



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 9, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner, Zoning Supervisor
Steven Foley, Supervising Transportation Planner
Dan Gullett, Associate Planner
Tony Boughman, Planning Technician
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.

There were no announcements.
- C.** Comments from members of the public pertaining to items not on this agenda.

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF SUSAN SHERWIN, ARCHITECT FOR MARC DWORSKY, 920 CAMINO VIEJO, APN 015-060-047, A-2 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00364)

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. The proposed project is for a new 820 square foot detached accessory building, including 320 square feet of storage area. The project also includes a new 3,010 square foot patio area with a pool and spa, new exterior stairs, uncovered guest parking, and fence and gate along Camino Viejo.

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory building to exceed 500 square feet (SBMC §28.87.160 & 28.92.110); and
2. A Modification to allow an accessory building in the front yard (SBMC §28.87.160 & 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: Susan Sherwin, 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.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 001-13**
Approved the Modifications making the findings as outlined in the Staff Report dated January 2, 2013.

Said approval is subject to the condition as outlined in the Staff Report dated January 2, 2013.

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: 9:10 A.M.

B. APPLICATION OF KEN DICKSON, AGENT FOR NEIL AND SUE WILLIAMSON FAMILY TRUST, 502 E. ANAPAMU STREET, APN 029-180-001, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2012-00061)

The 5,000 square foot site is currently developed with a 1,683 square foot triplex above a three-car carport and laundry area. The existing development is non-conforming to density requirements. The proposed project involves permitting “as-built” improvements including creating a 472 square-foot basement storage area, enclosing the 256 square-foot laundry area, and altering the 731 square-foot three-car carport to create three one-car garages.

The discretionary application required for this project is a Lot Area Modification to allow additions to a development that is non-conforming to the lot area requirements. (SBMC § 28.21.080 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: Ken Dickson, Agent.

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

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 002-13**
Approved the Lot Area Modification making the findings as outlined in the Staff Report dated January 2, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated January 2, 2013, and as revised at the meeting.

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

**** THE FOLLOWING ITEM WAS REVIEWED OUT OF AGENDA ORDER. ****

ACTUAL TIME: 9:42 A.M.

C. APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR TRES PALMAS HOMEOWNERS ASSOCIATION, THERESE CUMMINGS, AND RUTH ANN GLATER TRUST, 718 -728 N. VOLUNTARIO ST., APNs 031-131-033, -029 AND -030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00407)

The subject property is part of the Tres Palmas condominium development located at 718-728 N. Voluntario St. The proposal includes improvements located on the private properties for the units located at 718 and 720 N. Voluntario Street and extends into the lot defined as common area for the condominium development. The proposed improvements at 718 N. Voluntario Street include the demolition and replacement of a 347 square foot “as-built” wood deck and 60 linear-foot “as-built” wood fence in the same location. The proposed improvements at 720 N. Voluntario Street include the demolition of a 300 square foot “as-built” wood deck and 75 linear-foot “as-built” wood fence and replacement with a new 400 square foot concrete deck and an 85 linear-foot wood fence in the same location. The project also includes a new storm drain line, trash enclosure, storage enclosure and a 50 square-foot sunroom addition. The discretionary land use applications required for this project are:

1. A Modification to allow a deck and planter exceeding ten inches in height to encroach into the required six-foot interior setback (SBMC §28.18.060 and 28.92.110); and
2. A Modification to allow the combined height of retaining walls and fencing to exceed eight feet in height within the required six-foot interior setback (SBMC §28.87.170 and 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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Howard Wittausch, Architect/Civil Engineer; and James Sweeney, Legal Counsel for Tres Palmas Homeowners Association.

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

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:51 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 004-13**
Approved the Modifications making the findings as outlined in the Staff Report dated January 2, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated January 2, 2013.

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

**** THE FOLLOWING ITEM WAS REVIEWED OUT OF AGENDA ORDER. ****

ACTUAL TIME: 9:24 A.M.

D. APPLICATION OF SHERRY & ASSOCIATES ARCHITECTS FOR DEWAYNE DANIEL & KATHLEEN M. COPUS, 1198 COAST VILLAGE ROAD, APN 009-222-010, C-1/SD-3 LIMITED COMMERCIAL/COASTAL ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2012-00231)

The 32,241 square foot site is located within the Non-Appealable Jurisdiction of the Coastal Zone and is currently developed with a 25-room hotel and a 1,507 square foot one-story restaurant with 36 parking spaces. The existing restaurant structure is nonconforming to the required ten-foot front setbacks along Coast Village and Middle Roads. The proposed project involves alterations to the existing restaurant, including the demolition of a 36 square-foot “as-built” storage enclosure, the “as-built” construction of a 181 square-foot addition to the restaurant’s service and storage areas, the reconstruction of access stairways, restriping of the existing parking lot, and the demolition and relocation of an “as-built” trash enclosure. A Public Works Encroachment Permit will be required for any improvements constructed in the public right-of-way.

The discretionary applications required for this project are Modifications to allow the demolition and reconstruction of access stairways and the “as-built” 181 square-foot addition to be located within the required ten-foot front setbacks. (SBMC § 28.63.060 and SBMC § 28.92.110). Additional alterations to the restaurant to improve the existing outdoor patio areas, including the construction of a covered outdoor kitchen, bar, dining and waiting areas, were previously reviewed and approved by the Architectural Board of Review and are not the subject of this current request.

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) and 15305 (Minor Alterations in Land Use Limitations).

Present: David Watkins, Project Manager for Sherry & Assoc., Architects;
Denise Allec, Representative for the Owner (Tenant); and Steve
Foley, Supervising Transportation Planning.

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

Tony Boughman, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:35 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

Steven Foley, Supervising Transportation Planner, stated the Public Works Department could support the encroachment permit for the portion of the building that encroached into the public right-of-way. Mr. Foley also stated that the stairways in the public right-of-way on Middle Road were not supportable because the stairways they lead directly into the roadway, and should instead connect to a pedestrian walkway.

ACTION: **Assigned Resolution No. 003-13**
Approved the Modifications making the findings as outlined in the Staff Report dated January 2, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated January 2, 2013.

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 9:56 a.m.
Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary