



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 4, 2008

CALL TO ORDER:

Susan Reardon, Senior Planner I called the meeting to order at 1:03 p.m.

STAFF PRESENT:

Susan Reardon, Senior Planner I
Danny Kato, Senior Planner II
Allison De Busk, Project Planner
Jake Jacobus, Associate Planner/Urban Historian
Betsy Teeter, Planning Technician II
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Ms. Reardon announced that the legally advertised and noticed item, 2102 Grand Avenue, was continued indefinitely. It has been tentatively scheduled for the June 18th meeting, and notices will be mailed out again when the date has been confirmed.

- B. Announcements and appeals.

No Announcements

- 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 RODERICK BRITTON ON BEHALF OF DENNIS AND SUSAN CHIAVELLI, 724 LAS CANOAS PLACE, APN 021-070-040, A-1 ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2008-00136)

The 2.5 acre project site is currently developed with a 2,506 square-foot single-family residence and a 479 square-foot garage. The project site is currently developed with a single-family residence and attached two-car garage. The

proposed project involves an addition of 59 square-feet to the existing garage, a 578 square-foot second floor addition to the garage, construction of a new 957 square foot accessory structure (barn), a lap pool and replacement of all exterior doors and windows. The discretionary application required for this project is a Modification to permit detached accessory floor area in excess of 500 square-feet (SBMC § 28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Roderick Britton, Applicant; and Dennis Chiavelli, Property Owner, present.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Ms. Reardon and Mr. Kato requested the applicant to clarify some questions regarding the corral future and fencing not shown on the plans, and whether there is adequate separation for the corral area from adjacent residential uses.

The Public Hearing was opened at 1:06 p.m. and, as no one wished to speak, was closed at 1:07 p.m.

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

Ms. Reardon concurred with staff that the lot area is more than adequate to allow for the increased accessory space.

ACTION:

Assigned Resolution No. 041-08

Approved the project by making the findings that the Modification is necessary to secure an appropriate improvement on site and meets the purpose and intent of the Ordinance by providing an amount of accessory space that is in proportion with the lot area. Approval is subject to the condition that a Zoning Compliance Declaration be recorded against the property's title.

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

ACTUAL TIME: 1:10 P.M.

B. APPLICATION OF CHRISTOPHER DE ROSE ON BEHALF OF BRIAN GREGORY, 1732 SANTA BARBARA STREET, APN 027-112-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE/ TWELVE UNITS PER ACRE (MST2008-00122)

The project site is currently developed with a 4,603 square foot single-family residence and a concrete slab used as uncovered parking for two vehicles. The proposed project involves construction of a new 500 square foot two-car garage with an attached 160 square foot accessory building. The discretionary application required for this project are Modifications to permit the garage and accessory building to be located within the required interior setback and open yard area (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.

Christopher De Rose, Applicant; and Brian Gregory, Property Owner, and Jake Jacobus, Associate Planner/Urban Historian, present.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Mr. Jacobus commented that the location of the carriage house was likely on the property to the southeast where the existing driveway to the adjacent property runs and that this lot was split into two separate lots. Carriage houses were typically placed as far to the rear of the lot as possible to limit the noise and activities near the house. He stated that he concurs with the HLC and supports the development pattern and modification request to permit the garage and accessory building to be located within the required interior setback and open yard area.

Ms. Reardon requested staff and the applicant to clarify some questions regarding whether the HLC had considered a location closer to the street for the carriage house, expressed concern regarding the loss of open space area and questioned the necessity of the proposed hammer-head turnaround, inquired if the applicant had considered utilizing water permeable paving for the driveway, and also asked whether the proposed barn-door type garage doors will be motorized.

Mr. Jacobus commented that the HLC had discussed alternative carriage house locations closer to the street to include the area occupied by a 20'x 20' concrete pad at the property line. Historically, garages at the property line were normally built for structures of later construction than the older 1904 house, and were usually integrated into the stone walls due when the site topography made rear access

difficult. A more centralized lot location for the carriage house would limit the view access from the house and would negatively impact the current oak trees on the lot. Mr. Jacobus stated that the location of the carriage was carefully considered to maximize the private views from the house and the open yard area closest to the house, and to lessen the negative impact to the lot.

Mr. Kato commented that use of accessory space located within setbacks would not normally be supported by staff, but staff would be willing to support accommodating the historical nature of the house. Mr. Jacobus recommended that the location of the carriage house within the setback be supported given the character and architecture of the carriage house.

Mr. Jacobus stated that as the house has been designated a City landmark, if a location closer to the street was chosen, an addendum letter to the Historic Structures Report would have to be submitted to ascertain that the new location of the structure would not have a negative impact on the house.

Mr. Kato stated that open yard shown on the site plan would meet the open yard requirement proposed in the Zoning Ordinance amendments being review by the Ordinance Committee.

Staff stated that the Transportation Division suggested that the hammer-head turnaround be reduced in size to limit any use as a parking area, and that the gravel for the driveway could be supported given the Landmark status of the existing residence. Mr. Jacobus commented that the driveway should be gravel as a more authentic material to use given the historical carriage house character.

Staff stated that the Transportation Division recommended motorized, as opposed to manual, garage doors. Ms. Jacobus stated that staff and the HLC also recommended that the applicant use carriage house doors to match the architecture and character of the house. Mr. Gregory and Mr. De Rose confirmed that the carriage house garage doors to be used will be motorized.

The Public Hearing was opened at 1:21 p.m. and, as no one wished to speak, was closed at 1:22 p.m.

Ms. Reardon acknowledged receiving twelve support letter petitions from residents of the neighborhood for the proposed project (see Resolution for listed names and addresses).

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

ACTION:

Assigned Resolution No. 042-08

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement on the property and meets the purpose and intent of the Ordinance because there are no feasible alternatives to the proposed location which would preserve the architectural historical integrity of the house and protect the two existing large oak trees on the site. Approval is subject to the following conditions that: 1) The hedge, fence, and sandstone wall combination be reduced to 3½ feet in height; 2) The hammer-head turnaround be reduced in size so it is along the Islay Street frontage located at least 10 feet from the property line; 3) The carriage house garage doors will be *motorized*; and 4) If gravel is not used for the driveway material, that water permeable paving will be utilized.

Ms. Reardon 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 TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR WYE ROAD PROPERTIES, LLC, 85 N. LA CUMBRE ROAD, APN: 057-233-010, R-3/S-D 2 MULTI-FAMILY RESIDENCE ZONE/OUTER STATE STREET OVERLAY ZONE, GENERAL PLAN DESIGNATION: OFFICE AND GENERAL COMMERCE (MST2005-00295)

The proposal is a request to extend the expiration date of the Tentative Subdivision Maps approved by the City Council on appeal on July 25, 2006. **A three-year extension is requested pursuant to SBMC, §27.07.110.** The project approved by the Planning Commission, and upheld by the City Council, involves the demolition of all existing site improvements, including ten (10) residential units, and construction of a new three-story condominium building containing nine (9) residential units (three one-bedroom and six two-bedroom units). Fifteen (15) covered parking stalls and four (4) uncovered parking stalls are included. One (1) of the one-bedroom units is a bonus density unit affordable to a middle-income homebuyer.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Trish Allen for Suzanne Elledge Planning & Permitting Services/Applicant, and Peter Richard, Agent for Wye Road Properties, present.

Allison De Busk, Project Planner, gave the Staff presentation and recommendation.

As time extension requests are not subject to Public Hearing, it was not necessary to open the discussion to the public.

Ms. Reardon stated that she reviewed the Staff Report.

Ms. Reardon concurred with staff that the project continues to conform to the City's Building and Zoning Ordinance standard requirements, and to the policies of the General Plan as there has not been any major Zoning Ordinance or General Plan amendments that would affect the project's consistency with them.

ACTION:

Assigned Resolution No. 043-08

Approved the three-year time extension of the previous approval for the Tentative Subdivision Map to July 25, 2011, subject to the original Conditions of Approval in Exhibit A of the Staff Report.

Ms. Reardon clarified that only denials of time extension requests are appealable to the Planning Commission; therefore, the approval of this time extension is not appealable.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 1:42 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary