



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

March 10, 2010

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:04 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Danny Kato, 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.  
None.
- B. Announcements and appeals.  
Susan Reardon, Senior Planner announced that a decision on a Coastal Development Permit for a Secondary Dwelling Unit on a property located at 1126 Del Mar Avenue has been postponed to after March 15, 2010 to allow for additional public notice. The Staff hearing Officer will announce the decision at the March 24, 2010 meeting.
- C. Comments from members of the public pertaining to items not on this agenda.  
None.

#### **II. PROJECTS:**

##### **ACTUAL TIME: 9:04 A.M.**

- A. **APPLICATION OF DESIGNARC, ARCHITECT FOR HOUSING AUTHORITY OF SANTA BARBARA, 219 SYCAMORE LANE, APN 017-073-046, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00482)**

The 1.69 acre project site is currently developed with ten duplex buildings totaling twenty residential units. The proposed project involves a remodel, architectural upgrade, new entry porches, upper level balconies, and laundry rooms for the units. The discretionary applications required for this project are:

Modifications to permit architectural elements to encroach into the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060), and;

Modifications to permit architectural elements and laundry room additions to be located within the required fifteen-foot building separation (SBMC 28.18.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Rob Pierson, Executive Director Housing Authority; Kevin Dubain, Architect; Natira Jones, Architect.

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

The Public Hearing was opened at 9:25 a.m.

A petition in favor of individual laundry rooms signed by 20 tenants was submitted.

A letter in opposition from Paula West bury was acknowledged.

Rick Span, Contractor, stated that tankless water heaters are not efficient.

The Public Hearing was closed at 9:28.

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

Ms. Reardon expressed concern regarding the proposed separation between buildings 8 and 9, and questioned whether options were explored to reduce the encroachment.

**ACTION:**

**Assigned Resolution No. 007-10**

Approved the subject application making the following findings and determinations:

The Modification to permit architectural enhancements to project into the required setbacks is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, by upgrading the aesthetics of the building without adding additional floor area within the setback.

The Modification of distance between main buildings is necessary to secure an appropriate improvement and that it meets the purpose and intent of the ordinance which is to provide separation between residential habitable spaces for quality of life. The architectural thickening of the walls does not provide additional habitable space within the required separation distance.

Said approval is subject to the following conditions: 1) All plans submitted for building permits in conjunction with this Modification approval shall provide a minimum 7 foot separation between buildings 8 and 9. 2) Laundry rooms will have self closing doors and dryer vents directed away from neighboring properties.

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

**ACTUAL TIME: 9:42 A.M.**

**B. APPLICATION OF WADE DAVIS DESIGN, AGENT FOR THE WOOD TRUST, 11 EALAND PLACE, APN 019-061-034, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00577)**

The 8,615 square foot project site was previously developed with a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,667 square foot residence, 316 square foot lower level accessory space, and a 431 square foot attached garage. The discretionary application required for this project is a Modification to permit new construction within the required fifteen-foot (15') interior 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 & 15305.

Present: Akeiko Wade, Architect; Jim Davis, Architect; Rick Span, Contractor; Mr. Wood, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation. Ms. Milazzo explained that staff does not support the requested Modification.

The Public Hearing was opened at 9:53 a.m. The following individual(s) spoke in opposition or in support.

Roy Harthorn: in support.

A letter in support from Tim McCollum was acknowledged.

A letter in opposition from Paula Westbury was acknowledged.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon questioned whether the option to move the house and request a front yard modification had been studied, and expressed

acknowledged the number of site constraints, and the possibility of future unpermitted development at the under-story.

Ms. Reardon recessed the meeting at 10:31 a.m. for staff to confer with the Building Official regarding the current ordinance pertaining to the Conejo Slide area. Ms. Reardon reconvened the meeting at 11:05 a.m.

Danny Kato, Senior Planner, stated that a portion of the proposal is within 25 feet of the slide and not buildable until an amendmend to the existing Conejo Landslide Ordinance is approved. Mr. Kato stated that all requirements of the Municipal Code must be met with or without the Landslide condition.

The applicant was advised that a building permit for the project would not be issued without compliance with Chapter 22.90 of the Santa Barbara Municipal Code.

**ACTION:** **Assigned Resolution No. 008-10**  
Approved the subject 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 given that the site is constrained with the Conejo landslide, steep slope, and substandard size.

Said approval is subject to the following conditions: 1) The turnaround area within the front yard and interior setback shall be reduced to the minimum necessary and designed to prohibit parking within said area. 2) The understory area inside the interior setback is to remain unfinished with a dirt floor.

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

### **III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 11:03 a.m.

Submitted by,

  
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Gloria Shafer, Staff Hearing Officer Secretary