



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 6, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Roxanne Milazzo, Associate Planner
Gabriela Feliciano, Commission Secretary (Alternate)

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- Susan Reardon, Senior Planner announced that Item E, 468 Conejo Road, was postponed to the meeting of October 20, 2010.
- B. Announcements and appeals.
- Ms. Reardon had no announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
- None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

- A. **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; and Leslie Houston, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation.

Mr. Zink explained the survey that was completed since the last hearing and presented a revised project to the Staff Hearing Officer.

The Public Hearing was opened at 9:12 a.m. and, as no one wished to speak, it was closed.

Ms. Reardon acknowledged receipt of a letter from Paula Westbury in opposition to the project.

ACTION: Assigned Resolution No. 050-10

Approved the project making the finding that the Modification of the open yard requirement to allow the required open yard to contain areas with less than the required 20 foot minimum dimension is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the site because there is adequate open space on site for both units that meets the intent of the ordinance.

Said approval is subject to the condition that the required open yard be shown on the plans submitted for building permit.

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

ACTUAL TIME: 9:20 A.M.

B. APPLICATION OF PACIFIC ARCHITECTS, AGENT FOR NANCY MAMMEL REVOCABLE TRUST, 216 NATOMA AVENUE, APN 033-062-019, R-4/HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE/SD-3 COSTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL & RESIDENTIAL (MST2010-00145)

The 6,000 square foot project site is currently developed with a two-story duplex and detached two-car garage with storage. The proposed project involves a remodel and 101 square foot addition to the lower unit, a 220 square foot addition to the upper unit, demolition of the existing garage and storage room, and construction of a 527 square foot two-car garage, outdoor fireplace, and barbeque area with counter and sink. The new garage will be approximately six inches taller than the previous structure. The discretionary application required for this project is a Modification to permit the garage expansion to be located within the required 6' interior 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 15303 & 15305.

Present: Bill Wolf, Architect.

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

The Public Hearing was opened at 9:25 a.m. and, as no one wished to speak, it was closed.

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

Ms. Reardon confirmed that a survey will be required at the time the building permit is issued.

ACTION:

Assigned Resolution No. 051-10

Approved the project 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 proposed encroachment into the interior setback is appropriate because it will allow the new two-car garage to provide functional parking spaces in the existing garage location.

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

ACTUAL TIME: 9:27 A.M.

C. **APPLICATION OF TAI YEH, AGENT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00216)**

The project site is located on the corner of Garden and Mission Streets. Current development on site consists of a single family residence, detached accessory building, and swimming pool. The proposed project involves a remodel and roof change to the accessory structure. The discretionary application required for this project is a Modification to permit alterations within the required ten-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: Tai Yeh, Architect.

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

The Public Hearing was opened at 9:30 a.m. and, as no one wished to speak, it was closed.

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

Ms. Reardon confirmed that this site is on the City's List of Potential Historic Resources and the applicant is consulting with the City Urban Historian.

ACTION: Assigned Resolution No. 052-10

Approved the project 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 proposed roof alterations will allow an architectural upgrade to the existing accessory building without intensification of use or impacts to the adjacent neighbors.

Said approval is subject to the condition that any plan submitted for a building permit in conjunction with this Modification approval shall include a note on the plans that states the hedge along the front lot line facing Mission Street shall be brought into compliance with SBMC §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: 9:33 A.M.

D. **APPLICATION OF SURE SITE CONSULTING GROUP LLC, AGENT FOR
PB MICHELTORENA LLC, 525 E. MICHELTORENA STREET,
APN 027-260-031, C-O MEDICAL OFFICE ZONE, GENERAL PLAN
DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL (MST2010-00049)**

The proposed project involves the construction of two faux chimneys on the roof of an existing three-story commercial building. The chimneys will house panel antennas for a T-Mobile installation. An existing wireless facility for Sprint that utilizes two existing faux chimneys will remain. The discretionary application required for the project is a Modification to permit one of the two new chimneys to be located within the required 15' front setback (SBMC §28.51.060).

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: Scott Dunaway, Attorney.

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

The Public Hearing was opened at 9:35 a.m. and, as no one wished to speak, it was closed.

Ms. Reardon acknowledged receipt of a letter from Gino Quaranta and Sharon Maguire, neighbors, expressing opposition to the project.

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

ACTION: **Assigned Resolution No. 053-10**
Approved the project 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 Modification will allow a uniform installation for improved communication systems without adding floor area within a required setback or yard.

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

E. APPLICATION OF LORI KARI, AGENT FOR PETER AMSTUTZ,
468 CONEJO ROAD, APN 019-061-017, A-1 ONE FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE
(MST2010-00234)

The 9,778 square foot project site was previously developed with a 1,104 square foot single-family residence and detached 300 square foot garage with roof deck which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,215 square foot single family residence. The garage will be reconstructed under separate permit. The discretionary applications required for this project are Modifications to permit new construction within the required thirty five-foot (35') front and fifteen-foot (15') interior setbacks (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.

THIS ITEM WAS POSTPONED TO OCTOBER 20, 2010.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:38 a.m.

Submitted by,



Gabriela Feliciano, Commission Secretary (Acting)