



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 6, 2014

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Suzanne Riegle, Associate Planner
Michelle Bedard, Assistant Planner
JoAnne LaConte, 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 public comments.

II. CONSENT:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JILL ZACHARY FOR CITY OF SANTA BARBARA, 633 & 635 BATH STREET, APNs 037-113-009 & 037-113-010, P-R ZONES, GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE (MST2014-00267)

The 2,562 square-foot site is comprised of two parcels (APNs 037-113-009 and 037-113-010) that are currently vacant. The proposed project involves installation of playground equipment, ornamental fencing, a pole light, and park benches. The proposal also includes installation of native landscaping with drip irrigation and mulch that complies with the City's Landscape Design Standards for Water Conservation and is compatible with the riparian bank vegetation. The project also includes improvements within the public right-of-way including a tile mosaic to be inlaid in the public sidewalk and new lighting fixtures.

The discretionary application required for this project is a Front Setback Modification to allow park improvements, including lighting, park benches, and trash and recycling receptacles, to encroach into the required 10' front setback (SBMC § 28.37.040 & SBMC § 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 and 15305 (New Construction of Small Structures and Minor Alterations to Land Use Limitations).

Present: Keven Strasburg, Park Project Technician for Parks & Recreation Department of the City of Santa Barbara.

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

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

The Public Hearing was opened at 9:01 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 041-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 31, 2014.

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

III. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF JESSICA HARLIN, DESIGNER FOR DAVID AND LINDA DOLL, 1117 LAS ALTURAS RD, 019-113-022, A-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00223)

The 1.06 acre parcel located within the Hillside Design District is developed with an existing, two-story, 3,761 square foot, single-family residence, and an attached, 455 square foot, two-car garage. The proposed project involves the construction of a new 16-foot by 68-foot infinity edge lap pool and spa. Also proposed are improvements including a new patio, fire pit, site landscaping, associated retaining and perimeter privacy walls, site fencing and gates, and pool equipment. The proposal includes 239 cubic yards of grading, of which 176 cubic yards will be exported off-site. The applicant is requesting an administrative approval by the Community Development Director to allow site walls to exceed 8'-0" in height when located within the required 15'-0" interior setbacks. (SBMC 28.87.170.E)

The discretionary application required for this project is an Interior Setback Modification to allow a proposed above-ground pool to encroach into the required 15'-0" interior setback to the east. (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 15303 (New Construction or Conversion of Small Structures).

Present: Jessica Harlin, Designer; and David and Linda Doll, Owners.

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

Michelle Bedard, Assistant 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.

ACTION: **Assigned Resolution No. 042-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated July 31, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated July 31, 2014.

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 GARY MOSEL, DESIGNER FOR RUDOLF AND ROSEMARIE MOSEL TRUSTEES FOR THE MOSEL FAMILY TRUST, 917 LAGUNA STREET, APN: 039-301-009, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2013-00497)

The 5,800 square foot lot is currently development with two single family dwellings. The proposed project involves the demolition of an existing 58 square foot laundry room and the construction of a new laundry room and bathroom totaling 102 square feet at the rear of the front dwelling unit at 917 Laguna Street. Also proposed are exterior alterations to the front unit including new windows to replace the existing windows, new and replaced doors, new fencing, a new trash area, reroof of the dwelling, rebuilding the front porch, replacing the ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917½ Laguna Street.

The discretionary application required for this project is an Interior Setback Modification to allow alterations, including relocated windows, to the dwelling to be located within the required six-foot interior setback (SBMC § 28.21.060 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 Alterations in Land Use Limitations).

Present: Gary Mosel, Designer; and Rudolf Mosel.

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

ACTION: **Assigned Resolution No. 043-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated July 31, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated July 31, 2014.

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. ****

*** THE HEARING BRIEFLY RECESSED AT 9:22 A.M.; RECONVENED AT 9:31 A.M. ***

ACTUAL TIME: 9:31 A.M.

C. APPLICATION OF JAMES BELL, ARCHITECT FOR GREGORY MOHR, 3069 CALLE MARIPOSA, APN: 053-184-007, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/ACRE) (MST2014-00235)

The 8,360 square foot lot is currently developed with a 944 square foot single family dwelling and a detached 600 square foot two-car garage with utility room. The proposed project involves 148 square feet of first floor additions and a 360 square foot second-story addition to the existing dwelling.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition to be located within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: James Bell, Architect; and Gregory Mohr, Owner.

Ms. Weiss 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 9:36 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 045-14**
Approved the Front Setback Modification and Open Yard Modification making the findings as outlined in the Staff Report dated July 31, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated July 31, 2014.

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: 9:14 A.M.

D. APPLICATION OF DENNIS THOMPSON, THOMPSON NAYLOR ARCHITECTS FOR MARILYN MAKEPEACE 2002 REVOCABLE TRUST, 1826 E. LAS TUNAS RD, APN: 019-082-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/ACRE) (MST2014-00322)

The 20,036 square foot lot is located in the Hillside Design District, and is currently developed with a 2,615 square foot single family dwelling, a 397 square foot garage, and a 260 square foot workshop. The proposal involves a new retaining wall to allow for two new uncovered parking spaces with associated grading and paving within the required front setback along Las Tunas Road. A previous application (MST2014-00002) was reviewed and approved by the Staff Hearing Officer on April 2, 2014 for the conversion of an existing garage to habitable, a one-story addition, and a new two-car garage. The discretionary application required for this project is an Front Setback Modification to allow the proposed parking spaces to be located within the required thirty-five foot front 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jeffrey King, Architect; and Marilyn Makepeace, Owner.

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

ACTION: **Assigned Resolution No. 044-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 31, 2014.

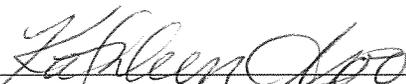
Said approval is subject to the conditions as outlined in the Staff Report dated July 31, 2014.

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

IV. ADJOURNMENT

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

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary