



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

January 23, 2013

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
Suzanne Riegle, Assistant Planner
Julie Rodriguez, Planning Commission 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 Planning Commissioner Sheila Lodge is the 2013 Planning Commission Liaison to the Staff Hearing Officer.

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

None.

II. PROJECTS:

ACTUAL TIME: 9:01A.M.

A. APPLICATION OF PETER EHLEN, ARCHITECT FOR DENNIS PHELPS, 3031 SAMARKAND DRIVE, APN 051-191-004, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00005)

The 8,400 square foot parcel is currently developed with a 1,720 square foot one-story, single-family residence with an attached 251 square foot, one-car garage. The proposal includes additions and alterations to the existing residence that include: demolition of 344 square feet, a 562 square foot addition, window and door changes, and a new covered entry porch and trellis. The project will result in a 1,689 square foot, one-story residence with an attached two-car garage in a tandem parking configuration.

The discretionary applications required for this project are:

1. A Modification to allow an addition to the existing garage, window and door alterations, and a new trellis to encroach into the required six-foot interior setback at the north side of the property. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow window alterations and an addition to encroach into the required six-foot interior setback at the south side of the property. (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: Peter Ehlen, Architect; and Debby Davison and Dennis Phelps, Owners.

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

The Public Hearing was opened at 9:18 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

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

Ms. Reardon expressed concerns with the number and size of the new windows within the south interior setback and questioned why the addition could not respect

the south interior setback as the existing sunroom to be removed was built outside of the setback.

Peter Ehlen, Architect, provided Ms. Reardon with justification on why the addition needed to be located in the south interior setback and why there was an increase in number of windows within the interior setback. Mr. Ehlen also stated that the applicant has revised the project to add additional floor area within the interior setback.

Ms. Reardon stated that she could not approve the revised project at this meeting as it was not included in the public notice and provided the Applicant with their options.

ACTION:

Item tabled to end of hearing to allow the applicant to discuss their options.

ACTUAL TIME: 9:46 A.M.

B. APPLICATION OF CHARLES MUGLER, 1642 & 1654 CALLE CAÑON, APNS 041-140-008 & -009, A-2 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00205)

The 5.92 acre project site is developed with a 1,191 square foot single-family residence, a 490 square foot single-family residence, and a 440 square foot accessory structure, all to remain. The proposed project includes two new buildings in the vicinity of the existing development: a new 2,734 square foot single-family residence with an attached 568 square foot two-car garage and attached 312 square foot workshop; and a new detached 1,291 square foot, three-car garage with 500 square feet of second-story accessory space. The project also includes one new uncovered parking space; driveway improvements conforming to Fire Department access requirements; and drainage improvements.

The discretionary application required for this project is a Performance Standard Permit for additional dwelling units to provide a total of three single-family residences on the 5.92 acre lot (SBMC §28.93.030).

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: Charles and Karen Mugler, Owners; and Ubaldo Diaz, Garcia Architects.

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

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

A letter of concern from Paula Westbury was acknowledged. Mr. Gullett acknowledged a phone call of support received from Gina Vera-Niblack, Neighbor, and from Single Family Design Board review, a letter of support from Marcia and Otto Englemann.

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

ACTION: **Assigned Resolution No. 005-13**
Approved the Performance Standard Permit making the findings as outlined in the Staff Report dated January 16, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated January 16, 2013, 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: 10:07 A.M.

Item A was revisited to allow for the Applicant decision:

ACTION:
Item A was un-tabled.

ACTION:
Continued indefinitely to allow for the Applicant to submit revised plans.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:08 a.m.

Submitted by,



Julie Rodriguez, Planning Commission Secretary