



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 6, 2013

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
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.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF SAM MAPHIS, AGENT FOR PETER T. SADOWSKI AND DENISE DECKER, 1035 CIMA LINDA LANE, APN 015-202-004, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00344)

The 1.3 acre site is currently developed with a 6,177 square-foot, one-story, single-family residence with an attached three-car garage and a 500 square-foot, detached accessory building. The proposed project involves the installation of two, 5-foot tall vehicle access gates and a 5'-6" tall pedestrian access gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The discretionary application required for this project is a Modification to allow the gates to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 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 Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Present: Sam Maphis, Agent.

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

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

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

Ms. Reardon stated that she had concerns regarding the supportability of the proposed location of the over-height gates. The applicant requested a continuance to study the location and height of the proposed gates.

Continued two weeks to the February 20, 2013 hearing to allow the applicant and owners to reassess the requested modification.

ACTUAL TIME: 9:20 A.M.

B. APPLICATION OF CATHERINE DUNBAR, AGENT FOR GEOFFREY ROCKWELL, 1210 OLIVE STREET, APN 029-141-016, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00468)

The 3,266 square-foot site is currently developed with a 1,257 square-foot, two-story, single-family residence. The proposed project involves 'as-built' additions and alterations to the residence, including a 110 square-foot, one-story addition, a 79 square-foot, second-story addition, and upper level deck expansion, and an 'as-built' 8-foot high wall/fence along the front property line. The proposal includes the demolition of a 64 square-foot 'as-built' storage shed. The proposal will address violations identified in ZIR2012-00486, ENF2012-00824, and ENF2012-00954.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to the existing residence and a freestanding covered entry door to encroach into the required ten-foot front setback (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. A Modification to allow the "as-built" wall/fence to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 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 Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Present: Catherine Dunbar, Agent; and Geoffrey Rockwell, 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 recommendations.

The Public Hearing was opened at 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email expressing concerns regarding drainage from Leslie McGeoy, petition letters of support from Haley Boots, Mark DePledge, Jill Scala, Angel Puente and Brandon Hughes, and a letter expressing concern from Paula Westbury were acknowledged.

Ms. Reardon stated that the modification to allow the "as-built" additions and alterations to the existing residence at the lower level within the required ten-foot front setback is supportable. She also finds the "as-built" replacement of the former front door with a window to be an appropriate improvement.

Ms. Reardon also stated that she could support a higher privacy screening fence/wall for the second floor deck, but that wall is only supportable flush with the existing building façade. The existing eight-foot high "as-built" wall and covered entry element located directly on the property line and the "as-built" 43 square-foot storage/utility room addition between the existing residence and front property line is not consistent with the purposes and intent of the Zoning Ordinance nor an appropriate improvement.

ACTION:

Assigned Resolution No. 006-13

Approved the Modification request for the additions and alterations to the existing residence at the lower level within the required ten-foot front setback, making the findings as outlined in the Staff Report dated January 31, 2013.

Denied the Modification request for an "as-built" eight-foot tall wall on the front property line, making the findings and conditions as outlined in the Staff Report dated January 31, 2013, and as revised at the hearing.

Denied the Modification request for the 43 square-foot storage/utility room addition, and the covered entry element, as proposed within the required ten-foot front setback, making the findings as outlined in the Staff Report dated January 31, 2013, and as revised at the hearing.

Approved a Modification to allow a seven-foot tall wall in line with the existing residence to exceed the allowable height when located within the ten feet of the front property line.

Said Actions are subject to the conditions as outlined in the Staff Report dated January 31, 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:00 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary