



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 13, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 12:59 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

No Requests.

- B. Announcements and appeals.

Ms. Milazzo announced a pending appeal for a previous modification agenda item for 625 Flora Vista has been scheduled for the November 2, 2006 Planning Commission meeting.

Ms. Weiss announced another pending appeal on a previous non-modification hearing agenda item for 3408 and 3412 State Street (MST2004-00704-Century 21), has been scheduled for the October 5, 2006 Planning Commission meeting.

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

No comments.

II. PROJECTS:

ACTUAL TIME: 1:04 P.M.

A. APPLICATION OF PAUL ZINK FOR GUILLERMO SERRANO, 1235 E. HALEY STREET, APN 031-253-009, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00453)

The 5,700 square foot project site is currently developed with a 1,740 square foot single-family residence with detached two-car garage with "as-built" roof deck above. The proposed project involves demolition and replacement with a legal roof deck. The discretionary application required for this project is a Modification to permit new construction within the required front and interior yard setbacks and to allow existing hedges and walls to exceed 3 ½' in height when located along a front lot line or within ten-feet (10') of a driveway or eight feet (8') in height when located within a required yard (SBMC §28.18.060 & 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.

Paul Zink, Applicant; Rosa Alvarado, previous Architect; Guillermo Serrano, Property Owner; and Stacey Wilson, Assistant Transportation Planner, present.

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

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

The Public Hearing was opened at 1:16 p.m. and, as no one wished to speak, was closed at 1:17 p.m.

Ms. Weiss requested the applicant to clarify some questions regarding rehabilitation of the retaining wall which had notably significant cracks, to which the applicant replied that they did not have any plans to rehabilitate the retaining wall at this time.

Ms. Weiss expressed concern regarding the impact of the elevated development within the front and interior yard setbacks upon adjacent neighbors, even though elsewhere other elevated developments have been mutually accepted between adjacent neighbors.

Ms. Weiss addressed one issue of the primary concern of the vehicle visibility egress into the street, and invited Ms. Wilson to comment.

Ms. Wilson stated that Transportation Planning staff have also expressed concern regarding establishing a minimum distance of 10 feet from the northeastern corner property line, and establishing the maximum cumulative height of 3 ½ feet for the fence and wall front lot line hedge.

Ms. Weiss recommended a solid material fence or rail structure for the front lot line hedge, but not one planted to grow due to future maintenance issues.

Ms. Weiss inquired of the applicant if any neighbors (southwesterly) complained or queried the requested modifications to the existing home, to which the applicant replied that there had been some inquiries from neighbors, but without any negative feedback.

ACTION:

Assigned Resolution No. 055-06

Approve the project, making the findings that the fences, walls, screens, and hedges may be supported in excess of 3½ feet: a) along the west property line behind the garage not to exceed 11 feet; and b) along front lot line, excluding the garage, a solid material fence or gate structure may be supported at a maximum cumulative height of 3 ½ feet; however, the first 20 feet back along the easterly property line and with 10 feet of that line moving in a westerly direction, the cumulative height shall not exceed 11 feet. The garage is approved to be rebuilt with a roof structure allowing deck access held back a minimum of 6 feet from the westerly property line, and the 6 foot setback area to include a roof structure to preclude or restrict access to the garage roof. The Modification is consistent with the intent and purpose of the Zoning Ordinance and is necessary to secure an appropriate improvement as well as promote uniformity of development. The proposed project is referred for review to the Consent Calendar of the Architectural Board of Review.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:39 P.M.

B. APPLICATION OF ARMANDO ARIAS DEL CID FOR ALEJANDRO VEGA, 129 JUANA MARIA AVENUE, APN 017-091-003, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00136)

The 5,000 square foot project site is currently developed with a 700 square foot residence and detached one-car garage. The proposed project involves an 822 square foot 2-story addition, a 150 square foot basement, and a one-car carport for the site. The discretionary application required for this project is a Modification to permit a reduction in 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.

Armando Arias del Cid, Applicant, present.

Ms. Weiss announced that she read the Staff Report for the proposed project, noted the favorable comments by the ABR, and also visited the site and surrounding neighborhood.

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

Ms. Weiss requested the applicant to clarify some questions regarding requested change in the height of the fence.

The Public Hearing was opened at 1:41 p.m. and, as no one wished to speak, was closed at 1:42 p.m.

Ms. Weiss commented that she agreed with the project's request to minimize the amount of land use to add to the footprint of the home and garage, which is just under the required square footage. The front yard is standard.

Ms. Weiss concurred with staff's recommendation for approval to bring the property up to compliance with the parking.

ACTION:

Assigned Resolution No. 056-06

Approve the project, making the findings that the Modification is consistent with the purpose and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot with the condition that the existing fence and electrically operated gate, be reduced in height to comply with the Zoning Ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:44 P.M.

C. APPLICATION OF KATE WILL FOR EDWARD CELLA, 2201 STATE STREET, APN 025-191-011, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00466)

The 9,100 square foot project site is located on the corner of State and Los Olivos Streets. Current development on site consists of a 2,500 square foot two-story residence and detached two-car garage which are currently under construction. The proposed project involves the addition of a water feature for the site. The discretionary application required for this project is a Modification to permit its installation within the required front yard setback facing State and Los Olivos Streets (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.

Rob Maday, Suding Design, present.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

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

Ms. Weiss requested the applicant to clarify if there were any proposed walls in excess of the 3 1/2 feet height limit measure from the adjacent grade to which the applicant replied that there were none.

The Public Hearing was opened at 1:50 p.m.

Ms. Kris Miller-Fisher, adjacent neighbor, expressed support for the proposed project as an improvement to the neighborhood.

The Public Hearing was closed at 1:51 p.m.

ACTION: Assigned Resolution No. 057-06

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the property and is consistent with does not violate the purpose or intent of the Ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:52 P.M.

D. APPLICATION OF Y.S. KIM FOR PANTELIS ANASTASIS, 1911 SAN ANDRES STREET, APN 043-122-010, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00490)

The 1,675 square foot site is currently developed with a 685 square foot residence. The proposed project involves a 340 square foot second story bedroom, bath, and deck. The discretionary application required for this project is a Modification to permit the deck to be located within the required front yard setback and for the addition to exceed solar access limits (SBMC §28.18.060 & 28.11.020).

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

Y.S. Kim, Applicant; Pantelis Anastasis, Property Owner, present.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

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

Ms. Weiss expressed concern regarding removal of the small section wall corner which is not really an architectural element but is an encroachment into the side yard.

Ms. Weiss commented that there appeared to be no neighborhood impact issues.

The Public Hearing was opened at 2:04 p.m. and, as no one wished to speak, was closed at 2:05 p.m.

ACTION: Assigned Resolution No. 058-06

Approve the project, making the findings that the Modification for the second story deck is consistent with the purposes and intent of the Ordinance, and is necessary to secure an appropriate improvement on the lot, while the solar access relief is necessary to prevent an unreasonable restriction, with the additional stipulation to remove the side yard corner encroachment, and any miscellaneous storage structures within the yard.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:02 P.M.

E. THIS ITEM WAS HEARD OUT OF ORDER

**APPLICATION OF ADAPT DESIGN STUDIO FOR JANOFF-RAPLEY
INTERVIVOS TRUST, 2544 FOOTHILL LANE, APN 021-110-026, A-1
ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:
RESIDENTIAL 5 UNITS PER ACRE (MST2005-00124)**

The 2.8 acre site is currently developed with a 2,000 square foot residence and detached two-car garage. The proposed project involves a 644 square foot accessory structure for the site. The discretionary application required for this project is a Modification to permit accessory space in excess of the 500 square feet to be located within the front yard (SBMC §28.87.160). Note: This project was previously approved on May 18, 2005. Failure to obtain a building permit resulted in the expiration of the Modification approval.

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

Tracey Miles Reineke from Adapt Design Studio, present.

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

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Ms Weiss stated she appreciated that the project has been revised from a two-story accessory structure to a one-story accessory structure.

The Public Hearing was opened at 1:02 p.m. and, as no one wished to speak, was closed at 1:03 p.m.

ACTION:

Assigned Resolution No. 054-06

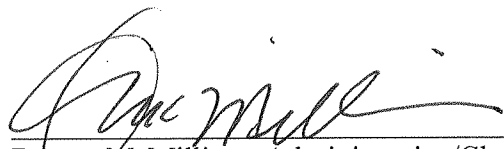
Approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. This action is subject to the requirement that a Zoning Compliance Declaration be recorded against the property's title prior to the issuance of any building permit associated with this Modification approval.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:09 p.m.

Submitted by,

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

Deana McMillion, Administrative/Clerical Supervisor for Kathleen Goo, Staff Hearing Officer
Secretary