



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 2, 2014

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, Associate Planner
Betsy Teeter, Planning Technician II
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: 9:00 A.M.

A. APPLICATION OF PAUL RUBEL, PROPERTY OWNER, 527 LA MARINA DRIVE, APN: 035-211-013, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC), (MST2013-00111)

The 12,253 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project is for a remodel to the dwelling, including a proposed expansion of the entry and the addition of a second story over the existing garage. The roof overhang of the second story addition will encroach into the required interior setback. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations 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: Paul Rubel, Owner.

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

The Public Hearing was opened at 9:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 015-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated March 27, 2014.

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: 9:04 A.M.

B. APPLICATION OF MICHELLE MCTOLDRIDGE, SHELTER ARCHITECTURE & URBAN DESIGN FOR THE GAVIN FAMILY TRUST, 202 LA PLATA, 045-151-016, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00043)

The 6,483 square foot, corner lot is located in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves demolition of an existing 299 square foot detached one-car garage, demolition of a 100 square foot detached accessory building, construction of a 38 square addition to the residence, construction of a 463 square foot attached two-car garage. The proposal also includes 46'-0" linear feet of 4'-0" tall retaining wall and 16'-0" linear feet of 6'-0" tall fencing to be located in the front yard. The discretionary application required for this project is an Open Yard Modification to reduce the open yard location and configuration requirements (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: Michelle McToldridge, Architect/Designer.

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

Suzanne Riegle, Associate 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. 016-14**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated March 27, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated March 27, 2014.

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: 9:14 A.M.

C. APPLICATION OF KEN GIVEN, PROPERTY OWNER, 561 ARROYO AVENUE, 035-253-024, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00004)

The 7,433 square foot lot is located in the Hillside Design District and is developed with a 1,100 square foot one-story residence with an attached 410 square foot two-car garage. The proposed project involves a 220 square foot one-story addition between the existing residence and garage. The discretionary applications required for this project is an Interior Setback Modification to allow the proposed uniform addition to encroach into the required 10 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: Kenneth Given, Owner.

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

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

Public comment opened at 9:19 a.m.

Don Grags (agent for adjacent neighbor), opposition; expressed concerns regarding the proposed window within the interior setback, the location of the trash cans, and lint landing in the neighbor's bedroom window from the dryer vent.

Public comment closed at 9:22 a.m.

ACTION: **Assigned Resolution No. 017-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated March 27, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated March 27, 2014, 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: 9:30 A.M.

D. APPLICATION OF DENNIS THOMPSON, THOMPSON NAYLOR ARCHITECTS, FOR MARILYN MAKEPEACE, 1826 E. LAS TUNAS ROAD, 019-082-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/ACRE) (MST2014-00002)

The 20,036 square foot lot is located in the Hillside Design District. The proposed project includes a 903 square foot one-story addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot detached accessory building (garage and workshop) to habitable floor area, a 150 square foot addition between the two existing buildings, and a 78 square foot addition at the front of the residence. The proposal also includes the construction of a 564 square foot, detached, two-car garage with roof deck, site retaining walls, stairs, and approximately 270 cubic yards of site grading.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations to the existing accessory space, including the conversion of accessory space to habitable floor area within the required 15 foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow the proposed new one-car garage to encroach into the required 35 foot front 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: Dennis Thompson, Architect; and Marilyn Makepeace, Owner.

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

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

The Public Hearing was opened at 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon stated she had concerns regarding the proposed oversized garage which has an interior depth of 30 feet in the front setback as the location is not consistent with the development pattern of the neighborhood and there are other reasonable design solutions that would avoid the need for the front setback modification.

ACTION:

Assigned Resolution No. 018-14

Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated March 20, 2014, and denied the Front Setback Modification, making the findings as revised at the hearing.

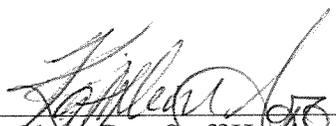
Said approval is subject to the conditions as outlined in the Staff Report dated March 20, 2014, and as revised at the hearing.

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 9:51 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary