



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

September 8, 2010

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Chelsey Swanson, Assistant Transportation 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 the September 22, 2010 Staff Hearing Officer meeting is cancelled due to lack of items.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF HECTOR MAGNUS, ARCHITECT FOR ANTAR DAYAL, 306 SHERMAN ROAD, APN 019-050-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00414)

The 10,500 square project site is approved for the construction of a single family residence and attached garage. The proposed project involves a request to construct entry stairs to the residence and a wall fountain within the front setback. The discretionary application required for these installations is a Modification to permit new structures within the required 35' 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 & 15305.

Present: Antar Dayal, Owner; Hector Magnus, Architect.

Renee Brooke, Senior Planner gave the Staff presentation and recommendation.

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

A letter in opposition from Paula Westbury was acknowledged.

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.

ACTION:

Assigned Resolution No. 047-10

The Staff Hearing Officer finds 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 front setback encroachments allow access to the front door of the dwelling space and provide a landscape element without adding additional floor area within a required setback or impeding the view of motorists exiting the garage/driveway.

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.

(Items B & C were heard in reverse order)

B. APPLICATION OF UBALDO DIAZ, AGENT FOR HEZI KOREN, 447 CONEJO ROAD, APN 019-050-017A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00509)

The 10,710 square foot project site is approved for the construction of a single family residence and detached garage. The proposed project involves changing a front window to French doors and adding a second story deck to the residence. The discretionary application required for this project is a Modification to permit these alterations within the required 35' front setback from Conejo Lane (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 & 15305.

Present: Neither property owner nor applicant were present.

Renee Brooke, Senior Planner gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:21 a.m.
A letter in opposition from Paula Westbury was acknowledged.
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.

ACTION: **Assigned Resolution No. 048-10**
The Staff Hearing Officer finds 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 design changes increase the opportunities for outdoor enjoyment without additional floor area in the front setback or resulting impacts to adjacent neighbors.

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

** The meeting was recessed at 9:23 a.m. and reconvened at 9:33 a.m. **

ACTUAL TIME: 9:07 A.M. (Item B & C were heard in reverse order)

C. **APPLICATION OF JACOB & KATHERINE NIKSTO, 3077 CALLE FRESNO, APN 053-183-004, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00240)**

The 6,550 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves demolition of 306 square feet of illegal additions and "as-built" approval of 320 square feet added by a previous property owner without benefit of permits. The discretionary application required for this project is a Modification to permit approximately seven square feet of the "as-built" floor area to be located within the required six-foot 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: Jacob Niksto, Owner.

Renee Brooke, Senior Planner gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:12 a.m.
A letter expressing concerns from Paula Westbury was acknowledged.
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 expressed concerns with the encroachment of the proposed building into the narrow driveway. Ms. Swanson explained that using a standard vehicle size template, two vehicles can be maneuvered in and out of the garage. Mr. Reardon stated that the project can be approved with an added condition to work with Transportation Staff to improve driveway maneuverability.

ACTION: **Assigned Resolution No. 049-10**
The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement. The proposed encroachment of approximately seven square feet will allow for a uniform improvement without impacts to the immediate neighbor.

Said approval is subject to the condition that the applicant is to work with Transportation Staff to improve driveway back-out maneuverability from the garage.

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

ACTUAL TIME: 9:35 A.M.

D. APPLICATION OF PAUL ZINK, AGENT FOR LESLIE HOUSTON, 333 CONSUELO DRIVE, APN 059-212-003, R-2 TWO FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00217)

The 7,490 square foot project site is currently developed with a duplex, 1-car garage, and 2-car garage. The proposed project involves a 234 square foot addition to the rear unit, a new 243 square foot covered patio, and a new 225 square foot trellis. The discretionary application required for this project is a Modification to permit the addition to be located within the required outdoor living space (SBMC §28.18.060).

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: Paul Zink, Architect; Leslie Houston, Owner.

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

Ms. Brooke clarified that an additional modification under SBMC Section 28.87.062 would be required for the encroachment of the trellis into the required open yard.

Mr. Zink stated that the request for the rear yard trellis would be eliminated in order to provide the required open space.

The Public Hearing was opened at 9:44 a.m.
A letter in opposition from Paula Westbury was acknowledged.
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 questioned whether other options were studied for the floor plan to preserve the required 20 foot minimum dimension of the open yard. Mr. Zink explained the design process resulting in the current proposal.

Ms. Reardon stated that she understands the reasoning behind Staff's recommendation but stated that she could support a modification of the minimum dimension to allow the open yard to be 18 feet by 70 feet. Mr. Zink expressed concern regarding the actual dimension between the face of the building and the rear property line, as it has not been surveyed, and stated that the 6 foot buffer between the rear property line and the St. Vincent Mobile Home Park wall should be taken into consideration as open yard space for the subject property. Ms. Reardon indicated that she could not support a distance less than 18 feet. Mr. Zink requested a four week continuance to obtain a survey to verify the distance between the existing residence and the rear property line.

ACTION:

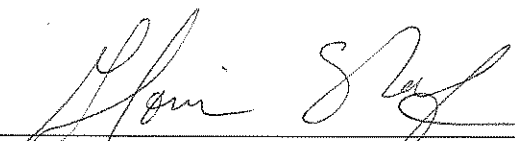
Continued four weeks to the meeting of October 6, 2010, for the applicant to obtain a survey to verify the distance between the existing residence and the rear property line.

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 10:12 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

