



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 1, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, 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.

Ms. Reardon announced that the appeal of the Staff Hearing Officer's action on a project located at 209 W. Constance Avenue has been withdrawn.

- 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 SOLIN DESIGN, ARCHITECT FOR ANDREW GIN, 267 SAN RAFAEL AVENUE, APN: 045-141-002, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00123)**

The 6,232 square-foot site is currently developed with a 1,006 square foot, one-story residence with an attached 380 square foot garage. The proposed project involves the construction of a 303 square foot addition to the residence (75 s.f. dining room and 228 s.f. master bedroom), a 78 square foot addition to the garage, and a new front entry porch. The project also includes the demolition of the existing front entry. The discretionary applications required for this project is a Modification to allow additions and alterations within the required twenty-foot front 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.

Present: Loren Solin, 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.

The Public Hearing was opened at 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 024-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 25, 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: 9:10 A.M.

B. APPLICATION OF THOMAS OSCHNER, ARCHITECT FOR JIM KNECHT, 16 RUBIO ROAD, 029-342-003, E-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00079)

The 9,932 square-foot site is currently developed with a 1,875 square foot one-story residence with unfinished basement and an attached two-car garage. The existing residence is non-conforming to the required 30-foot front setback and both ten-foot interior setbacks. The proposed project involves a new covered entry porch, a 18 square foot addition at the rear of the residence, a 484 square foot expansion of the existing 296 square foot deck, a 20 square foot addition in the basement, and the conversion of 294 square feet of unfinished basement to accessory space. The proposal also involves installation of two skylights, construction of new and replaced landings and stairways, and window and door changes.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to a non-conforming residence within the required 30-foot front setback SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110; and
2. A Modification to allow a 294 square feet of the unfinished basement to be converted to habitable floor area within the required front and ten-foot interior setback SBMC § 28.87.030.D., 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.

Present: Ray Ames for Thomas Oschner, 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.

The Public Hearing was opened at 9:15 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 025-13**
Approved the Modifications making the findings as outlined in the Staff Report dated April 25, 2013.

Said approval is subject to the condition as outlined in the Staff Report dated April 25, 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: 9:20 A.M.

C. APPLICATION OF KENT MIXON, ARCHITECT FOR JIM AND SANDY HIRSCH, 3758 BRENNER DRIVE, APN: 057-251-011, E-3 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00129)

The 10,441 square-foot site is currently developed with an existing 1,757 square foot, one-story, single-family residence with an attached 498 square foot garage. The proposed project involves a 355 square foot addition, new windows, new siding, and new roofing. The proposal also includes an interior remodel. The discretionary applications required for this project is a Modification to allow exterior alterations including window and door changes within the required 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.

Present: Kent Mixon, 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.

The Public Hearing was opened at 9:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of support from Steve York, neighbor, was acknowledged.

ACTION: **Assigned Resolution No. 026-13**
Approved the Modification making the findings as outlined in the Staff Report dated April 25, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated April 25, 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: 9:29 A.M.

D. APPLICATION OF Y.S. KIM ARCHITECT FOR KENNETH CREAGER AND JUDY FICK, 832 DOLORES DRIVE, APN: 035-033-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00118)

The 18,900 square-foot site is located in the Hillside Design District and is currently developed with a 1,992 square foot, one-story residence and a detached 481 square foot garage. The proposed project involves one-story additions totaling 722 square feet to the existing residence, construction of a 251 square foot attached garage, permitting of as-built site walls, and the remodel of the existing detached garage. The project will result in a 2,714 square foot one-story residence with an attached 251 square foot garage and a 481 square foot detached garage. A similar project was reviewed earlier and required review by the Single Family Design Board (SFDB). This is a revised project that does not require review by the SFDB.

The discretionary applications required for this project are:

1. A Modification to allow alterations, including an increase in roof pitch, to the detached garage within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the total garage floor area to exceed the maximum allowable of 500 square feet. (SBMC § 28.87.160 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: Y.S. Kim, 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 9:37 a.m.

Charles Flint (neighbor); expressed concerns regarding his private views, and requested the placement of site poles placed at the site; and received clarification on the requested height changes to the roof and garage.

Public comment closed at 9:41 a.m.

ACTION: **Assigned Resolution No. 027-13**
Approved the Modifications making the findings as outlined in the Staff Report dated April 25, 2013.

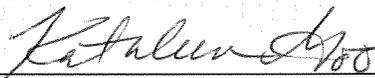
Said approval is subject to the conditions as outlined in the Staff Report dated April 25, 2013, and as revised at the hearing.

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 9:45 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary