail from Robert Potter, neighbor, expressing concern about the deck in the back of the property. Ms. Weiss noted that, given the small and odd-shaped lot, the project is well designed to meet the intent of the code.

Ms. Maciorowski and Danny Kato decided to meet to further discuss the slope of the front yard to confirm the required setback.

The Public Hearing was opened at 1:22 p.m. and, as no one wished to speak, it was closed.

ACTION:

Assigned Resolution No. 081-06

Approved with the findings that the Modifications are necessary to secure appropriate improvements on this property and that the purpose and intent of the ordinance are being met.

Ms. Weiss announced the ten day appeal period.

ACTUAL TIME: 1:27 P.M.

D. APPLICATION OF JAMES ZIMMERMAN FOR MELISSA RIPARETTI-STEPHAN, 25 RUBIO ROAD, APN 029-341-013, E-1 ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00477)

The 6,811 square foot lot is currently developed with a 1,054 square foot single family residence with a detached 364 square foot single car garage. The proposal consists of 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping. The discretionary application required for the project are Modifications to permit parking within the required front yard setback, to allow that parking space to be uncovered instead of covered, and for a wall and vegetation to exceed 3 ½' when located within 10' of the front lot line (SBMC §28.90.001, §28.90.100, & §28.87.170).

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

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

James Zimmerman, Architect; Christian and Melissa Riparetti, Owners, 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.

Zoning standards were clarified for the on grade patio, door and window changes, and a varied roof design. The applicant may revise the design and seek additional modifications.

The Public Hearing was opened at 1:40 p.m. and, as no one wished to speak, it was closed.

ACTION: **Assigned Resolution No. 082-06**
Approved making the findings that the Modifications are necessary to secure appropriate improvements by bringing the property into conformance with current parking requirements, and that the proposed screening is consistent with the purpose or intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

E. **CONTINUED TO DECEMBER 6, 2006**

**APPLICATION OF JOAQUIN ORNELAS FOR RAUL GUTIERREZ, 3002
PASEO DEL REFUGIO, APN 053-201-008, E-3 ZONE, GENERAL PLAN
DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00696)**

The 7,500 square foot project site is located on the corner of Paseo del Refugio and Lugar del Consuelo. The proposed project involves demolition of all existing structures on site and the construction of a new 1,451 square foot single family residence with detached two-car garage. The discretionary application required for the project is a Modification to permit less than the required 1,250 square foot open yard and to permit alterations to non-conforming portions of the residence located within both front yard setbacks (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.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

III. **ADJOURNMENT**

Ms. Weiss adjourned the meeting at 1:41 p.m.

Submitted by,



Gabriela Feliciano, Commission Secretary