



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 6, 2009

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Roxanne Milazzo, Associate Planner
JoAnne LaConte, Assistant Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Ms. Reardon announced that Item D, 1964 Las Canoas Road, has been postponed to May 20.

- B. Announcements and appeals.

Ms. Reardon announced that the following appeals will be heard at Planning Commission: 2140 Mission Ridge on May 7; 1415 Mission Ridge and 1436 Corona Del Mar on May 14; and 618 San Pasqual on May 21.

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

No comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF V.G. ENGINEERING FOR GERALD & MARIAN GROFF, 357 CONEJO ROAD, APN: 019-050-029, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00174)

The 9,065 square foot project site was previously developed with a single-family residence and a two-car carport, which were destroyed in the Tea Fire. The project consists of construction of a 1,432 square foot one-story house with an attached 400 square foot two-car garage and 189 square feet of accessory space. The discretionary applications required for this project are Modifications to permit new construction **and alterations** within the required 35' front setback and the 15' 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 15303 and 15305.

Present: Derrick, Small, General Contractor; Gerald and Marian Groff, Owners.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.

A letter from Paula Westbury expressing concerns 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. 033-09

- I. Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The lot is significantly below the required minimum lot size for the A-1 Zone and is further constrained by its location on a sharp turn and being subject to three front setbacks. The proposed 98 square foot expansion of the residence into the previous non-conforming front setback will allow for a rebuild of the previous home with a minor expansion in the setback, and no further ground disturbance over what existed prior to the Tea Fire. In addition, the conversion of the previous carport to a garage within the front and interior setbacks, and the reconstruction of a smaller workshop within the required interior setback, both of which are in a more conforming location on the property, results in little or no visual change or impact to adjacent neighbors. The alterations to the nonconforming portion of residence, including doors, windows, and roof pitch are appropriate upgrades to the architecture and will not adversely affect neighbors.
- II. Said approval is subject to the condition that any plan submitted in conjunction with this Modification approval includes proof that the portion of the brick driveway located within the public right of way has obtained the necessary encroachment permit.

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 DONALD SHARPE FOR KAREN PICK, 6 ROSEMARY LANE, APN 015-093-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00068)

The 14,100 square foot project site is located on the corner of Rosemary and Abigail Lanes. Current development on site consists of a 2-story single family residence and attached 2-car garage. The proposed project involves 591 square feet of first floor additions, a remodel that will include a change in architectural style, relocation of the front door, a covered entry, door and window changes, and a new trash storage enclosure. The discretionary applications required for this application are Modifications to permit alterations, additions, and the trash storage within the front yard setback from Rosemary Lane (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 & 15305.

Present: Donald Sharpe, Architect; Karen Pick, Owner.

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

Ms. Reardon questioned the driveway hedge height. Ms. Pick stated that after purchasing the property she was sited a for hedge height violation but was instructed that due to the hedge moratorium no change to the hedge should take place. Ms. Reardon instructed that a note be placed on the plans stating that the hedge shall conform to the hedge height limits contained in the Zoning Ordinance and suggested that Transportation staff is to evaluate the hedge height for safety.

The Public Hearing was opened at 9:19 a.m.

Lawrence Mason, neighbor, expressed the neighborhood's strong opposition to a reduction in hedge height due to neighborhood compatibility and privacy.

Four letters in support of the project from Wess and Mary Jo Gibson, Prem Krish, Marion and Phil Beautiron, and Emily Nichols were acknowledged. A letter from Paula Westbury expressing concerns was acknowledged.

The Public Hearing was closed at 9:22 a.m.

Ms. Reardon explained that trash can not be stored in required setback, and instructed that the note indicating trash area in the front setback be removed from the plans.

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

ACTION:

Assigned Resolution No. 034-09

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 alterations allow the existing residence to be changed to a craftsman style, which is an appropriate improvement for this property and neighborhood, and the minor front entry addition enhances the structure's street presence without 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: 9:31 A.M.

C. APPLICATION OF TOM MOORE FOR THE CITY OF SANTA BARBARA HOUSING AUTHORITY, 814 LAGUNA STREET, APN 031-022-011, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00136)

The project site has frontage onto Laguna, E. Canon Perdido and Vine Streets. Current development on site consists of a 14 unit housing development. The proposed project involves expansion of an existing trash enclosure to accommodate recycling bins. The discretionary application required for this project is a Modification to permit the expansion within the required ten-foot front setback from Laguna Street (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 15303 & 15305.

Present: Hector Torres, Santa Barbara Housing Authority

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

Ms. Reardon expressed concern for trash trucks blocking the sidewalk and questioned whether alternative options for the trash enclosure were explored. Mr. Torres responded that moving the trash enclosure further back creates a safety therefore the better application is the current proposal.

The Public Hearing was opened at 9:36 a.m.
A letter from Paula Westbury expressing concerns 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. 035-09**

- I. 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 encroachment allows for improved use of the existing trash enclosure without safety or visual impacts to the community.
- II. Said approval is subject to a condition that the hedges located between the front lot line and the trash container be maintained at a maximum allowable height of 3 ½'. When the project returns to ABR, comments related to the screening of the trash enclosure need to be restated in observation of the Zoning Ordinance height limitations, recognizing exceptions for the vines on the trash enclosure wall.

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

D. APPLICATION OF TOM MOORE FOR ST. MARY'S SEMINARY, 1964 LAS CANOAS ROAD, APN 021-010-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2009-00073)

The 35.69 acre site was previously developed with the St. Mary's Seminary, which was destroyed in the Tea Fire. This application is a request to construct a 186 square foot enclosure for a water pump system. The discretionary application required for this project is a Modification to permit the enclosure to be located within the required 70 foot front setback (SBMC §28.15.085 & 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 & 15305.

This item was postponed to May 20, 2009.

III. ADJOURNMENT:

The meeting was adjourned at 9:39 a.m.

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Submitted by,



Gloria Shafer Staff Hearing Officer Secretary

5-7-2009

Date