



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 24, 2008

CALL TO ORDER:

The meeting was called to order at 9:01 a.m. by Susan Reardon, Senior Planner.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Roxanne Milazzo, Associate Planner
Gloria Shafer, 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.
810 Bond Avenue: on Thursday, September 18, 2008, the Planning Commission upheld the appeal and overturned the Staff Hearing Officer's denial.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. **APPLICATION OF BRIAN THARP FOR 33 RUBIO ROAD, APN 029-341-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00268)**

The 7,688 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves an architectural remodel to the existing structures and a 712 square foot second story addition to the residence. The discretionary applications required for this project are Modifications to permit alterations to portions of the garage located within the required thirty-foot (30') front and ten-foot (10') interior setbacks (SBMC §28.15.060).

Present: Brian Tharp, Applicant.

Ms. Milazzo gave the Staff presentation and recommendation. Ms. Milazzo reported that one e-mail concerning the project was received.

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

The Public Hearing was opened at 9:06 a.m.

Martin Horn, neighbor: concerned about loss of views and sunlight.

The Public Hearing was closed at 9:09 a.m.

Ms. Reardon stated that proposed window alterations do not intensify the use of the garage nor impact adjacent neighbors.

ACTION:

Assigned Resolution No. 071-08

Approved the project making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed roof alteration allows the existing garage to be maintained and remain compatible with the proposed architectural remodel, and the window alteration on the front garage wall will result in a slightly smaller opening on that façade.

Said approval is subject to a condition that the unpermitted retaining walls and spa currently on site either be removed, or be included as "as-built" improvements on plans submitted in conjunction with obtaining building permits.

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

ACTUAL TIME: 9:12 A.M.

B. APPLICATION OF KENT MIXON FOR OLIVIANDER LLC, 2211 WHITE AVENUE, APN 041-252-037, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2008-00308)

The 5,486 square foot project site is currently developed with a single family residence and detached one-car carport. The proposed project involves a major remodel to the residence, including 362 square feet of additional first floor area, 408 square feet of second floor area, and a new one-car carport. The discretionary application required for this project is a Modification to permit alterations to portions of the first floor of the residence that are located within the required six-foot (6') interior setback (SBMC §28.15.060).

Present: Kent Mixon, Architect.

Ms. Milazzo gave the Staff presentation and recommendation.

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

Ms. Reardon asked whether the Parks and Recreation Department had been contacted regarding removal of the Pine tree. Mr. Mixon replied that they had not.

The Public Hearing was opened at 9:15 a.m. As no one wished to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 072-08**
Approved the project making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the non-conforming portion of the residence allows for improved, updated use of the existing structure without impacts to adjacent residential uses.

Said approval is subject to the following conditions:

- A. All unpermitted accessory structures on site be removed and that the trash cans be secured in an area outside of required yards and setbacks.
- B. Removal of the pine tree is subject to approval by the Parks and Recreation Department.
- C. Remove vegetation at the mailbox for improved visibility.

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

ACTUAL TIME: 9:18 A.M.

C. APPLICATION OF HENRY LENNY FOR FARROKH NAZERIAN, 1978 MISSION RIDGE ROAD, APN 019-083-001, A-1 ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2006-00375)

The 2.25 acre site is currently developed with a single family residence and detached garage/accessory structure. The proposed project involves conversion of the existing garage to storage and the construction of a detached 4-car garage. The discretionary applications required for this project are Modifications to permit accessory floor area in excess of 500 square feet and garage floor area greater than 750 square feet (SBMC §28.87.160).

Present: Henry Lenny, Architect; Farrokh Nazerian, Owner.

Ms. Milazzo gave the Staff presentation and recommendation.

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

Ms. Reardon inquired whether a Zoning Compliance Declaration has been recorded on the property. Ms. Milazzo responded that Staff will require that a Declaration be recorded to the property title. Ms. Reardon asked whether the shower in the steam room is only cold water. Ms. Milazzo responded that a cold

water could be located outside of the pool house. Mr. Nazerian stated that a cold water shower was previously inspected and approved.

Ms. Reardon indicated that in this instance the unpaved driveway off Las tunas Road is not in the Staff Hearing Officer's purview as the proposed garage has paved access off of Mission Ridge Road. The unpaved driveway should be removed from this plan.

The Public Hearing was opened at 9:28 a.m. As no one wished to speak, the Hearing was closed.

ACTION:

Assigned Resolution No. 073-08

Approved the project making the findings the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The amount of floor area being proposed for covered parking and accessory use is not out of proportion for a lot of this size.

Said approval is subject to the following conditions:

- A. The paving located in the turn-around area in front of the existing garage be removed and the area be permanently landscaped, and the shower head in the sauna in the recreation room be limited to the cold water supply only.
- B. A Zoning Compliance Declaration be recorded against the property.
- C. Submit an accurate floor plan with plans submitted in conjunction with obtaining building permits.

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

III. ADJOURNMENT

The meeting was adjourned at 9:38 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary



Date