



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 26, 2014

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 9:02 a.m.

STAFF PRESENT:

Bettie Weiss, City 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.

Bettie Weiss, City Planner announced there were no requests.

- B.** Announcements and Appeals.

Ms. Weiss announced there were no announcements.

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

Ms. Weiss noted there were no requests for public comment.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF SCOTT BRANCH, ARCHITECT FOR ADINE MARON LIVING TRUST 12/18/08, 1516 CHINO STREET, APN: 043-244-001, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00528)

The 5,000 square-foot corner site is developed with a 952 square foot, single-family residence with a detached 273 square foot one-car. The proposed project includes demolition of the existing garage and construction of a new 330 square foot, two-car garage in the same location.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the new garage to be located within the required fifteen-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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: Scott Branch, Architect; and Adine Maron, Owner.

Ms. Weiss 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 9:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 068-14

Approved the Front Setback Modification, and Open Yard Modification making the findings as outlined in the Staff Report dated November 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.

ACTUAL TIME: 9:09 A.M.

B. APPLICATION OF AMY VON PROTZ, DESIGNER FOR ERIK T. NICKEL, 1306 DOVER HILL ROAD, APN: 019-103-014, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00350)

The 18,740 square-foot site is currently developed with a 1,973 square foot, multi-story single-family residence and a detached 367 square foot two-car garage. An approved 442 square foot lower level addition is currently under construction. The proposed project includes the conversion of the 367 square foot garage to detached habitable accessory space, and the construction of a 299 square foot attached one-car garage, a 200 square foot attached one-car carport, a 127 square foot first level addition, a 343 lower level addition and a 92 square foot non-habitable lower level addition to the existing residence.

The discretionary applications required for this project are:

1. Accessory Building in the Front Yard Modification to allow the conversion of the garage to detached accessory space to be located within a front yard (SBMC §28.87.170 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the conversion of the garage to detached accessory space within the required ten-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the additions to encroach into the required ten-foot interior setback to the west (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: Amy Von Protz, Designer; and Erik T. Nickel, Co-Owner and Michael Loftus, Co-Owner.

Ms. Weiss 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 9:23 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Barbara Eliassen was received, read, and acknowledged.

ACTION:

Assigned Resolution No. 069-14

Approved the Front Yard Modification and east Interior Setback encroachments for the Accessory Building, and approved the west Interior Setback Modification with conditions making the findings as outlined in the Staff Report dated November 20, 2014, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated November 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.

ACTUAL TIME: 9:39 A.M.

C. APPLICATION OF THEA VAN LOGGERENBERG, ARCHITECT FOR NAZERIAN FAMILY TRUST 6/13/00, 1978 MISSION RIDGE ROAD, APN: 019-083-001, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00184)

The 99,991 square-foot site is currently developed with a 4,396 square foot, two-story single-family residence, a detached 436 square foot two-car garage with a pool room and accessory space totaling approximately 800 square feet, a detached 165 square foot accessory building, and a pool and spa with a detached 64 square foot pool equipment building. The proposed project includes demolishing the 165 square foot accessory building, and constructing first and second floor additions, totaling approximately 1,500 square feet to an existing residence. The proposed additions will connect the existing residence to the detached garage and habitable accessory space. The proposal includes remodeling the detached accessory structures, resulting in two-covered parking spaces in a carport, changes to the existing habitable space on the first and second-floors, new habitable space above the carport, and a 125 square foot balcony. The existing pool equipment shed is proposed to be demolished and replaced with a wall to screen the equipment. An existing pergola will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes associated grading and permitting an "as-built" driveway off of Las Tunas Road. This structure is on the City's List of Potential Historic Resources. The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110)

The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building and a new two-story addition that will connect the accessory buildings to the existing residence, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 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: Thea Van Loggerenberg, Architect; and Anna Lehr, Project Designer and Manger for Jeff Shelton, Architect

Ms. Weiss 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 9:45 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 070-14**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 20, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated November 20, 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: 9:53 A.M.

D. APPLICATION OF LESLIE COLASSE, ARCHITECT/OWNER, 1215 EAST COTA STREET, APN: 031-190-022, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00310)

The 11,285 square-foot site is developed with a 1,234 square foot, two-level, single-family residence with a 110 square foot covered porch and an attached 164 square foot one-car garage. The proposed project includes demolishing the existing garage, mud room, and split-level bedroom and constructing a new master suite in the same location above a covered driveway to an existing 1,368 square foot single family dwelling with a 110 square foot covered porch. The proposal also includes a new, detached 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior alterations.

The discretionary application required for this project is an Interior Setback Modification to allow the covered driveway with building additions to be located within the required six-foot interior setback to the south (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: Leslie Colasse, Architect and Owner.

Ms. Weiss 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.

Public comment opened at 10:01 a.m.

- 1) Trevor J. Martinson (representative for an adjacent neighbor), opposition; submitted letter dated 11-25-14 and spoke of concerns regarding the proposed garage structure, possible future dwelling unit, the proximity of the proposed site wall, and preservation of private views.

Previous public correspondence from Mr. Martinson was received and acknowledged.

Public comment closed at 10:13 a.m.

Ms. Weiss stated she observed the consistent pattern of development and architectural design of neighborhood structures in the area, the preservation of the existing streetscape, location of the garage structure and driveway, and other neighborhood setbacks in the area. However, Ms. Weiss also had some concerns regarding the proposed interior setback encroachments, and clarified her interest in seeing that any reconstruction or new construction should be a minimum of three feet from the property line and not extending further than the existing exterior wall. Ms. Weiss also expressed her concern that additional second level new construction with a three foot setback was not appropriate.

ACTION: **Assigned Resolution No. 071-14**
Approved part of the requested Interior Setback Modification making the findings as outlined in the Staff Report dated November 20, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated November 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. Weiss adjourned the meeting at 10:47 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary