



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 6, 2007

CALL TO ORDER:

Danny Kato, Senior Planner called the meeting to order at 1:01 p.m.

STAFF PRESENT:

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

I. PRELIMINARY MATTERS:

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

Roxanne Milazzo, Associate Planner announced the following continuances:

1. Item III. D, 250 Mesa Lane has been continued indefinitely; and
2. Item III. E, 197 Loma Media will be re-noticed for continuance to the June 20, 2007 meeting.

- 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: 1:04 P.M.

- A. APPLICATION OF JOSE L. ESPARZA FOR RICHARD & CYNTHIA CASTANEDA, 1137 CRESTLINE DRIVE, APN 049-183-008, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00103)

The 13,000 square foot project site is currently developed with a 2,000 square foot single-family residence with attached two-car garage. The proposed project involves: a 375 square foot first floor addition; a new entry porch; window upgrades;

and a change in the existing one-story roof pitch from 2:12 to 5:12. The discretionary application required for this project is a Modification to permit the roof pitch to change and increase in height on portions of the garage 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

Jose L. Esparza, Applicant, present.

Mr. Kato announced that he 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.

Mr. Kato requested the applicant to clarify some questions regarding the requested 3-foot change to the roof pitch into the setback, eaves overhang, and composite shingle roof.

Staff commented that there were no public correspondence received regarding the proposed project, and will receive final approval from the ABR Consent Calendar.

The Public Hearing was opened at 1:09 p.m. and, as no one wished to speak, was closed at 1:10 p.m.

ACTION:

Assigned Resolution No. 043-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement that promotes uniformity and aesthetic improvement to the existing architecture and meets the intent and purpose of the Ordinance in that no addition floor area or intensification of use is proposed within a required yard.

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

ACTUAL TIME: 1:11 P.M.

B. APPLICATION OF SOUTER LAND USE CONSULTING FOR MERRILL REYNOLDS, 1832 LOMA STREET, APN 027-071-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00693)

The 6,500 square foot project site is currently developed with two (2) residential units and a one-car garage. The proposed project involves the "as-built" replacement and enlargement of the deck with trellis and stairs off the front unit. The discretionary application required for this project is a Modification to the permit the existing improvement to be located within the required fifteen-foot (15') front yard setback (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 15301.

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

Syndi Souter, Applicant, present.

Mr. Kato announced that he 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.

Mr. Kato requested the applicant to clarify some questions regarding the trellis, replacement deck width extension, roofing, and expressed neighborhood support correspondence.

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

ACTION:

Assigned Resolution No. 044-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement on the site by providing outdoor usable area on a steeply sloped lot in a location that meets the purpose and intent of the Ordinance by being located in an area without impacts to adjacent neighbors.

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

ACTUAL TIME: 1:18 P.M.

C. APPLICATION OF MARK WIENKE, ARCHITECT FOR JOHN T. CHAMBERLAIN AND MIGUEL BERMUDEZ, 2028 CASTILLO STREET, APN 025-292-028, R-4, HOTEL-MOTEL-MULTIPLE-RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00790)

The project consists of a proposal to construct a new four-unit, two-story condominium building consisting of (2) one-bedroom units and (2) two-bedroom units with attached two-car garages on an 8,500 square foot parcel. The existing two residences and single-car garage would be demolished. The driveway would be relocated from the southern end to the northern end of the parcel. Approval from the Parks Department allows for the existing street tree to be removed and replaced with a new Jacaranda tree.

The discretionary applications required for this project are:

1. Modification to allow encroachments into the interior yard setback (SBMC§28.21.060); and
2. Tentative Subdivision Map for a one-lot subdivision to create four (4) 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 Act Guidelines Section 15303 (New construction of small structures) and 15315 (Minor land divisions).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

Mark Wienke, Applicant; and John T. Chamberlain, Property Owner, present.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Kathleen Kennedy, Associate Planner, gave the Staff presentation and recommendation.

Mr. Kato requested the applicant to clarify some questions regarding windows, interior half-walls, proximity of the deck post to the front door, access entries, roof lines, building heights, second two-story rear structure, elevations, and general massing in design renderings.

Mr. Kato requested clarification of the previous third concept review comments by the Architectural Board of Review regarding Unit 1 angular access front entry pedestrian path, window sizes and street-facing window alignment for more neighborhood friendly covered patio, storage area within the garage which was eliminated, and rear unit fireplace to be grounded.

Mr. Kato commented that he did speak with the owner of the 2024 Castillo Street residence, located directly to the south of the project site, who expressed support of the proposed project.

The Public Hearing was opened at 1:39 p.m.

Ms. Lori Pearson, owner of 2030 Castillo Street, expressed opposition to a two-story building at the street and its proximity to her home next door, and expressed concern regarding dust and noise from construction, unattractive balcony features, night-time glare of lights from units, and guest parking impacts to the neighborhood. She suggested more individualized architectural detail so the buildings are not so "cookie cutter" in appearance, and a noise barrier wall along the driveway.

Ms. Thea Altman, the resident at 2026 Castillo Street, expressed concern regarding the impact of construction noise and dust, height of proposed structures resulting in loss of privacy and sunlight, balconies, street parking, drainage, and landscaping.

The Public Hearing was closed at 1:47 p.m.

Mr. Wienke responded to various concerns expressed during public comment, including privacy issues and building heights regarding specified allowable shading of surrounding housing, story poles, spatial yard issues, fencing, landscaping/trees, and water drainage from the site, and low wattage mission and candle style lighting plan proposed for the project.

Mr. Chamberlain also responded that consideration may be given to include CC&R stipulations to future unit owners on garages, and what might be allowable on the balconies of the building, such as no bikes, etc.

Mr. Kato clarified the construction hours of the proposed project, and requested the applicant to clarify aspects of tree proximity to windows.

Mr. Kato clarified that zoning allows for larger two-story and three-story structures than is proposed.

ACTION:

Assigned Resolution No. 045-07

Deny the Modification request for encroachments into the interior yard setback and approve the Tentative Subdivision Map for residential condominium units, making the findings as outlined in Section VII of the Staff Report and subject to the Conditions of Approval in Exhibit A, and with the following added condition that the fencing on both sides of the property shall be the maximum 8 feet in height; and the following comments to the Architectural Board of Review: 1) The applicant shall utilize unobtrusive low wattage lighting, down-lighting where possible. 2) The applicant shall utilize landscape plantings/trees more prone to a widened canopy to minimize privacy intrusion issues to adjacent neighboring properties. 3) The Architectural Board of Review shall determine whether trash recycling bins are to be enclosed within a trash enclosure.

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

D. THE FOLLOWING AGENDA ITEM HAS BEEN CONTINUED INDEFINITELY

APPLICATION OF TOM OCHSNER FOR BRENT & NOEL CHRISTENSEN, 250 MESA LANE, APN 041-322-014, E-3/SD-3 ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2007-00171) CONTINUED INDEFINITELY

The 6,446 square foot project site is located on the corner of Mesa Lane and Carlton Way. Current development on site consists of a single-family residence and carport. The proposed project involves 273 square feet of first-floor additions to the residence. The discretionary application required for this project is a Modification to permit a portion of the addition to be located within the required twenty-foot (20') front yard setback facing Carlton Way (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

E. THE FOLLOWING AGENDA ITEM HAS BEEN CONTINUED TO JUNE 20, 2007

APPLICATION OF CHRISTINE PIERRON FOR MOLLY HOUSTON, 197 LOMA MEDIA, APN 019-261-023, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00704) CONTINUED TO JUNE 20, 2007

The 10,849 square foot project site is currently developed with a 3,000 square foot single-family residence and a 2-car garage. The proposed project involves: demolition and replacement of an existing rear deck; the addition of a 500 square foot sunroom below; a new garden wall at front of property; and legalization of an uncovered parking space. The discretionary applications required for this project are Modifications to permit:

The sunroom with deck above to be located within the required open yard area (SBMC §28.15.060); and,

A garden wall, entry pillars and gate in excess of 3 1/2' in height when located within ten-feet (10') of the front lot line or for the first twenty-feet (20') back along the driveway (SBMC §28.87.170); and,

A parking space to be located within the required thirty-foot (30') front and ten-foot (10') interior 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 15301.

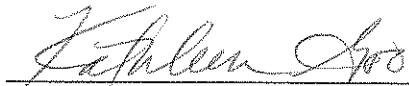
Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@SantaBarbaraCA.gov

III. ADJOURNMENT

Mr. Kato adjourned the meeting at 2:11 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

