



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 8, 2012

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, Associate Planner
JoAnne LaConte, Assistant Planner
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 the February 22, 2012 Staff Hearing Officer meeting has been cancelled due to lack of items, and the next hearing will be held on Wednesday, March 7, 2012.

- C. Comments from members of the public pertaining to items not on this agenda.

None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF RICHARD ERIC WILLIAMS, PROPERTY OWNER, 327 CONEJO ROAD, APN: 019-050-026, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2011-00285)

The 9,464 square foot project site was previously developed with a 1,511 square foot single-family residence, which was destroyed in the Tea Fire. The proposed project consists of construction of a 2,238 square foot two-story single-family residence of modular construction and an attached 489 square foot two-car carport with an entry deck above. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') 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 & 15305.

Present: Richard and Judy Williams, Applicants/Property Owners.

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.

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.

Ms. Reardon expressed concern regarding the second-story encroachment. She stated that she could support the requested front setback modification and a modification to allow a one-story encroachment into the interior setback but the scope of the two-story encroachment was not supportable. Ms. Reardon agreed to continue the item to the end of the agenda to allow the applicant time to discuss their options.

ACTION:

Continued the item to the end of the meeting to allow the applicant time to consider their options.

ACTUAL TIME: 9:38 A.M.

ACTION:

Motion to re-open review of the modification application for 327 Conejo Road.

The applicant presented ideas for a revised proposal for the second story addition. After discussion, it was decided that the project should be continued to allow the applicant time to study alternatives to the proposed encroachment of the second story.

Mr. Gullett clarified that significant changes to the application details and proposed plans for the second-floor addition could require a second modification applicant request if the residence were to encroach into another interior setback, and may require re-noticing of the proposed project.

ACTION:

Continued four weeks to the March 7, 2012 Staff Hearing Officer meeting for the applicant to restudy and reconsider the size and location of the second-story addition.

ACTUAL TIME: 9:23 A.M.

B. APPLICATION OF SAM MAPHIS, LANDSCAPE ARCHITECT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (MAXIMUM 3 UNITS/ACRE) (MST2011-00456)

The proposed project involves relocation of a pool equipment enclosure.

The discretionary application required for this project is a Modification to allow the pool equipment enclosure to encroach into a required ten-foot interior 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 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations). Case Planner: Dan Gullett, Associate Planner.

Present: Sam Maphis, Landscape Architect; and Bernie Girod, Property 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 for denial.

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 support for the proposed project from Melinda McKenna was acknowledged.

A letter of concern from Paula Westbury was acknowledged.

Ms. Reardon stated that if the proposed equipment were new pool equipment, she could not make the required findings. With the consideration that the project involved the relocation of existing pool equipment and the construction of the concrete surround wall, the proposed location and requested Modification is approvable.

ACTION:

Assigned Resolution No. 004-12

Approved the Modification making the findings and determinations that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot, given the constraints of the site, including the two front setbacks and the configuration of the lot; the pre-existing location of the pool equipment within the setback; and the proposed surrounding solid block wall which will reduce impacts to adjacent neighbors.

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.

C. APPLICATION OF TOM OCHSNER, ARCHITECT FOR ROY PETERSON, 652 RICARDO AVENUE, APN 035-170-025, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2011-00368)

The proposed project includes construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence with attached garage.

The discretionary applications required for this project are:

1. A Modification to allow for alterations to the garage door and other minor improvements to the façade of the residence within the 30-foot front setback on Ricardo Avenue (SBMC §28.15.060 and §28.92.110); and
2. A Modification to allow a door to replace a window on the rear portion of the house within the 30-foot front setback on La Vista del Oceano Drive (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 15301 (Existing Facilities) and 15305 (Minor Alterations in

Land Use Limitations).

Present: Tom Ochsner, 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.

The Public Hearing was opened at 9:42 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. 005-12**
Approved the Modification making the findings as outlined in the Staff Report dated February 1, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated February 1, 2012.

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 9:51 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

