



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 19, 2007

CALL TO ORDER:

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

STAFF PRESENT:

Bettie Weiss, City Planner
Roxanne Milazzo, Associate Planner
Suzanne Johnston, Assistant 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 a postponement of a previous agenda item regarding 812 Largura Road which will be continued for re-noticing for the January 16, 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.
- D. Motion to reconsider the Staff Hearing Officer's denial of a Modification Request for 110 Santa Rosa Place. Date of Denial: December 5, 2007.

ACTION:

The proposed project denial regarding 110 Santa Rosa Place will be reconsidered (and re-noticed) at a future Staff Hearing date.

II. PROJECTS:

ACTUAL TIME: 1:08 P.M.

A. APPLICATION OF CARLOS VENEGAS FOR DANIEL FIGUEROA, 715 W. VICTORIA STREET, APN 039-142-003, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2007-00583)

The 6,000 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves a roof pitch change to portions of the roof that are currently flat. The discretionary application required for this project is a Modification to permit alterations 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 15305.

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

Carlos Venegas, Applicant; and Daniel Figueroa, Property Owner, present.

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

Ms. Weiss announced that she read the Staff Report for the proposed project was unable to visit the site.

Ms. Weiss requested the applicant to clarify some questions regarding the items staff recommended for conditions.

The Public Hearing was opened at 1:10 p.m. and, as no one wished to speak, was closed at 1:11 p.m.

Ms Weiss acknowledged receiving recent letter correspondence from Ms. Paula Westbury in opposition to the proposed project.

ACTION:

Assigned Resolution No. 103-007

Approves the request by making the required findings that the Modification is necessary to secure an appropriate improvement of better drainage while meeting the purpose and intent of the Ordinance which is to prevent new floor areas within required yards. Said approval is subject to the removal of the existing patio cover, legalization of a storage room to habitable space, and reduction of the overheight vegetation along the front lot line to the maximum allowable height of 3½ feet.

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.

B. APPLICATION OF MARK HEATHCOTE FOR JOHN REAGAN, 510 SCENIC DRIVE, APN 015-280-023, E-2 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 2 UNITS PER ACRE (MST2007-00597)

The 8,700 square foot project site is currently developed with a single-family residence and garage. The original breezeway that connects the residence to the garage has been enclosed and converted to residential floor area. The proposed project involves a request to legalize the enclosure. The discretionary application required for this project is a Modification to permit new construction within the required eight-foot (8') 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

Mark Heathcote, Architect/Applicant; and John Reagan, Property Owner, 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.

The Public Hearing was opened at 1:17 p.m. and, as no one wished to speak, was closed at 1:18 p.m.

Upon consideration of the building's structural columns and existing roofed breezeway, Ms. Weiss accepted the applicant's compromise for use a window instead of a door.

ACTION: Assigned Resolution No. 104-007

Approves the project for the building encroachment with the east elevation doors changed to fixed windows and may add an exit door on the south facing wall of the addition to secure an appropriate improvement and meet the purpose and intent of the Zoning Ordinance.

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

ACTUAL TIME: 1:27 P.M.

C. APPLICATION OF DESIGN SYSTEMS FOR JAMES & TERESA JELLISON, 28 EL ARCO DRIVE, APN 053-051-004, E-2 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2007-00585)

The 10,000 square foot project site is currently developed with a single-family residence and attached garage. The proposed project involves the addition of dormers over two existing bedroom windows. The discretionary application required for this project is a Modification to permit changes within the required twenty-five foot (25') 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 15305.

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

Tony Xiques, 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.

The Public Hearing was opened at 1:29 p.m. and, as no one wished to speak, was closed at 1:30 p.m.

ACTION:

Assigned Resolution No. 105-007

Approves the request by making the required findings that the Modification is necessary to secure an appropriate improvement of safety and will meet the purpose and intent of the Ordinance by altering, not adding to the existing non-conformancy. Said approval is subject to the relocation of the existing detached accessory space out of the required interior yard setback.

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.

**D. APPLICATION OF CSA ARCHITECTS FOR KEN OLSEN,
325 E. CANON PERDIDO STREET, APN 029-301-018,
C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES
& RESIDENTIAL (MST2007-00329)**

The 3,515 square foot project site is currently developed with a single-family residence and garage. The proposed project involves demolition of all existing structures and the construction of a 1,623 square foot single-family residence over a two-car garage. The discretionary application required for this project are Modifications to permit new development within the required front and both interior yard setbacks (SBMC §28.21.060) and parking within a required yard (SBMC §28.90.001).

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

Carl Schneider, Architect, present.

Ms. Weiss announced that she read the Staff Report and photographs for the proposed project and was familiar with the site and surrounding neighborhood.

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

Ms. Weiss requested staff and the applicant to clarify the proposed project's previous review by the Historic Landmarks Commission (HLC), petition attached to the Staff Report, reasons for the increased setback due to the third story structure and habitable space.

Ms. Weiss had questions regarding east elevation, encroachments, roof of the three story building, west area encroachment, window placement, parking, and grading.

Ms. Weiss stated neighborhood pattern, size constraints, lot topography, privacy issues, setbacks, and levels of encroachment into the property line are areas of consideration and concern. She also stated she concurred with Planning and Transportation Division staff regarding the lower level encroachments.

Ms. Weiss stated she would like to see a planter and the deck area reduced from four to five feet, and for the applicant to work closely with the HLC.

The Public Hearing was opened at 1:54 p.m. and, as no one wished to speak, was closed at 1:55 p.m.

Ms Weiss acknowledged receiving recent letter correspondence from Ms. Paula Westbury in opposition to the proposed project.

Ms. Weiss concurred with the findings by the HLC, and recommends the applicant minimize privacy concerns on the east encroaching elevation, and formalize landscaping plans.

ACTION:

Assigned Resolution No. 106-007

Approves the garage and utility area encroachment garage and garage deck, the side yard modification to the west for the subterranean structure and the first living floor area and second/third floor living area with the condition that the deck on the west elevation area be redesigned to provide a permanent planter with a minimum of four (4) feet to preclude standing in the west setback area. Approves the interior yard modifications requested on the east property line with the condition that the Applicant and Historic Landmarks Commission study the window and openings on that elevation to reduce privacy impacts to the neighbors, making the finding that the Modification is necessary to secure an appropriate improvement and meets the purpose and intent of the Ordinance.

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

**** The COMMISSION BRIEFLY RECESSED AT 2:17 P.M., AND RECONVENED AT 2:24 P.M. ****

ACTUAL TIME: 2:25 P.M.

E. APPLICATION OF STEPHEN V. HARREL, ARCHITECT/OWNER, 226 WEST DE LA GUERRA STREET, 037-041-015, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2004-00675)

The project consists of a one-lot subdivision to create a three-unit condominium project. The lot is currently developed with an existing single story 910 square foot residence with a detached 920 square foot garage at the rear of the property. The proposal includes the demolition of 36 square feet of the main residence, and the construction of a 2,296 square foot addition to the existing structures connecting the residence to the garage and creating two additional residential units.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13)

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

Stephen V. Harrell, Applicant/Property Owner, present.

Suzanne Johnston, Assistant 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 was encouraged to hear in

staff's presentation that some of the hardscape will be reduced as a result of the project.

Ms. Weiss requested the staff and the applicant to clarify some questions regarding overall design concept, density impact for the neighboring multiple-family zone in terms of window alignment, the amount saved of the existing building, details on the structure footings and use of pad footings to lessen archeological impacts, preservation efforts, habitable areas during construction, minimal storage, landscaped courtyard and hardscape, roof elevations for the garage, indoor and outdoor chimneys off the lower and upper courtyard.

Staff confirmed that the Transportation Division has reviewed the parking for the proposed project and, although vehicular maneuvering turnaround will be tight, they have deemed it acceptable and the applicant confirmed the garages were widened to allow for the necessary maneuvering.

Ms. Weiss noted the location of the interior decks and integrated into the character of the unit architecture.

Staff presented revised Conditions of Approval with respect to preliminary approval by the Architectural Board of Review regarding roof elevations for the garage, and also confirmed that although archaeological monitoring is required, it is anticipated that any potential findings will be less than significant.

The Public Hearing was opened at 2:43 p.m. and, as no one wished to speak, was closed at 2:44 p.m.

Ms Weiss acknowledged receiving recent letter correspondence from Ms. Paula Westbury in opposition to the proposed project.

ACTION:

Assigned Resolution No. 107-007

Approves the three condominium project, making the findings outlined in Section VII of the Staff Report, and subject to the Revised Conditions of Approval in Exhibit A.

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 2:46 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

