



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 12, 2014

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior 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.

Susan Reardon, Senior Planner announced that she received a request from the public for postponement of Item A, 398 W. Mountain Drive, which she denied, deeming the public notice for the Staff Hearing Officer adequate for the proposed project.

- 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: 9:02 A.M.

A. APPLICATION OF PAUL ZINK, ARCHITECT FOR MARIA AND MONTE WILSON, 398 W. MOUNTAIN DRIVE, APN: 019-012-017, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00439)

The 49,336 square foot site is currently developed with a 3,600 square foot single family residence with a detached 576 square foot two-car garage. The proposed project involves construction of a new 700 square foot four-car tandem garage with 300 square feet of detached accessory space contained within the same volume as the parking area of the garage, and a five foot high gate with pillars, lighting, and associated grading. This project will address violations identified in a Zoning Information Report (ZIR2014-00284).

The discretionary applications required for this project are:

1. A Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 and SBMC § 28.92.110); and
2. A Modification to allow the detached accessory building to be located within a front yard (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 and Minor Alterations in Land Use Limitations).

Present: Paul Zink, Architect; Maria and Monte Wilson, Owners; and Amber Anderson, Fire Inspector I.

Ms. Reardon 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.

Amber Anderson, City Fire Inspector I, explained the High Fire Hazard Area review process and requirements for the proposed project regarding the existing oak trees on site, tree canopy, and proposed landscaping.

Public comment opened at 9:25 a.m.

- 1) Lorie Sanchez, opposition (submitted correspondence); expressed concerns regarding misinformation provided to the Single Family Design Board, inconsistencies the project has with the Zoning Ordinance and High Fire Hazard Area requirements, and the higher proposed FAR which is not compatible with the neighborhood.

Letters and emails of concern from Lorie Sanchez and Sally Sphar were received and acknowledged.

Public comment closed at 9:33 a.m.

Ms. Reardon expressed support for the proposed modification to allow the accessory space in the front yard but expressed concern regarding the total square footage associated with the garages. She stated the proposed square footage was not consistent with the neighborhood and not appropriate for this site. After discussion the applicant agreed to reduce the size of the proposed structure to 700 square feet; 500 square feet for the garage and 200 square feet for the accessory space.

ACTION: **Assigned Resolution No. 065-14**
Approved the Modification for the garage size and the Modification for the location of the accessory building, making the findings as outlined in the Staff Report dated November 6, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated November 6, 2014, 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: 9:44 A.M.

B. APPLICATION OF JYL RATKEVICH, ARCHITECT FOR J.J. ROSSI TRUST 07/24/1998, 1624 HILLSIDE ROAD, APN: 041-092-027, R-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2014-00496)

The 5,037 square foot site is currently developed with a 1,256 square foot, single-family residence, a 132 square foot rear covered porch and a detached 315 square foot garage. The proposed project involves expanding the existing rear covered porch by 33 square feet and enclosing it, resulting in a 165 square foot family room addition to the dwelling and reconstruction of the rear stairway.

The discretionary application required for this project is an Open Yard Modification to reduce the size of the nonconforming open yard area (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: Jyl Ratkevich, Architect.

Ms. Reardon 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 9:49 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 066-14**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated November 6, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated November 6, 2014, 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: 9:51 A.M.

C. APPLICATION OF STEVEN PENN HSU, ARCHITECT FOR FRED J. KRUPICA, 1554 ALAMEDA PADRE SERRA, APN: 019-183-011, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00213)

The 14,024 square foot site, located within the Hillside Design District, is developed with an existing, two-story, single-family residence, an attached two-car garage and a detached garage. The proposed project involves the construction of a new partially above-ground, 323 square foot swimming pool with an attached 48 square foot spa and rock feature, an automatic pool cover and associated plumbing and electrical. The project also proposes 375 square feet of new exterior decking and stairs, new gates and guardrails, and 40 cubic yard of grading.

The discretionary application required for this project is an Interior Setback Modification to allow the construction of a partially above-ground pool and spa to encroach into the required 10' 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Steven Penn Hsu, Architect.

Ms. Reardon 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 10:01 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 067-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 6, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated November 6, 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. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:05 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary