



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 11, 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
Marisela Salinas, Associate Planner
JoAnne La Conte, Assistant Planner
Kelly Brodison, 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 due to schedule conflicts Item D. 2302 Edgewater Way will be moved up in the agenda order and reviewed first.

- B.** Announcements and Appeals.

Ms. Reardon announced the appeal hearing at the Planning Commission meeting on Thursday, December 12, 2013, of the previously reviewed and approved project at 101 S. La Cumbre Lane.

- C.** Comments from members of the public pertaining to items not on this agenda.

There were no comments.

II. PROJECTS:

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

ACTUAL TIME: 9:20 A.M.

A. APPLICATION OF DAVID WINITZKY, ARCHITECT FOR DENNIS P. FAZZIO, 2213 SANTA BARBARA STREET APN: 025-201-023, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2013-00436)

The 15,746 square-foot site is currently developed with a 2,734 square foot, two-story residence, a 392 square foot two-car garage, a 257 square foot one-car garage and a 220 square foot one-car carport. The proposed project involves 34 square feet of additions, a new covered entry porch, new skylights, a new trellis, new windows, new doors, new exterior light fixtures and an exterior stucco color change. The discretionary application required for this project is an Interior Setback Modification to allow exterior alterations, including windows, doors and exterior lighting in the required interior setback. (SBMC § 28.15.060 & 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: David Winitzky; and Dennis Fassio, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:28 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 078-13**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated December 5, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated December 5, 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: 9:31 A.M.

B. APPLICATION OF DAWN SHERRY , ARCHITECT FOR GIEGERICH-POLCHIN FAMILY TRUST, 613 E. VICTORIA STREET, APN: 029-093-015, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, (12 DU/AC) (MST2013-00338)

The 4,505 square foot corner lot is currently developed with a 965 square foot one-story residence with a covered entry porch, an unpermitted rear addition and trellis, and a detached 251 square foot one-car garage. The proposed project involves the demolition of the unpermitted rear addition and trellis, a new 219 square foot addition at the rear, a new 120 square foot trellis, permitting “as-built” site walls ranging in height from 3'-6" to 5'-8" and interior alterations to the dwelling. The project will address violations outlined in ZIR2002-00154. This property is a contributing historic resource to the potential Bungalow Haven Historic District.

The discretionary applications required for this project are:

1. A Modification to provide less than the required 1,250 square foot open yard area (SBMC 28.18.060 & §28.92.110); and
2. A Modification to allow the height of “as-built” walls to exceed a maximum height of 3.5 feet within ten feet of the front property line and within fifty feet of a street corner (SBMC § 28.87.170 & 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: Lauren Deason, Agent.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:33 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 079-13**
Approved the Modifications making the findings as outlined in the Staff Report dated December 5, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated December 5, 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: 9:39 A.M.

C. APPLICATION OF BRIAN MILLER DESIGNER FOR PEYTON EVANS REVOCABLE TRUST, 1426 ALTA VISTA ROAD, APN: 029-100-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (12 UNITS/AC): MEDIUM DENSITY RESIDENTIAL (MST2013-00387)

The 8,996 square foot corner lot is developed with a 1,981 square foot two-story residence, a 294 square foot, detached one-car garage with storage room (northern garage), and a 604 square foot, detached accessory building consisting of a one-car garage and a recreation room (southern garage). The proposed project involves permitting the 'as-built' trellis roof structure and skylight located between the existing residence and the northern garage, conversion of a 74 square foot storage area into a laundry room in the northern garage, and alterations to the southern garage. The proposal will address violations identified in enforcement case ENF2012-01023.

The discretionary application required for this project is a Front Setback Modification to allow the trellis roof and the conversion of storage to laundry room within the required 15-foot front setback along the property's secondary frontage on Micheltorena Street. (SBMC § 28.18.060 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: Brian Miller, Designer; and Peyton Evans, Owner.

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

Kelly Brodison, 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.

ACTION: **Assigned Resolution No. 080-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated December 5, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated December 5, 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 AGENDA ORDER. ***

ACTUAL TIME: 9:01 A.M.

D. APPLICATION OF PAUL ZINK, ARCHITECT FOR THE LOUISE LUCENA LIVING TRUST, 2302 EDGEWATER WAY, 041-342-010, E-3/SD-2 SINGLE FAMILY AND COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 5 DU/ACRES: (MST2013-00393)

The 5,873 square-foot site, located on the northwest corner of Edgewater Way and Mohawk Road, is currently developed with 1,018 square foot single-story house and attached one-car carport. The proposed project involves the construction of a 34 square foot addition to a bedroom and bathroom, construction of new exterior decks and fences, remodel of portions of the house, reroof of the house, replacement of an existing driveway with pavers, and the permitting of an “as-built” 44 square foot attached storage shed.

The discretionary applications required for the project are:

1. Front Setback Modification to allow alterations, including new doors, new windows, and a raised deck within the required 20-foot front setback on Mohawk Road (SBMC §28.15.060 and SBMC §28.92.110).
2. Fence Height Modification to allow a fence greater than 3.5 feet in height in the front setback on Mohawk Road (SBMC §28.87.170 and SBMC §28.92.110).
3. Open Yard Modification to allow the proposed addition to further reduce an already nonconforming open yard area due to the construction of the 34 square foot bedroom and bathroom addition (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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Paul Zink, Architect; and Pansy and Dennis Rancom, Agents for the Owner.

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

Danny Kato, Senior 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.

ACTION: **Assigned Resolution No. 077-13**
Approved the Front Setback, Fence Height, and Open Yard Modifications making the findings as outlined in the Staff Report dated December 5, 2013.

Said approval is subject to the condition added 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: 9:45 A.M.

E. APPLICATION OF DOROTHY CHILDRESS, 943 CALLE CORTITA APN: 041-157-011, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC) (MST2013-00489)

The 11,495 square foot corner lot is developed with a 2,209 square foot two-story residence, and an attached 440 square foot two-car garage. The proposed project involves permitting the following “as-built” improvements: patio cover and accessory structure (water heater room), kitchen addition, and laundry room addition, all of which encroach into the required setbacks. The proposal will address violations identified in ZIR2013-00500.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” addition of the patio cover and accessory structure within the required thirty-foot front setback to the south (SBMC §28.15.060 and SBMC §28.92.110); and
2. An Interior Setback Modification to allow the "as-built" construction of a kitchen addition and a laundry room addition within the required ten-foot interior setback to the west (SBMC § 28.18.060 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 15303 and 15305.

Present: Jarrett Gorin, Agent.

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

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation.

Public comment opened at 9:53 a.m.

- 1) Sheryl Schmandt (adjacent neighbor), opposition; expressed concerns regarding various safety issues and enforcement issues, including unsafe and unauthorized access by the project owner on her adjacent property.

ACTION: **Assigned Resolution No. 081-13**
Approved the Interior and Front Setback Modifications making the findings as outlined in the Staff Report dated December 5, 2013, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated December 5, 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: 10:06 A.M.

F. APPLICATION OF ERIN CARROLL, LANDSCAPE ARCHITECT FOR VISTA OCEANO LA MESA VENTURE, LLC, 1701 LA VISTA DEL OCEANO DR., 035-480-058, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2005-00017)

The lot is approximately 16,370 square feet in size and is located in the Hillside Design District. It is currently under construction with a new 4,517 square foot, single-family residence and associated site improvements, which were approved in 2006 (BLD2006-00399). The project involves revisions to a proposed pool and spa, and “as-built” alterations to walls along the front portion of the property.

The discretionary applications required for this project are:

1. A Modification to allow the pool to encroach into the required 15-foot front setback for pools (SBMC § 28.87.060 and SBMC §28.92.110); and
2. A Modification to the height of fences, walls, and hedges to exceed the maximum allowed height of 3½ feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line (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 15303.

Present: Erin Carroll, Architect; and Jackie Page, Owner.

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

Marisela Salinas, Associate Planner, gave the Staff presentation and recommendation.

Public comment opened at 10:13 a.m.

- 1) Ivan Levi expressed concerns regarding the visibility of the pool wall from the street and sidewalk and questioned what type of landscape screening was proposed.

Public comment closed at 10:17 a.m.

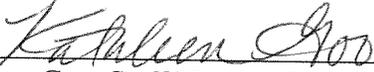
ACTION: **Assigned Resolution No. 082-13**
Approved the Modifications making the findings as outlined in the Staff Report dated December 5, 2013.

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. Reardon adjourned the meeting at 10:27 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary