



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

JULY 10, 2013

### CALL TO ORDER:

Renee Brooke, Senior Planner, called the meeting to order at 9:01 a.m.

### STAFF PRESENT:

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: 9:03 A.M.

- A. APPLICATION OF DON SWANN, ARCHITECT FOR THEODORE M. DOLAS, 1164 CRESTLINE DRIVE, APN 049-181-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00139)

The 15,200 square foot site is located in the Hillside Design District, and is currently developed with a 1,773 square foot, two-story residence with an attached 399 square foot, two-car garage. The proposed project involves additions and alterations to the existing residence including construction of a 596 square foot, second floor addition; an 80 square foot, second-story deck; on-grade steps; a pool; demolition of 5 square feet at the existing front entry; conversion of 25 square feet of the habitable floor area to garage floor area; and installation of a pool cover and pool-related equipment. The proposal includes alterations to the

detailing and fenestration of the residence including new and relocated windows and doors.

The discretionary applications required for this project are:

1. A Setback Modification to allow additions and alterations to the existing residence within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Setback Modification to allow alterations to the west elevation of the existing residence within the required 10-foot western interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Setback Modification to allow alterations to the east elevation of the existing residence and the installation of a pool cover within the required 10-foot eastern 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 (Minor Additions to Existing Structure).

Present: Don Swann, Architect.

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

The Public Hearing was opened at 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury regarding the pool in general and requesting that the site remain as it currently exists was acknowledged.

Ms. Brooke announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She stated that the changes within the front setback and along the interior property lines are minimal in nature and are improvements to the property with no apparent negative impacts to adjacent neighbors.

Ms. Brooke noted that the pool itself meets setback requirements. There was some discussion on the possibility of shifting the pool and pool cover to the west to lessen any impact to adjacent neighbors.

**ACTION:** **Assigned Resolution No. 038-13**  
Approved the Setback Modifications making the findings as outlined in the Staff Report dated July 3, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 3, 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.**

**B. APPLICATION OF CHRISTOPHER DENTZEL, DESIGNER FOR SUSAN LEVINE, 2208 CHAPALA STREET, APN 025-191-021, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00227)**

The 7,000 square-foot site is currently developed with a 1,298 square foot (gross), one-story residence with a detached 186 square foot (gross), one-car garage, and an 87 square foot (gross) accessory building. The proposed project involves additions and alterations to the existing residence including construction of a 68 square foot (gross), one-story addition at the rear of the existing residence.

The discretionary applications required for this project are:

1. A Setback Modification to allow an addition to encroach into the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. 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 (Minor Additions to Existing Structure).

Present: Christopher Dentzel, Applicant; and Susan Levine, Owner.

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

The Public Hearing was opened at 9:25 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury requesting that the site remain as it currently exists was acknowledged.

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

Ms. Brooke clarified for the applicant the condition regarding the fence, wall and hedge height limitation on the property.

**ACTION:** **Assigned Resolution No. 039-13**  
Approved the Setback and Open Yard Modifications making the findings as outlined in the Staff Report dated July 3, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 3, 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: 9:35 A.M.**

**C. APPLICATION OF JARRETT GORIN, AGENT FOR CATHERINE COMPERE, 34 EAST MISSION STREET, APN 025-072-005, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00131)**

The 18,750 square foot site is currently developed with a 3,661 square foot, two-story residence with a 667 square foot, detached three-car garage. The proposed project involves the demolition of the existing garage and construction of a two-story, detached accessory building that includes a 686 square foot, three-car garage with a 404 square foot accessory space above.

The discretionary applications required for this project are:

1. A Modification to allow the garage floor area on the site to exceed a total of 500 square feet (SBMC §28.87.160 and §28.92.110); and
2. A Modification to allow the fence and hedge at the front property line to exceed the maximum allowable height of 3-1/2 feet (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 (Minor Additions to Existing Structure).

Present: Jarrett Gorin, Agent for Property Owner.

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.

A letter of concern from Paula Westbury regarding the demolition of the existing 1920's carriage house was acknowledged.

Ms. Brooke announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. The applicant was informed that the back-up and driveway areas cannot be used as additional parking in the interior setback. Ms. Brooke asked for clarification of the legal nonconforming status of the hedges along the front lot lines.

**ACTION:** **Assigned Resolution No. 040-13**  
Approved the Garage-size Modification making the findings as outlined in the Staff Report dated July 3, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated July 3, 2013.

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. Brooke adjourned the meeting at 10:01 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary