



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 28, 2014

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 10:51 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Suzanne Riegle, Associate Planner
JoAnne LaConte, Assistant 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.

Susan Reardon, Senior Planner announced that Agenda Item II.F, 2101 Mountain Avenue, previously continued from the May 14, 2014 hearing, was continued indefinitely at the Applicant's request.

- B.** Announcements and Appeals.

There were no announcements or appeals.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 10:52 A.M.

A. APPLICATION OF RODERICK BRITTON FOR KRISTA FAHY, 729 EUCALYPTUS AVENUE, APN: 043-083-001, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC), (MST2014-00183)

The 6,145 square foot lot is developed with a 1,452 square foot one-story, single-family residence, and a detached 480 square foot two-car garage. The garage was originally constructed as a carport in 1954. The carport was converted to a garage sometime prior to 1998, and was done without the required permit. The garage currently encroaches approximately 4'-6" into the required front setback. The garage would be reduced in length by 3 feet so the encroachment into the front setback would be reduced to 1'- 6". The discretionary application for this project is a Front Setback Modification to allow the "as-built" two-car garage to encroach into the required 20'-0" 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: Roderick Britton, Architect.

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 II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:54 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 030-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 22, 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: 10:56 A.M.

B. APPLICATION OF AMY VON PROTZ, APPLICANT FOR LEATHERMAN FAMILY TRUST, 1517 SHORELINE DRIVE, APN: 045-182-007, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00219)

The 4,902 square foot lot is located in the appealable jurisdiction of the Coastal Zone and is developed with a 1,396 square foot, two-story, single-family residence with an attached 192 square foot, one-car garage, one uncovered parking space, and a 95 square foot, second-story deck. The proposed project includes expanding the second-story deck by approximately 97 square feet and constructing a new exterior spiral stair case. The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the open yard area.

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: Amy Von Protz, Applicant; David DeLorie, Building Contractor with Hammerhead Construction; and Russell Leatherman, Owner.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 11:03 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 031-14**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated May 22, 2014.

Said approval is subject to the condition as outlined in the Staff Report dated May 22, 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: 11:04 A.M.

C. APPLICATION OF DON SWANN, DESIGNER FOR J.& A. VELAZQUEZ, 1734 GILLESPIE STREET, APN 043-181-001, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00107)

The 6,000 square-foot corner site is developed with a 2,474 square foot, two-story duplex with two attached two-car garages totaling 857 square feet. The total floor area of Unit "A" is 1,356 square feet and Unit B is 1,118 square feet. A previous project for a 2,207 square foot, two-story duplex with 857 square feet of attached garage floor area was approved under MST2002-00760 and a building permit issued (BLD2003-02308). The proposed project includes revisions to the permitted project including: permitting a total of 267 square feet of "as-built" additions, permitting 342 linear feet of 'as-built' masonry walls ranging in height from 3'-6" to 6'-0", and permitting a 59 square foot, second floor deck.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the "as-built" second-story to encroach into the required 20'-0" front setback along Islay 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: Don Swann, 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 11:09 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 032-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 22, 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: 11:15 A.M.

D. APPLICATION OF PETER DOCTORS, AGENT FOR WILLIAM KOONCE, 1025 N. ONTARE ROAD, APN 055-151-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00118)

The 25,286 square-foot site is located in the Hillside Design District and is developed with an existing single-family residence, with an attached two-car garage. The proposed project includes permitting “as-built” masonry site walls (ranging from five to six feet in height), “as-built” planter, and an “as-built” fountain along the front lot line and the driveway. The project will abate violations identified in enforcement case ENF2013-001241 by removing a trellis, relocating trash receptacles, and permitting “as-built” walls. The applicant has requested the administrative approval by the Public Works Director to allow the wall to exceed 3’-6” in height when located within 10’-0” of the front property line and within 20’-0” feet of the edge of the existing driveway. The discretionary application required for this project is a Front Setback Modification to allow the proposed fountain to be located within the required 35’-0” 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: Peter Doctors, Agent.

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 11:21 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 033-14**
Approved the Front Setback Modification to allow the fountain in the front setback making the findings as outlined in the Staff Report dated May 22, 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: 11:22 A.M.

E. APPLICATION OF ROBERT FOLEY, ROBER PAUL DESIGNS, AGENT FOR WILLIAM & JENNIFER BRUMMETT, 227 LA MARINA DRIVE, APN 045-161-013, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00117)

The 6,000 square foot site is located in the non-appealable jurisdiction of the Coastal Zone. The site is currently developed with a 2,238 square foot, two-story, single-family residence with an attached 281 square foot, one-car garage. The proposed project involves demolition of the existing garage, demolition of 255 square feet of the existing first floor, construction of 214 square feet of additions, and construction of a 400 square foot, two-car garage. The proposal would result in a 2,197 square foot, two-story, single-family residence with an attached 400 square foot, two-car garage.

The discretionary application for this project is a Front Setback Modification to allow the proposed two-car garage to encroach into the required 20'-0" 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: Jessica Foley, Agent for 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, and clarified the Tier 3 Storm Water Management Program (SWMP) and Coastal Exemption requirements for the proposed project.

The Public Hearing was opened at 11:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 034-14**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 22, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated May 22, 2014.

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 CONTINUED INDEFINITELY AT THE APPLICANT'S REQUEST. ****

F. APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICE, AGENT FOR SHARON LANDECKER, 2101 MOUNTAIN AVENUE, APNS 043-280-030 & 043-280-033, E-1 & E-1/R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 3 DU/ACRE (MST2014-00091) CONTINUED INDEFINITELY FROM MAY 14, 2014

The project site is approximately 4.16 acres and is comprised of two APNS: 043-280-030 (0.41 acres) and 043-280-033 (3.75 acres) that are located in the Hillside Design District. The site is currently developed with an existing 3,463 square foot, single-family residence and a detached 1,073 square foot accessory building, consisting of a 576 square foot, two-car garage and 497 square foot, accessory space. The proposal includes a voluntary lot merger, the construction of a 320 square foot, two-car carport, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger of APNs 043-280-030 (0.41 acres) and 043-280-033 (3.74 acres) to result in a 4.15 acre lot; and
2. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 11:31 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary