



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 14, 2007

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:04 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Chelsey Swanson, Assistant Planner
Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

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

Roxanne Milazzo, Associate Planner, announced a continuance of Agenda Item III.E., 924 Garden Street #J, to allow re-noticing for the March 28, 2007, meeting.

- B. Announcements and appeals.

Ms. Weiss announced the following appeals:

1. Planning Commission: 1528 State Street was heard on March 13, 2007. Although a SHO related project, the appeal was for the decision made by the Historic Landmarks Commission.
2. City Council: 3408 State Street will be heard on March 27, 2007, at 2:00 p.m.

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

No comments.

II. PROJECTS:

ACTUAL TIME: 1:06 P.M.

A. APPLICATION OF L&P CONSULTANTS FOR SYCAMORE CREEK ESTATES, LLC 980 W. MOUNTAIN DRIVE, APN 021-050-059, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2004-00499)

The proposed project involves a 6-acre parcel developed with a single family residence. The proposed project involves entry gates, columns, and fencing as required by the 4-lot subdivision approved in the 1990's. The discretionary application required for the project is a Modification to permit the entry amenities to exceed 3 ½' in height when located within ten-feet (10') of the front lot line and for twenty-feet (20') along the driveway (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 Section 15301.

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

Brent Daniels, Agent, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

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

The Public Hearing was opened at 1:19 p.m.

Drew Thorne-Thomsen, neighbor, expressed support for the project.

The Public Hearing was closed at 1:20 p.m.

Ms. Weiss concurred with staff that the history of this project calls for a need to have the perimeter of the property fenced.

ACTION:

Assigned Resolution No. 015-07

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on this site, and is consistent with the purposes and intent of the Zoning Ordinance because it does not pose a safety issue.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:23 P.M.

B. APPLICATION OF L&P CONSULTANTS FOR BARRY SEMLER, 1000 W. MOUNTAIN DRIVE, APN 021-050-063, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2004-00498)

The proposed project involves a 27-acre site currently developed with a single family residence. The proposed project involves entry gates, columns, and fencing. The discretionary application required for this project is a Modification to permit those items to exceed 3 ½' in height when located within ten-feet (10') of the front lot line and for twenty-feet (20') along the driveway (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 Section 15301.

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

Brent Daniels, Agent, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:27 p.m. and, as no one wished to speak, it was closed.

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

Ms. Weiss concurred with staff that the excess in height would not interfere in the safety or in the ingress/outgress of the driveway.

ACTION: **Assigned Resolution No. 016-07**

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on this site, and is consistent with the purposes and intent of the Zoning Ordinance because it does not pose a safety issue.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:29 P.M.

C. APPLICATION OF JOE EWING FOR EMMIE HILEMAN, 940 ISLETA AVENUE, APN 035-242-008, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00033)

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves a 156 square foot first floor addition to the existing residence. The discretionary application required for this project is a Modification to allow the addition 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.

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

Joe Ewing, Architect, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

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

The Public Hearing was opened at 1:33 p.m. and, as no one wished to speak, it was closed.

ACTION:

Assigned Resolution No. 017-07

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement, provides uniformity of improvement, and that open yard area, as intended by the Zoning Ordinance is still being maintained, subject to the condition that outstanding zoning violations on the property related to the hedge and fence be reduced to the maximum heights allowed by the Zoning Ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:38 P.M.

D. APPLICATION OF JAMES ZIMMERMAN FOR SUSAN MILLINGTON, 1824 ROBBINS STREET, APN 043-143-017, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2007-00035)

The 5,000 square foot project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a 64 square foot bathroom addition, two (2) covered patios, and a drive-thru element over the driveway. The discretionary application required for this project is a Modification to allow the addition 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.

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

James Zimmerman, Architect, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

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

Ms. Weiss commented that the existing driveway has a gate with the opening shown on one of the drawings as being nine feet wide from the edge of the building to the edge of the covered patio and asked whether it is sufficient for autos to go through. Mr. Kato confirmed that nine feet is the standard width for uncovered parking space. Ms. Milazzo responded that the Transportation Department found the nine foot width on this project acceptable.

Ms. Weiss pointed out that the driveway is currently constrained with the current gateway. Mr. Zimmerman responded that the existing gate will be demolished so that there will be a straight drive underneath the drive-thru.

The Public Hearing was opened at 1:46 p.m. and, as no one wished to speak, it was closed.

Ms. Weiss did not agree with the Staff's recommended condition that the driveway not be used as a patio.

ACTION:

Assigned Resolution No. 018-07

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement for the site, and is consistent with the purposes and intent of the Zoning Ordinance in that there is adequate yard area being preserved for outdoor enjoyment, with the conditions that a stair step access from the elevated patio adjacent from the dining room to the driveway is prohibited and that the existing overheight hedge at the front lot line be reduced to meet the requirements of SBMC Section 28.87.170.

Ms. Weiss announced the ten calendar day appeal period.

E. POSTPONED TO THE MARCH 28, 2007, MEETING

APPLICATION OF BANYON ARCHITECTS FOR BARBARA BEISEL, 924 GARDEN STREET #J, APN 029-301-026, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2006-00557)

The 3,900 square foot project site is currently developed with an 800 square foot residence and detached carport with accessory space. The proposed project involves a 910 square foot 2-story addition to the residence, the demolition of the existing garage and accessory space, and replacement with two (2) uncovered spaces. The discretionary application required for this application are Modifications to permit the required parking to be uncovered and located within the required front and interior yard setback (SBMC §28.90.001, 28.90.100, & 28.21.060)

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

**** THE STAFF HEARING OFFICER RECESSED FROM 1:51 P.M. TO 2:02 P.M. ****

ACTUAL TIME: 2:02 P.M.

F. APPLICATION OF SUSAN MCLAUGHLIN, AGENT FOR ANGELO SALVUCCI, PROPERTY OWNER, 1916 CHINO STREET, 043-122-022, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS PER ACRE (MST2005-00566)

The project consists of the conversion of three existing units to condominiums; a two-story duplex with two three-bedroom units and a one-story, two-bedroom unit with a detached one-car garage on an 11,250 square foot lot in the R-2 Zone. Parking for the detached unit (Unit A) would be provided with an existing single-car garage and one new uncovered space. Parking for Units B and C are currently

provided with a two-car carport and two uncovered spaces. The parking would be reconfigured to include a one-car garage and one uncovered space for each unit. Small additions of 67 square feet would be added to the first floors of Units B and C. The existing carport and an existing common laundry and storage room would be demolished.

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) 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, Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

Susan McLaughlin, Representing Ownership; David Winitzky, Architect; and Don Elconin, Owner's Agent, present.

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

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

Ms. Weiss inquired about the prior circulation layout and how the rear building is being enhanced.

Ms. McLaughlin responded that previously there was not a pedestrian access directly to Unit A's front door. She also stated that the challenging issue had been how pedestrians would get to the rear units. Taking into consideration the Architectural Board of Review's comments, design improvements were made to improve the pedestrian experience as they walked to the back of the units. The redesign also resulted in improving the pavement materials to act as a good pedestrian walkway as well as a driving surface.

Mr. Winitzky also responded that there are several elements of enhancement to the rear units, which include removal of lower wall extensions and of the plaster around the aluminum windows. They are to be replaced with useful outdoor space extensions, such as trellis entries. The entire building will be replastered to a smooth stucco finish. The doors and windows are to be done in wood.

The Public Hearing was opened at 2:17 p.m.

Marianne Clark, tenant, spoke in support of the project.

The Public Hearing was closed at 2:17 p.m.

Ms. Swanson mentioned an e-mail received from Mary Lynn Schlomkowitz and, in response, Staff clarified that the proposed project is a condominium conversion rather than the construction of new condominiums.

Ms. Swanson stated that, although not included in the Conditions of Approval, certain structural upgrades may be required at time of building/condo conversion permit by the Building and Safety Department. A Physical Elements Report indicated that Unit A's floor system must be bolted to its foundation. Meeting sound transmission requirements between Units B and C will also be required.

Ms. Weiss asked if Marianne Clark, Unit A tenant, knew her rights; for example, first right of refusal to purchase.

Ms. Weiss asked about the relationship of Units B and C with the adjacent buildings located across the driveway.

Ms. Weiss mentioned that the City Council has been looking more closely at condominium conversions and that it is a balancing process with benefits of maintaining existing, somewhat affordable buildings, while also enhancing the existing structures.

ACTION:

Assigned Resolution No. 019-07

Approved the project, which conforms to the City's Zoning and Building Ordinances and policies of the General Plan, making the findings outlined in Section VII of the Staff Report and subject to the Conditions of Approval in Exhibit A.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:26 p.m.

Submitted by,


Gabriela Feliciano, Commission Secretary