



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 25, 2007

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 1:03 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Jan Hubbell, Senior Planner
Roxanne Milazzo, Associate Planner
Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. PROJECTS:

ACTUAL TIME: 1:04 P.M.

- A. **APPLICATION OF RONALD & REBEKAH MULDER, 110 CAMINO ALTO, APN 019-130-026, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2007-00010)**

The 20,475 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a new entry deck/walkway, patio for the residence. The discretionary application required for

the project is a Modification to permit the structure to be located within the required thirty-five foot (35') 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 15301.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@SantaBarbaraCA.gov

Rebekah Mulder, Owner, present.

Ms. Weiss announced that she read the Staff Report for the proposed project, reviewed the plans and photographs, and also visited the site.

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

Ms. Mulder stated that the overly large ash tree associated with a well on the property has now been removed and will be replaced.

The Public Hearing was opened at 1:07 p.m. and, as no one wished to speak, was closed at 1:07 p.m.

Ms. Weiss concurred with staff stating it is an appropriate and necessary modification to have access from a higher street level to a lower front door on a sloped property. The replacement of materials and expansion of the walkway are appropriate.

ACTION:

Assigned Resolution No. 029-07

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of primary access to the residence, and meets the purpose and intent of the ordinance because it is an entry deck, not new habitable space in the setback.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:09 P.M.

B. APPLICATION OF JAMES BOUDET, AGENT FOR NANCY SMITH, 617-623 DE LA VINA STREET, APN 037-121-009, R-3/R-4 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00053)

The 1 acre lot has frontage onto both De la Vina and Bath Streets. Current development on site consists of 2 single family residences, 16 residential cottages, (2) 2-car garages, a 7-car carport, and 3 open parking spaces. The proposed project involves an upgrade to the existing electric service for the 16 cottages, including new sub panels at the rear of each unit and a “meter pack”. The discretionary application required for the project is a Modification to permit the installations within the required six-foot (6’) interior yard setbacks (SBMC §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 15301.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@SantaBarbaraCA.gov

James Boudet, Applicant, present.

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

Ms. Weiss announced that she read the Staff Report for the proposed project, reviewed the plans, and also visited the site.

The Public Hearing was opened at 1:11 p.m. and, as no one wished to speak, was closed at 1:11 p.m.

Ms. Weiss concurred with the staff recommendation for the service panel upgrades that are located within the required interior yards.

ACTION:

Assigned Resolution No. 030-07

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of the upgraded electrical meters, and is consistent with the purpose and intent of the Zoning Ordinance, as the meter pack is similar to a wall, which would be an allowed encroachment.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:12 P.M.

C. APPLICATION OF NANCY TETZLAFF, 10 RINCON VISTA ROAD, APN 019-282-029, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00715)

The 6,400 square foot lot is currently developed with a single family residence and garage. The proposed project involves a new entry & patio trellis structure. The discretionary application required for the project is a Modification to permit the structure to be located within the required thirty foot (30') 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 15301.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@SantaBarbaraCA.gov

Ray Tetzlaff, Owner, present.

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

Ms. Weiss announced that she read the Staff Report for the proposed project, reviewed the photographs and plans, and visited the site and the surrounding neighborhood.

Ms. Weiss asked the applicant if he had spoken to his neighbors. Mr. Tezloff stated he and his wife have spoken to his neighbors. They had expressed some concerns, but they have been addressed. Also, some neighbors expressed concern at the Architectural Board of Review (ABR) meeting about the parking situation at the site and the ABR made a recommendation.

The Public Hearing was opened at 1:15 p.m. and, as no one wished to speak, was closed at 1:15 p.m.

Ms. Weiss concurred with the staff recommendation making the findings as recommended by the City staff.

ACTION:

Assigned Resolution No. 031-07

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purpose and intent of the Zoning Ordinance, in that the architectural trellis element does not create additional floor area or result in impacts to neighboring property owners.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:18 P.M.

D. APPLICATION OF DAVID FERRIN FOR SAM GERARD, 1200 VISCAINO ROAD, APN 019-210-018, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00686)

The 14,750 square foot lot is currently developed with single-family residence, attached carport, and detached accessory structure. The proposed project involves 373 square feet of additions for the residence. The discretionary application required for this project is a Modification to permit the addition to reduce 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 15301.

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

David Ferrin, Architect, present.

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

Mr. Ferrin stated that an arborist report indicates that the project would not place the oak tree in jeopardy. It is to go through the roof of the proposed conservatory.

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

The Public Hearing was opened at 1:24 p.m. and, as no one wished to speak, was closed at 1:24 p.m.

Ms. Weiss asked if there has been any dialogue with the adjacent neighbors about the projects. Mr. Ferrin responded that the owner has spoken with nearly all the adjacent neighbors. When the neighbors were noticed, the owner explained to them what was being proposed.

Ms. Weiss stated that to build a lower level deck should be optional and suggested that the architect discuss with the owner as to whether it will be built or not.

Ms. Weiss stated that neighbors have expressed concern in the past about parking on the street versus private parking during construction. Mr. Ferrin responded that there is a designated construction parking area in the plans. He also stated there is an easement that allows parking for two small cars on the street.

Ms. Weiss concurred with the staff recommendation that this project is a different way to providing an outdoor amenity on a constrained lot.

ACTION:

Assigned Resolution No. 032-07

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement by providing an indoor/outdoor area on the property and the provision of several decks and the proposed patio provide enough open space to meet the purpose and intent of the ordinance. The ABR, in its final approval, shall include all necessary conditions to ensure protection of the oak tree during construction, including the inspection by a qualified arborist.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:35 P.M.

E. APPLICATION OF TOM CONDON FOR TNS GROUP, LLC, 403 ALAMEDA PADRE SERRA, APN: 031-391-0015, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2004-00353)

The 6,400 square foot project site is currently developed with a single family residence and garage. The Planning Commission has approved the demolition of this residence and the construction of two three-bedroom condominium units. The applicant is requesting modifications for two minor encroachments into required yards as part of the condominium design. The first modification is for two private decks and a balcony on the second floor to encroach into the required front yard; the second modification is for an architectural detail (buttress) to encroach into the required interior yard. These encroachments were shown on the condominium plans approved by the Planning Commission; however, they were not identified as requiring modifications at that time.

The discretionary applications required for this project are:

1. A Modification to allow second story deck and balcony areas to encroach into the required front yard (SBMC §28.18.060.A); and
2. A Modification to allow a buttress to encroach into the required interior yard (SBMC §28.18.060.B).

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: Allison De Busk, Associate Planner

Email: adebusk@SantaBarbaraCA.gov

Tom Condon, Owner, present.

Jan Hubbell, Senior 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 stated that second-story balcony encroachments into yards are discouraged, primarily when privacy concerns are involved. She mentioned that staff has stated that the balcony would be facing the street and not a neighbor, so that privacy issue is not a concern in this project.

The Public Hearing was opened at 1:45 p.m. and, as no one wished to speak, was closed at 1:45 p.m.

Ms. Weiss asked the applicant if the neighbors in the area have been contacted. Mr. Condon responded that, a couple of years ago, neighbors expressed support for the project, but since then none of the neighbors have attended any of the public hearings regarding the project.

ACTION:

Assigned Resolution No. 033-07

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purpose and intent of the Zoning Ordinance.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

Staff Hearing Officer Minutes

April 25, 2007

Page 8

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 1:47 p.m.

Submitted by,

Gabriela Feliciano, Commission Secretary