



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 3, 2012

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Allison DeBusk, Project Planner
Suzanne Riegle, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

There were no requests.

- B.** Announcements and Appeals.

There were no announcements.

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

There were no comments from the public.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF THOMAS SMITH, AGENT FOR CINDY AND WAYNE WECKSLER, 30 RUBIO ROAD, APN 029-342-020, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00141) CONTINUED FROM SEPTEMBER 19, 2012

The property is currently developed with a 1,584 square foot one-story residence with unfinished basement and an attached two-car garage. This project includes alterations to the windows and doors located within the existing front setback and the conversion of a portion of the existing unfinished basement into habitable floor area within the required interior setback. The discretionary applications required for this project are:

1. A Modification to allow alterations to the doors and windows of the existing residence located in the required 30-foot front setback (SBMC § 28.15.060 and SMBC § 28.92.110); and
2. A Modification to allow alterations to the existing residential structure to allow the unfinished basement to be converted to habitable floor area within the required ten-foot interior setback (SBMC § 28.15.060 and SMBC § 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 15301 (Existing Facilities).

Present: Cindy and Wayne Weckslers, Owners.

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 was opened at 9:04 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. 035-12**
Approved the Modifications making the findings as outlined in the Staff Report dated September 12, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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: 9:11 A.M.

B. APPLICATION OF THOMAS MOORE, ARCHITECT FOR ANSELMA JUAN, 1313 GILLESPIE STREET, APN 039-083-006, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00327) CONTINUED FROM SEPTEMBER 19, 2012

The site is currently developed with a 1,470 square foot, one-story residence and a detached three-car garage. The proposal involves constructing a 60 square foot, partially covered front entry deck and associated concrete steps within the required 15 foot front setback. The discretionary application required for this project is a Modification to allow a new covered front entry porch and steps to encroach into the required 15 foot front setback (SBMC § 28.18.060 & SBMC § 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 15301 (Alterations to Existing Small Structures).

Present: Thomas Moore, Architect; and Anselma Juan, Owner.

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 was opened at 9:15 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. 036-12**
Approved the Modification making the findings as outlined in the Staff Report dated September 12, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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.

ACTUAL TIME: 9:16 A.M.

C. APPLICATION OF PAMELA SCOTT AND ROBERT COLLECTOR, 2926 SERENA ROAD, APN 051-202-017, E-3/S-D-2 SINGLE FAMILY RESIDENTIAL AND UPPER STATE STREET AREA SPECIAL DISTRICT ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (MST2012-00347) CONTINUED FROM SEPTEMBER 19, 2012

The existing 7,500 square foot site is currently developed with a 1,607 net square foot one-story residence and a 456 net square foot detached two-car garage. The proposed project involves a 329 net square foot single-story addition, of which approximately 30 square feet would encroach into the required interior setback, to the rear of the existing single-family residence. Please note that this addition is currently under construction. The discretionary application required for this project is a Modification to allow new construction and alterations within the required 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 Section 15301 (Existing Facilities).

Present: Victor Padilla, Designer; and Pamela Scott and Robert Collector, Owners.

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.

Public comment opened at 9:28 a.m.

- 1) Susan Basham, Attorney for Kevin Parent, spoke in opposition to the project.
- 2) Kevin Parent, adjacent neighbor, spoke in opposition to the project.

Public comment closed at 9:33 a.m.

An email of support from David and Victoria Harvey was acknowledged; and an email of opposition from Kevin Parent, and a letter of concern from Paula Westbury were acknowledged.

ACTION:

Assigned Resolution No. 037-12

Approved the Modification making the findings as outlined in the Staff Report dated September 12, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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.

ACTUAL TIME: 9:52 A.M.

D. APPLICATION OF MICHAEL GILSON, OWNER, 334 WEST MISSION STREET, APN 025-292-023, R-4 MULTI-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00299) CONTINUED FROM SEPTEMBER 19, 2012

The existing 7,547 square foot site is currently developed with a 1,265 square foot residence with an attached two-car carport and a detached 498 square foot accessory/storage building. The proposal includes attaching the existing residence and accessory building with the construction of an 88 square foot addition to the accessory building to create a duplex, and providing an uncovered parking space. The discretionary applications required for this project are:

1. A Modification to allow the conversion of a portion of the existing accessory building from storage to habitable space within the required six-foot interior setback. (SBMC § 28.21.060 & SBMC § 28.92.110);
2. A Modification to allow an uncovered parking space to be partially located within the required three-foot rear setback (SBMC § 28.21.060 & SBMC § 28.92.110);
3. A Modification to allow the required common open area to be located in the front yard (SBMC §28.21.081.A.3. and §28.92.110.A); and
4. A Modification to provide less than the required two covered and two uncovered parking spaces, by providing two covered and one uncovered parking space (SBMC §28.90.100 & SBMC § 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 15301 (Existing Facilities).

Present: Michael Gilson, Owner.

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. Ms. Riegle stated that the project had been revised to eliminate the need for the modification to allow the uncovered parking space within the interior setback.

The Public Hearing was opened at 9:59 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. 038-12

Approved the Modifications making the findings as outlined in the Staff Report dated September 12, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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.

ACTUAL TIME: 10:04 A.M.

E. APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE, APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00319) POSTPONED FROM SEPTEMBER 19, 2012

The existing 9,205 square foot site is currently developed with a 1,525 square foot residence with an attached two-car garage and a detached, 700 square foot, accessory/garage building. The proposal includes a 255 square foot addition to the main residence, relocation of the front entry porch and landing, roof replacement, new pool and spa, permitting of pool equipment, and alterations to the existing detached accessory/garage building to create a pool cabana not to exceed 500 square feet. The discretionary application required for this project is a Modification to allow the garage portion of the detached accessory building to be converted to habitable space within the required six-foot interior setback. (SBMC § 28.15.060 and SBMC § 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 15301 (Existing Facilities).

Present: Howard Wittausch, Architect; and Mike McLaughlin, Owner.

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 was opened at 10:06 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. 039-12**
Approved the Modification making the findings as outlined in the Staff Report dated September 26, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 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.

ACTUAL TIME: 10:31 A.M.

F. APPLICATION OF JASON GRANT, ARCHITECT FOR FRED WOLF, 454 LAS ALTURAS ROAD, APN 019-282-012, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00133)

The 8,722 square-foot site is currently developed with a 1,528 square foot two-story residence with an attached two-car garage. The proposed project involves a 689 square foot, two-story addition to the rear of the existing residence.

The discretionary application required for this project is a Modification to the open yard location and configuration requirements. (SBMC § 28.15.060 and SBMC § 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 15301 (Existing Facilities).

Present: Jason Grant, Architect.

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.

Public comment opened at 10:37 a.m.

1) Laurie Thrower (agent for Ms. Koch; submitted letter), spoke in opposition to the project.

Letters of concern from Laurie Thrower and Paula Westbury were acknowledged.

Public comment closed at 10:38 a.m.

ACTION: **Assigned Resolution No. 040-12**
Approved the Modification making the findings as outlined in the Staff Report dated September 26, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 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.

ACTUAL TIME: 10:48 A.M.

G. APPLICATION OF MARK MORANDO, AGENT FOR KAREL DE VEER, 1950 EUCALYPTUS HILL ROAD, APN 015-100-02, A-2 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00291)

The 23,681 square foot lot is developed with a 3,556 square foot two-story residence with a detached two-car carport above a 494 square foot accessory building and 442 square feet of deck. The carport was destroyed by a fallen tree and was rebuilt under BLD2011-01298. Revisions were made in the field as required to meet building code requirements including increasing the height of guardrails for the wall along the front property line and alterations to the unpermitted entry stairway. The discretionary applications required for this project are:

1. A Modification to allow field changes to fences and walls to exceed the maximum allowable height when located within the front setback and along the driveway (SBMC § 28.87.170 and SBMC § 28.92.110);
2. A Modification to allow a stair case to access the residence to encroach four-feet into the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow a deck to encroach five-and-one-half feet into the required ten-foot interior setback (SBMC § (SBMC § 28.15.060 and SBMC § 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 15301.

Present: Mark Morando, Agent.

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 was opened at 10:57 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of support from David and Christine Gress, and a letter of concern from Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 041-12**
Approved the Modifications making the findings as outlined in the Staff Report dated September 26, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 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: 11:00 A.M.

H. APPLICATION OF MARK MORANDO, AGENT FOR LESSIE SHEA, 3505 LOS PINOS DRIVE, APN 053-312-008, E-3 ONE-FAMILY RESIDENCE/ SD-1 SPECIAL DESIGN DISTRICT 1 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00161)

The 9,017 square foot lot is currently developed with a one-story, 1,440 square foot residence with an attached two-car garage and 752 square foot deck. The proposal includes abatement of outstanding violations for unpermitted site improvements consisting of basalt entry pillars, a 36-inch high wrought iron fence to be relocated to the property line, two gates, two fountains, a freestanding pillar, and a raised deck with attached above ground spa. The discretionary applications required for this project are:

1. A Modification to allow fences, gates, and pillars to exceed the maximum allowable height of three and one-half feet when located within ten feet of the front property line and within ten feet of either side of the driveway for a distance of twenty feet from the front property line (SBMC § 28.87.170 and § 28.92.110);
2. A Modification to allow structures greater than ten inches in height to be located within the required twenty-foot E-3 and forty-foot SD-1 front setbacks (SBMC § 28.15.060, § 28.45.007, and § 28.92.110); and
3. A Modification to allow an above ground spa that exceeds 36 inches in height to be located within the required 1,250 square foot open yard. (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 Section 15301 (Existing Facilities).

Present: Mark Morando, Agent; Justin Brown and Ron Rasmussen of Schlange-Rasmussen Construction, Inc.

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.

Public comment opened at 11:18 a.m.

- 1) Thomas and Virginia Folan, neighbors; requested the preservation of their easterly line of sight from the oak tree to the street for pedestrian and vehicular safety; and that the height of any plantings be maintained according to zoning and Ordinance requirements.

An email of concern from Thomas and Virginia Folan, and a letter of concern from Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 042-12**
Approved the Modifications making the findings as outlined in the Staff Report dated September 26, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated September 26, 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 11:39 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary