



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 20, 2011

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, Senior Planner
Renee Brooke, Senior Planner
JoAnne LaConte, Assistant Planner
Betsy Teeter, Planning Technician II
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: 9:02 A.M.

A. **APPLICATION OF MICHAEL HARRISON, 1337 CLIFF DRIVE, APN 045-041-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00200)**

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves conversion of the existing garage to habitable space, the addition of a new 442 square foot garage, and a 186 square-foot addition to the rear of the residence. The discretionary application required for this project is a Modification to allow the conversion of the existing garage to new habitable space within the required 6' 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 Sections 15301 and 15305.

Case Planner: Betsy Teeter, Planning Technician II

Present: Michael Harrison, Applicant.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. Ms. Reardon also clarified that the review will be focused on the garage conversion and the new window; as the Staff Hearing Officer does not have review authority over the new garage and bedroom addition as they conform to zoning requirements.

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation. It was noted that the existing garage currently has no windows within the setback, contrary to what is indicated on the plans.

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

An email expressing concerns from Helene Mussbach was acknowledged.

A letter from Paula Westbury was acknowledged expressing her support and concerns regarding different elements of the proposed application.

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

Ms. Reardon expressed concern with the new windows proposed within the interior setback.

ACTION: **Assigned Resolution No. 014-11**
Approved the Modification making the findings as outlined in the Staff Report dated April 13, 2011.

Said approval is subject to the condition that the proposed window within the interior setback shall not exceed the minimum dimensions or minimum clear opening for an emergency escape window required by the Building Code.

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: 9:11 A.M.

B. APPLICATION OF STEVE HARREL, AGENT FOR ALTA COMMUNITY INVESTMENT III, LLC, 801 DE LA GUERRA TERRACE, APN 031-071-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00136)

The 5,227 square foot project site is triangular shaped and abuts De la Guerra Road and De la Guerra Terrace. The site is currently developed with a single family residence and attached two-car garage. The proposed project involves a minor remodel to accommodate a new front door and entry landing on the De la Guerra Terrace frontage. The discretionary application required for this project is a

Modification to allow the alterations within the required 30-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 & 15305.

Present: Steve Harrel, Applicant.

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

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

The Public Hearing was opened at 9:14 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:15 a.m.

A letter expressing concerns from Paula Westbury was acknowledged.

Ms. Reardon questioned whether the agave plants on the corner of De La Guerra Terrace and De La Guerra Streets were located on the project site and requested the applicant work with the Transportation Division staff to determine how to improve the vehicular safety and visibility regarding these agave plants.

ACTION:

Assigned Resolution No. 015-11

Approved the Modification making the findings as outlined in the Staff Report dated April 13, 2011.

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.

C. APPLICATION OF DOUGLAS KEEP, ARCHITECT FOR MICHAEL AND KRISTEN DESMOND, 215 E. VALERIO STREET, APN 027-112-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00377)

The 10,071 square foot project site is currently developed with a single family residence and a detached two-car garage with accessory space. The proposed project involves a 287 square foot addition to the residence, new fencing, new trellis, and minor exterior alterations including the replacement of garage doors, replacement of a window with a door at the garage, removal of one Palm tree from the backyard, and new paving material for a portion of the driveway. The discretionary application required for this project is a Modification of the location of the required open yard area (SBMC §28.18.060.C).

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

Sections 15301 (Existing Facilities) & 15305 (Minor Alterations in Land Use Limitations).

Present: Douglas Keep, Architect; and Kristen Desmond, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

Ms Desmond, the owner, clarified that only one of the five existing Palm trees will be removed from the backyard of the project site.

The Public Hearing was opened at 9:26 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:27 a.m.

A letter expressing concerns from Paula Westbury was acknowledged.

Ms. Reardon stated the inclusion of the front setback with the required open yard does not meet the purposes and intent of the Zoning Ordinance and cannot be supported. She would allow the porch to encroach upon the open yard area to fulfill the intent and purpose of the Zoning Ordinance, and informed the applicant that this change should be indicated on the plans. The applicant was supportive of this change.

ACTION: **Assigned Resolution No. 016-11**
Approved the Modification making the findings as outlined in the Staff Report dated April 13, 2011.

Said approval is subject to the following conditions as revised at the hearing:

- 1) A planter area shall be provided that clearly delineates the edge of the driveway to prevent vehicles from encroaching into the required open yard area at the back of the property.
- 2) Show the revised location of the portion of the required open yard proposed in the remaining front yard.
- 3) Correct the Zoning Compliance Declaration to reflect that there is one existing legal unit on site.

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: 9:38 A.M.

D. **APPLICATION OF AB ARCHITECTS FOR SANTA BARBARA BEACH HOUSE HOTEL, LP, 121 STATE STREET, APN 033-075-001 and -002, HRC-2/SD-3 (HOTEL AND RELATED COMMERCE/COASTAL) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2010-00390)**

The proposed project involves interior and exterior renovations of an existing hotel on a 9,962 square foot lot. Improvements include new storefront windows, doors, awnings and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structures are also proposed. Interior alterations would reduce the number of hotel rooms from 53 to 41 under a separate permit. The discretionary application required for this project is a Modification to allow alterations within the required 20 foot front setback on State Street (SBMC §28.22.060.A.). No new floor area is proposed within the front setback.

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.

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

The applicant from AB Architects was not present for the hearing.

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

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

With no one wishing to speak, the Public Hearing was closed at 9:42 a.m.

A letter expressing concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 017-11**
Approved the Modification making the findings as outlined in the Staff Report dated April 13, 2011.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:45 a.m.

Submitted by,


Kathleen Goo, Staff Hearing Officer Secretary