



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

July 30, 2008

CALL TO ORDER:

The meeting was called to order at 1:02 p.m. by Ms. Weiss, City Planner.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
Renee Brooke, Senior Planner
Roxanne Milazzo, Associate Planner
Betsy Teeter, Associate Planner
Michelle Bedard, Planning Technician
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
Item D, 630 Bath Street, is postponed indefinitely at staff's request.
- B. Announcements and appeals.
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. CONSENT ITEM(S):

ACTUAL TIME: 1:04 P.M.

- A. APPLICATION OF MORANDO PLANNING & DESIGN FOR AARON MALED, 1401 KENWOOD ROAD, AP 041-132-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00207)

The 9,000 square foot project site is currently developed with a single-family residence and attached garage. The proposed project involves a remodel, "as-built" exterior changes, and site improvements. The discretionary applications required for this project are Modifications to permit alterations to portions of the residence located within the front setback (SBMC §28.15.060) and to permit walls to exceed 3 ½' in height when located within 10 feet of a driveway for the first twenty feet back from the front lot line (SBMC §28.87.170) and retaining walls to be located within the required 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.

Present: Mark Morando, Applicant; Steven Morando, Applicant.

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

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

The Public Hearing was opened at 1:10 p.m. As no one wished to speak, the public hearing was closed.

ACTION: **Assigned Resolution Number 063-08**
Approved the project making the findings that the Modifications being requested are necessary to secure appropriate improvements of aesthetic value, usable open space, and safety from slope failure, and that they are consistent with purpose and intent of the Ordinance by not adding additional floor area in required setbacks or creating safety issues for the community, with the condition that in final review staff to confirm planting to ensure minimal height in the front retaining wall area.

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

ACTUAL TIME: 1:12 P.M.

B. APPLICATION OF DOUG REEVES ON BEHALF OF PEGGY WILEY, 328 E PADRE STREET, APN 025-331-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE (MST2008-00304)

The 5,750 square foot project site is currently developed with a 1,305 square foot single-family residence and a detached two-car garage. The proposed project involves construction of a new roof overhang and cover for the existing rear deck. The discretionary application required for this project is a Modification to permit the addition to be located within the required interior yard (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.

Present: Doug Reeves, Applicant.

Ms. Betsy Teeter, Planning technician gave the Staff presentation and recommendation.

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

Ms. Weiss questioned the applicant regarding the roof overhang and the property owners are of the 8 foot maximum hedge limit. Mr. Reeves explained that the overhang will be extended out to make a ridge centered over the door providing shade on the south side, and the fence will be removed and hedge reduced in order to abate an existing enforcement case.

The Public Hearing was opened at 1:18 p.m. As no one wished to speak, public comment was closed.

ACTION: **Assigned Resolution Number 064-08**
Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement that promotes uniformity and aesthetic improvement to the existing architecture and meets the intent and purpose of the Ordinance in that no additional floor area or intensification of use is proposed within a setback, subject to a condition that the existing overheight hedges at the rear and interior lot lines be reduced to meet the requirements of SBMC Section 28.87.170.

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

ACTUAL TIME: 1:20 P.M.

C. APPLICATION OF THE CITY OF SANTA BARBARA, PROPERTY OWNER OF THE LA MESA RESERVOIR, 900 BLOCK OF FELLOWSHIP RD, APN 041-156-001,002,009, & 010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00185).

The project site is located on four parcels and has frontage on Fellowship Road, Fellowship Lane, and Kenwood Road. The proposed project involves the "as-built" fence replacement of the existing eight (8) foot chain link fence with a new eight (8) foot Sheppard's Hook fence along the front property line surrounding the La Mesa Reservoir. The discretionary application required for this project is a Modification to permit a fence in excess of 3 ½' in height to be located along a front lot line and within the first twenty-feet (20') of a driveway (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15302.

Present: Amanda Flesse, and Linda Sumansky, Engineering Department; Stacy Wilson, Transportation Department.

Michelle Bedard, Associate Planner, gave the Staff presentation and recommendation.

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

Ms. Weiss question the applicant about pedestrian accessibility and on-site utilities. Ms. Flesse provided photographs and information about the Cities priorities. Ms. Wilson provided photographs and information about a manhole, driveway and additional structure located on the site.

Public comment was opened at 1:47 p.m. A letter in support of the project from Christy Ground-Swider was acknowledged. Public comment closed at 1:48 p.m.


ACTION: **Assigned Resolution Number 065-08**
Approved the request by making the findings that the Modification is necessary to secure an appropriate improvement of security fencing on a corner property, and is consistent with the purpose and intent of the Ordinance as the proposed fence does not constitute a visibility issue for vehicles or pedestrians.

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

III. ADJOURNMENT

The meeting was adjourned at 1:53 p.m.

Submitted by,

 8-6-08

Gloria Shafer, Staff Hearing Officer Secretary