



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 15, 2013

CALL TO ORDER:

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

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: 9:01 A.M.

- A. **APPLICATION OF J. GRANT DESIGN STUDIO, ARCHITECT FOR FRANK DITIRRO, 254 SAN JULIAN AVE., APN 045-144-023, E-3 ONE-FAMILY RESIDENCE & SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-00089)**

The 6,776 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a one-story, 1,006 square foot, single-family residence with an attached 370 square foot, two-car garage. The proposed project involves construction of a 735 square foot second story addition and 449 square-

foot, first floor addition. The proposal also includes an interior and façade remodel, a 39 square foot entry porch addition and a new 208 square foot balcony. The proposed construction will result in 2,190 square foot, two-story residence with an attached 370 square foot garage.

The discretionary application required for this project is a Setback Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 20-foot front and six-foot interior setbacks (SBMC § 28.15.060, 28.87.030.D, 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 and 15305 (Existing Facilities and Minor Land Use Limitations).

Present: Jason Grant, Designer and Agent for 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 9:07 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Ron Nichols, and a letter of concern and Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 028-13**
Approved the Modification making the findings as outlined in the Staff Report dated May 9, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 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: 9:11 A.M.

B. APPLICATION OF BANYAN ARCHITECTS, ARCHITECT FOR BOB ZORICH, 1676 FRANCESCHI RD., APN 019-102-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/AC) (MST2012-00493)

The two-acre site is located in the Hillside Design District and is currently developed with 5,124 square foot residence. The proposed project involves the demolition of the existing residence and construction of a new 6,496 square foot,

three-story, single-family residence with an attached 750 square foot, three-car garage; two uncovered parking spaces; a 200 square foot detached accessory building; new site walls and gates; new site landscaping; and a new pool. A total of 407 cubic yards of site grading is proposed, including 241 cubic yards of grading within the proposed building footprint and 166 cubic yards of grading outside the building footprint.

The discretionary applications required for this project are:

1. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 and SBMC § 28.92.110); and
2. A Fence and Wall Height Modification to allow fences and walls to exceed the maximum allowable height of 3 feet 6 inches when located within ten feet of the front property line and eight feet within the required front 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 15303 and 15305 (New Construction of Small Structures and Minor Land Use Limitations).

Present: Kirk Gradin, 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.

Public comment opened at 9:22 a.m.

- 1) Shirley Forth, neighbor; questioned what fencing was to occur along the driveway to her property, and tree and landscaping plans on the driveway side of the property off Franceschi Road.

Public comment closed at 9:29 a.m.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 029-13**
Approved the Modifications making the findings as outlined in the Staff Report dated May 9, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 2013, 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: 9:40 A.M.

C. APPLICATION OF NL DESIGN STUDIO, DESIGNER FOR DAVIS HAYDEN, 1727 CALLE BOCA DEL CANON, APN 041-052-064, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC) (MST2013-00155)

The 6,560 square-foot site is currently developed with a 1,313 square foot, two-story residence with an attached garage and a carport. The proposal includes the construction of a 120 square-foot addition within the existing footprint of the residence.

The discretionary applications required for this project is a Setback Modification to allow the second floor to encroach into the required 20-foot front setback for upper stories (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 Section 15301 and 15305 (Existing Facilities and Minor Land Use Limitations).

Present: Nathan Lynn, Designer.

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 9:45 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. 030-13**
Approved the Modification making the findings as outlined in the Staff Report dated May 9, 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: 9:47 A.M.

D. APPLICATION OF BEN WERNER, APPLICANT FOR JKR OLIVE TRUST, 1611 OLIVE STREET, APN 027-202-013, R-3 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 UNITS/AC) (MST2012-00442)

The 14,629 square foot lot is developed with a 1,679 square foot single-family residence with attached garages, and an “as-built” dwelling unit and associated accessory structures. The project includes demolition of an existing, unpermitted 182 square foot carport, and permitting of the following “as-built” structures: a

415 square foot yurt (the “as-built” dwelling unit); a 55 square foot detached bathhouse; a ten foot diameter, six-foot tall meditation dome; and a second-story deck attached to the rear of the primary dwelling. Three covered automobile parking spaces would continue to be provided in existing garages.

The discretionary applications required for this project are:

1. A Parking Modification to provide three automobile parking spaces rather than the four parking spaces required (SBMC §28.92.110 & 28.90.100); and
2. A Setback Modification to allow the as-built meditation dome to encroach 3.5 feet into the required six foot interior setback (SBMC §28.92.110 & 28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Present: Ben Werner, Applicant; Daphne Romani, Architect; and Jack Reed, Owner.

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 9:58 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. 031-13**
Approved the Modifications making the findings as outlined in the Staff Report dated May 9, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 2013, 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 10:05 a.m.

Submitted by,

Kathleen Goo, Staff Hearing Officer Secretary