



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 21, 2012

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Dan Gullett, Associate 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.

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 LANE KRABACHER, AGENT FOR HDG ASSOCIATES, 1111 E. CABRILLO BLVD., APN 017-352-004, HRC-1 AND SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/ACRE) (MST2012-00029)

The proposed project involves minor exterior alterations to Hyatt Santa Barbara.

The discretionary application required for this project is a Modification to allow the change of an existing window to a door within the required 20-foot front setback from Corona del Mar Drive (SBMC §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

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

Present: Peter Ehlen, Agent.

Ms. Weiss 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 9:04 a.m., and with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 008-12**
Approved the Modification making the findings as outlined in the Staff Report dated March 14, 2012.

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: 9:05 A.M.

B. APPLICATION OF HAROLD POWELL, AGENT FOR CHARLENE BROUDY, 219 GRAY AVENUE, APN 033-053-024, HRC-2, OC, AND SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/ACRE) (MST2011-00394)

The proposed project involves a change of use of an existing 3,516 square foot commercial building to single-family residential on the 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, and minor exterior alterations.

The discretionary applications required for this project are Modifications to allow required private outdoor living space, common open area, and storage of trash and recycling receptacles in the front yard (SBMC §28.21.081, §28.87.190 & §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 Section 15303 (New Construction or Conversion of Small Structures).

Present: Harold Powell, Agent/Applicant; and Charlene Broudy, Owner.

Ms. Weiss announced that she read the Staff Report for the proposed project, visited the site, and also noted the street parking constraints of the surrounding neighborhood.

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

The Public Hearing was opened at 9:10 a.m.

Randall Wilson, neighbor, spoke with concerns questioning the appropriateness of residential use in this area, and with nuisance noise level concerns from future residents of the project.

Robin Van Buren, neighbor, spoke with concerns regarding mixed-use commercial and residential parking density problems, and nuisance noise level concerns from residents.

A letter of concern from Douglas Wilson Plumbing was acknowledged.

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

Mr. Gullett clarified City Zoning Ordinance restrictions and compatibility issues for noise levels and parking in the mixed-use neighborhood. The applicant explained efforts to mitigate potential nuisance noise levels and parking issues.

ACTION:

Assigned Resolution No. 009-12

Approved the Modifications making the findings as outlined in the Staff Report dated March 14, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated March 14, 2012.

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: 9:35 A.M.

C. APPLICATION OF DEBRA SORENSEN, DESIGNER FOR WILLIAM HAACK, 1711 AND 1713 LOMA STREET, APN 027-153-008, R-2 (TWO FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00460)

The proposed project includes exterior alterations to the existing 1,427 square foot two-story duplex including: window replacement, removal and replacement of front fences, new metal railings, new trellises over the front windows, new privacy screen, steps, and trellis at the front of the building, expanded second story deck on the rear of the building, and expansion of driveway area at the rear of the property.

The discretionary applications required for this project are:

1. Modifications to allow a new screen and wall/guard rail to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 28.92.110);
2. A Modification to allow alterations to the existing building, handrails, and new steps within the required 20-foot front setback along Loma Street (SBMC §28.18.060 & 28.92.110);
3. A Modification to allow new steps and handrail within the required six-foot interior setback (SBMC §28.18.060 & 28.92.110); and
4. A Modification of the required open yard area to provide additional area for vehicle maneuvering (SBMC §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: Debra Sorensen, Designer.

Ms. Weiss 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 9:43 a.m., and with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 010-12

Approved the Modifications making the findings as outlined in the Staff Report dated March 14, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated March 14, 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. Weiss adjourned the meeting at 10:46 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary