



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 14, 2007

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:03 p.m.

STAFF PRESENT:

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

I. PRELIMINARY MATTERS:

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

Bettie Weiss, City Planner announced a continuance of Item II.B, 2230 Cliff Drive for re-noticing to the February 28, 2007 SHO meeting.

- B. Announcements and appeals.

No announcements.

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

No comments.

II. PROJECTS:

ACTUAL TIME: 1:03 P.M.

A. APPLICATION OF THOMPSON NAYLOR ARCHITECTS FOR DAVID GREENBERG, 1416 CHINO STREET, APN 039-032-030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00722)

The project site is located on the corner of Chino Street and Western Avenue. Current development on site consists of a 675 square foot single family residence and one-car garage. The proposed project involves a 172 square foot first floor addition to the residence, demolition of the existing garage, and construction of a new one-car garage with attached accessory space. The discretionary applications required for this project are Modifications to permit new construction within the required interior 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 15305.

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

Dennis Thompson, Architect, present.

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

Ms. Weiss announced that she read the Staff Report, reviewed photo documentation for the proposed project, and also visited the site and surrounding neighborhood. The Public Hearing was opened at 1:06 p.m. and, as no one wished to speak, closed at 1:07 p.m.

Ms. Weiss concurred with staff recommendation and the applicant's justification for the proposed modifications concerning the improved usability in the design of the open yard, and that the non-conforming hedge should be trimmed to a maximum height of 6 feet.

Mr. Thompson commented on the application process, and requested that when the applicant is asked to give the square footages on the drawings, on the master application, and in the applicant's letter, that all documentation state "please refer to drawing for square footage" or "please refer to master application" instead since there has been some confusion when the figures fail to match, the wrong measurements are then advertised, and the proposed project is then postponed to another hearing.

ACTION:

Assigned Resolution No. 010-07

Approves the project, making the findings that the open yard reduction Modification is necessary to secure an appropriate improvement on the lot by relocating open yard area off the back of the residence in an area which will be used as intended by the ordinance, and that the small amount of accessory space proposed within the interior yard setback promotes uniformity of improvement and is consistent with the purposes and intent of the Ordinance. Said approval is subject to the condition that the hedges, located along both front lot lines, be reduced to the non-conforming height of six feet, as reported in the Zoning Information Report (ZIR2000-00639) dated July 17, 2000, and that the hedges located within ten-feet of either side of the proposed driveway, for a distance of twenty-feet be reduced to a maximum allowable height of three and one-half feet (3 ½') for visibility.

Ms. Weiss announced the ten calendar day appeal period.

B.

CONTINUED AND RE-NOTICED TO THE FEBRUARY 28, 2007 MEETING

**APPLICATION OF DOUGLAS KEEP FOR TERI JORY & SETH GEIGER,
2230 CLIFF DRIVE, APN 041-252-071, E-3 ONE-FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER
ACRE (MST2006-00303)**

The project site is located on the corner of Cliff Drive and Fellowship Road. Current development on site consists of a single family residence and garage. The proposed project involves complete demolition of all structures on site and the construction of a 1,700 square foot two-story residence with attached 2-car garage. The discretionary application required for this project is a Modification to provide the required open yard within the front yard (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.

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

ACTUAL TIME: 1:10 P.M.

C. APPLICATION OF HARRISON DESIGN ASSOCIATES FOR WILLIAM & HARRIETTE COOK, 1588 ORAMAS ROAD, APN 029-060-021, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00623)

The project site is currently developed with a 1,500 square foot single family residence and attached two-car garage. The proposed project involves a 276 square foot first-floor and 270 square foot lower level addition to the existing single family residence, a new entry, and an "as-built" patio area. The discretionary application required for this project is a Modification to permit the entry porch and the "as-built" patio to be located within 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 15301.

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

Ms. Adele Doggia for Harrison Design; and William Cook, Property Owner, present.

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

Ms. Weiss announced that she read the Staff Report and reviewed the photo documentation, but did not visit the site.

The Public Hearing was opened at 1:15 p.m. and, as no one wished to speak, closed at 1:16 p.m.

Ms. Weiss asked staff to confirm that research is being done to see if such applications will not need a modification hearing in the future. Mr. Kato confirmed that once clarification is made in determining what is considered at-grade, then such applications may not require modification hearings in the future.

ACTION:

Assigned Resolution No. 011-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement for the property by providing amenities for an area used as the primary outdoor living space for the sloped site and meets the purpose and intent of the Zoning Ordinance by not impacting adjacent neighbors with its location.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:17 P.M.

D. APPLICATION OF TAYLOR SMITH, 2437 MURRELL ROAD, APN 041-292-010, E-3/SD-3ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2007-00011)

The project site is currently developed with a 2,600 square foot single family residence and attached two-car garage. The proposed project involves a roof pitch to a portion of the residence which is currently flat. The discretionary application required for this project is a Modification to permit alterations to portions of the residence located within the required six-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.

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

Taylor Smith, Applicant and Property Owner, present.

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

Ms. Weiss announced that she read the Staff Report and reviewed photo documentation for the proposed project.

Mr. Kato reported that when Ms. Milazzo, Associate Planner, visited the site she had some questions regarding the west window location and size.

Mr. Kato requested that such window and door details to be included on the plans. The Public Hearing was opened at 1:22 p.m. and, as no one wished to speak, was closed at 1:23 p.m.

ACTION:

Assigned Resolution No. 012-07

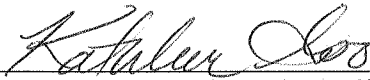
Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement on the lot and is consistent with the purpose and intent of the Ordinance, and that the window and door details are to be included on the plans.

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 1:24 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary