



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JULY 13, 2011

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
Dan Gullett, Associate Planner
Susan Gantz, Planning Technician
Michelle Bedard, Planning Technician
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Ms. Reardon announced that agenda Items D and E would be switching agenda order with Item E, 17 W. Montecito St. heard before Item D, 502 E. Micheltorena St.
- B. Announcements and appeals.

Ms. Reardon announced that the appeal of the Staff Hearing Officer's denial of a front setback modification for a project located at 917 Paseo Ferrelo Road will be heard by the Planning Commission tomorrow, July 14, 2011.
- 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 JIM VANORDER, ARCHITECT FOR MARILYN MAKEPEACE, 1826 E. LAS TUNAS, 019-082-011, A-1 SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: 3-UNITS/ACRE (MST2011-00187)

The 20,000 square foot project site is currently developed with a one-story, single-family residence and attached two-car garage. The proposed project involves exterior alterations and interior remodeling of the existing residence, including the addition of a new French door with sidelights on the north elevation, two new windows on the east elevation, a new window on the south elevation and three new skylights. The discretionary application required for this project is a Modification for alterations within the required 15-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 and 15305.

Present: Jim Vanorder, Architect.

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

Michelle Bedard, Planning Technician gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:06 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 024-11**
Approved the subject application making the findings, as outlined in the written Staff Report dated July 6, 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: 9:08 A.M.

B. APPLICATION OF DOUG REEVES, AGENT FOR TAL LIMITED PARTNERSHIP, 520 PLAZA RUBIO, APN 025-281-003, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: THREE UNITS PER ACRE (MST2011-00216).

The 11,876 square foot parcel is currently developed with a 1,663 square foot, one-story single-family residence and an as-built 381 square foot, detached two-car garage. The proposed project involves permitting the as-built garage, which was constructed to replace an existing garage of the same size damaged by a tree fall. The residence and garage total 2,044 square feet, and the parcel is conforming with two covered parking spaces to remain. The discretionary approval required for this project is a Modification to allow an increase in roof height within the required ten foot interior setback (SBMC §28.15.060). This application addresses violations called out in zoning information report ZIR2011-00080 and enforcement case ENF2011-00123.

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: Doug Reeves, 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, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:16 a.m.

Barbara Allen, opposed; spoke of concerns regarding proposed garage and existing fence which allegedly blocks access to the plaza stairway and neighboring property access, and other aesthetics concerns regarding the proposed tiles.

Toby Gleitman, adjacent neighbor, opposed; spoke of concerns regarding the proposed height of the garage roof pitch compared to the adjacent neighboring houses thus blocking public views.

The Public Hearing was closed at 9:21 a.m.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 025-11**
Approved the subject application making the findings, as outlined in the written Staff Report dated July 6, 2011.

Said approval is subject to the condition of approval, as outlined in the Staff Report, dated July 6, 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: 9:26 A.M.

C. **APPLICATION OF MARK MORANDO, APPLICANT FOR TERRI TREVILLIAN, 530 W. COTA ST., APN 037-102-024, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00124)**

Proposal for a new 4'-8" high, four-foot wide section of retaining wall adjacent to the sidewalk on the San Pascual St. property frontage and a new five-foot high wood fence along a portion of the northern property line.

The discretionary land use applications required for this project are:

1. A Modification to allow a new wall to exceed 3.5 feet in height within ten feet of the front lot line (SBMC Sections 28.87.170 & 28.92.110);
2. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 28.92.110); and
3. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Mark Morando, Applicant; and Terri Trevillian, Owner.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:38 a.m., and with no one wishing to speak, the Public Hearing was closed.

Letters of concern from Paula Westbury, and Habitat for Humanity (Joyce McCullough, Exec. Director) were acknowledged.

ACTION: **Assigned Resolution No. 026-11**
Approved the subject application making the findings, as outlined in the written Staff Report dated July 6, 2011.

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

*** THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:50 A.M.

D. **APPLICATION OF PAUL ZINK, ARCHITECT FOR DOUGLAS FOSTER, 502 E. MICHELTORENA ST., APN 029-031-001, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00186)**

Proposal to demolish an existing detached 182 square foot single-car garage and construct a new 185 square foot attached single-car garage in the interior setback, and a 450 square foot single-story addition to the existing 900 square foot single-family residence, on a 5,194 square-foot lot.

The discretionary land use applications required for this project are:

1. A Modification to allow the new garage to encroach into the three-foot interior setback (SBMC Sections 28.18.060 & 28.92.110); and
2. A Modification of the R-2 Zone Open Yard standards (SBMC Sections 28.18.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Paul Zink, Architect.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation for denial.

The Public Hearing was opened at 10:02 a.m.

Cheri Rae spoke in support of the proposed project and in appreciation of communication efforts by Mr. Zink.

Joe Rution, Bungalow Haven Neighborhood Assoc. Secretary, (submitted support letter) spoke in support of the proposed modifications.

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

A letter of concern from Paula Westbury was acknowledged.

Ms. Reardon expressed support for the requested interior setback modification and concerns with the requested open yard modification. Ms. Reardon and the applicant discussed revisions to the project to enable the open yard to be found consistent with the purpose and intent of the Zoning Ordinance.

The applicant requested that the accessory space be allowed to have a full bathroom instead of a half bathroom. Ms. Reardon indicated that given the configuration of the accessory space and Zoning Ordinance requirements, a full bath is not allowed. Mr. Zink requested that the project be denied.

ACTION: **Assigned Resolution No. 028-11**

Denied the subject application making the findings as outlined in the Staff Report dated July 6, 2011, that:

- 1) The requested Modification to the R-2 Open Yard standards is not consistent with the purposes and intent of the Zoning Ordinance, since options exist to provide appropriate single or two-story additions which would provide for conforming open yard area.
- 2) The requested Modification for an interior setback reduction for the new garage does not constitute an appropriate improvement on the lot without an associated proposal for an addition that otherwise conforms to the Zoning Ordinance.

*** THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:40 A.M.

E. APPLICATION OF PETER EHLEN, ARCHITECT FOR DUCATI OF SANTA BARBARA, 17 W. MONTECITO ST., APN 033-042-007, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II/BUFFER (MST2010-00220)

Proposal to permit “as-built” entry doors on the Montecito St. building frontage and an “as-built” window and new roll-up door adjacent to the service bays on the Rey Rd. frontage, on the existing single-story commercial building. The project includes new interior loft space and reconfigured entry which would result in 127 square feet of new floor area, for a total building area of 3,463 net square feet on the 6,000 square foot parcel.

The discretionary land use applications required for this project are:

1. A Modification to allow “as-built” doors within the 20-foot front setback on W. Montecito St. (SBMC Sections 28.22.060, 28.92.110); and
2. A Modification to allow an “as-built” window and new roll-up door within the 20-foot front setback on Rey Rd. (SBMC Sections 28.22.060, 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Peter Ehlen, Architect.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

Mr. Gullett explained to the applicant the need and requirement for the requested trash enclosure per Building Code and Ordinance requirements. Ms. Reardon concurred with staff regarding the requirements for a trash enclosure, and also stated the need for screening of the trash enclosure from public view of surrounding properties per Ordinance requirements.

The Public Hearing was opened at 9:47 a.m., and with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 027-11

Approved the subject application making the findings, as outlined in the written Staff Report dated July 6, 2011.

Said approval is subject to the conditions of approval as revised at the hearing and outlined in the Staff Report, dated July 6, 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 10:32 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary