



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 28, 2007

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:07 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner (absent)
Roxanne Milazzo, Associate Planner
Chelsey Swanson, Assistant 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.
No announcements or appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. PROJECTS:

ACTUAL TIME: 1:08 P.M.

- A. APPLICATION OF BANYON ARCHITECTS FOR BARBARA BEISEL, 924 GARDEN STREET #J, APN 029-301-026, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2006-00557)

The 3,900 square foot project site is currently developed with an 800 square foot residence and detached carport with accessory space. The proposed project involves a 910 square foot 2-story addition to the residence, the demolition of the existing garage and accessory space, and replacement with two (2) uncovered spaces. The discretionary applications required for this application are Modifications to permit the required parking to be uncovered and located within the required front and

interior yard setback (SBMC §28.90.001, 28.90.100, & 28.21.060), and for eaves to encroach three-feet (3') into a required yard (SBMC §28.87.062).

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

Kirk Gradin, Applicant, present.

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

Mr. Gradin responded that even though considered, a carport or covered parking was not deemed feasible due to aesthetic and vehicle maneuvering spatial constraints, that the only feasible location not within setbacks for the trash receptacles was determined to be located at the back rear corner of the lot, and that there will be future additional planters and enhanced plantings for landscaping as requested by the Historic Landmarks Commission (HLC).

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 1:22 p.m. and, as no one wished to speak, was closed at 1:23 p.m., and Ms. Weiss announced for the record that staff provided all copies of support letters for the proposed project submitted both prior to the HLC meeting and in support of the modifications.

Mr. Jake Jacobus, Associate Planner/Urban Historian, clarified that the carport was not considered historic since it was added at a later time, and that the applicant did discuss with him the possibility of adding a carport but it was not deemed feasible since it would not satisfy Secretary of the Interior standards.

Ms. Weiss stated that she is inclined to concur with staff's recommendations since the proposed project satisfies Secretary of the Interior standards, fits the character and parking pattern in the neighborhood, is supported by staff and the HLC, and that a carport or garage structure would be incompatible with the historic aesthetics of the current landmark building.

ACTION:

Assigned Resolution No. 020-07

Approves the project, making the findings that the Modification requests are necessary to secure an appropriate improvement and meets the purpose and intent of the Zoning Ordinance, due to the small size of the lot, the pattern of development in the El Caserio neighborhood, and the resulting improved outdoor living amenity.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:30 P.M.

**B. APPLICATION OF TOM OCHSNER FOR MARGARET CASEY,
927 MEDIO ROAD, APN 029-261-010, E-1 ONE-FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE
(MST2006-00760)**

The 10,500 square foot project site is currently developed with a 1,400 square foot single family residence and attached garage. The proposed project involves the installation of a prefabricated above-ground swimming pool. The discretionary application required for this project is a Modification to permit the pool 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 15303.

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

Tom Ochsner, Architect & Applicant, present.

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

Ms. Weiss announced that she reviewed the Staff Report and photographs of the proposed project, and did not deem it necessary to visit the site.

Mr. Ochsner clarified that the usable space is designed to sit at and below the existing slope at grade, and that modification is actually for the terracing of the rear yard and not necessarily for the swimming pool.

The Public Hearing was opened at 1:34 p.m. and, as no one wished to speak, was closed at 1:35 p.m.

ACTION:

Assigned Resolution No. 021-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement and meets the purpose and intent of the Zoning Ordinance because the pool provides an outdoor recreation amenity in the back yard and makes better use of a small sloped area, with the following additional conditions that: 1) The outdoor barbeque area shall be relocated out of the setback. 2) The trellises that have been approved and permitted per the City record shall be shown on the site plan.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:36 P.M.

C. APPLICATION OF JYL RATKEVICH FOR JAMES WAGNER TRUST, 1334 KENWOOD ROAD, APN 041-133-015, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00062)

The 11,769 square foot corner site abuts Kenwood Road on two (2) sides. Current development on site consists of a single family residence and attached garage. The proposed project involves an "as-built" deck. The discretionary application required for this project is a Modification to permit the deck to be located within both front yard setbacks (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

Jyl Ratkevich, Applicant & Architect, 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, and that she appreciated the before & after photographs provided by the applicant as it helped clarify the requested modification.

The Public Hearing was opened at 1:39 p.m. and, as no one wished to speak, was closed at 1:40 p.m.

Ms. Weiss concurred with staff that deck location impacts should be minimal.

ACTION:

Assigned Resolution No. 022-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement to the residence and does not violate the purpose or intent of the Zoning Ordinance because the large front yard, unimproved right-of-way, and street all provide adequate separation between neighbors and therefore, impacts from the deck locations within required front yard setbacks are not expected.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

ACTUAL TIME: 1:40 P.M.

D. APPLICATION OF GARY GRAY, 264 N. LA CUMBRE ROAD, APN 057-240-018, E-3 ONE FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00705)

The 12,164 square foot lot is currently developed with a duplex and two (2) uncovered parking spaces. The proposed project involves relocation of the two parking spaces to the side of the residence. The discretionary application required for this project is a Modification to permit a wall to exceed the maximum allowable height of 3 ½' when located within ten-feet (10') of a front lot line or twenty feet (20') 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.

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

Gary Gray, Applicant & Property Owner, present.

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

Ms. Weiss requested staff to clarify some questions regarding the garage-like carriage house structure and its purpose, which staff and the applicant responded that the lower level of the relocated carriage house is currently being used for storage, and to Mr. Gray's knowledge has never been used as a automobile garage structure, and that additional plantings are currently being considered before the proposed project returns to ABR for consent review.

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 1:49 p.m. and, as no one wished to speak, was closed at 1:50 p.m.

ACTION:

Assigned Resolution No. 023-07

Approves the project for combined wall and fence height along the front property line adjoining a driveway, making the findings that design and elevation for the forward exit does not pose a safety concern of the Modification and is necessary to secure an appropriate improvement of the lot and does not violate the purpose or intent of the Zoning Ordinance due to the grade of the driveway which will allow for an unobstructed forward exiting into the right-of-way.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

**** THE HEARING RECESSED AT 1:55 P.M., AND RECONVENED AT 2:03 P.M. ****

ACTUAL TIME: 2:03 P.M.

E. APPLICATION OF NOAH GREER, ON DESIGN ARCHITECTS, AGENT FOR GEORGE BREGANTE, 1809 SAN ANDRES STREET, 043-152-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00464)

The project consists of a one-lot subdivision with two condominiums on a 6,875 square foot lot. The project includes a second-story addition to an existing residence and construction of a new detached two-story unit. The rear portion of the existing residence would also be demolished. Three covered parking spaces and one uncovered space would be provided.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines 15303, New Construction of Small Structures, and 15315, Minor Land Divisions.

Case Planner: Chelsey Swanson, Assistant Planner/Transportation Planner
Email: cswanson@SantaBarbaraCA.gov

Noah Greer, Agent, and Justin van Mullen from Design Architects, present.

Chelsey Swanson, Assistant Planner/Transportation Planner, gave the Staff presentation and recommendation.

Ms. Weiss announced that she met with the Agent, read the Staff Report for the proposed project and also visited the site surrounding neighborhood, and appreciate the provided story poles.

Ms. Weiss requested the applicant to clarify some requests made by the ABR in their review of the proposed project for further enhancements of pedestrian elements, the enclosure of the front porch, vehicle maneuvering space, and the design and aesthetic function of the front yard.

Mr. Greer explained that the intent was to reflect the eclectic style of single-family homes along San Andres and, despite the City's determination that the structure was not historically significant, the decision was made to keep the existing cottage bungalow style of the home and incorporate design elements to reflect the history of the area. The curving and meandering paved driveway was chosen as an appropriate division between vehicular and pedestrian traffic, and a casual design style to help shield the rear unit garage doors from visibility from the street. The hammer-head turn around is not specifically required, but was deemed an appropriate design by Transportation staff to give tenants a turn around option upon exiting the property given the busy traffic flow on the street.

Ms. Weiss expressed concern regarding the extensive and meandering paved driveway entrance from a design standpoint as overdone considering the small scale of the two unit bungalow style project.

Mr. van Mullen stated that additional landscape planting of up to 3.5 feet in height could be incorporated to soften and screen the paving of the driveway area, but would be willing to simplify the paving and present two driveway design layouts for consideration.

Ms. Weiss inquired about maneuvering space for the driveway, and suggested a landscaped ribbon pedestrian pathway along the driveway.

The Public Hearing was opened at 2:24 p.m.

Mr. Mike Jablonski opposed the proposed condominium project regarding the current lot density and insufficient space for a residential two-story structure, and expressed concern regarding lack of sufficient setbacks on the proposed project site.

The Public Hearing was closed at 2:29 p.m.

Ms. Weiss clarified for Mr. Jablonski the minimum required standard setbacks for the proposed project.

ACTION:

Assigned Resolution No. 024-07

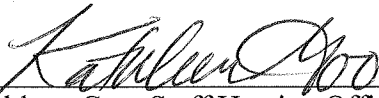
Approves the project, making the findings outlined in Section VII of the Staff Report deleting the word "variable" in reference to the Section A, Tentative Map; and subject to the Conditions of Approval in Exhibit A, with the following amended and additional conditions: 1) Section II, B 4 shall be amended as: "Any increase in runoff shall be retained on-site site or otherwise addressed as required by Public Works and Building & Safety staff." 2) Additional Section II, C 2, Consider a simplified driveway design consistent with existing driveway design and narrow driveway.

Ms. Weiss announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:45 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary