



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JULY 24, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior 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 or appeals.

- 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 DOUGLAS KEEP ARCHITECT FOR TERI JORY & SETH GEIGER, 2230 CLIFF DRIVE, APN 041-252-071, E-3 ONE-FAMILY RESIDENCE AND SD- 3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00162)**

The 5,428 square foot, corner parcel is currently developed with a portion of a one-story duplex and a detached two-car garage. The remainder of the duplex is on the adjoining parcel to the east. The proposed project involves the demolition of the garage and the portion of the existing duplex that is located on the subject property, and the construction of a new two-story, 2,032 square foot residence with an attached 449 square foot, two-car garage, site fencing, and landscaping.

The discretionary applications required for this project are Open Yard Modifications to: 1) Allow for the reduction in the required 1,250 square foot open yard; and 2) Allow a portion of the required open yard to be located in the front yard and required front setback along the primary frontage (SBMC § 28.15.060.C 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 15302 (Replacement or reconstruction of existing structures).

Present: Douglas Keep, Architect.

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

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She requested the applicant explain the thought process behind the location of the proposed open yard given the existing guy-wires within the open yard area, the location adjacent to the garage verses the living area of the residence, and the proposed landscape plan. She also questioned what improvements are proposed to the single-family residence that would remain on the adjacent property.

The Public Hearing was opened at 9:12 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters of concern regarding the project's size from David Tait and Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 041-13**
Approved the Open Yard Modifications making the findings as outlined in the Staff Report dated July 18, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated July 18, 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: 9:16 A.M.

B. APPLICATION OF ERIC SWENUMSON ARCHITECT FOR CAROL OSTROFF, 1315 MISSION RIDGE ROAD, APN 019-210-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00209)

The 13,277 square foot site is currently developed with a 2,424 square foot residence and a two-story detached accessory building, including a 315 square foot, two-car carport above a 324 square foot detached accessory space. The proposed project involves the legalization of several "as-built" improvements to

the residence: a 41 square foot addition to connect the residence to the detached accessory space, conversion of accessory space to a bedroom, and the following proposed improvements: installation of new windows, doors, and lighting.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations including new windows, doors, and lighting to the existing structure within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow the installation of a new window within the required 10-foot interior setback. (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 (Existing Facilities).

Present: Eric Swenumson, Architect.

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

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and observed that there were visibility concerns for pedestrian and vehicles at the driveway entrance given the slope of the driveway and the existing vegetation along the front property line.

The Public Hearing was opened at 9:23 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. 042-13**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated July 18, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated July 18, 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: 9:27 A.M.

C. APPLICATION OF ROBERT E. MILLS, AGENT FOR SUSAN ARCIDIACONO, 18 S. VOLUNTARIO STREET, APN 017-172-006, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/AC (MST2012-00098)

The 7,779 square-foot site is developed with a one-story, 854 square foot, single-family residence. The proposed project involves construction of a 789 square foot, second story addition, a 64 square foot second story deck, and 558 square-foot, first floor addition, a 199 square foot trellis, and a 317 square foot, detached, two-car carport. The proposal also includes a minor interior remodel, and a new driveway and turnaround area. The proposed construction will result in 2,202 square foot, two-story residence with a detached two-car carport.

The discretionary application required for this project is a 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 § 28.18.060, 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 (Existing Facilities).

Present: Robert E. Mills, Agent.

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

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She stated that staff will be confirming the project's compliance with the solar access ordinance at the time of building permit; required the applicant work with the Transportation Planning staff to reduce the amount of paving to the minimum necessary on the site to provide access to the carport and turn-around area, and that the portion of the turn-around paving within the interior setback shall be removed.

The Public Hearing was opened at 9:36 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. 043-13**
Approved the Modification making the findings as outlined in the Staff Report dated July 18, 2013.

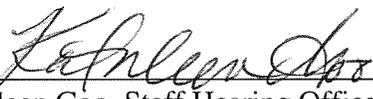
Said approval is subject to the conditions as outlined in the Staff Report dated July 18, 2013, and as revised at the hearing.

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 9:38 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary