



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 4, 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.

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 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) CONTINUED ITEM FROM AUGUST 21, 2013 HEARING

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 applications 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).

This Agenda item was continued two weeks to today's meeting so that another site visit could be conducted to review the "shared driveway," retaining walls and the proposed turn around area.

Present: Matthew Swain, Architect from Blackbird Architects; and Patrick Hall, Trustee/Owner 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 re-visited the site and surrounding neighborhood, to review the "shared driveway" and retaining walls, and the proposed turn around area.

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

The Public Hearing was opened at 9:04 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Previous letters of concern from Paula Westbury (and a current one from Ms. Westbury), Tom DiGiovanni, and Susan M. Basham, for Price, Postel & Parma, LLC firm agent for Bryan Watt and Leila Srour were again acknowledged by Ms. Reardon.

A previously sent letter from Ryan DiGuilio, Fire Inspector II/Investigator regarding the City Fire Departments support of the turnaround area was also acknowledged.

ACTION: **Assigned Resolution No. 049-13**
Approved the Open Yard 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.

ACTUAL TIME: 9:11 A.M.

B. APPLICATION OF LAWRENCE THOMPSON ARCHITECTS FOR WALLACE RONCHIETO, 1528 CLIFF DRIVE, APN: 035-170-005, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00063)

The 12,655 square-foot site is located on a corner lot with three street frontages and is currently developed with a two-story 3,272 square foot residence. The proposed project involves the construction of a 503 square foot detached two-car garage and a 24 square foot second floor master bathroom addition. The primary façade of the garage would face La Vista del Oceano Drive. The project also includes alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow a two-car garage to be constructed and the installation of a new door under the entry stairs within the required front yard setback along the La Vista del Oceano Drive frontage (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. (Existing Facilities)

Present: Lawrence Thompson, 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 9:16 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of support from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 050-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated August 29, 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: 9:22 A.M.

C. APPLICATION OF STACY FAUSSETT LANDSCAPE ARCHITECT FOR COMPTON FAMILY TRUST, 3232 CAMPANIL DRIVE, APN: 047-102-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2012-00469)

Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.

The discretionary application required for this project is a Fence Height Modification to allow one of the entry pillars and a portion of the gate to exceed 42 inches in height when located within 20 feet of the front property line and within 10 feet of either side of a driveway. (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 Section 15301. (Existing Facilities)

Present: Stacy Faussett, Landscape 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 in support of the proposed project.

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

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 051-13**
Approved the Fence Height Modification making the findings as outlined in the Staff Report dated August 29, 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: 9:30 A.M.

D. APPLICATION OF STEVE MORANDO ARCHITECT FOR THOMAS CRAVEIRO, 1120 GARCIA ROAD, APN: 029-283-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00225)

The 6,448 square foot parcel is located within the Hillside Design District and is currently developed with an existing 2,347 square foot, two-story residence with an attached two-car garage. The proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room. The proposal also includes window and door alterations and a minor second-story addition to the existing second-story master bedroom and bathroom.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations within the required 30-foot front setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow additions and alterations and a new trellis within the required 30-foot front setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110);
3. A Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
4. A Open Yard Modification to the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110); and
5. A Fence, Wall and Hedge Modification to allow the combined height of fences/walls and hedges to exceed the maximum allowable height of 3.5 feet within 10 feet of the front lot line on the south, and within 10 feet of the driveway for a distance of 20 feet from the front property line on the north. (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 Section 15301.

Present: Steve Morando and Mark Morando, Agents; and Thomas Craviero, 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 9:50 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 052-13**
Approved the Front and Interior Setback Modifications, the Open Yard Modification, and the Fence Height Modification making the findings as outlined in the *revised* Staff Report dated August 29, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated August 29, 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 10:04 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary