



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 23, 2008

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:03 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Susan Reardon, Senior Planner I
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.
No announcement 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 RUSS BANKO FOR MIKE BELTON, 212 ALSTON ROAD, APN 015-161-041, A-2 ZONES, GENERAL PLAN DESIGNATION: 2 UNITS PER ACRE (MST2008-00093)

The project site is located on the corner of Alston Road and Alston Place, a private road. Current development on site consists of a single-family residence, attached garage, and swimming pool. The proposed project involves 560 square feet of new first floor habitable space for the residence and a 146 square foot expansion to the garage. The discretionary application required for this project is a Modification to allow the garage expansion to be located within the required interior 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.

Russ Banko, Applicant, present.

Ms. Reardon announced that she and Ms. Weiss 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. Reardon requested staff to clarify some questions regarding solar compliance.

Mr. Banko explained that additions to the original plot plan in the past have always cited an erroneous and inadequate location for the garage structure.

The Public Hearing was opened at 1:07 p.m. and, as no one wished to speak, was closed at 1:08 p.m.

Ms. Reardon acknowledged receiving a recent letter correspondence from Ms. Paul Westbury expressing concern regarding the proposed project.

ACTION: **Assigned Resolution No. 030-08**

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement of regulation sized parking for the property and meets the purpose and intent of the Ordinance by not providing new habitable space within a required setback.

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

**** THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. ****

ACTUAL TIME: 1:44 P.M.

B. APPLICATION OF LENVIK AND MINOR ARCHITECTS FOR MR. & MRS. IRWIN CARASSO, FOR 943 JIMENO ROAD, APN 029-051-027, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00398)

The project site is currently developed with a single-family residence and garage. The proposed project involves complete demolition of all structures on site and the construction of a new single-family residence with attached garage. The discretionary application required for this project is a Modification to permit the garage and an access stairwell to be 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 15305.

Trish Allen and Jeff Gorrell, Agents; and Irwin Carasso, Property Owner, 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 the proposed wall along the driveway.

Ms. Weiss expressed concern that a modification may be required for the cumulative wall height *from the lowest point grade*, and not only the presently requested modification *from above the retaining wall*.

The Public Hearing was opened at 2:03 p.m.

Ms. Weiss acknowledged receiving a recent letter correspondence from Ms. Paul Westbury expressing concern regarding the proposed project.

Mr. Russ Jones expressed support regarding the proposed project.

The Public Hearing was closed at 2:04 p.m.

ACTION:

Assigned Resolution No. 032-08

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on site by allowing the stair and garage as submitted to maintain its existing location and for the stairs to provide access on this slope constrained lot. The purpose and intent of the Ordinance is being met by allowing new construction without impacts to adjacent neighbors or the streetscape. Said approval is subject to the condition that overheight hedges and fences along the driveway be brought into compliance with the 3½ foot maximum height Ordinance requirements.

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

**** THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. ****

ACTUAL TIME: 1:09 P.M.

C. APPLICATION OF GARY AND LISA BRICKER FOR GARY AND LISA BRICKER, 1171 CRESTLINE DRIVE, APN 049-183-003, E-1 ZONES, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00107)

The project site is located on the corner of Crestline and Sonora Drives. Current development on site consists of a single-family residence and attached garage. The proposed project involves a 70 square foot expansion of the master bedroom and bath. The discretionary application required for this project is a Modification to permit the additional floor area to be located within the required Sonora Drive 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.

Howard Wittausch, Agent; and Gary Bricker, Property Owner, 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 staff and the applicant to clarify some questions regarding the Zoning Information Report, specifically about the alleged hedge height legal non-conformance. She stated that, since the structure does not pre-date Ordinance requirements, the hedge should be brought into legal conformance at the 3½ foot maximum hedge height.

Due to changing Zoning setback requirements of the neighborhood, Mr. Wittausch explained that they were hoping to retain the existing and legally non-conforming privacy screening for the living portion of the house and limit the service access.

Ms. Weiss expressed concern that the current application is a request to *intensify* an existing non-conformance and the proposal does not fall under uniformity findings. She explained to the applicant that the gate, wood fence, and all screening vegetation should be brought into legal conformance at the maximum 3½ foot height in order to provide the required "openness" of an open front yard within the 10-foot setback from the front property line. She stated that the applicant could still slightly modify the fence at 6-8 feet in height and vegetation screening at the 3½ feet in height and still satisfy visibility concerns.

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

Ms. Weiss acknowledged receiving a recent letter correspondence from Ms. Paul Westbury expressing concern regarding the proposed project.

ACTION:

Assigned Resolution No. 031-08

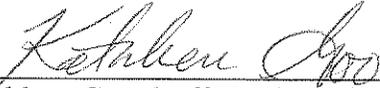
Approved the rear addition, making the findings that the Modification is necessary to secure an appropriate improvement of upgrade to the site and meets the purpose and intent of the Ordinance, and subject to the condition that overheight hedges and vegetation within the 10-foot setback from the front property line be brought into compliance with 3½ foot maximum height Ordinance requirements, but denied the modification to permit the further encroachment of the additional floor area into the front yard within the required 10-foot front yard setback facing Sonora Drive.

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 2:10 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary