



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JULY 2, 2008

#### CALL TO ORDER:

Susan Reardon, Senior Planner I called the meeting to order at 1:02 p.m.

#### STAFF PRESENT:

Bettie Weiss, City Planner  
Susan Reardon, Senior Planner I  
Danny Kato, Senior Planner II  
Roxanne Milazzo, Associate Planner  
Maggi Walker, Planning Technician  
Kathleen Goo, Staff Hearing Officer Secretary  
Gloria Shafer, Alternate Commission Secretary

#### I. PRELIMINARY MATTERS:

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

No requests.

B. Announcements and appeals.

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

1. 1406 Grand Avenue - on June 19, 2008, the Planning Commission upheld the Staff Hearing Officer's partial denial decision and denied the appeal.
2. 810 Bond Avenue has a pending appeal scheduled for July 10, 2008.

C. Comments from members of the public pertaining to items not on this agenda.

No comments.

#### II. CONSENT ITEM(S):

None.

III. PROJECT(S):

ACTUAL TIME: 1:03 P.M.

A. APPLICATION OF KURT MAGNESS, AGENT FOR SMITH FAMILY TRUST, 1420 ALAMEDA PADRE SERRA, APN 019-193-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00292)

Current development on site consists of a single-family residence and one-car garage. The proposed project involves conversion of the existing garage to habitable space and the construction of an attached two-car garage for the residence. The discretionary application required for this project is a Modification to permit new construction within the required ten-foot (10') 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 15301.

Kurt Magness, Agent/Applicant; and Mr. Larry Smith, Property Owner, present.

Ms. Reardon 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. Reardon requested the applicant to clarify some questions regarding parking requirement and exceptions, carport, and elevations.

Ms. Milazzo clarified that as part of the Neighborhood Preservation Ordinance (NPO) update process, an exception to the standard two covered parking space was added to the Parking Ordinance. This exception states that lots developed with less than 85% of the maximum net floor area for the site may provide one covered and one uncovered parking space. The proposed project meets the exception and would therefore the parking requirement could be one covered and one uncovered parking space.

The Public Hearing was opened at 1:09 p.m.

Mr. Eugene Johnson expressed concern regarding the size of the setback, the height of the garage, and if there would be any future modifications to the scope of the proposed project.

The Public Hearing was closed at 1:12 p.m.

The applicant stated that the existing roof is higher by several feet than the proposed height of the garage roof.

Ms. Reardon stated she understood the purpose of the project to provide a two-car garage for the site and that it would not be visible from surrounding neighbors, but could not make the findings for the proposed two-car garage because there are other options on the site for the parking, and it does not provide uniformity of improvement on the site.

Mr. Kato stated that as the encroachment of the garage will be about 6 feet into the 10-foot setback, staff supports the modification request because: 1) The existing garage is substandard, and it would be infeasible to expand it; 2) Alameda Padre Serra has no street parking on that portion and maintaining extra areas for guest parking is beneficial; and 3) The property to the rear is elevated by at least 10 feet, and the property to the right is elevated by approximately 4 feet, with an accessory building located near the property line of the adjacent lot to the right with no windows or doors on that side of the garage. Mr. Kato asked whether a modification to allow a one-car garage and one uncovered parking space could be supported.

**ACTION:**

**Assigned Resolution No. 049-08**

Approved the modification to allow one uncovered parking space within the interior setback, with an adequate landscaping buffer between the property lines as determined by the Single Family Design Board (SFDB).

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

**ACTUAL TIME: 1:26 P.M.**

**B. APPLICATION OF JULIE BANKS, AGENT FOR BRADLEY VERNON, 828 SPRING STREET, APN 031-052-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE. (MST2008-00265)**

Current development on site consists of a single-family residence and two-car garage. The proposed project involves removing the existing 357 square foot two-car garage and replacing it with a 400 square foot two-car garage to bring it up to current standards, the removal of 472 square feet of the residence, construction of a 34.8 square foot addition to the rear north east corner of the existing residence, and another 272 square foot addition to the western side of the residence all outside the required setbacks. The discretionary application required for this project is a Modification to permit new construction within the required open yard area of 1,250 square feet (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.

Julie Banks, Agent/Applicant; and Bradley Vernon, Property Owner, present.

Maggi Walker, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:32 p.m. and, as no one wished to speak, was closed at 1:33 p.m.

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

Ms. Reardon concurred with staff that the small lot is highly constrained due to its small size, and that the amount of usable open space provides an adequate amount of open yard area for the small lot.

**ACTION:** **Assigned Resolution No. 050-08**

Approved the project, making the finding that the Modification is necessary to secure the appropriate improvements of the garage relocation and the addition to the house, and that the Modifications is consistent with the purpose and intent of the Zoning Ordinance, in that the lot is constrained by a small lot size, that the garage and house addition meets setbacks and minimum dimensions, the addition meets the setback requirements and that the amount of useable open space is adequate for a lot of this size.

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

**ACTUAL TIME: 1:34 P.M.**

C. **APPLICATION OF CSA ARCHITECTS, AGENT FOR SHORELINE HOMEOWNERS ASSOCIATION, 100 BARRANCA AVENUE, APN 045-270-009, R-2 TWO-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2008-00153)**

The project site has frontage on to both Barranca Avenue and Shoreline Drive. Current development on site consists of a 56 unit condominium complex and its associated amenities. The proposed project involves a major remodel and upgrade to the existing buildings and grounds, and legalization and expansion of an "as-built" trash enclosure. The discretionary application required for this project is a Modification to permit the trash enclosure to be located within the required interior 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 15303.

Carl Schneider for CSA Architects, Agent/Applicant for Shoreline HOA/Property Owners, present.

Ms. Reardon 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. Reardon requested staff and the applicant to clarify some questions regarding new 60 square foot additional recycling project area, the trash enclosure access due to the slope, and the driveway entrance.

The applicant explained that the need for the specific "as-built" trash enclosure to allow adequate trash truck access, and also to minimize neighborhood impacts, visibility from the street, and vegetation removal.

Ms. Reardon questioned what measures have been taken to reduce noise and odor impacts to adjacent neighbors generated by the trash area. The applicant explained that other than providing a roofed trash enclosure to minimize smell and sound impacts, and limiting trash pick-ups to specific days and times, there is very little control over how much noise trash trucks will generate when making their pick-ups.

The Public Hearing was opened at 1:46 p.m. and, as no one wished to speak, was closed at 1:47 p.m.

**ACTION:**

**Assigned Resolution No. 051-08**

Approved the project, the project, making the findings that the Modification to permit the expansion of the existing trash enclosure within the required setback is necessary to secure an appropriate improvement in that it provide for a needed amenity in the most practical location on site, and that it meets the purpose and intent of the Ordinance because of the elevation difference and development separation of the adjacent property.

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

**ACTUAL TIME: 1:48 P.M.**

**D. APPLICATION OF JEFF SHELTON, AGENT FOR ANN DE BRUYN KOPS, 1057 ARBOLADO ROAD, APN 019-241-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00462).**

The project site is currently developed with a single-family residence with attached garage. The proposed project involves a major remodel, site improvements, new deck, and 1,200 square feet of first and second floor additions. The discretionary applications required for this project are Modifications to permit alterations and additions within the required front setback 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.

Paul De Bruyn Kops, Property Owner, present.

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

Ms. Reardon requested staff and the applicant to clarify whether the proposed project is a demolition and rebuild or an addition to the existing house, to which the applicant clarified that the proposed project was a partial demolition, rebuild, and addition.

The Public Hearing was opened at 1:56 p.m.

Mr. Chris Kamen expressed concern regarding height of the proposed project, but generally supports the project.

Ms. Joyce Searls expressed concern regarding height of the new roof of the garage compared to the existing roof, and supports a pulled back or recessed second story element for improved public view corridor of the ocean. The applicant confirmed that the garage foot print and the height of the garage roof would remain the same.

Mr. Cliff Hickman expressed concern regarding the height of the new garage and accurate detailed drawings and elevations of the proposed project.

Ms. Jacqueline Page expressed concern regarding second story and garage height of the proposed project, and would prefer the structure moved further back into the property to improve the public view corridor.

The Public Hearing was closed at 2:06 p.m.

Ms. Milazzo clarified that the second story of the proposed project did not require modification relief.

Ms. Reardon clarified that she would only act on the presented modification requests regarding filling in the area between the house and the garage, the alterations of the walls of the walls of the garage in the front setback, and the encroachment into the open yard.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and observed the story poles and surrounding neighborhood along Roble Lane.

Ms. Reardon concurred with staff that filling in the area in the front setback does not encroach any further into the front yard and is located behind existing structures within the setback and is supportable, that the alterations to the garage walls are supportable since they do not increase the building footprint nor intensify the use of the garage, and use of a secondary front yard as open yard on such a constrained lot is also acceptable.

Mr. Kato proposed to add the condition that the height of the garage roof would not change from what is existing.

**ACTION:**

**Assigned Resolution No. 052-08**

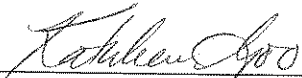
Approved the Modifications as proposed, making the findings necessary to secure appropriate improvements on the lot that are consistent with the purposes and intent of the Zoning Ordinance, such that: 1) The proposed addition in the front setback located behind an existing portion of the house that is-already located in the setback and would not encroach closer to the street and further into the front setback; 2) The proposed alteration to the existing garage would not change the building footprint of the garage nor intensify the existing use of the garage; and 3) The resultant open yard meets open yard requirements contained in the Ordinance that the Ordinance Committee has reviewed and recommended that City Council Introduce and Adopt. This approval is subject to the conditions that: 1) The proposed height of the garage roof would not change; and 2) Transportation Division staff to review the landscaping improvements in the driveway area for safety and visibility concerns.

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

**IV. ADJOURNMENT:**

Ms. Reardon adjourned the meeting at 2:12 p.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary

