



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

March 29, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:02 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Danny Kato, Senior Planner

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

I. PRELIMINARY MATTERS:

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

Bettie Weiss, City Planner announced that the application for 830 W. Micheltoarena has been withdrawn.

- B. Announcements and appeals.

Ms. Weiss announced that Mr. Danny Kato, Senior Planner, would be sitting in for Roxanne Milazzo today.

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

II. PROJECTS

ACTUAL TIME: 1:04 P.M.

CONTINUED FROM MARCH 15, 2006

- A. APPLICATION OF SOPHIE CALVIN, AGENT FOR MR. & MRS. MATT JOHNSON, 830 W. MICHELTORENA STREET, APN 043-242-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00058)

The 5,000 square foot project site is currently developed with a 1,027 square-foot single-family residence and detached one-car garage. The proposed project involves a 513 square-foot two-story addition to the residence.

The discretionary application required for this project is a Modification to permit the 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 15305 (ENV2006-00058).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

ACTION: Application withdrawn.

ACTUAL TIME: 1:04 P.M.

B. APPLICATION OF JIM BUSTER, AGENT FOR TONY & MARIA ARROYO, 642 SURF VIEW DRIVE, APN 035-093-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2005-00790)

The 12,000 square foot project site has frontage onto Surf View and Meigs Road. Current development on site consists of a 2,060 square foot single family residence and attached two-car garage. The proposed project involves an “as-built” wall.

The discretionary application required for this project is a Modification to permit a wall to exceed the maximum allowable height of three and one-half feet (3 ½’) when located within ten-feet (10’) of a front lot line and twenty-feet (20’) back along the driveway (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2005-00790).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Jim Buster, agent, present

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Public hearing was opened at 1:08 PM

Brian Campbell, neighbor, in support.
Marianne McPherson, neighbor, in support.

Public hearing was closed at 1:10 P.M.

ACTION:

Assigned Resolution No. 008-06

Approved the subject application, making the findings that the Modification for wall height does not violate the purpose or intent of the ordinance and is necessary to secure an appropriate improvement on this site, and subject to the condition that all vegetation in the front yard be maintained at a height which allows continued visibility into the public right-of-way.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:12 P.M.

C. APPLICATION OF PACIFIC ARCHITECTS FOR BILL KLANSEK & SHERI ECKMAN, 319 SANTA CRUZ BLVD, APN 045-031-026, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00134)

The 7,300 square foot project site is currently developed with a 2,311 square foot single family residence and attached two-car garage. The proposed project involves a 440 square foot accessory addition to the garage. The discretionary application required for this project is a Modification to permit the accessory structure to be located within the required open yard area (SBMC §28.15.060)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2006-00134).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Bill Wolf, Pacific Architects, present.

Danny Kato, Senior Planner, made the Staff presentation and recommendation.

The public hearing was opened at 1:15 p.m.

Jeff Seawards, neighbor, asked if it was a one or two-story addition.

Mr. Wolf stated that the accessory building proposal is one-story.

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

Ms Weiss noted that a second story addition was proposed, and asked that the applicant work with Staff to determine whether Architectural Board of Review is required.

ACTION: **Assigned Resolution No. 009-06**
Approved the subject application, making the findings that the reduction of the legal open yard area for this property does not eliminate the usable outdoor living space for the site, is consistent with the purposes and intent of the Zoning Ordinance; and is necessary to secure an appropriate improvement on this lot.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:20 P.M.

D. APPLICATION OF STEVE MORI, AGENT FOR DAVE KARSCHNER, 401 W. DE LA GUERRA STREET, APN 037-071-007, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2004-00537)

The 5,000 square foot lot, located on the corner of W. De La Guerra and Castillo Streets, is currently vacant. The proposed project involves the construction of a two-story duplex. Both units will provide an attached two-car garage.

The discretionary application required for this project is a Modification to permit the entry porch to both units to be located within the required ten-foot (10') front yard setback facing Castillo Street (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2004-00537).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Steve Mori, agent, and Dave Karschner, property owner, present.

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Public hearing was opened at 1:24 p.m., with no one wishing to speak, it was closed.

Ms Weiss asked if the owner had considered sharing the driveway with the neighbor.

Mr. Karschner stated that he had not.

ACTION: **Assigned Resolution No. 010-06**
Approved the subject application, making the required findings that although Staff generally does not support Modifications on vacant land, we agree with the Architectural Board of Review that these porches provide architectural and neighborhood-friendly amenities, not floor area, and therefore secure an appropriate improvement without violating the purpose and intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:31 P.M.

E. APPLICATION OF EDUARDO ESPARZA AGENT FOR GLORIA GONZALES, 1036 E. COTA STREET, APN 031-242-009, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00118)

The 5,800 square foot site is located on the corner of E. Cota and Voluntario Streets. Current development on site consists of a 1,400 square foot single family residence. The proposed project involves replacement of the residence's flat roof with a pitched gable roof. The discretionary application required for this project is a Modification to permit alterations to portion of the roof currently located within the required fifteen-foot (15') front yard setback facing Voluntario Street (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 15303 (ENV2006-00118).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Eduardo Esparza, architect, and Gloria Gonzales, property owner, present.

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Public hearing was opened at 1:33 p.m., with no one wishing to speak, it was closed.

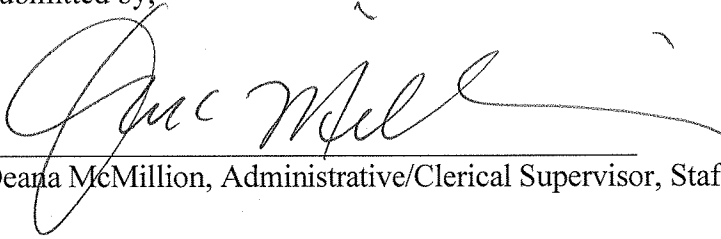
ACTION: **Assigned Resolution No. 011-06**
Approved the subject application, making the findings that the Modification request to alter the roof pitch on a non-conforming portion of the residence, is necessary to secure an appropriate improvement, is minor in nature, does not intensify the existing encroachment with an expanded foot print or additional living space, and does not violate the purpose or intent of the ordinance. Approval subject to the condition that all hedges and fences, located along both front lot lines be reduced to the maximum allowable height of three and one-half feet (3 ½') in height and that the gate across the driveway be removed.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 1:35 P.M.

Submitted by,

A handwritten signature in cursive script, appearing to read "Deana McMillion", written over a horizontal line.

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