



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 10, 2011

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/Zoning Supervisor
Dan Gullett, Associate Planner
JoAnne LaConte, Assistant Planner
Allison De Busk, Project Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
 - 1. Ms. Reardon announced that the August 24, 2011 Staff Hearing Officer meeting has been cancelled due to lack of scheduled items.
 - 2. Ms. Reardon announced that the appeal of the Staff Hearing Officer's denial of an interior setback modification and an open yard modification for a project located at 502 East Micheltorena Street will be heard by the Planning Commission on September 8, 2011.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:05 A.M.

A. APPLICATION OF PETER BECKER, ARCHITECT FOR OWNER CRADDOCK LIVING TRUST, 322 E. CANON PERDIDO, APN 031-021-028, C-2 ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2010-00365)

The proposed project involves adding a new chimney and casement window to an existing 1,583 net square foot single-family residence. The discretionary applications required for this project are:

1. A Modification for the encroachment of the new chimney in the ten-foot front setback (SBMC §§28.21.060 & 28.92.110); and
2. A Modification for the encroachment of a new window in the six-foot interior setback (SBMC §§28.21.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15301 (Existing Facilities) and §15305 (Minor Alterations in Land Use Limitations).

Present: Peter Becker, Architect.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

With no one wishing to speak, the Public Hearing was closed at 9:09 a.m.

One letter in opposition from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 035-11**
Approved the Modification making the findings outlined in the Staff Report dated August 3, 2011.

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

ACTUAL TIME: 9:12 A.M.

B. APPLICATION OF KENT MIXON, ARCHITECT FOR OWNER, WILLIAM H. YULE III, 602 EAST SOLA STEET, APN 029-092-001, R-2 (TWO-FAMILY RESIDENCE ZONE), GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00158).

The 4,000 square foot parcel is currently developed with a two-story duplex and detached two-car garage. The proposed project involves demolition and reconstruction of the two-story duplex with new windows, new exterior materials, and interior alterations, and construction of a new stairway, new entry trellis, and a new wall and fence combination.

The discretionary land-use applications required for this project are:

1. Modifications to allow a new wall and fence to exceed 3.5 feet in height within ten feet of the front lot line and to exceed 3.5 feet in height within 50 feet of the street corner (SBMC §§28.87.170 & 28.92.110);
2. A Modification to allow alterations and a new entry trellis to be located within the required front setback along Salispuedes Street (SBMC § 28.18.060 & 28.92.110); and
3. A Modification of the open yard area requirements (SBMC §28.18.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15303 (New Construction) and §15305 (Minor Alterations in Land Use Limitations).

Present: Kent Mixon, Architect; and William Yule, Owner.

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

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

The Public Hearing was opened at 9:40 a.m.

Joe Rution (submitted email) spoke of concerns regarding the parking, demolition/restoration per Ordinance requirements in special neighborhood districts and non-conformance projects.

Wendy Livernois spoke with concerns regarding the size of the open yard that should be in conformance with Ordinance requirements.

Michael Jogoleff spoke to clarify Santa Barbara County ownership of the adjacent alley.

The Public Hearing was closed at 9:48 a.m.

One email in support of the proposed project from Randy and Linda Wright; and three emails in opposition from Donna Peterson, Steve Dowty, and Joe Rution; and one letter in opposition from Paula Westbury were acknowledged.

Ms. Reardon acknowledged concerns regarding demolition, parking, non-conformance, and open yard. She requested the applicant to clarify the request for the stairway and direct access and connectivity to the open yard area.

Ms. Reardon stated that she could support the open yard modification finding that the stairway does provide appropriate direct open yard access, and there is adequate open yard area.

ACTION: **Assigned Resolution No. 036-11**
Approved the project making the findings as outlined in the Staff Report dated August 3, 2011, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated August 3, 2011, and as revised at the hearing.

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

ACTUAL TIME: 10:07 A.M.

C. APPLICATION OF NEIL KORPINEN AGENT FOR NEIL KORPINEN AND ERIC R. ERICKSON, 824 SUMMIT ROAD, APN 015-172-007 AND BOB AND JUNE CHRISTENSEN, 828 SUMMIT ROAD, APN 015-172-008, A-2 ZONES, GENERAL PLAN DESIGNATION: 2 UNITS/ACRE (MST2011-00237)

The proposed project consists of a Lot Line Adjustment between the properties located at 824 Summit Rd. (APN 015-172-007) & 828 Summit Rd. (APN 015-172-008), which will result in a transfer of 4,094 sq. ft. of lot area to 824 Summit Rd. The minimum lot size in the A-2 Zone is 37,500 square feet for lots having a slope of between 10% and 20%. The resulting lots will be 26,548 square feet with a 12.4 % average slope (824 Summit) and 42,325 square feet with a 14.74% average slope (828 Summit). The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Lot Area Modification is requested to allow the property at 824 Summit Rd. to provide less than the minimum lot area required for the A-2 Zone. (SBMC §28.15.080 & §28.92.110);
2. A Street Frontage Modification is requested to allow the property at 824 Summit Road to continue to provide less than the minimum street frontage of 100 feet (SBMC §28.15.080 & §28.92.110); and

3. A Lot Line Adjustment (LLA) to change the property line between 824 Summit Road (APN 015-172-007) and 828 Summit Road (APN 015-172-008) (SBMC §27.40 & Gov. Code §66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (Minor Alteration in Land Use Limitations).

Present: Eric R. Erickson, Property Owner (824 Summit Road).

Mr. Erickson clarified that Bob and June Christensen, as adjacent neighbors, had no concerns with the proposed project, and only requested that their access and connectivity to the street be preserved.

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

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

With no one wishing to speak, the Public Hearing was closed at 10:12 a.m.

One letter in opposition from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 037-11**
Approved the project making the findings as outlined in the Staff Report dated August 3, 2011, and as revised at the hearing.

Said approval is subject to the conditions outlined in the Staff Report dated August 3, 2011.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:18 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary