



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

April 12, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:04 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Roxanne Milazzo, Associate Planner

Stacey Wilson, Associate Transportation 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.

None

- B. Announcements and appeals.

None

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

None

II. PROJECTS:

ACTUAL TIME: 1:06 P.M.

- A. APPLICATION OF STEVE & TAMAR HANDELMAN, 2121 GARDEN STREET, APN 025-252-003, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2003-00748)

The 24,650 square foot project site is currently developed with a 7,500 square foot single family residence, detached storage, and a three-car garage. The proposed project involves "as-built" landscape amenities including a fountain, wall, entry pillars, and gates. The discretionary applications required for this project are Modifications to permit:

1. A fountain to be located within the required thirty-foot (30') front yard setback (SBMC §28.15.060); and,
2. Walls, entry gates, and pillars to exceed three and one-half feet (3 ½') in height, when located within ten-feet (10') of the 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 15305 (ENV2003-00748).

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

Steve Handelman, applicant present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Mr. Handleman presented letters of support from the following people and read their names for the record:

Barbara Sanchez, 328 E. Mission
Marilynn Jorgensen, 232 E. los Olivos
Suzanne Fairly-Green, 340 Old Mill Road
Thomas Alan
Susan Spieler, 1221 Garden Street
Heather Bryden, Neighbor
Patty Look Lewis

The Public Hearing was opened at 1:17 p.m.

Jerry DeRose, next door neighbor, spoke in favor.

Annette Carrel, neighbor, spoke in favor of the project.

The Public Hearing was closed at 1:26 p.m.

ACTION:

Assigned Resolution No. 012-06

Approved the "as-built" fountain, driveway wall and pillars, and entry gate wall located along the front lot line, making the finding that the Modification is necessary to secure an appropriate improvement and that the wall height does not violate the purpose and intent of the ordinance, as they do not reduce public safety and announces the formal entry, and with the condition that the pillars remain gate-free and the chain be removed; that the Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:35 P.M.

B. APPLICATION OF DAWN SHERRY, ARCHITECT FOR DAVID AND SANDRA TRIPP-JONES, 1061 GARCIA ROAD, APN 029-282-014, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNITS PER ACRE (MST2005-00520)

The existing 16,984 square foot lot is currently developed with a 1,728 square foot residence with attached two-car garage. The proposed project involves several additions to the residence totaling 375 square feet.

The discretionary application required for this project is a Modification to permit a portion of a room and a one-story entry tower to encroach into the required 15 foot interior yard setback (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 (MST2005-00520).

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

David Watkins, Sherry & Associates, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:39 p.m. and with no one wishing to speak, was closed.

ACTION: **Assigned Resolution No. 013-06**
Approved the subject application making the findings that the lot upon which the Modification is proposed is irregularly shaped, and very narrow, and because of its shape, there are very few areas where it is feasible to construct an addition, and only the proposed site would be make sense with the existing floor plan; the Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:40 P.M.

C. APPLICATION OF JIM BUSTER, AGENT FOR GARY PANOYAN, 1289 MOUNTAIN VIEW ROAD, APN 013-320-007, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00143)

The existing 10,050 square foot lot is currently developed with a 2,003 square foot residence with attached two-car garage. The proposed project involves a retaining wall/fence combination, located on the western property line.

The discretionary application required for this project is a Modification to permit the retaining wall and fence combination to exceed the 8 foot maximum fence height within the required interior yard (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 15305 (MST2006-00143)

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

Jim Buster, agent, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:45 p.m.

Mark Lee, neighbor, concerned about liability if, during construction, the existing fence collapses, and that the work be done by a licensed contractor. He is also concerned about the quality of construction and that it doesn't impact or destroy his existing fence, and the soil is compacted and returned to existing condition.

The Public Hearing was closed at 1:47 p.m.

ACTION: **Assigned Resolution No. 014-06**
Approved the subject application making the findings that the retaining wall is necessary to provide additional usable open area, the fence on top of the wall is existing and desirable for separation between properties, and that does not affect the neighbor detrimentally. Conditions of approval include a survey to insure what improvements are being made on the applicant's property and to determine the property line; that testing be done to ensure a 90% relative soil compaction by a licensed soil engineer; and that on the building plan it be noted that the wall height in the first 10 feet is not to exceed 4.5 feet and that the remainder of the wall not exceed 6 feet in height.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:57 P.M.

D. APPLICATION OF CHRIS KAY, AGENT FOR ALISON COUTTS-JORDAN, 2117 STATE STREET, APN 025-241-010, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00142)

The existing 8,000 square foot lot is currently developed with a 1,331 square foot residence with a detached one-car garage. The proposed project involves an entry arbor, new porch steps, and a low sandstone wall around the perimeter of an existing lawn.

The discretionary application required for this project is a Modification to permit the entry arbor to exceed the 3.5 foot maximum fence height within 10 feet of the front lot line (SBMC §28.87.170) and a Modification to allow two porch steps to encroach into the required front yard setback (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 (MST2005-00520).

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

Alison Coutts-Jordan, property owner, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 2:00 p.m. and with no one wishing to speak, was closed.

ACTION:

Assigned Resolution No. 015-06

Approved the subject application making the following findings that the entry arbor does not pose a safety threat, and does not block the private property from the public way visually; the two porch stairs are create a more formal entry to the house; and the two steps are a maximum of 14" tall; the Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 2:03 P.M.

E. APPLICATION OF GREG RECH, ARCHITECT FOR BRIAN MILBURN, 155 CAMINO ALTO, APN 019-121-010, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNITS PER ACRE (MST2005-00583)

The existing 40,489 square foot lot is currently developed with a 2,519 square foot residence with a detached storage shed. The proposed project involves a 597 square foot addition, a 370 square foot workshop and a 697 square foot detached garage.

The discretionary applications required for this project are Modifications to allow:

1. The required open yard to be provided in the remaining front yard (SBMC §28.15.060);
2. As-built pool equipment to remain in the required and remaining front yards (SBMC §28.15.060);
3. As-built chain link fence to remain within 10 feet of the front lot line near the pool (SBMC §28.87.170);
4. As-built chain link fence to remain within 10 feet of a driveway and within 20 feet of the front lot line (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 15305 (MST2005-00520).

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

Greg Rech, architect, and Brian Milburn, property owner, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms Weiss stated she was concerned with the over growth of the vegetation and the impact to visibility of vehicles.

The Public Hearing was opened at 2:10 p.m. and with no one wishing to speak, was closed.

ACTION:

Assigned Resolution No. 016-06

Approved the subject application making the findings that the improvements have existed in their current location since the mid-1950s, and may have been approved without documentation at that time; the fences do not pose a safety hazard, and are located within a heavily vegetated area at least 16 feet from the pavement; the pool equipment cannot be seen from the street, and is 44 feet from the street

pavement; and the southeastern front yard serves as the open yard area; the Modification is consistent with the purposes and intent of the Zoning Ordinance; and necessary to secure an appropriate improvement on the lot. Condition of approval that the existing landscaping, within the public right-of-way, be managed to a height of 3.5 feet with exception of existing mature individually spaced trees.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:15 p.m.

Submitted by,



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