



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 15, 2007

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:02 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Jaime Limón, Senior Planner
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Suzanne Johnston, Assistant Planner
Kelly Brodison, 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. Announcements and appeals.
- C. Ms. Weiss announced an appeal filed by an adjacent neighbor with the Planning Commission regarding the open space modification request for 2140 Mission Ridge Road, and a suspension regarding the open space use for the mixed-use project at 819 Garden Street.
- D. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. PROJECTS:

THE FOLLOWING ITEM WAS HEARD OUT OF AGENDA ORDER.

ACTUAL TIME: 1:37 P.M.

A. APPLICATION OF RON SORGMAN FOR DAVID WILLOWS, 521 SANTA BARBARA STREET, APN 031-201-009, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL/OFFICES (MST2007-00008)

The 2,400 square foot project site is currently developed with a sub-standard single-family residence. The proposed project involves complete demolition and the construction of a new 1,451 square foot single-family residence with attached one-car garage. The discretionary application required for this project is Modifications to permit new construction within the front and both interior yard setbacks, and the 10% open yard area (SBMC§28.21.060).

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

Ron Sorgman, Applicant, 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, and clarified for the applicant that the lot is viewed by staff as a four-bedroom unit lot instead of a two-bedroom unit project.

Mr. Kato stated that he and staff has been working closely with the applicant and property owner regarding centering the site and parking requirements, etc., for the small constrained lot of the proposed project.

Ms. Weiss requested the applicant to clarify some questions regarding the required backyard open space, the Architectural Board of Review (ABR), and the applicant explained the Transportation Division altered the design to push back the garage for future safety requirements.

The Public Hearing was opened at 1:48 p.m.

Ms. Paula Westbury expressed concern regarding saving the original house, open space, vegetation, yard, and fish of the proposed project. She also requested no use of cinder block.

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

Ms. Weiss stated she concurred with staff that the proposed project was appropriate for the street location.

ACTION:

Assigned Resolution No. 065-07

Approves the project, making the findings that the Modification request to encroach into front, interior, and open yard areas is necessary to secure an appropriate improvement of residential development, and meets the purpose and intent of the ordinance by providing yards in proportion to the lot size, as required by the Municipal Code.

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

THE FOLLOWING ITEM WAS HEARD OUT OF AGENDA ORDER.

ACTUAL TIME: 1:05 P.M.

B. APPLICATION OF CHRISTOPHER MANSON-HING FOR JAMES AND LYNN STURGEON, 1588 LA CORONILLA DRIVE, APN-035-301-001, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS/ACRE (MST2007-00093)

The 27,300 square foot project site is currently developed with a two-story single-family residence and an attached garage. The proposed project involves replacement of the existing driveway and pedestrian access. The discretionary application required for this project is a Modification to permit the new driveway and stairwell to be located within the required front and 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 15305.

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

Chris Manson-Hing, Applicant, present.

Ms. Weiss announced that even though she did not visit the site or surrounding neighborhood, she read the Staff Report and reviewed the extensive photographs taken of the proposed project.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation that the requested rather minor modification to either existing or pre-existing conditions provides structures within the reduced 25-foot (due to slope constraints) front yard setback and is necessary for purposes of accessing the residence and parking, and includes minor window alterations.

In addressing general concerns from the public about the type of modifications receiving approval, Ms. Weiss clarified that, depending upon the nature of the modification and whether it is within conformance of the Ordinance and Code, the City will always hold hearings even on minor modifications such as the currently proposed project.

Mr. Manson-Hing clarified the requested modifications are almost exclusively exterior and add no new square footage, consisting of minor window alterations of new windows to the front of the structure, a new front door and new landscaping of the front yard, and replacement of portions of the visible wood-shingled top-story to match the existing stucco building.

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. 063-07**

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement by providing structures necessary for accessing the lot and is consistent with the purposes and intent of the Ordinance in that it does not provide additional floor area within a required yard.

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

ACTUAL TIME: 1:14 P.M.

C. APPLICATION OF BILDSTEN & SHERWIN DESIGN STUDIO FOR LORENZ WEIDL, 434 WEST GUTIERREZ STREET, APN 037-191-002, R-4 HOTEL-MOTEL-MULTIPLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: 12 UNITS/ACRE (MST2006-00541)

The 11,400 square foot project site is located on the corner of Gutierrez and Rancheria Streets. Current development on site consists of a single-family residence with attached two-car garages. The proposed project involves the addition of three attached residential units and three two-car garages. The discretionary application required for this project is a Modification to permit new construction within the front yard setbacks facing Gutierrez and Rancheria Streets (SBMC§28.21.060).

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

Ellen Bildsten, Applicant from Bildsten & Sherwin Design Studio, present.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, but reserved some questions for after review of the ABR plans.

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

Ms. Weiss requested the applicant to clarify some questions regarding the modification changes for Unit #1 (minimally none), garage parking maneuverability and provision for material change, increase of landscape areas and trees between

adjacent properties, acceptable entry at Rancheria elevation, total square footage broken down to individual unit size.

Ms. Weiss requested the applicant to have the setback lines notated on the floor plan.

The Public Hearing was opened at 1:29 p.m.

Ms. Paula Westbury expressed concern regarding large size of the proposed project, preservation of Native American Chumash burial ground and ceremonial space, and saving the open space, land, water, and native plants and animals.

Ms. Weiss clarified with staff that an earlier archeological study as part of the Master Environmental Assessment was conducted for Hispanic American and American.

The Public Hearing was closed at 1:32 p.m.

ACTION:

Assigned Resolution No. 064-07

Approves the project, making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purposes and intent of the Zoning Ordinance on a lot with a recognized site constraint involving two front yards, varying topography, and a two-story structure appearance and entry design off Rancheria Street.

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

ACTUAL TIME: 1:53 P.M.

D. APPLICATION OF BANYAN ARCHITECTS FOR SANFORD COMBS, 1596 ORAMAS ROAD, APN-029-060-022, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS/ACRE (MST2007-00109)

The 8,500 square foot lot is currently developed with a two-story single-family residence and detached two-car carport. The proposed project involves legalization of as-built alterations and additions including conversion of the original carport to habitable space, a covered porch on the side of the residence, and the detached two-car carport which was built to replace the required parking. The discretionary application required for this project is a Modification to provide alterations and additions within the front and 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 15305.

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

Alex Pujo, Applicant, 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, and staff's request for recordation of a Zoning Compliance Declaration.

Mr. Pujo commented that parking within the front yard setback occurs throughout the surrounding neighborhood.

Ms. Weiss requested staff and the applicant to clarify some questions regarding ABR's request for landscape plantings to discourage parking in the outside staff area, and the extension of paving pertaining to safe parking maneuvering and egress from the property as an overall improvement to the site.

Ms. Weiss expressed concern regarding the requested two-car carport design and location to the property line in the side yard setback disregarding Ordinance compliance for an as-built structure, and the possibility of an additional paving for a third parking space.

The Public Hearing was opened at 2:01 p.m.

Mr. Barron expressed support for the existing two-car carport and suggested removal of the outside stair which overlooks his property, and concern regarding previous illegal conversion to duplex, parking density and preservation of off-street parking, floor plan, and zoning and building code enforcement, and support for the recordation of Zoning Compliance Declaration of the proposed project.

Mr. Barron also read a fellow neighbor's submitted correspondence into the record which expressed their concern regarding as-built alterations to the present duplex in violation of the Building Code and Ordinance, but support for the two-car carport design and location.

Ms. Weiss clarified that the ABR did not approve the requested parking space and that applicant did not request the parking space modification at this hearing, and although she appreciated the parking and density comments, she couldn't address the floor plans or non-requested parking modification comments at this time.

The Public Hearing was closed at 2:11 p.m.

ACTION:

Assigned Resolution No. 066-07

Approves the project to the interior yard of construction of the two-car carport maintaining a maximum 7-foot encroachment into the westerly interior yard property line and a redesign to maintain a 12-foot 6 inch minimum setback from the front property line, making the findings that the Modification request to permit new construction within required yards will meet the purpose and intent of the Ordinance by not providing new habitable space within the buffer zones, securing an appropriate improvement for purposes of aesthetics, access, and function. Said approval is subject to the recordation of a Zoning Compliance Declaration.

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 2:26 P.M., AND RECONVENED AT 2:31 P.M. ***

ACTUAL TIME: 2:31 P.M.

E. APPLICATION OF PAUL ZINK, ARCHITECT FOR WIN & STEPHANIE WALSTAAD, 218-B SANTA BARBARA STREET, APN 017-710-010, OC/SD-3 OCEAN ORIENTED COMMERCIAL AND COASTAL ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2007-00234)

The project consists of an addition of 231 square feet on the third floor of an existing 1,746 square foot three-story condominium unit and the installation of a sound window within in an existing opening at the entry porch on the ground floor near the rear property line. The existing deck encroaches one-foot into the required rear yard setback which fronts Highway 101 at the Garden Street off-ramp.

The discretionary applications required for this project are:

1. A Modification to allow the second floor bedroom addition to encroach one-foot into the required rear yard setback. (SBMC §28.92.026.A); and
2. A Coastal Development Permit (CDP2007-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

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: Suzanne Johnston, Assistant Planner

Email: sjohnson@santabarbaraca.gov

Paul Zink, Applicant, present.

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

Suzanne Johnston, Assistant Planner, gave the Staff presentation and recommendation.

Ms. Weiss requested the applicant to clarify some questions regarding the floor plans and outdoor deck, windows and encroachments, and required Coastal Development Permit.

The Public Hearing was opened at 2:39 p.m.

Ms. Paula Westbury expressed concern regarding large size of the proposed project, construction on earthquake fault line, and preserving the land, view, and outdoor space.

The Public Hearing was closed at 2:40 p.m.

ACTION:

Assigned Resolution No. 067-07

Approves the project, making the findings outlined in Section VIII of the Staff Report, with no required Conditions of Approval for the proposed project.

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

ACTUAL TIME: 2:45 P.M.

F. APPLICATION OF ISAAC ROMERO OF SUZANNE ELLEDGE'S OFFICE, AGENT, AND NEUMANN, MENDRO, ANDRULAITIS, ARCHITECTS, FOR KAREN AND PAUL KURTH, PROPERTY OWNERS, 49 & 51 VIA ALICIA, APNS 013-230-012 & 013-230-013, E-1/SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2002-00005)

The project consists of a lot line adjustment for changes to a previously approved Parcel Map Amendment approved by the Planning Commission on July 14, 2004 (Resolution 034-04). The changes consist of alterations to the shape of an approved development envelope, a re-design of the approved residence at 49 Via Alicia and a newly proposed Lot Line Adjustment between 49 Via Alicia (013-230-012) and 51 Via Alicia (013-230-013). 49 Via Alicia (Parcel 1) is proposed to change from 43,577 square feet to 48,207 square feet and 51 Via Alicia (Parcel 2) is proposed to change from 43,732 square feet to 39,102 square feet and both lots are in the Hillside Design District. The changes also include: 1) eliminating the approved driveway for 49 Via Alicia and propose a newly configured driveway entering the site at 51 Via Alicia; 2) amending the development & building envelope at 51 Via Alicia; 3) proposal of a new residence on 49 Via Alicia that is smaller in square footage and lower in height than the currently approved design. The Planning Commission approved a conceptual residence for 51 Via Alicia however; the owner is not pursuing construction of that residence at this time; and 4) revising the grading plan to reduce the overall amount of grading for the site with cut and fill for both parcels (outside the main building footprint) would exceed 500 cubic yards. Retaining walls of three to four feet in height are proposed to be constructed for the driveway improvements. The proposal includes demolishing the existing 3,410 square foot, single-story residence and constructing a new 5,203 square foot two-story residence at 49 Via Alicia (APN 013-202-009). The discretionary application required for this project is a Lot Line Adjustment to revise the lot lines between the existing parcels at 49 and 51 Via Alicia (SBMC Chapter 27.40).

The Environmental Analyst has determined that the previous Mitigated Negative Declaration approved by the Planning Commission on May 18, 1999 (ENV97-0609), together with the Addendum dated May 12, 2004, are adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA. Prior to an action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act Guidelines Sections 15074 and 15164.

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

Isaac Romero and Maruja Clensay, Applicant/SEPPS, Andy Neuman and Danny Longwell of Neumann, Mendro, and Andrulaitis Architects; and Karen Kurth, Property Owner, present.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

Mr. Limon clarified that the substantial conformance must be clarified as a change to the building envelope.

Ms. Weiss acknowledged the lot line adjustment, and change of the building and development envelopes as part of the substantial conformance for the proposed project.

The Public Hearing was opened at 2:49 p.m.

Mr. Dick Drosendahl expressed support for the proposed project.

Ms. Paula Westbury expressed concern regarding demolition and over-development, and preserving the house, well, open yard and space of the proposed project.

The Public Hearing was closed at 2:53 p.m.

Ms. Weiss commented that the original subdivision design Conditions of Approval are being carried forward, and concurred with staff that the proposed project's findings were in substantial conformance.

ACTION:

Assigned Resolution No. 068-07

Approves the project, making the findings outlined in Section IX of the Staff Report, and subject to the Conditions of Approval in Exhibit A, referring back to the original Planning Commission conditions recorded in 2004, with the exception of the new phrasing "as shown here" on the new approved plans and new adjusted maps.

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 3:33 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary