



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 21, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, 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 PETER R. PREISWERK FOR THE PREISWERK FAMILY TRUST, 75 CONEJO ROAD, 019-043-002, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2013-00238)

The 1.98 acre site is currently developed with a 1,810 square foot, three-story residence with a detached 477 square foot garage. The proposed project involves the construction of seven square foot entry area addition and the installation of a new door at the middle level, and the reconstruction of an existing porch and stairs at the lower level. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing residence and the construction of a new stair within the required 35-foot front setback.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Present: Peter R. Preiswerk, Applicant/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 9:06 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. 047-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated August 15, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated August 15, 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: 9:08 A.M.

B. APPLICATION OF JAMES KYLE, BLACKBIRD ARCHITECTS, FOR STEVE BUCHANAN, 1030 ARBOLADO ROAD, APN 019-220-031, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00319)

Proposal for alterations to a site plan approved under MST2006-00644, consisting of the relocation of approved retaining walls to create a turnaround area at the top of the shared driveway. The previously approved project is actively under construction under building permit BLD2008-02819, and includes the construction of a major addition to the existing two-story residence and related site improvements. The discretionary application required for this project is an Open Yard Modification to allow the required open yard to be located within the remaining front yard.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Present: Matthew Swain, Architect from Blackbird Architects; and Patrick Hall, Trustee of the Hall Living Trust of Adjacent Parcel at 1036 Arbolado Rd. (APN 019-220-031).

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 9:20 a.m.

- 1) Susan Basham, opposition, Agent from Price, Postel & Parma, LLC firm representing Bryan Watt and Leila Srouer Owners of 1253 Dover Hill Road, (APN 019-220-038) expressed concern regarding the *proposed relocation of "approved retaining walls"* to create a turnaround area at the top of a shared driveway between the two adjacent properties which would encroach upon the "shared driveway" area that is not owned by either of the two adjacent owners.

Letters of concern from Paula Westbury, Tom DiGiovanni, and Susan M. Basham, Agent for Price, Postel & Parma, LLC firm were received and acknowledged.

Mr. Kato provided further clarification of the proposed turnaround and "shared driveway" area between the two adjacent properties.

**** At 9:45 a.m. the Staff Hearing Officer continued the item to the end of the agenda to allow more research to be done by staff; review recommenced at 10:13 a.m. ****

Mr. Kato requested that the space markers be reposted for the proposed turn around so that the Staff Hearing Officer and any concerned neighbors or property owners will be able to see the subject area.

Continued two weeks to September 4, 2013, so that another site visit can be conducted to review the “shared driveway” and retaining walls and the proposed turn around area.

ACTUAL TIME: 9:44 A.M.

C. APPLICATION OF CHRIS OTTINGER, PROPERTY OWNER, 55 CHASE DRIVE, APN 015-020-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00297)

The 14,995 square foot site is currently developed with a 1,967 square foot, one-story residence with an attached two-car garage. The proposed project involves permitting the “as-built” 160 square foot enclosure of an existing breezeway to create a small room between the residence and the garage. The discretionary application required for this project is an Interior Setback Modification to allow the addition to be located within the required 10-foot interior setback. The proposed project will abate violations listed in ZIR2013-00246 and ENF2013-00643.

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:

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 9:51 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. 048-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated August 15, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated August 15, 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 10:19 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary