



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JULY 27, 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/Zoning Supervisor
Allison DeBusk, Project Planner
Dan Gullett, Associate Planner
Suzanne Riegler, Assistant Planner
JoAnne LaConte, Assistant Planner
Betsy Teeter, Planning Technician
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.

Ms. Reardon announced that on July 14, 2011, the Planning Commission denied the appeal of 917 Paseo Ferrelo and upheld the decision of the Staff Hearing Officer to deny the front yard modification.
- C. Comments from members of the public pertaining to items not on this agenda.

None.

II. **CONSENT ITEMS:**

ACTUAL TIME: 9:02 A.M.

A. **APPLICATION OF RICHELE MAILAND, AGENT FOR MIDWEST INSTITUTION, LLC & JOSEPH A. YOB, 1402 GRAND AVENUE AND 860 JIMENO ROAD, APNs 029-110-036 AND 029-110-037, A-1/E-1 AND E-1 SINGLE FAMILY RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: 1 UNIT/ACRE (MST2008-00402)**

This is a request for a three-year Time Extension of the expiration date of the Lot Line Adjustment and Modification approved by the Staff Hearing Officer on June 3, 2009, and on appeal by City Council May 11, 2010. The project consists of a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. On June 30, 2010, a substantial conformance determination was made by the Staff Hearing Officer that the construction of a 603 square foot detached two-car garage for 1402 Grand Avenue was consistent with intent of the condition to provide a minimum of one covered parking space. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space.

Present: Richele Mailand, Agent; and Joseph A. Yob, Owner.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:04 a.m.

Mike Cahill, opposed, (enforcement history memo and photographs submitted) representing himself, the Neighborhood Association, and Mr. Tony Fischer, recommended denial of granting the proposed time extension in the best interest of the health, welfare, and safety of the neighborhood citing concerns due to documented numerous enforcement violations since 2005 regarding the subject property.

Letters of concern from Paula Westbury and Mike Cahill were acknowledged.

The Public Hearing was closed at 9:09 a.m.

ACTION: **Assigned Resolution No. 029-11**
Approved the three-year time extension to June 3, 2014 for the lot-line adjustment and Modification, subject to the original Conditions of Approval contained in Staff Hearing Officer Resolution No. 046-09.

Ms. Reardon also clarified that the Substantial Conformance Determination granted in June 2010 did not amend the Conditions of Approval contained in SHO Resolution No. 046-09.

It was announced that the approval of the time extension is not appealable to the Planning Commission.

III. PROJECTS:

ACTUAL TIME: 9:12 A.M.

A. APPLICATION OF MARK MORANDO, AGENT FOR GRAHAM ASHLOCK, 2320 CLIFF DRIVE, APN 041-242-025, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2011-00214)

The 4,949 square foot project site is currently developed with a 1,210 square foot single-family residence and attached 404 square foot two-car garage. The proposed project involves a 69 square foot addition to the rear of the existing residence and the addition of new 172 square foot and 36 square foot trellises.

The discretionary application required for this project is a Modification to permit alterations and additions to a portion of the residence located within the required six-foot (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.

Present: Mark Morando, Agent; and Graham Ashlock, Owner.

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

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:16 a.m., and with no one wishing to speak, the Public Hearing was closed.

Letters of support from Jon Blake and Rollin and Wendy Weeks, as well as a letter of concern from Paula Westbury, were acknowledged.

ACTION: **Assigned Resolution No. 030-11**
Approved the Modification making the findings as outlined in the Staff Report dated July 20, 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.

B. APPLICATION OF GARY JENSEN, ARCHITECT FOR DARREN LONG, 30 CAMINO ALTO, APN 019-130-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2011-00215)

The proposed project involves a new three-level, 3,379 square foot residence and a 518 square foot two-car garage on the 23,091 square foot lot located in the Hillside Design District. The previous residence was destroyed in the Tea Fire.

The discretionary application required for this project is a Modification to allow the new residence to encroach into the 35 foot front setback. (SBMC §28.15.060 and §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 15303 and 15305.

Present: Gary Jensen, Architect.

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

The Public Hearing was opened at 9:24 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter of support from Barbara and Wayne Smith, as well as a letter of concern from Paula Westbury, were acknowledged.

ACTION: **Assigned Resolution No. 031-11**
Approved the Modification making the findings as outlined in the Staff Report dated July 20, 2011.

Said approval is subject to the condition that the proposed hammerhead turnaround be the minimum required to prevent parking within 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: 9:27 A.M.

C. APPLICATION OF GARY JENSEN, ARCHITECT FOR ARCHDIOCESE OF LOS ANGELES, 33 EAST MICHELTORENA STREET, APN 027-232-014, R-O (RESTRICTED OFFICE USE) ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00180).

The 2.73-acre site is currently developed with a school and seminary building. The proposed project involves permitting an existing 12-foot high hedge on an existing 6-foot high fence within 10 feet of the front lot line and within 50 feet of the corner at Arrellaga and Anacapa Streets. Also proposed are permitting an existing 12-foot high hedge on an existing 6-foot high fence and construction of new portions of the fence ranging from 6 to 9 feet high within 10 feet of the front lot line at Anacapa Street.

The discretionary applications required for this project are Modifications to allow a fence and hedge to exceed three and one half feet in height within 10 feet of the front lot lines and to exceed three and one half feet in height within 50 feet of a street corner (SBMC §28.87.170 and §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 §15303 (New Construction) and §15305 (Minor Alterations in Land Use Limitations).

Present: Gary Jensen, Architect; and Joe Chenoweth, Business Manager for Notre Dame School.

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

JoAnne LaConte, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:35 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. 032-11**
Approved the Modifications making the findings as outlined in the Staff Report dated July 20, 2011.

Said approval is subject to the conditions as outlined in the Staff Report dated July 20, 2011, and as revised at the hearing.

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 CEARNAL ANDRULAITIS ARCHITECTURE, AGENT FOR PRISCILLA JACOBS, 2300 DE LA VINA STREET, APN 025-113-017, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00239)**

The 10,695 square foot project site is currently developed with a two-story, eight-unit residential building and five uncovered parking spaces. The proposed project involves replacing the building foundation and all exterior plaster, replacing windows and doors, and remodeling the interior of the building. The discretionary application required for this project is a Modification to allow alterations to the building located within the required ten-foot (10') front setback (SBMC §28.21.060 and §28.92.110). No new floor area is proposed.

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

Present: Brian Cearnal, Architect/Agent.

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

The Public Hearing was opened at 9:40 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

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

ACTION: **Assigned Resolution No. 033-11**
Approved the Modification making the findings as outlined in the Staff Report dated July 20, 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: 9:42 A.M.

E. APPLICATION OF JARRETT GORIN, AGENT FOR CLENET-PURPERO AND GATHERCOLE, LLC, 1213 HARBOR HILLS DRIVE; APN 035-480-037, -039, -040, -041; E-1 ONE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST2009-00385)

The project involves the assemblage and merger of six lots that were created as part of the illegal Roger's Tract subdivision in order to create a new 1.089-acre lot and satisfy a Conditional Certificate of Compliance. A new single-family residence would be constructed on the 1.089-acre lot. In order to satisfy the conditions of the Certificate of Compliance, a lot frontage modification is required because the lot would have only 15 feet of frontage on a public street, where 90 feet is required. The new house would total 4,217 net square feet with an attached 672 square foot garage. The building would be two stories and would have a maximum height of 30 feet above finished grade. Site development also includes a new driveway, site retaining walls, patios, barbeque and fire pit, landscaping and a spa. An existing four-foot wide pedestrian trail easement is proposed to be realigned onto the project site because the proposed driveway would conflict with the existing conceptual alignment. In order to minimize the grading required to carry out the project, the new house would be constructed on caissons. The project includes landscaping (yet to be designed) that would be consistent with the City's Fuel Management Requirements, and storm water management improvements including permeable pavement, cisterns, a catch basin, and vegetated swale with French drain.

The discretionary application required for this project is:

1. A lot frontage Modification to provide less than the required 90 feet of frontage on a public street in the E-1 Zone (SBMC §28.15.080; §28.92.110.A.2).

The Staff Hearing Officer will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Present: Jarrett Gorin, Agent.

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

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

Mr. Gorin showed a PowerPoint presentation with numerous photographs from different perspectives toward the proposed project site.

The Public Hearing was opened at 10:06 a.m.

Dan Hankey (Terrace Rd. resident), questioned the location of this project in relationship to the illegal Rogers Tract subdivision. If the project is on top of the hill, it's not a concern with him. He expressed concern with any new development on bottom of the hill, near his home.

The Public Hearing was closed at 10:12 a.m.

A letter of concern from Paula Westbury was acknowledged.

Ms. Reardon stated she could approve the requested street frontage modification given that the required 90 feet of frontage could not be obtained and that the proposed 16 foot wide driveway provided adequate vehicular and emergency access to the site. She also stated that a single family residence is an appropriate improvement for this lot and although the proposed home is large, the added conditions of approval will further reduce the potential adverse aesthetic impact from Shoreline Park.

ACTION: **Assigned Resolution No. 034-11**
Adopted the Final Mitigated Negative Declaration and Mitigation Monitoring Program as revised at the hearing and approved the Modification, making the findings as outlined in the Staff Report dated July 18, 2011.

Said approval is subject to the Conditions of Approval, as outlined in the Staff Report dated July 18, 2011, and revised at the hearing.

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

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:27 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary