



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 26, 2011

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
Kelly Brodison, Assistant Planner
Melissa Hetrick, Environmental Analyst/Project Planner
Jim Austin, Fire Inspector III/Investigator
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- 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 BRITTON JEWETT, ARCHITECT FOR CONN ABEL, 2849 VERDE VISTA DRIVE, APN 053-363-013, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00015)

The 5,242 square foot project site is currently developed with a single family residence and detached two-car garage. The proposed project involves 136 square feet of additional floor area for the residence.

The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area (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.

Case Planner: Roxanne Milazzo, Associate Planner

Present: Britton Jewett, Architect.

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

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

The Public Hearing was opened at 9:08 a.m.

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

Ms. Reardon stated she had concerns with reducing the open yard below the Zoning Ordinance requirement, given that the current size appears too small given the entire area behind the existing gate, including the driveway, is currently used as open yard. She stated she could not support the project as proposed.

ACTION: (9:18 a.m.)
To continue the item A to the end of the meeting in order to give the applicant time to confer with the owner regarding the suggested plan changes by the Staff Hearing Officer.

ACTION: (10:29 a.m.)
To re-open the Public Hearing of Item A, 2849 Verde Vista Drive.

The Public Hearing was opened at 10:30 a.m.

Mr. Joaquin Rosef spoke of concerns of privacy impacts of windows over-looking neighboring properties.

The Public Hearing was closed at 10:31 a.m.

The Applicant stated that the owners agreed to alter the plan as suggested.

ACTION: **Assigned Resolution No. 003-11**

Approved the revised Modification making the findings outlined in the Staff Report dated January 19, 2011.

Said approval is subject to the condition that the plans submitted for a building permit in conjunction with this Modification approval shall show the revised project, reflecting the squaring off of the addition; the removal of the storage shed; and, that the garage be accessible for required parking purposes.

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: 9:18 A.M.

B. APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio.

The discretionary application required for this project is a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

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

Case Planner: Kelly Brodison, Assistant Planner

Present: Mark Shields, Architect; and Thomas and Barbara Sanborn, Owners.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation, and announced a correction to the staff report in the correct maximum height of the building to be 29 feet, 6-inches, and not 24 feet as stated in Section IV, of the staff report.

The Public Hearing was opened at 9:41 a.m.

The following people spoke in opposition or with concerns regarding the proposed project:

1. Keith Rivera (neighbor to and agent for Dan & Diane Gainey) requested that the pending story poles address second-floor window locations in order to further address potential neighborhood privacy impacts.

2. Beverly Johnson Trial (northerly neighbor – also submitted and read letter from husband Alan Trial), requested a delay in review of the proposed project until pending installation of story poles, and spoke of concerns of negative impacts to neighborhood density.
3. Beth Ford (with two submitted photos), spoke of concerns of density impacts and the existing difficulty for safe ingress and egress.
4. Marc Chytilo spoke of concerns of inadequate safe emergency access in the High Fire area of the proposed project, inadequate safe ingress and egress, negative neighborhood impact and compatibility issues, massing FAR calculations, and massing of the motor court.
5. Judy Denenholz, spoke of concerns regarding the inadequate size of the lot to support two structures, large FAR calculations, and negative neighborhood impacts.

Laurel Phillips spoke in support of the proposed project, and commented on the beauty of the proposed project and the patience of the owners.

Various public correspondence letters and one petition in support were submitted by Thomas Sanborn (from Laurel Phillips, Glen and Dorothy Dyruff, Mary Lou Fahy, Bill Freudenburg and Sarah Stewart).

Letters in opposition were acknowledged from Dan and Diane Gainey and Marc Chytilo (agent for Judy and David Denenholtz).

The Public Hearing was closed at 10:00 a.m.

Jim Austin, Fire Inspector III/Investigator, stated that he did not have specific reports from fire crews of any difficulty of ingress or egress to Greenridge Lane, and that his assessment on the high fire safety of the existing structures and site and the proposed structures and new landscaping is that the project improves the existing situation.

Melissa Hetrick, Environmental Analyst/Project Planner, spoke on the project's CEQA categorical exemption requirements.

Ms. Brodison clarified the FAR calculations and the surveys conducted to confirm those calculations.

Ms. Reardon clarified with the applicant the intent to include tree protection measures during construction and discussed potential conditions of approval. The applicant expressed agreement with the proposed conditions of approval.

ACTION:

Assigned Resolution No. 002-11

Approved the Performance Standard Permit making the findings outlined in the written Staff Report dated January 19, 2011.

Said approval is subject to the following conditions:

- A. The two existing oak trees (20" and 24") on the east side of the property shall be preserved, protected, and maintained. The recommendations for tree protection during construction, including the suggested changes to the plans included in the body of the arborist letter report from Westree dated August 12, 2010, shall be incorporated into the project and included in any plans submitted for a building permit associated with this project.
- B. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way or Greenridge Lane, unless specifically permitted by the Transportation Manager with a Public Works permit.
- C. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

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

ACTION:

(10:19 a.m.)

A five minute break was called to give the applicant of Item A, 2849 Verde Vista Drive time to return to the Public Hearing.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:43 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

