



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 5, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
JoAnne LaConte, Assistant Planner
Joanna Kaufman, 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 public comments.

II. PROJECTS:

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

ACTUAL TIME: 9:20 A.M.

A. APPLICATION OF LAUREN BENARD, ARCHITECT FOR CLAY AND LAUREN BECCUE, 1324 PORTESUELLO AVE, APN 049-252-025, E-1 (SINGLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/AC) (MST2015-00235)

Proposal for exterior façade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors. The proposal requires Staff Hearing Officer review for alterations to the dwelling in the required front setback and for a new trellis in the required front and interior setbacks.

The discretionary applications required for this project are a Front Setback Modification and Interior Setback Modification to allow for new construction within the required 30-foot front and western interior setbacks (SBMC § 28.15.060 & SBMC § 28.92.110.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Present: Lauren Benard, Architect.

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

Joanna Kaufman, Planning Technician, 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.

ACTION: **Assigned Resolution No. 043-15**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated July 30, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated July 30, 2015.

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: 9:25 A.M.

B. APPLICATION OF ELLEN BILDSTEN, ARCHITECT FOR ROBERT A. DEATON, 2108 CHAPALA STREET, APN: 025-241-019, E-3 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE (MST2015-00302)

The 5,000 square foot site is currently developed with a 1,245 square foot one-story single family residence with a detached 292 square foot two-car garage. The proposed project is to construct a 63 square foot one-story addition and to permit an "as-built" on-demand water heater, exterior shower and exterior lighting to the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2013-00239).

The discretionary applications 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 required open yard area (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: Ellen Bildsten, Applicant.

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 9:29 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon added an additional condition that the cabinets, counter and sink shall be removed from the interior of the garage.

ACTION: **Assigned Resolution No. 044-15**
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated July 30, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated July 30, 2015, 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: 9:02 A.M.

C. APPLICATION OF GREGORY JENKINS, APPLICANT FOR PETERSEN FAMILY TRUST 6/18/86, 701 ISLAND VIEW DRIVE, APN: 035-091-008, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2015-00074)

The 10,000 square foot site is currently developed with a 1,413 square foot one-story single family residence with an attached 424 square foot two-car garage. The proposed project is to construct a 140 square foot one-story addition and a new 603 square foot second-story addition to the existing residence.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a conforming second-story addition and a one-story addition with a new window for the residence in the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a conforming second-story addition and alterations to the dwelling with new windows for the residence in the required 10-foot 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: Gregory Jenkins, Applicant.

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 9:11 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Mr. William G. Henrikson was acknowledged.

Ms. Reardon expressed concern regarding the new first floor rear bedroom window proposed within the interior setback and the potential for adverse effects to the neighboring property's privacy. A condition was added to require the new window to be a clerestory window.

ACTION: **Assigned Resolution No. 042-15**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated July 30, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated July 30, 2015, 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: 9:32 A.M.

D. APPLICATION OF DAWN SHERRY, ARCHITECT FOR MIHAILOFF LIVING TRUST 1/10/14, 1830 MISSION RIDGE ROAD, APN: 019-083-011, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE (MST2015-00183))

The 26,462 square foot site is currently developed with a 1,990 square foot one-story single family residence with an attached 449 square foot two-car garage. The proposed project involves a new 748 square foot one-story addition, new doors and windows, window replacements, a new front patio, removal of a portion of the driveway and removal of a pool waterslide.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition with a new window to the residence in the required 35-foot secondary front setback facing Las Tunas Road (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door, new windows and alterations to the residence in the required 15-foot east 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: Dawn Sherry, Architect; and Lauren Deason, Agent for 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 9:41 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 045-15**
Denied the Interior Setback Modification for a new door within East Interior Setback and approved the Front Setback and Interior Setback Modifications for the other alterations and additions making the findings as outlined in the Staff Report dated July 30, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated July 30, 2015.

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 9:46 a.m.

Submitted by,



Kathleen Geob, Staff Hearing Officer Secretary