



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 1, 2010

CALL TO ORDER:

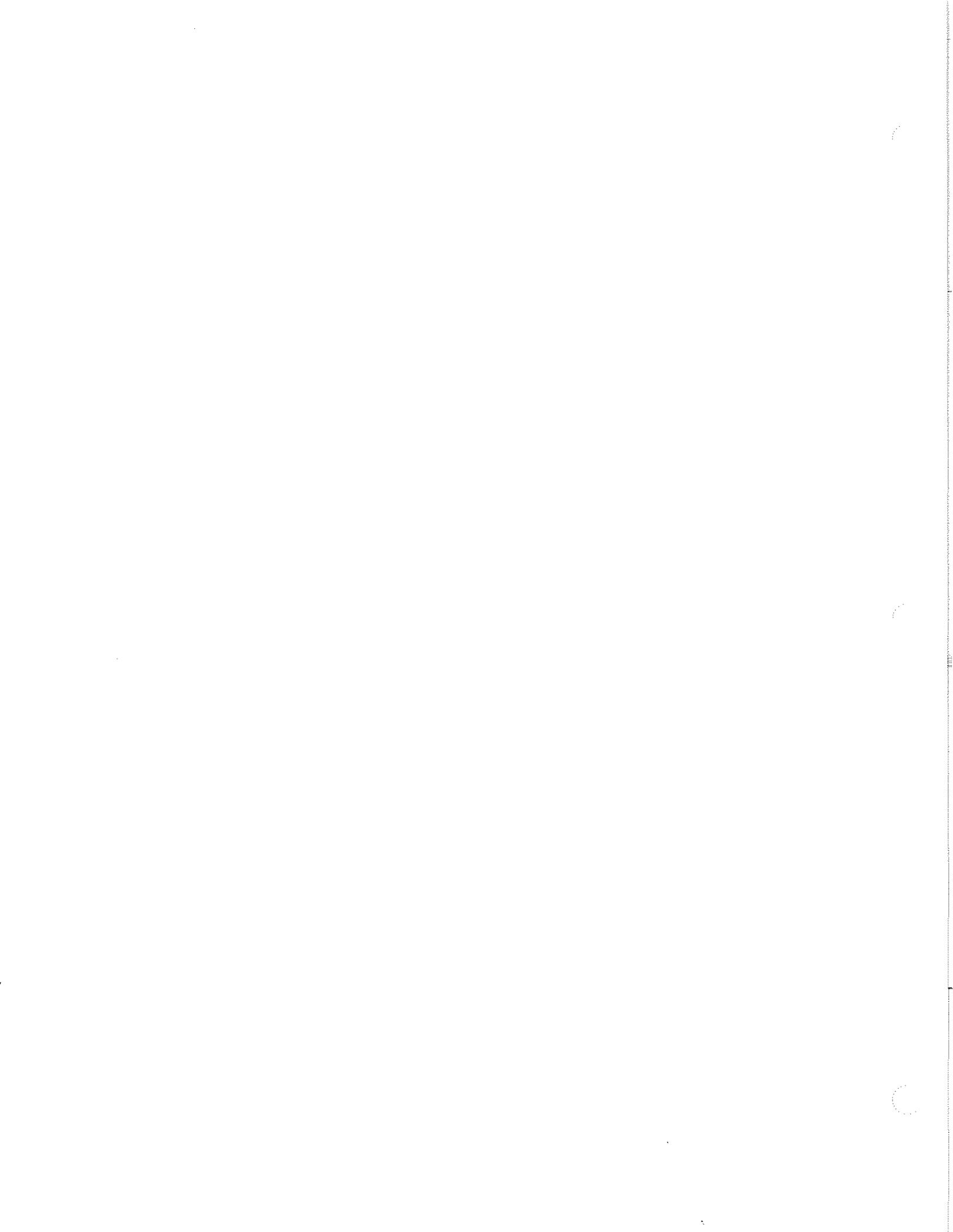
Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
JoAnne LaConte, Assistant Planner
Susan Gantz, Planning Technician II
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
Ms. Reardon reported that Item C, 1727 Prospect Avenue had been postponed indefinitely.
- B. Announcements and appeals.
None.
- 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 BRYAN MURPHY, AGENT FOR DARIO PINI, 26 CHAPALA STREET, APN 033-102-001, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2010-00176).

The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including replacement of all existing windows, extending an existing balcony corridor, a facade remodel, and a revised landscape plan. The discretionary applications required for this project are Modifications to allow alterations within the required 10'-0" front setback on Mason Street (SBMC §28.21.060) and a reduction of the required outdoor living space (SBMC §28.21.081). No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved and reconfigured to comply with the Americans with Disabilities Act. Coastal review is required for this project which is located within both the appealable and non-appealable jurisdictions of the Coastal Zone. Issuance of a Certificate of Occupancy for this project will abate enforcement case ENF2010-00250.

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

Present: Bryan Murphy, Agent.

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

Susan Gantz, Planning Technician II, gave the Staff presentation and recommendation. She presented revised findings for the project. Ms. Gantz stated that the trash receptacles are not allowed to be stored within any setbacks and an alternate location needs to be called out on the plans. Additionally, the as-built walls along the Mason Street frontage exceed the maximum height allowed by the Zoning Ordinance and need to be reduced in height.

The Public Hearing was opened at 9:07 a.m.

Ms. Gantz stated she received a phone call from Sara Hartigan questioning the nature of the project and whether there would be changes to the ridge roof height.

With no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 057-10**
The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot by upgrading the aesthetics of the building. The architectural thickening of the wall and addition of columns are minimal and will not provide additional floor area within the required setback. The proposed minor encroachment into the non-conforming common outdoor living space would allow for the provision of private patios for some of the units which is a beneficial and appropriate improvement despite not meeting minimum area requirements.

Said approval is subject to the following condition: Prior to final approval by the Historic Landmarks Commission, Applicant shall reduce the height of the walls along the Mason Street frontage within the front setback to 42" maximum, and identify an alternate location for trash storage outside of the required setbacks.

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

ACTUAL TIME: 9:12 A.M.

B. **APPLICATION OF BRIAN HOFER, ARCHITECT FOR JASSO FAMILY LIVING TRUST, 1002 NORTH MILPAS STREET, APN: 029-252-013, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00259)**

The 6,730 square foot project site is currently developed with a 1,551 square foot one-story residence and a detached 239 square foot one-car garage. The proposed project involves removal of approximately 121 linear feet of retaining walls, construction of approximately 67 linear feet of new retaining walls and fences for a combined total height of approximately 14 feet, new permeable paving to replace existing concrete, new landscaping and a new uncovered parking space. The discretionary applications required for this project are Modifications to permit the combined height of the new retaining walls and fences to exceed the maximum allowable height of eight feet within the required six-foot interior setbacks (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 and 15305.

Present: Brian Hofer, Agent.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation. She stated that the existing white metal fence and gate on the corner of Milpas and Carrillo Streets did not have a building permit and must be removed.

Ms. Reardon requested staff clarify Transportation staff's position on the existing electric gate on the front property line in relation to the proposed on-site uncovered parking and the existing hedge location. Staff stated that Transportation staff supports the existing electric gate as long as the hedges are kept to the maximum allowed 3½ feet in height.

The Public Hearing was opened at 9:20 a.m.

Kellam De Forest expressed concerns regarding the potential impact to the existing on-site stone walls.

The Public Hearing was closed at 9:23 a.m.

ACTION:

Assigned Resolution No. 058-10

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 retaining wall system will allow for an expanded flat, usable open yard area for the residence with a fence on top to provide a safety barrier and maintain the existing level of privacy in the yard. The top elevation of the proposed retaining wall will match the existing elevation of the existing retaining wall and the replacement wood fence will be the same height of the existing wood fence. The new retaining wall and fence combination will not result in a significant visual change off-site.

Said approval is subject to the following conditions:

- 1) Reduce the proposed width of the driveway to 10-feet maximum;
- 2) The unpermitted fence and gate on the corner of Milpas and Carrillo Streets shall be removed;
- 3) The landscape plan shall include a barrier or border between the paved driveway and landscaped area in the front yard along Carrillo Street to prevent parking in the front yard and in the existing required private outdoor living space;
- 4) The shed located in the front setback shall be removed from the property;
- 5) Stored items are to be removed from the garage and required setbacks; and
- 6) The hedge within ten feet of the driveway is to be reduced to 3½ feet in height; as the wall and hedge height in the front yards are to be reduced to the legal non-conforming height of five feet, and all other hedges determined not to be legal nonconforming must comply with Santa Barbara Municipal Code (SBMC) Section 28.87.170.

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

C. **APPLICATION OF AMY TAYLOR, AGENT 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 11,109 square foot project site is currently developed with two single family residences and a detached two-car garage. The proposed project involves the demolition of the existing garage and lower level storage and replacement with a 676 square-foot three-car garage with 495 square feet of storage area 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 and 28.87.160).

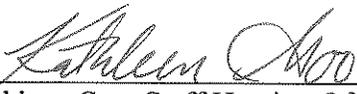
The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301, 15303 and 15305.

Postponed indefinitely.

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:34 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary