



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 31, 2012

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, Associate Planner
Suzanne Riegle, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

There were no requests.

- B.** Announcements and Appeals.

Ms. Reardon announced that the appeal to Planning Commission of the Staff Hearing Officer's decision for 1654 Shoreline Drive has been scheduled for a Planning Commission hearing on December 6, 2012.

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

There were no public comments.

- D.** **Reconsideration of 1236 Garden Street (MST2011-00258):**

Motion to reconsider the Staff Hearing Officer's conditional approval of Modifications for 1236 Garden Street (MST2011-00258). The project was approved by the Staff Hearing Officer with conditions on October 17, 2012. If the motion to reconsider is approved, the project would be scheduled for reconsideration by the Staff Hearing Officer at a later date.

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation and stated that if the request for reconsideration is approved, a new public notice would be provided.

Ms. Reardon approved the request for reconsideration and scheduled the public hearing for November 14, 2012.

II. PROJECTS:

ACTUAL TIME: 9:04 A.M.-

A. APPLICATION OF JAN HOCHHAUSER ARCHITECT FOR LESLIE AND JUNE HLAVICKSKA, 350 CONEJO ROAD, APN 019-061-001, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00290)

The 9,392 square foot project site was previously developed with a single-family residence and a detached one-car carport, which were destroyed in the Tea Fire in November 2008. The project consists of construction of a 1,720 square foot residence with an attached 447 square foot two-car carport and site retaining walls. Modifications were previously approved under MST2009-00303 for a larger residence, but they have since expired. The discretionary applications required for this project are:

1. A Modifications to permit new construction within the required 35-foot front setback along the Conejo Road frontage (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to permit new construction within the required 15-foot interior setback (SBMC §28.15.060). (SBMC § 28.15.060 and SBMC § 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 Sections 15303 and 15305.

Present: Jan Hochhauser, Architect.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION:

Assigned Resolution No. 047-12

Approved the Modifications making the findings as outlined in the Staff Report dated October 24, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated October 24, 2012.

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: 9:15 A.M.

B. APPLICATION OF JAMES ZIMMERMAN, ARCHITECT FOR KENNETH TOMPETRINI AND SUSAN ALLEN, 50 RUBIO ROAD, APN 029-330-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00326)

The 12,197 square foot lot is currently developed with an existing single-family residence to remain unaltered. This project includes permitting 100 linear feet of an "as-built" site wall varying from 3'-6" to 7'-6" in height. Approximately 32 feet of the wall is located within less than five feet of an existing retaining wall, and the cumulative height will exceed the maximum allowable of eight feet. The project will address violations identified in enforcement case ENF2012-00252. The discretionary application required for this project is a Modification to allow the combined height of the walls to exceed the maximum allowable height of eight feet within a required setback. (SBMC § 28.87.170 and SBMC § 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 Section 15301 (Existing Facilities).

Present: James Zimmerman, Architect; and Kenneth Tompetrini, Owner.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:20 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 048-12**
Approved the Modification making the findings as outlined in the Staff Report dated October 24, 2012.

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: 9:22 A.M.

C. APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SUZANNE AND MELVIN OLVER, 25 EAST ISLAY STREET, APN 027-032-011, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00396)

The 7,425 square-foot site is currently developed with a 1,958 square foot two-story residence and a detached, two-story accessory building including 500 square feet of garage area with 500 square feet of accessory space above. The proposed project involves a 21 square foot, “as-built” laundry closet addition to the main residence. The project will abate outstanding violations listed in ZIR2012-00364.

The discretionary applications required for this project is a Modification to allow the as-built addition to encroach into the required ten foot interior setback (SBMC § 28.15.060 & SBMC § 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 Section 15301 (Existing Facilities).

Present: Trish Allen, Agent; and Melvin Olver, Owner.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 049-12**
Approved the Modification making the findings as outlined in the Staff Report dated October 24, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 24, 2012, 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:41 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary