



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

May 19, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:02 a.m.

STAFF PRESENT:

Susan Reardon, 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.
Ms. Reardon announced that an appeal of Staff Hearing Officer denial for 401 ½ Old Coast Highway has been filed and is tentatively scheduled to be heard by the Planning Commission on June 10, 2010.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

- A. APPLICATION OF TOM OCHSNER, AGENT FOR MARK GRIFFITH, 1517 CLIFF DRIVE, APN 045-031-022, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00052)

The 12,197 square foot project site is currently developed with a single-family residence and detached two-car carport. The proposed project involves

demolition of the carport and the construction of a three-car garage with a 500 square foot accessory room on top. The discretionary application required for this project is a Modification to permit garage space in excess of 500 square feet (SBMC §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 15303 & 15305.

Present: Mark Griffith, Owner.

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

The Public Hearing was opened at 9:05 a.m.
As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon stated that because the hedge along the front property line poses a safety hazard, a condition will be added stating that hedge shall comply with Chapter 28.87.170 of the Zoning Ordinance.

ACTION: **Assigned Resolution No. 023-10**
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 garage provides covered parking, not visible to the street, for the property owner's needs, in the location currently being used for parking purposes.

Said approval is subject to a condition that the overheight hedge along the front lot line comply with Santa Barbara Municipal Code §28.87.170.

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

ACTUAL TIME: 9:08 A.M.

B. APPLICATION OF CARLOS GRANO, AGENT FOR HILARY HAGENBUCH, 344 LA MARINA DRIVE, APN 045-061-020, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL ZONE OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00122)

The 6,820 square foot project site is currently developed with a single-family residence and two uncovered parking spaces. The proposed project involves conversion of an existing bedroom to a one-car garage and relocating one of the uncovered parking spaces. The discretionary application required for this project is

a Modification to permit alterations and change of use within the required twenty-foot 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 15301, 15303 & 15305.

Present: Carlos Grano, Agent.

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

The Public Hearing was opened at 9:11 a.m.
As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon stated concern that the parking space in the interior yard setback is not consistent with the neighborhood and asked that the applicant discuss alternatives with Transportation staff.

ACTION: **Assigned Resolution No. 024-10**
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 conversion to a garage, results in use of the structure as it was originally built in an area that is consistent throughout the neighborhood.

Said approval is subject to the condition that the garage door is to be a single-car garage door.

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

ACTUAL TIME: 9:16 A.M.

C. APPLICATION OF J. GRANT DESIGN STUDIO, AGENT FOR DAVID BOLTON, 605 E. DE LA GUERRA STREET, APN 031-032-013, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00050)

The 7,545 square foot project site is currently developed with a triplex and four parking spaces. The proposed project involves an "as-built" basement expansion for one of the units. The additional floor area results in one additional parking space requirement for the site. The discretionary application required for this project is a Modification to provide four parking spaces instead of the required five parking spaces (SBMC §28.90.001.B).

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: Roy Hawthorn, Agent; David Bolton, Owner.

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

The Public Hearing was opened at 9:20 a.m.
Marco Ybarra, previous tenant spoke in support of the application.
The Public Hearing was closed at 9:21 a.m.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon noted that there is not enough area for an additional parking space without impacting trees or the private outdoor living space for the rear units. Ms. Reardon stated that Transportation staff's comments indicating that the existing four spaces is adequate and the demand will not increase and that the Building Code would not allow this area to be used as a bedroom is justification to approve the Modification.


ACTION: **Assigned Resolution No. 025-10**
The Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space in the immediate area. The four parking spaces that currently exist will continue to meet the parking demand for the three units.

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 9:24 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary