



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 22, 2009

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
Roxanne Milazzo, Associate Planner
Betsy Teeter, Planning Technician II
Gloria Shafer, Staff Hearing Officer 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.
None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

- A. APPLICATION OF JOE WOODRUFF FOR WINAND & ERIKA JESCHKE, 365 LOMA MEDIA ROAD, APN 019-261-005, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00567)

The 13,050 square foot project site is a through-lot with frontage on Loma Media to the north and south. Current development on site consists of a single-family residence, attached garage, and a series of "as-built" retaining walls leading from the

rear of the residence down to Loma Media Road. The proposed project is a request to legalize the walls in their existing location and height. The discretionary application required for this project is a Modification to permit the cumulative height of the walls to exceed a height of 3 ½' within 10' of the front lot line and exceed 10 feet in height within the front setback (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 15303.

Present: Joe Woods, Agent; Winand Jeschke, Owner.

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

Ms. Reardon stated that without additional significant landscaping to make the wall not visible from the public right-of-way the project could not be found to be an appropriate improvement. The applicant to add additional landscape screening.

Ms. Reardon questioned the type of proposed screening of the wall. Mr. Woods explained that holly plants and several additional trees for variation of the wall screen is proposed.

The Public Hearing was opened at 9:07 a.m.

A letter from Paula Westbury expressing support for the project.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 029-09

Approved the application making the following findings and determinations:

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed retaining system in the secondary front yard with the added landscaping as required by the Single Family Design Board, will provide stabilization for the site.

Said approval is subject to the condition that the project return to Single Family Design Board to significantly screen the wall to be less visible from the right of way.

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

ACTUAL TIME: 9:13 A.M.

B. APPLICATION OF ERIC SWENUMSON FOR GREGORY & WENDI CHITTICK, 324 E. CALLE LAURELES, APN 053-084-015, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00084)

The 6,500 square foot project site is currently developed with a single-family residence and attached one-car garage. The proposed project involves a remodel of the existing residence, an 89 square foot first-floor expansion, a 291 square foot second-story addition, and demolition and replacement of a 289 square foot one-car garage with 39 square feet of storage space. As a part of the remodel the roof will be increased from a 3/12 to a 5/12 pitch. The discretionary application required for this project is a Modification to permit the increase in roof pitch within the required six-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 15305.

Present: Eric Swenumson, Designer; Gregory Chittick, Owner.

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

Mr. Swenumson clarified that an addition will be made to the garage rather than demolishing the garage, and the roof pitch of the first-story will be increased to 5:12.

The Public Hearing was opened at 9:17 a.m.

A letter from Paula Westbury expressing concerns for the project was acknowledged.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 030-09

Approved the project making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed roof change is part of a remodel that will enhance the architectural character of the existing development without adding additional floor area within the required setback or impacting adjacent neighbors.

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

ACTUAL TIME: 9:18 A.M.

C. APPLICATION OF KENNETH & JANE HAHN, 644 CALLE RINCONADA, APN 053-063-010, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00111)

The 6,922 square foot project site is currently developed with a 1,517 square foot single-family residence and attached one-car garage. The proposed project involves 690 square feet of new living space on the first and second floors and a 266 square foot expansion of the existing garage. The discretionary applications required for this project are Modifications to permit the garage expansion within the required front and interior 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.

Present: Kenneth Hahn, Owner.

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

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

Ms. Reardon questioned whether the existing low walls within the public right of way have encroachment permits. Mr. Hahn stated that an encroachment permit would be sought or the walls would be removed.

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

A letter from Paula Westbury expressing opposition to the project was acknowledged.

The Public Hearing was closed.

ACTION:

Assigned Resolution No. 031-09

Approved the project making the finding the following findings and determinations: The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The minor encroachments into the front and interior setbacks will allow a uniform improvement to provide the required parking dimensions on a lot with an irregular front lot line due to the bulb out design of the cul-de-sac.

Said approval is subject to the following conditions:

- a. The 24'11" height limit, as indicated on the plans, is strictly adhered to. Any increase in height will require Planning Commission review of an additional

Modification to exceed the maximum Floor to Lot Area ratio per SBMC Section 28.15.083.D.2.B.

- b. Either obtain encroachment permits for the existing improvements in the public right of way or walls shall be removed. Planting within the public-right-of-way shall not exceed 3.5 feet at project completion.

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

ACTUAL TIME: 9:30 A.M.

D. APPLICATION OF LORI KARI FOR ANDREA KELLY, 462 CONEJO ROAD, APN 019-061-016, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00122)

The 8,025 square foot project site was previously developed with a single-family residence and detached one-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 1,895 square foot two-story house and detached one-car garage. An uncovered parking space is also being provided to meet the new parking requirements for the site. The discretionary applications required for this project are Modifications to permit new construction within the required 15' interior setback and parking within the required 35' front setback (SBMC §28.15.060, 28.90.001, & 28.90.100).

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

Present: Lori Kari, Architect.

Betsy Teeter, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:36 a.m.

A letter expressing concerns about the project from Paula Westbury was acknowledged.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon stated that that without screening the parking area will be visible from the public right-of-way and stated a screen wall or landscaping is necessary.

ACTION:

Assigned Resolution No. 032-09

Approved the project making the following findings and determinations:

The modification to allow the proposed encroachment of the uncovered parking space into the front setback and the second floor encroachment of the new house into the interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

The lot is significantly below the required minimum lot size for the A-1 zone and is further constrained by the existing slope. The Modification to allow the uncovered parking space to encroach into the front setback allows for an appropriate improvement of providing the required parking for the site. Further, the proposed second story addition is an appropriate improvement on the lot and will provide an expanded floor plan within the previously existing nonconforming footprint on a constrained lot, with no impacts to the neighborhood.

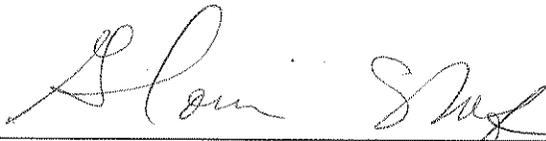
Said approval is subject to the condition that the uncovered parking space is adequately screened by a decorative wall or fence and planting from the public right-of-way. Any proposed screening must meet requirements of Section 28.87.170 and be reviewed by the Single Family Design Board.

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

III. ADJOURNMENT

The meeting at was adjourned at 9:43 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

4-23-2009

Date