



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 20, 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
Danny Kato, Senior Planner (present at 9:46 a.m.)
Peggy Burbank, 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.

None
- B.** Announcements and Appeals.

Ms. Reardon announced an appeal has been filed on the Staff Hearing Officer's partial denial of a project located at 1210 Olive Street. A Planning Commission hearing date has not been scheduled.
- C.** Comments from members of the public pertaining to items not on this agenda.

None.

II. PROJECTS:

ACTUAL TIME: 9:02 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) CONTINUED FROM THE FEBRUARY 6, 2013 HEARING.

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, 6-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.

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 9:07 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. 007-13**
Approved the Modification making the findings as outlined in the Staff Report dated February 14, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated February 14, 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: 9:10 A.M.

B. 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 project has been revised to include an additional 45 square feet to the proposed addition. 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 601 square foot addition, window and door changes, and a new covered entry porch and trellis. The project will result in a 1,728 square foot, one-story residence with an attached 500 square foot, 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, and a new trellis column 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 Dennis Phelps, 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 9:17 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. 008-13**
Approved the Modifications making the findings as outlined in the Staff Report dated February 13, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated February 13, 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: 9:17 A.M.

C. APPLICATION OF TOM OCHSNER FOR STEVE HANDLEMAN, 2121 GARDEN STREET, APN 025-252-003, E-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00470)

The 25,500 square foot lot is currently developed with a 6,752 square foot, two-story residence, a 749 square foot detached garage, a 500 square foot detached accessory building, and a 100 square foot pump house. The proposed project involves an addition to the existing accessory building to create a 628 square foot, three-car garage, demolition of the existing pump house, and demolition and remodel of a portion of the existing garage to create a 500 square foot accessory building with a 276 square foot covered patio. The proposal also includes site improvements including the relocation of the driveway and apron, new site walls, entry gate, landscaping and a new pool. The proposal will abate violations listed in ZIR2012-00425.

The discretionary applications required for this project are:

1. A Modification to allow the existing accessory building to be converted to a garage within the required ten-foot interior setback (SBMC § 28.15.060 and §28.92.110); and
2. A Modification to allow a 128 square foot addition to the proposed garage to be partially located within the required 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 Section 15301 (Minor Additions to Existing Facilities).

Present: Ray Gaines, Agent for 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 9:26 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 009-13**
Approved the Modifications making the findings as outlined in the Staff Report dated February 14, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated February 14, 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: 9:32 A.M.

D. APPLICATION OF JAMES ZIMMERMAN FOR BOB AND JAN KOPF, 1330 SAN JULIAN PLACE, APN 045-143-008, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2012-00408)

The 6,534 square foot lot is developed with a 1,473 square foot, one-story residence with an attached 487 square foot garage. The proposed project includes a 97 square foot addition to the first floor and a new 437 square foot second-story addition and 192 square foot roof deck.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second story addition to a residence that is non-conforming to both required 20-foot front setbacks along San Julian Avenue and San Julian Place. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to provide less than the required 1,250 square foot open yard area. (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 (Minor Additions to Existing Facilities).

Present: Jim Zimmerman, Applicant.

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 9:43 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Wayne and Betsy Cassriel and Cindi Juneau; and a letter of concern from Sarah Craig were acknowledged.

ACTION: **Assigned Resolution No. 010-13**
Approved the Modifications making the findings as outlined in the Staff Report dated February 14, 2013.

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: 9:46 A.M.

E. APPLICATION OF L&P CONSULTANTS FOR VISTA OCEANO LA MESA VENTURE LLC, 1702, 1706, 1708 LA VISTA DEL OCEANO DRIVE, SANTA BARBARA CA, APNs 035-480-061, -062, -063, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00435)

The project consists of two lot line adjustments between three single-family residential parcels – 1702, 1706 and 1708 La Vista del Oceano, located at the end of La Vista del Oceano Drive (Upper Rogers Tract Subdivision) in the Alta Mesa Neighborhood. The applicant proposes to transfer 1,422 square feet from 1706 La Vista del Oceano to 1708 La Vista del Oceano, and 1,153 square feet from 1702 La Vista del Oceano to 1706 La Vista del Oceano.

The discretionary application required for this project is a Lot Line Adjustment (SBMC § 27.40.040.)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Present: Brent Daniels, Agent for the Owners.

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

Peggy Burbank, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:57 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 011-13**
Approved the Lot Line Adjustment making the findings as outlined in the Staff Report dated February 13, 2013, and as revised at the meeting.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated February 13, 2013, and as revised at the meeting.

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 10:07 a.m.

Submitted by,

A handwritten signature in blue ink, appearing to read "Kathleen Goo", is written over a horizontal line.

Kathleen Goo, Staff Hearing Officer Secretary