



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES FEBRUARY 25, 2009

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Roxanne Milazzo, Associate Planner
Betsy Teeter, Planning Technician II
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- Items D., 2141 Mission Ridge Road, and F., 436 Coronado Del Mar, were rescheduled to March 11, 2009.
Item E., 618 San Pascual Street, was continued to March 11, 2009.
- B. Announcements and appeals.
- None.
- C. Comments from members of the public pertaining to items not on this agenda.
- No comments.

II. CONSENT ITEMS - TIME EXTENSIONS:

Only denials of time extension requests are appealable to the Planning Commission; therefore, the approval of the following time extensions are not appealable.

ACTUAL TIME: 9:03 (A and B)

- A. **APPLICATION OF LARRY THOMPSON, ARCHITECT FOR JAMES AND CARLA GALLY, 822 E. CANON PERDIDO STREET, APN 031-042-006, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00506)**

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on November 8, 2006. The project approved by the Staff Hearing Officer consists of the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from

1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided with four attached two-car garages. The project is processing concurrently with the development of the adjacent property to the north (824 E. Canon Perdido Street) with shared easements for the access drive and utilities. The adjacent property is under a separate application for the development of four residential condominiums.

The discretionary application approved for this project by the Staff Hearing Officer was:

A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC 27.07 and 27.13).

ACTION: **Assigned Resolution No. 010-09**
Approved the three-year time extension, to November 8, 2012, for the Tentative Subdivision Map, subject to the original conditions of approval included in Exhibit C of the Staff Report.

B. APPLICATION OF LARRY THOMPSON, ARCHITECT FOR JAMES AND CARLA GALLY, 824 E. CANON PERDIDO STREET, APN 031-042-007, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00504)

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on November 8, 2006. The project approved by the Staff Hearing Officer consists of the demolition of a 400 square foot garage and the construction of four new residential condominiums on a lot of approximately, 8,053 square feet in the C-2 zone. The project contains one 1,297 square foot two-bedroom unit, and three 842 square foot one-bedroom units. Parking would be provided within four attached two and one-car garages. A Modification is required to allow the roof deck of Unit D to encroach into the required ten-foot second story rear yard setback. The project is processing concurrently with the development of the adjacent property to the south (822 E. Canon Perdido Street) with shared easements for access drive and utilities. The adjacent property is under a separate application for the development of four residential condominiums.

The discretionary applications approved for this project by the Staff Hearing Officer were:

1. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC §27.07 and 27.13);
2. Modification to allow the roof deck for Unit D to encroach into the required ten-foot second story rear yard setback (SBMC §28.21.060).

ACTION: **Assigned Resolution No. 011-09**
Approved the three-year time extension, to November 8, 2012, for the Tentative Subdivision Map and Modification, subject to the original conditions of approval included in Exhibit C of the Staff Report.

III. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF AB DESIGN STUDIO, INC., AGENT FOR LAVON JORDAN, 1603 ORAMAS ROAD, APN 027-152-013, E-1 SINGLE FAMILY ZONE; GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00594)

The project involves a remodel of the residence including 47 square feet of additional enclosed space, new entry porch and window relocations. The existing 1,904 square foot single-family residence and 430 square foot garage are located on a 6,293 square foot lot in the Hillside Design District. The discretionary application required for this project is a Modification to permit the new entry porch and new windows to be located within the required thirty-foot (30') front 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 15303.

Present: Clay Aurell, Principal Architect; Denise Rocha, Associate.

Ms. Teeter, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:12 a.m.

A letter from Paula Westbury expressing concerns was acknowledged.

The Public Hearing was closed.

Ms. Teeter noted that Public Works staff had reviewed the project to determine whether the planter boxes require a Minor Encroachment Permit. Public Works determined that no such permit is required in this case. If in the future Public Works determines that future public improvements such as sidewalks or use by utility companies is necessary, the planter boxes may be required to be removed at the expense of the owner.

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

ACTION:

Assigned Resolution No. 012-09

Approved the project making the finding that the Modification is necessary to secure an appropriate improvement to the existing non-conforming development, and that it is consistent with the purpose and intent of the ordinance. Adequate separation between the entryway/porch and the street is maintained and will provide an upgraded entry element within a required setback without impacts to the neighborhood.

Said approval is subject to removal of the trellis as noted on the plans.

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

ACTUAL TIME: 9:30 A.M. (Items B and C were heard in reverse order.)

B. APPLICATION OF ERIC SWENUMSON FOR LARSON FAMILY TRUST, 1727 PROSPECT AVENUE, APN 027-142-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00583)

The 11,107 square foot project site is currently developed with a single family residence and a detached 2-car garage. The proposed project involves the demolition of the existing garage and lower level storage and replacement with a regulation sized 2-car garage with storage below. The discretionary application required for this project is a Modification to permit the new garage and lower level storage to be located within the required twenty-foot and fifteen-foot front setbacks respectively (SBMC §28.18.060 & 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 15305.

Present: None, it was noted that Eric Swenumson, Architect, is no longer associated with the project.

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

The Public Hearing was opened at 9:37 a.m.
A letter from Paula Westbury expressing concerns was acknowledged.
The Public Hearing was closed.

Ms. Reardon announced that she read Staff Report for the proposed project and visited the site and surrounding neighborhood. Ms. Reardon questioned the proposed storage location in the interior setback. Ms. Milazzo assured that storage would not occur within six feet of the interior lot line. The area within the interior setback will be walled off and inaccessible.

ACTION: **Assigned Resolution No. 013-09**
Approved the application making the finding 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 front setback encroachment allows for the continued use of the general area which has been historically used for parking, but with an improved size and function. The storage room located beneath the garage will not be visible from the street.

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

ACTUAL TIME: 9:19 A.M.

C. APPLICATION OF DESIGN ARC FOR 201 W. MONTECITO ST. LLC, 201 W. MONTECITO STREET, APN 033-032-006, C-2 COMMERCIAL/R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL/HOTEL & RESIDENTIAL (MST2008-00233)

The 16,485 square foot project site has frontage on West Montecito Street and Los Aguajes Avenue. Current development on site consists of a 12,700 square foot warehouse and thirteen parking spaces. The proposed project involves window and door alterations/additions to all four sides of the building, an equipment enclosure on the ground floor, and reducing the parking on site to nine spaces. Half of the building is located within the R-4 Zone which requires double setbacks for non-residential uses in a residential zone. The discretionary applications required for this project are Modifications to permit alterations within the required twenty-foot (20') front and twelve-foot (12') interior yard setbacks (SBMC §28.21.085).

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

Present: Mark Kirkhart, Principal Architect; Shannon Brooker, Associate.

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

The Public Hearing was opened at 9:27 a.m.

A public comment letter from Paula Westbury expressing concern was acknowledged.

A comment letter from W. P. Van Horn requesting that large truck parking and traffic be discouraged by use of a gate on Los Aguajes was acknowledged.

The Public Hearing was closed.

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

ACTION:

Assigned Resolution No. 014-09

Approved the application making the find that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvement on the lot. The window and door changes are a part of the remodel that will allow the continued use of the structure as a warehouse without intensifying or changing its use.

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

D. APPLICATION OF EAST BEACH VENTURES FOR DISRAELI LIVING TRUST, 2140 MISSION RIDGE ROAD, APN 019-071-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2008-00318)

The 15,745 square foot project site is currently developed with a single family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves an 801 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the addition 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.

Item D was rescheduled to March 11, 2009

E. APPLICATION OF LISA PLOWMAN, AGENT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 618 SAN PASCUAL STREET, APN 037-102-023, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2008-00059)

The project consists of construction of four new attached residential condominium units price restricted to low-income households, including two 981 square foot two-bedroom units, one 1,127 square foot two-bedroom unit, and one 789 square foot one-bedroom unit. Each unit includes one attached single-car garage between 212 and 242 square feet. The public alley on the 500 block of W. Ortega Street would provide automobile access to the site. Proposed grading totals 1,830 cubic yards, with 1,821 cubic yards of cut and 9 cubic yards of fill. The 6,625 square foot site is currently vacant with an average slope of 27.6%. The site is located in the R-3 Zone and carries a land use designation of Residential, 12 units per acre.

The discretionary applications required for this project are:

1. Lot Area Modification to allow two bonus density units (SBMC §28.92.110);
2. Parking Modification to allow one covered space for each unit instead of the required one covered and one uncovered space for each unit (SBMC §28.92.110);
3. Fence/Wall Height Modification for fences and walls to exceed eight feet in height within the interior setback (SBMC §28.92.110);
4. Wall Height Modification for walls within ten feet of the front line to exceed 3½ feet in height (SBMC §28.92.110);
5. Front Setback Modification to allow a patio overhang to encroach 3½ feet into the ten foot front setback (SBMC §28.92.110);

6. Interior Setback Modification for the building to encroach one foot into the six foot interior setback (SBMC §28.92.110); and
7. Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (Infill Development Projects).

Item E was continued to March 11, 2009

F. APPLICATION OF ALEX PUJO, ARCHITECT FOR LARRY AGOSTINO AND SUSAN JEAN AGOSTINO, PROPERTY OWNERS, 436 CORONA DEL MAR, APN 017-321-007, R-4/SD-3 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL – HOTEL & RESIDENTIAL (MST2008-00420).

The project consists of a proposal to demolish the existing 1,326 square foot residence and 224 square foot non-conforming garage and construct a 3,094 square foot, three-story duplex and a 548 square foot two-car garage on a 6,594 square foot lot in the non-appealable jurisdiction of the Coastal Zone. Also proposed are 582 square feet of covered patios, 166 square foot open deck and a 400 square foot lap pool. Unit 1 would be a 2,159 square foot, three-story, two-bedroom unit and Unit 2 would be a 934 square foot, one-story, one-bedroom unit with two uncovered parking spaces. One modification is requested to allow the proposed two-car garage to encroach 3 feet into the interior setback.

The discretionary applications required for this project are:

1. A Coastal Development Permit to allow the proposed development in the non-appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.009); and
2. A Modification to allow the new garage to encroach into the interior yard setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301(l) (1) Existing Facilities and 15303(b) New Construction.

Item F was rescheduled to March 11, 2009

IV. ADJOURNMENT:

The meeting was adjourned at 9:39 a.m.

Submitted by,

Gloria Shafer, Staff Hearing Officer Secretary

Date