



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MAY 16, 2012

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:02 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Suzanne Riegler, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Susan Reardon, Senior Planner, announced that Item A, 2425 Calle Galicia was postponed two weeks to the May 30, 2012, agenda.

- B. Announcements and Appeals.

None.

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

None.

II. **PROJECTS:**

A. **APPLICATION OF ON DESIGN LLC, ARCHITECT FOR MIGUEL MUNOZ, PROPERTY OWNER, 2425 CALLE GALICIA, APN 041-412-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE RESIDENTIAL (MAXIMUM 3 UNITS/ACRE) (MST2011-00320) POSTPONED TO MAY 30, 2012**

The proposed project includes construction of a 42 square foot first-story and 832 square-foot second-story addition to an existing 1,873 square foot, one-story, single-family residence with attached two-car garage on a 10,107 square-foot lot. The project also includes an interior remodel of the residence and associated roof, window and door changes. The discretionary applications required for this project are:

1. A Modification to allow for window changes in the front façade, within the 30-foot front setback (SBMC §28.15.060 and §28.92.110), and;
2. A Modification to allow for a minor increase in roof height within the 30-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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Postponed two weeks to the May 30, 2012, meeting.

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

ACTUAL TIME: 9:31 A.M.

B. APPLICATION OF DAN WEBER, ARCHITECT FOR NEIL DIPAOLA, PROPERTY OWNER, 917 PASEO FERRELO, APN: 029-261-006, E-1 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 UNITS/ACRE) (MST2012-00145) CONTINUED TO MAY 30, 2012

The 10,500 square foot project site is currently developed with a two-story single-family residence and an attached two-car garage. The proposed project involves increasing the size of a second-story window to replace an existing second-story window and a new opening with a counter top and barbeque in the wall associated with a previously approved second-story deck on the west side of the property. The discretionary application required for this project is a Modification to allow alterations to the residence within the required 10-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 Act Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Present: Dan Weber, Architect; and Neil Dipaola, Owner.

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

Renee Brooke, Senior 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.

A letter of concern from Paula Westbury was acknowledged.

Ms. Reardon expressed concerns with the size of the enlarged window within the interior setback and its potential impact to the adjacent vacant parcel and any future development of that adjacent parcel. The applicant requested Ms. Reardon perform an additional site visit to see the view from the existing window.

ACTION:

Continued two weeks to the May 30, 2012, meeting to allow for an additional site visit.

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

ACTUAL TIME: 9:04 A.M.

C. APPLICATION OF DESIGNARC, ARCHITECT FOR 433 ECP LP, 901 OLIVE STREET/433 E. CANON PERDIDO STREET, APN 029-302-018, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM/HIGH RESIDENTIAL 15 – 27 DU/ACRE (MST2012-00048)

The proposed project involves the addition of 19 apartment units, a two-story, 59-space parking structure, and 474 square feet of non-residential floor area to an existing 18,276 square foot, two-story office building on a 33,005 square foot lot. A total of 66 parking spaces will be provided for the development. The 19 apartments, including nine, one-story, studio apartments and ten, two-story, one-bedroom apartments, will be constructed above the two-story parking structure. The project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet.

The discretionary application required for this project is a Modification to allow a reduction in the required parking spaces (SBMC§ 28.90.100.G 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 Section 15332 (Infill Exemption).

Present: Mark Kirkhart, Architect, and Melisa Cinarli, Project Manager, Design ARC; Scott Schell, Contractor.

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

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

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

- 1) Ron Hunt, adjacent neighbor, opposition; spoke of concerns regarding parking design, access, pedestrian and vehicular safety issues. He also spoke of concerns regarding size, bulk, height, elevation, and privacy issues. Ms. Reardon suggested he attend subsequent Architectural Board of Review (ABR) meetings to express his concerns regarding size, bulk, height, elevation, and privacy issues as these issues are not part of her purview with the modification being requested.
- 2) Grant Castleberg, neighbor (attending out of interest in the subject application).

- 3) Kellam de Forest, opposition; spoke of concerns regarding access issues, and size, and height of the building in the particular neighborhood. Ms. Reardon stated that size and height issues should be addressed at the ABR's subsequent review as these issues are not part of her purview with the requested modification.

A letter of concern from Paula Westbury was acknowledged.

The Public Hearing closed at 9:25 a.m.

Ms. Riegle clarified access issues and explained that there are two entrances and exits to the parking garage: one access from Canon Perdido Street through an easement into the bottom floor, and a second access off Olive Street.

The Applicant addressed concerns regarding access, and pedestrian and vehicular safety issues.

ACTION: **Assigned Resolution No. 016-12**
Approved the Modification making the findings as outlined in the Staff Report dated May 9, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 2012, 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:51 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary