



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

MAY 30, 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
Dan Gullett, Associate Planner
JoAnne LaConte, Assistant Planner
Kelly Brodison, Assistant Planner
Gabriela Feliciano, Commission 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: 9:03 A.M.

- A. 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)**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.

This item was continued from the May 16, 2012, meeting.

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

Jo Anne La Conte, Assistant 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.

A letter from Paula Westbury with expressed concerns was acknowledged.

ACTION: **Assigned Resolution No. 017-12**
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.

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 ON DESIGN LLC, ARCHITECT FOR MIGUEL MUÑOZ, 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)

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);
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), and;
3. A Modification to allow new windows along the east elevation, within the 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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Justin Van Mullen, Architect.

This item was continued from the May 16, 2012, meeting.

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

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

The Public Hearing was opened at 9:19 a.m. and, with no one wishing to speak, the Public Hearing was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

ACTION: **Assigned Resolution No. 018-12**
Approved the Modifications making the findings as outlined in the Staff Report dated May 23, 2012.

Said approval is subject to the condition added 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: 9:26 A.M.

C. APPLICATION OF MICHELLE MCTOLDRIDGE, ARCHITECT FOR SCOTT AND CHRYSLEE BRADLEY, 2617 SAMARKAND DRIVE, APN 051-303-006, E-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00179)

The 10,911 square foot site is currently developed with a single family residence and attached 392 square foot garage. The proposed project involves the construction of a 217 square foot addition to the residence. The discretionary application required for this project is a Modification to allow the proposed addition to encroach into the required six-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 Guidelines Section 15301 (Existing Facilities).

Present: Michelle McToldridge, Architect.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:32 a.m. and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 019-12**
Approved the Modification making the findings as outlined in the Staff Report dated May 16, 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: 9:34 A.M.

D. APPLICATION OF THOMAS C. McMAHON, ARCHITECT FOR PROPERTY OWNERS ALEJANDRO & JANICE LESIN, 2111 ANACAPA ST., APN 025-242-009, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00181)

The proposed project involves replacement of a window and door in the rear wall of the house with a new 12-foot-wide door and the addition of a landing and step for the new door. The discretionary application required for this project is a Modification to allow for the expanded door opening and new landing and step to be located within the six-foot interior setback (SBMC §28.15.060 & 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: Thomas McMahan, 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 9:38 a.m. and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 020-12**
Approved the Modification making the findings as outlined in the Staff Report dated May 23, 2012.

Said approval is subject to the condition as outlined in the Staff Report dated May 23, 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: 9:40 A.M.

E. APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR PROPERTY OWNERS KEN AND HILARY JACOBSEN, 1924 EMERSON AVE., APN 025-401-0147, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00115)

The proposal involves permitting an “as-built,” poured-in-place, concrete wall with sandstone cap along the northwest property line, a new two-foot-tall sandstone gravity wall in the front yard, and an extension of the existing stone wall with new 42-inch high guard rail in the front yard. The discretionary application required for this project is a Modification to allow the combination of walls to exceed the height limit of eight feet within the six foot interior setback (SBMC §28.87.170 & 28.92.110). Modifications were approved by the Staff Hearing Officer in January 2010 for other elements of the overall project requiring discretionary approvals (Staff Hearing Officer Resolution 001-10).

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).

Present: Brian Cearnal, Architect; Jonathan Leech, adjacent neighbor; and Hilary Jacobsen, owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. In addition, she viewed the video of the April 2, 2012, Architectural Board of Review hearing.

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

The Public Hearing was opened at 9:58 a.m. and, with no one wishing to speak, the Public Hearing was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

ACTION: **Assigned Resolution No. 021-12**
Approved the Modification making the findings as outlined in the Staff Report dated May 23, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated May 23, 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 10:11 a.m.

Submitted by,



Gabriela Feliciano, Commission Secretary