



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

February 15, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:00 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Victoria Greene, Project Planner

Victoria Johnson, Project Engineer

Roxanne Milazzo, Associate Planner

Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary

Planning Commission liaison Harwood A. White, present

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Danny Kato, Senior Planner, announced that 20 S. Voluntario would be continued two weeks.

- B. Announcements and appeals.

Ms. Milazzo announced a Planning Commission appeal for 1464 La Cima Road (Modification approved on 2-1-06) is tentatively scheduled for April 6, 2006.

- C. Comments from members of the public pertaining to items not on this agenda.

** None **

III. NEW ITEMS:

ACTUAL TIME: 1:02 P.M. POSTPONED AS APPLICANT WAS NOT PRESENT

ITEM HEARD AT 1:25 PM

A. APPLICATION OF TOM JACOBS, AGENT FOR PATRICK DAVIS, 1810 LAS CANOAS ROAD, 021-040-003, A-1 ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2005-00806)

The 6.5 acre project site is currently developed with a 1,775 square-foot single family residence, a 500 square-foot accessory structure, a 1,195 square-foot barn, a 528 square-foot garage, and a 480 square-foot “as-built” accessory building. The proposed project involves legalization of the “as-built” structure.

The discretionary application required for this project is a Modification to permit detached accessory floor area in excess of 500 square-feet (SBMC § 28.87.160)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov

Tom Jacobs, agent, present.

Ms. Milazzo gave a staff presentation and recommendation.

The public hearing was opened at 1:28 pm and with no one wishing to speak it was closed.

ACTION:

Assigned Resolution No. 001-06

Approve the application per staff recommendations with the following conditions:

- 1) Detached accessory space on site not exceeding 2,175.
- 2) A plumbing plan showing the existing interior and exterior sinks if they will be maintained.
- 3) Removal of the boat, being stored within the required front yard setback.
- 4) A note on all accessory buildings that they will “not be used for habitable space”.
- 5) All improvements as approved by the Architectural Board of Review (ABR)
- 6) A Zoning Compliance Declaration shall be recorded against the property’s title.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:04 P.M.

B. APPLICATION OF ROBERT HUGHES, AGENT FOR ANNETTE HUGHES, 70 LA CUMBRE CIRCLE, 049-350-022, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00810)

The project site is currently developed with a 1,260 square-foot single family residence with an attached 370 square-foot garage. The proposed project involves a 265 square-foot sunroom addition for the residence.

The discretionary application required for this project is a Modification to permit the room addition to be located within the required open yard area (SBMC § 28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov

Ms. Milazzo gave a staff presentation and recommendation and stated that although the original application included numerous letters of support, staff was now in receipt of a petition of opposition signed by 24 neighbors.

Karen and Bob Hughes, applicants, present, gave a brief description of the project.

Ms. Weiss stated that on her site visit it appeared that the existing patio cover is a common amenity that many of the houses in the neighborhood share.

The public hearing was opened at 1:10 p.m.

Beth Torres, neighbor, 72 La Cumbre Circle, stated that she feels the structure is too large for the neighborhood. She added that she had no frame of reference regarding the size of the addition when she signed the original petition by neighbors in approval. She presented a letter and photos of her back yard.

The public hearing was closed at 1:17 p.m.

Ms Weiss stated that the City doesn't necessarily base its decisions on the homeowner's association standards.

ACTION:

Assigned Resolution No. 002-06

Approved the application with the findings made per the staff report and by recognizing the common open yard amenities that exist in the complex, and the small lot area for an R-2 zoned lot.

Ms. Weiss announced the ten calendar day appeal period.

CONTINUED 2 WEEKS AT THE APPLICANTS REQUEST.

C. APPLICATION OF THOMAS HASHBARGER, ARCHITECT AND PROPERTY OWNER, AND RICHARD MERRILL, PROPERTY OWNER, 20 S. VOLUNTARIO STREET, 017-172-008, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00068)

The proposed project involves one-lot subdivision for condominium purposes, to convert two existing single-family residences into two residential condominium units on a 9,350 square foot lot in the R-2 Zone. The units include one two-bedroom unit (Unit A) and one three-bedroom unit (Unit B). Four parking spaces will be provided within an attached two-car garage and attached one-car garage, and with one uncovered space.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC § 27.07); and
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC § 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities.

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

RECESS FROM 1:32 PM TO 1:42 PM

ACTUAL TIME: 1:42 P.M.

D. APPLICATION OF MICHAEL STROH, SHUBIN AND DONALDSON ARCHITECTS, INC., AGENT FOR CYNTHIA DEE HOWARD AND JANEY MARKS, PROPERTY OWNERS, 325 W. ANAPAMU STREET, APN 039-212-004, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2004-00885)

The proposed project involves demolition of an existing single family residence, a detached garage and a detached storage building, and the construction of four new two-bedroom residential condominiums with eight covered parking spaces in a three story building. Units would range in size from 1,280 to 1,670 square feet. Access would be provided by a driveway off of Anapamu Street and exiting onto the City alley at the rear of the site.

The discretionary application required for this project is approval of a Tentative Subdivision Map (SBMC §27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, which provides for in-fill development projects in urban areas where it is determined that there will be no significant effects.

Case Planner: Victoria Greene, Project Planner

Email: vgreene@SantaBarbaraCA.gov

Robin Donaldson, architect, agent, and Mike Stroh, both of Shubin & Donaldson, present.

Ken Marshall, Dudek & Associates, present.

Ms. Green gave a staff presentation and recommendation.

Ms. Weiss asked the applicants about: the paving right up to the trunk of the oak tree; to define the use of heavy construction vehicles and use of the alley; and to discuss ABR comments.

Mr. Donaldson gave the applicant presentation.

Mr. Donaldson stated that at the ABR meeting in May of 2005, they were asked reduced plate heights, and floor area. Positive comments were received at the February 6, 2006 ABR meeting regarding those changes.

There was a discussion regarding the state of the alley and the improvements required by the applicant.

Large trucks will not use the alley.

A public hearing was opened at 2:11 p.m.

Kate Schaub, neighbor, 417 W. Anapamu, concerned about parking and trucks in the alley.

Diane Harman, Executive Director of Family Care Center, 1124 Castillo Street, concerned about trucks in the alley during construction, and also about the additional traffic once the project is completed. Concerned with construction trucks pulling out on to Castillo Street; and construction workers as well as additional tenants of the site parking in their lot.

Ms Weiss read the names of several people who submitted letters regarding this project. Ms. Greene summarized their concerns:

- Helen Christ, neighbor, concerned that the three story heights are incompatible with the area; that this would set a precedent for three story construction in the neighborhood and change the character of the area; concerned about narrowness of the alley.
- Barry Polley, 329 W. Anapamu Street, concerned with his loss of privacy with the decks; shading in his yard; ground space floor area.
- Brett and Sarah Bronstad, 1123 Curley Avenue, concerns with the overall mass at the rear setback and that the project demonstrates substantial imposition over the neighboring properties. Concerns about the increase of traffic in the alley and dust on the unpaved end of the alley. Also concerned about preservation of the oak tree.
- Email from Sam Petronakis, concerns that the size and height of the project are not compatible with the neighborhood; traffic and size of alley. Also concerned about the oak tree.
- Email from Diane Harmon, who just spoke.

The public hearing was closed at 2:24 PM

There was a discussion about the placement of decks. Ms. Weiss was satisfied with the landscape plan and reconfiguration based on ABR recommendations given at the February 13, 2006 meeting.

There was more discussion regarding the alley, which resulted in revisions to the street improvements condition to clarify that the applicant would be responsible for surfacing the alley from the southwest property frontage to Curley Avenue, and repair any damage to the alley and adjacent public streets caused by construction activities.

ACTION:

Assigned Resolution No. 003-06

Approve the project with the findings in the staff report and the following conditions:

- 1) Revised street improvement condition clarifying that the applicant shall surface the alley from the southwest corner of the property to Curley Avenue, and repair any damage to the alley and adjacent public streets caused by construction activities.
- 2) Clarify the conditions to note that constructions signs shall be posted on both sides of the project.
- 3) Construction staging and parking would be prohibited along the unnamed alley.
- 4) No heavy construction equipment shall use the unnamed alley.
- 5) A requirement that the oak tree located in the alley shall be preserved and protected during construction.
- 6) A condition specifying that wall heights shall not exceed 42 inches in the front yard setback.

Ms. Weiss announced the ten calendar day appeal period.

IV. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:58 P.M.

Submitted by,

Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary