



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 23, 2007

CALL TO ORDER:

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

STAFF PRESENT:

Bettie Weiss, City Planner

Danny Kato, Senior Planner (present from 1:28-2:26 p.m.)

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.

Bettie Weiss, City Planner announced an indefinite continuance of Item III.D, 1967 Stanwood Drive.

- B. Announcements and appeals.

Ms. Weiss announced a pending appeal filed by an adjoining property owner regarding a parking Modification and Development Plan findings for a new mixed-use building at 518 State Street.

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

No comments.

II. PROJECTS:

ACTUAL TIME: 1:06 P.M.

- A. APPLICATION OF SUSAN FISHMAN FOR HOWLING DOG ENTERPRISES, 2306 EDGEWATER WAY, APN 041-342-009, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2007-00078)

The project site has frontage onto Edgewater Way and Mohawk. Current development on site consists of an 890 square foot residence and attached two-car garage. The proposed project involves a 192 square foot first-floor addition to the

residence. The discretionary application required for this project is a Modification to permit the addition 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 15305.

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

Susan and Larry Fishman, Applicants for Howling Dog Enterprises/Property Owners, present.

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

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

Ms. Weiss concurred with staff that the vegetation on Mohawk Road should be either reduced to the regulation hedge height of 3 ½ feet or the applicant could push the hedge back to the zoning standard of 10 feet thus allowing the hedge height to extend up to a maximum height of 8 feet; but this would then cut into the open yard.

Ms. Weiss noted that the actual yard area (although not technically open yard because of the dual frontage) exceeds standard back yard area, but it is understood that the applicant does have a backyard area.

Staff announced that a Mr. Jeremy Graves from 137 Mohawk Road expressed support for the proposed project.

The Public Hearing was opened at 1:11 p.m. and, as no one wished to speak, was closed at 1:12 p.m.

ACTION:

Assigned Resolution No. 040-07

Approves the project, making the findings that the reduction is necessary to secure an appropriate improvement on the lot by providing a second bathroom and needed closet space for the residence, and meets the purpose and intent of the Ordinance by maintaining adequate area for “back yard” purposes.

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

ACTUAL TIME: 1:13 P.M.

B. APPLICATION OF VADIM HSU FOR CHRISTINE MCLAUGHLIN, 1710 MIRA VISTA AVENUE, APN 019-090-015, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00014)

The 19,000 square foot residential lot has frontage onto Mira Vista Avenue and Mission Ridge Road. Current development on site consists of a 2,320 square foot single-family residence and attached two-car garage. The proposed project involves a 313 square foot detached accessory building and swimming pool. The discretionary applications required for this project are Modification to permit the new accessory to be located within the required front yard setback (SBMC §28.15.060) & within the front yard (SBMC §28.87.160).

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

Vadim M. Hsu, Applicant; present.

Ms. Weiss announced that she read the Staff Report, plans, and photographs 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 maintaining the required 3 ½ feet maximum hedge height on the property, and informed the applicant that property owner should be aware that the Zoning Ordinance requirement applies along either side of driveways without regard to property lines.

The Public Hearing was opened at 1:26 p.m. and, as no one wished to speak, was closed at 1:27 p.m.

ACTION:

Assigned Resolution No. 041-07

Approves the project, making the findings that the use of the second front yard as a rear yard is necessary to secure an appropriate improvement by providing a private yard area, improved with amenities for enjoyment of the area that meet the purpose and intent of the Ordinance. Said approval is subject to the condition that any plan submitted in conjunction with this Modification approval shall show abatement of any outstanding zoning violation.

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

ACTUAL TIME: 1:28 P.M.

C. APPLICATION OF DESIGNARC FOR ANTHONY TURCHI, 1102 ALAMEDA PADRE SERRA, APN 019-242-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00664)

The 11,550 square foot lot has frontage on both Alameda Padre Serra and Roble Lane. The proposed project involves partial demolition of the existing 2,097 square foot residence and conversion of the remaining 499 square feet of the structure to accessory space, and the construction of a new 2,400 square foot three-story single-family residence with attached two-car garage. The discretionary applications required for this project are Modifications to permit:

1. Alterations and additions to the existing residence (which will result in new accessory space) within the required front yard setback facing Alameda Padre Serra (SBMC § 28.15.060); and,
2. An accessory structure to be located within the front yard (facing Alameda Padre Serra) (SBMC § 28.87.160); and
3. A new residence and garage within the required front yard (facing Roble Lane), a garage and deck within the western interior yard, an entry deck within the eastern interior yard, and to provide the required open yard in the front yard facing Alameda Padre Serra (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

Bruce Bartlett and Mark Shields for DesignArc, 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 some questions regarding grading plan, the garage roof, extension of the walls and existing site walls, and access.

Ms. Weiss stated that support of a modification of an accessory structure in the front yard would require the applicant to have the accessory building set properly on the ground as a two story building on new earth in order to set aside concerns and meet the technical requirements.

Ms. Weiss read the staff's suggested conditions posed in the Staff Report regarding the re-use of existing structures. Ms. Weiss suggested the applicant develop a landscape or grading plan prior to returning to the Architectural Board of Review in

order strengthen the connection from the house to the accessory structure and the walls to remain.

Staff commented that Transportation Division staff stated that they did not support the parallel parking space off Alameda Padre Serra; having more than one driveway, curb cut, or access; and is concerned about safety. Ms. Weiss stated that the parking space issue would not be included in the approval and suggested the applicant may discuss this issue with Transportation staff.

Mr. Shields requested approval of the proposed additional 2-foot encroachment into the setback for the balcony, to which Mr. Kato responded that there is a new ordinance which addresses this issue. Ms. Weiss stated she could include the requested modification approval in this hearing.

The Public Hearing was opened at 2:07 p.m.

Ms. Joyce Searls expressed concern regarding connection to the adjacent homes and parking, how far back the garage would set, the large easterly pine tree on the property, and utility undergrounding of the proposed project.

Ms. Jacqui Page requested clarification regarding elevation and slope of the structure as seen from the ridge on Roble Lane.

The Public Hearing was closed at 2:16 p.m.

Ms. Weiss concurred with staff on approval of the wall and west side lower level bedroom area with the balcony to extend such that a minimum setback of 8 feet is maintained.

Ms. Weiss stated that the modification request for elevated entry would not be approved as requested, but providing the floor surface or the deck a modification request for a thicker wall would be approved.

ACTION:

Assigned Resolution No. 042-07

Approves the project, making the findings that the following Modifications are consistent with the purpose and intent of the Ordinance and necessary to secure an appropriate improvement on the lot: 1) The open yard modification provides an appropriate open yard area separated from streets. 2) The front yard modification request for the garage and structure off Roble Lane including a west side balcony is approved. 3) The east property line architectural element patio entry modification request is not granted as presented, but would be acceptable with a thicker wall to allow an encroachment but the deck surface must be set back 10 feet. 3) The modification request for an accessory building in the front yard and encroachments into the front yard setback is approved with the condition that the site grading and associated landscape plans shall be developed including an additional terrace, more fill to reduce the height of the structure on the Alameda Padre Serra elevation, and to include and enhance an improved connection between the accessory building and the main structure. Said approvals are subject to the conditions as outlined in the

Staff Report with the minor addition for the applicant shall provide Staff with a report, prepared by a Structural Engineer who has reviewed the grading plan, which shows that the existing building can be re-used as proposed. Not included in this is the parking space, and traffic pull-out.

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

D. THE FOLLOWING ITEM HAS BEEN CONTINUED INDEFINITELY

**APPLICATION OF SOPHIE CALVIN FOR RONALD DINNING,
1967 STANWOOD DRIVE, APN 019-050-002, A-1 ZONE, GENERAL PLAN
DESIGNATION: MAJOR HILLSIDE (MST2007-00081)**

The 33,000 square foot project site is currently developed with a 1,500 square foot single-family residence. The proposed project involves a 990 square foot first-floor addition to the residence and a detached two-car garage with accessory space above. The discretionary application required for this project is a Modification to permit the accessory space within the front yard (SBMC §28.87.160).

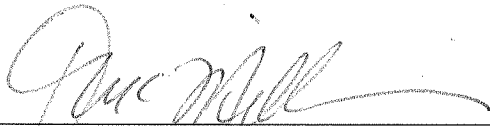
The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

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

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 2:26 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary