



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 18, 2013

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Peter Lawson, Associate 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.

Susan Reardon, Senior Planner announced that Agenda Item A has been continued to the October 16, 2013 meeting.

- 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:

THE FOLLOWING AGENDA ITEM HAS BEEN CONTINUED TO OCTOBER 16TH.

A. **APPLICATION OF MARK MORANDO, AGENT FOR BRUCE ANDERSON, 1128 HARBOR HILLS LANE, APN 035-314-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2011-00389) CONTINUED TO THE OCTOBER 16, 2013 MEETING**

The 29,259 square-foot project site is currently developed with a two-story, 3,151 square foot residence, and 527 square foot attached two-car garage. The subject application is a proposal to permit the following "as-built" construction: split-level patio with deck, outdoor fireplace, barbeque, counter, sink, retaining walls, entry pilasters, stairs, and a new front entry. The project also includes installation of required guard rails and demolition of the "as-built" pergola and storage shed. No additional building area is proposed.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the "as-built" deck, patio, counter, sink, and fireplace to remain within the ten-foot southwest interior setback (SBMC §28.15.060 and 28.92.110);
2. A Wall Height Modification to allow the "as-built" walls and building code-required guardrails to exceed eight feet in height within the ten-foot southwest interior setback (SBMC §28.87.170 and 28.92.110);
3. A Wall Height Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southeast interior setback (SBMC §28.87.170 and 28.92.110); and
4. A Wall Height Modification to allow the two "as-built" entry pilasters and wall to exceed 3.5 feet in height within ten feet of the front lot line, and adjacent to the driveway (SBMC §28.87.170 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 Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

ACTUAL TIME: 9:03 A.M.

B. APPLICATION OF KATHY HANCOCK ARCHITECT FOR LAWRENCE HOWES, 1252 DE LA GUERRA ROAD, 031-072-006 E-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00257)

The 6,384 square-foot project site is developed with a 1,280 square foot single-family residence and 294 square foot two-car carport. The proposed project involves converting the carport to a garage, and includes permitting “as-built” improvements, including garage doors and a security door to be located within the required front setback, and expanding the carport by approximately 135 s.f. to create the minimum-sized garage. No other construction is proposed on site and all other zoning violations listed in the recent Zoning Information Report (ZIR2012-00426) will be abated.

The discretionary applications required for this project is a Front Setback Modification to allow the “as-built” garage doors and security door to remain within the twenty-foot setback (SBMC §28.15.060 and 28.92.110.A.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Present: Kathy Hancock, Architect; and Lawrence Howes, Owner.

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

Peter Lawson, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters of support from Bret & Karen Warner, and Kathleen Brewster were acknowledged.

ACTION: **Assigned Resolution No. 053-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated September 11, 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: 9:12 A.M.

C. APPLICATION OF RUSS BANKO AGENT FOR KEN HANEY, 745 DOLORES DRIVE, APN: 035-103-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2012-00498)

The 9,049 square-foot site is located in the Hillside Design District and is currently developed with a 1,674 square foot one-story single-family residence, and attached two-car garage. The proposed project involves the construction of a 758 square foot two-story addition, an upper level deck, and a 243 square foot one-story addition to the existing residence. The proposal also includes an interior remodel, façade alterations, replacement of the existing roof material, and new site retaining walls. The proposed 2,675 square feet residence with attached garage is 76% of the required floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 30-foot front and the 10-foot interior setbacks (SBMC § 28.87.030.D. 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: Russ Banko, Agent; and Ken Haney, 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.

Public comment opened at 9:17 a.m.

1) Don Hay, (submitted written comment in lieu of speaking), opposition.

Letters of concerns from Don Hay and Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 054-13**
Approved the Modifications making the findings as outlined in the Staff Report dated September 12, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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: 9:23 A.M.

D. APPLICATION OF THOMAS V. SMITH ARCHITECT FOR MELODY WYNN AND LAYNE KANNEGIETER, 2846 VERDE VISTA DRIVE, APN: 053-362-016, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00315)

The 4,861 square foot lot is currently developed with a 856 square foot, one-story residence with a 266 square foot detached two-car garage. The proposed project includes permitting "as-built" improvements including a 128 square foot addition to the rear of the existing residence, and alterations to the detached garage. The proposal also includes a new tandem parking space. The proposal will abate violations listed in ENF2013-00564 and ZIR2013-00174.

The discretionary applications required for this project are:

1. A Interior Setback Modification to allow the "as-built" addition to encroach into the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the an uncovered tandem parking space and "as-built" alterations to the existing garage within the required six-foot interior setback to the east (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: Thomas V. Smith, Architect; and Karl Nadine, Property 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 9:31 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. 055-13**
Approved the Interior Setback Modifications making the findings as outlined in the Staff Report dated September 12, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated September 12, 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 9:41 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary