



City of Santa Barbara

Planning Division

REVISED – See Page #5

STAFF HEARING OFFICER MINUTES

April 26, 2006

CALL TO ORDER:

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

STAFF PRESENT:

Bettie Weiss, City Planner

Roxanne Milazzo, Associate Planner

Danny Kato, Senior Planner, present at 1:12 p.m.

Rob Dayton, Supervising Transportation Planner, present at 1:53 p.m.

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 827 Spring Street has been continued to May 24, 2006 and will be re-noticed.

- B. Announcements and appeals.

****No announcements made.****

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

II. PROJECTS:

ACTUAL TIME: 1:03 P.M.

- A. APPLICATION OF MARTIN LOGE, AGENT FOR JIM & CANDI WHILT, 233 EAST ISLAY STREET, APN 027-042-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 3 UNITS/ACRE (MST2006-00186)

The existing 15,917 square foot project site is located on the corner of Islay and Garden Streets. Current development on site consists of a 3,625 square foot residence with a detached 284 one-car garage. The proposed project involves a new

420 square foot two-car garage. The discretionary application required for this project is a Modification to allow a combined total garage floor area in excess of 500 square feet. (SBMC §28.87.160.4.)

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

Martin Loge, agent, Jim Whilt, property owner, present.

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

The Public Hearing was opened at 1:06 p.m. and with no one wishing to speak, was closed.

ACTION: **Assigned Resolution No. 017-06**
Approved the subject application making the findings that this Modification for additional covered parking is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, with the condition that the driveway, curb cut, and use of the carriage house for parking be maintained, the illegal carport be removed, and vegetation along both front lot lines be reduced and maintained to current standards.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:10 P.M.

B. APPLICATION OF RAYMOND APPLETON, AGENT FOR ALICE DONDERO, 518 E. PEDREGOSA STREET, APN 027-062-012, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2005-00372)

The 4,132 square foot project site is currently developed with a single family residence with unpermitted improvements. The proposed project involves abatement of all outstanding violations and will include demolition of the existing one-car carport, legalization of the "as-built" conversion of the original garage, replacement with a new two-car carport, installation of a new interior stairway, and an "as-built" approval for an exiting deck. The proposal also includes the removal of the existing driveway and curb cut leading to the old garage. The discretionary applications required for this project are Modifications to permit:

The new carport to be constructed within both required front yard setbacks (SBMC §28.18.060); and,

Parking to be located within both front yard setbacks (SBMC §28.90.001); and,

The conversion of the garage to habitable space when located within the required front yard setback facing Pedregosa Street (SBMC §28.18.060); and, Legalization of an “as-built” wooden deck located within the required front and open yard areas (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 and 15305.

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

Raymond Appleton, Permit Planners, agent and Alice Dondaro, property owner, present.

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

The Public Hearing was opened at 1:16 p.m. and with no one wishing to speak, was closed.

ACTION: **Assigned Resolution No. 018-06**
Approved the subject application making the findings that the Modifications are necessary due to the small corner lot with two front yards, to secure appropriate improvements on the site while being consistent with the purposes and intent of the Ordinance, and with the conditions that the vegetation along both sides of the driveway be maintained at a maximum height of 3 ½’ and that a Zoning Compliance Declaration be recorded.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:37 P.M.

C. APPLICATION OF RON SORGMAN AGENT FOR ELAINE WEBSTER, 819 NORTH SALSIPUEDES, APN 031-031-008, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2006-00013)

The existing 6,750 square foot site is currently developed with two single family residences which will be demolished. The proposed project consists of a new 735 square foot one-story residence on the front of the lot and a new 1,411 square foot, two-story residence on the rear of the lot, and a new 715 square foot three-car carport. The discretionary applications required for this project are Modifications to permit:

Three (3) instead of the (4) four required parking spaces (SBMC § 28.90.100); and,
The carport and the parking spaces to be located within the required six-foot (6') interior yard setback (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.

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

Ron Sorgman, architect, Elaine Webster, property owner, present.

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

The Public Hearing was opened at 1:44 p.m.

Emmit Hawks, neighbor, spoke with concerns about parking.

With no one else wishing to speak, the Public Hearing was closed at 1:46 p.m.

ACTION: **Assigned Resolution No. 019-06**
Approved the request to permit parking and the carport structure within the required interior yard, and for reduction in required parking numbers by making the finding that the Modifications are consistent with the purposes and intent of the ordinance and are necessary to secure an appropriate improvement, will not cause an increase in the demand for parking space in the immediate area, as it results in three new parking spaces and that the carport encroachment is necessary on a lot of this narrow, 37 ½' width.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:21 P.M. TAKEN OUT OF ORDER

D. APPLICATION OF PHILIP SUDING, AGENT FOR PATRICIA & JERROLD HAUPTMAN, 127 CEDAR LANE, APN 015-092-004, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2006-00169)

The 9,100 square foot project site is currently developed with single family residence and attached two-car garage. The proposed project involves site improvements including an increase in height of an existing concrete landscape wall from 8 feet to 10 feet, a new swimming pool, spa, reflecting pool, new privacy walls, a hardscape patio, covered pool equipment, storage areas, and new landscape. The

discretionary application required for this project is a Modification to allow the increased height on the 011 landscape wall to exceed the maximum height of 8 feet (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.

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

Philip Suding, Landscape Architect, and Kate Will, Philip Suding Design, and Jeff Doubet, project manager, present.

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

The Public Hearing was opened at 1:24 p.m.

Brian Felix, neighbor, submitted a letter and spoke in support of Modification with a few questions and request to increase the height of the wall.

With no one else wishing to speak, the Public Hearing was closed at 1:28 p.m.

ACTION:

Assigned Resolution No. 020-06

Approved the subject application making the findings that the difference in the two property's grades necessitates the need for the higher wall, the maximum allowed height is 11 feet. The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and with the condition that the deck be consistent with the Zoning Ordinance or an additional separate Modification application may be filed.

Ms. Weiss announced the ten calendar day appeal period.

REVISION: During the public hearing, Brian Felix convinced the SHO to approve an 11' high wall. However, after the hearing a field investigation proved that the 11' height would be too tall. Mr. Felix filed an appeal but later negotiated a private agreement with the property owners to build the wall at 10'6". Letter of agreement is on file with the planning records. Therefore, the legal approved height for this landscape wall is 10'6".

ACTUAL TIME: 1:51 P.M.

E. APPLICATION OF W. DAVID WINITZKY, AGENT FOR JILL SHALHOOB, 632 SANTA BARBARA STREET, APN 031-152-020, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCE, GENERAL AND OFFICE; MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00192)

The existing 5,647 square foot project site is legally developed with an 18 seat restaurant. Due to demand, this restaurant has expanded its number of seats to 62 without approvals. The discretionary application required for this project is a Modification for "as-built" expansion of the seating, without providing the additional required parking spaces (SBMC §28.90.100).

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

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

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

The Public Hearing was opened at 1:56 p.m., with no one wishing to speak, was closed.

David Winitzky, architect, and Jill Shalhoob, property and business owner, present.

ACTION: **Assigned Resolution No. 021-06**
Approved the parking Modification with the findings that: 1) The building is across the street from the CBD where the number of seats would not be a factor in the restaurant; the peak parking demand is during a time when surrounding businesses are closed; the majority of the lunchtime patrons (when surrounding businesses are open) consist of people who walk to the site. 2) The Cota Commuter Lot is available after 6pm for general public parking. 3) The Modification is consistent with the purposes and intent of the Zoning Ordinance. 4) The Modification will not cause an increase in the demand for parking space or loading space in the immediate area. And this limits the maximum seating to 62 seats. 5) Noted for the record that the paved area with a curb cut adjacent to the north side of the building is identified as a vehicle access space.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:06 P.M.

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Submitted by,

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