



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER *REVISED MINUTES* (for only Item C)

OCTOBER 16, 2013

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:05 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, 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 B, 1940 Mission Ridge Road will be heard last on the agenda; and agenda Item C, 220 E. Pueblo St., and Item D, 22 W. Padre St. will therefore move up in the agenda.

- 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: 9:06 A.M.

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)

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).

Present: Mark Morando, Agent; and Bruce Anderson, Owner.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:26 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Two separate letters of concern from Doug A. Harlow were acknowledged; and letters in support from Tom and Alyse Byerly, Harold L. Votey, Jr., and Rob and Riz Godar, Phyllis Hollems, Avo Semerjian, John and Lucille Leemhuis, Mike Richardson, Henry and Harriet Sharp, and Paula Westbury were also acknowledged.

ACTION: **Assigned Resolution No. 060-13**
Approved the Interior Setback and Wall Height 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.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF ORDER. ***

ACTUAL TIME: 10:02 A.M.

B. APPLICATION OF CEARNAL ANDRULAITIS, ARCHITECT FOR PARKER FAMILY TRUST, 1940 MISSION RIDGE ROAD, APN: 019-083-024, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2013-00343)

The project includes a proposal to install multi-light, sidelight windows on either side of an existing pair of French doors on the west end of the second floor of the existing single-family residence. The residence is on the City's List of Potential Historic Resources: "George Washington Smith Spanish Colonial Revival House c. 1919." The discretionary applications required for this project are Front and Interior Setback Modifications to allow alterations to an existing French door within the required setbacks (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Rogelio Solis, Architect; and Greg Parker, 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 10:04 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

Ms. Riegle announced that further design review will be handled administratively, and the proposed project will not be returning to the Historic Landmarks Commission for further review.

ACTION: **Assigned Resolution No. 063-13**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated October 10, 2013.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF ORDER. ***

ACTUAL TIME: 9:35 A.M.

C. APPLICATION OF FRED SWEENEY, ARCHITECT FOR JANE MARTINDALE LIVING TRUST, 220 E. PUEBLO ST, APN 025-202-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2013-00346)

The 10,762 square foot parcel is currently developed with a one-story, 1,381 square foot single-family residence with an attached one-car carport and a 133 square foot, detached accessory building. The project includes the demolition of 16 square feet and addition of 114 square feet, a new porch, and a water heater enclosure. The project also includes approximately eight to ten cubic yards of foundation grading. The discretionary application required for this project is an Interior Setback Modification to allow alterations and additions to the residence within the required ten-foot 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Fred Sweeney, Architect; and Liane Martindale, Owner's representative.

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 9:49 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter in support from Paula Westbury was acknowledged.

Ms. Martindale provided documentation that showed an accessory structure had been located in the area of the subject accessory structure since 1949.

ACTION: **Assigned Resolution No. 061-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 10, 2013, and as revised at the hearing.

Said approval is subject to the conditions 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: 9:53 A.M.

D. APPLICATION OF PETER BECKER ARCHITECT AND OWNER, 22 WEST PADRE STREET, APN: 025-241-016, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00380)

Proposal for alterations to the existing residence including relocation of existing windows, installation of new windows and doors, and the demolition of an “as-built” water heater enclosure. The discretionary application required for this project is an Interior Setback Modification to allow alterations to the residence within the required six-foot 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Peter Becker, Architect/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 9:59 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. 062-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated October 10, 2013.

Said approval is subject to the condition as stated 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 10:09 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary