



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 27, 2008

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:05 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner II
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.

No requests.

- B. Announcements and appeals.

Ms. Weiss announced the following appeals reviewed or to be reviewed by the Planning Commission:

1. 3230 State Street – Planning Commission granted the appeal to reverse the Staff Hearing Officer’s approval decision and the modification request was therefore denied.
2. 1406 Grand Avenue on the Riviera has a pending appeal scheduled for April 3, 2008, regarding the Staff Hearing Officer’s partial approval/partial denial decision on over-height hedges.
3. 2420 Calle Galicia has a pending appeal scheduled for April 17, 2008, regarding the Staff Hearing Officer’s denial decision of 100% side yard encroachment for a food preparation area.

- 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 AMY TAYLOR FOR CHRISTI VIOR, 1744 PROSPECT AVENUE, APN 027-141-028. R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00653)

The 4,041 square foot project site is currently developed with a single-family residence and garage. The proposed project involves 105 square feet of first floor additions to the residence. The discretionary application required for this project is a Modification to permit the additions to reduce the existing open yard area (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.

Chuck Santry, Property Owner, present.

Ms. Weiss announced that she read the Staff Report and reviewed the photographs for the proposed project.

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

Mr. Santry requested that there be some minimal process for setback modifications applications with small square footage.

Ms. Weiss expressed general concern regarding any project involving the loss of open space as an important consideration for careful deliberation.

The Public Hearing was opened at 1:10 p.m.

Ms. Virginia Sato posed questions regarding the proposed project and the *adjacent property next door* and general construction in the neighborhood.

The Public Hearing was closed at 1:14 p.m.

ACTION:

Assigned Resolution No. 014-08

Approved the project making the findings that the Modification is necessary to secure an appropriate improvement of minor expansion of the residence's existing floor plan and is consistent with the purposes and intent of the Zoning Ordinance that the areas being eliminated by the proposed additions will not take away areas currently used for outdoor recreation.

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

ACTUAL TIME: 1:16 P.M.

B. APPLICATION OF DOUG REEVES FOR PROSITES COMMUNICATIONS, 1527 DOVER ROAD, APN 019-194-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00574)

The 13,713 square foot project site is currently developed with a partially fire-destroyed single-family residence and garage. The proposed project involves a complete demolition of the existing structures and the construction of a new single-family residence with attached two-car garage. The discretionary application required for this project is a Modification to permit the garage to be located within the required 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.

Doug Reeves, Applicant, present.

Ms. Weiss announced that she read the Staff Report and reviewed the photographs for the proposed project.

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

Ms. Weiss expressed concern and requested the applicant clarify some questions regarding the necessity of the placement of the proposed two-car garage and requested 3-foot encroachment into the interior yard open space, and also sought clarification for sufficiently safe vehicular maneuvering (back-up) and turning radius of the driveway access to the garage.

Ms. Weiss acknowledged comments from the Single Family Design Board regarding the parking design of the proposed project.

The Public Hearing was opened at 1:23 p.m.

Ms. Weiss acknowledged receiving recent letter correspondence for this meeting from Ms. Mary Blackwood Collier in opposition to the proposed project.

Mr. Geoff Rutkowski expressed concern regarding the use of non-conforming setbacks, placement and design of the original garage (Ms. Weiss clarified the modification request as complete demolition of a pre-existing garage and proposal for new construction of a new garage), pre-existing carport and permits, and encroachment into the interior yard setback of the proposed project.

The Public Hearing was closed at 1:33 p.m.

Ms. Weiss concurred with staff that the proposed project is an improvement particularly regarding the slope of the driveway and removal of the structure out of the front yard. The main focus of concern should be the necessity of the modification request to achieve safe vehicular access to the property.

ACTION: **Assigned Resolution No. 015-08**

Approved the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance by reducing the encroachments that currently exist and are necessary to secure an appropriate improvement that allows adequate space to maneuver and a shallower driveway slope.

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

ACTUAL TIME: 1:38 P.M.

C. APPLICATION OF BRYAN POLLARD FOR DAVID JAY, 8 CAMINO VERDE, APN 019-282-031, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 2 UNITS PER ACRE (MST2007-00582)

The 13,823 square foot project site has frontage onto both Camino Verde and Las Alturas Road. Current development on site consists of a single-family residence, garage, and swimming pool. The proposed project involves a remodel to the existing architecture, a 200 square foot addition, conversion of a 431 square foot under storage area to living space, lowering the garage roof, changes to the entry bridge, and a 51 square foot reduction in the garage floor area. The discretionary applications required for this project are Modifications to permit alterations and additions be located within the required front (facing Camino Verde) and open yard areas (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.

Bryan Pollard, Applicant; and David Jay, Property Owner, present.

Ms. Weiss announced that she read the Staff Report and reviewed the photographs for the proposed project.

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

Ms. Weiss requested the applicant clarify some questions regarding the alterations of the garage and doorway concerning the alteration of the recessed door within the front yard; sufficient two-car garage space, clarification of the request for open yard modification.

The Public Hearing was opened at 1:41 p.m. and, as no one wished to speak, was closed at 1:42 p.m.

Ms. Weiss concurred with staff's recommendation to approve the modification request for the stairway and the aesthetic improvement of the existing garage within the open yard away from the front property line.

ACTION:

Assigned Resolution No. 016-08

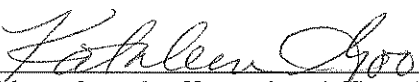
Approved the project, by making the findings that the Modifications are necessary to secure appropriate improvements or upgrade to both the architecture and the floor plan of the existing residence and that the purpose and intent of the Ordinance is being met with no new floor area within required yards.

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 1:43 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary