



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 15, 2017

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Betsy Teeter, Planning Technician II
Katie Mamulski, Planning Technician I
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 or appeals.

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

There were no public comments.

II. PROJECT ITEMS:

ACTUAL TIME: 9:00 A.M.

A. APPLICATION OF BART MILLAR, AGENT FOR WINSTON CENAC, 2 ROSEMARY LANE, APN: 015-093-018, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), (MST2016-00501)

The 8,712 square foot project site is currently developed with a two-story, 2,404 square foot single-family residence and a 310 square foot detached one car garage with an attached rear trellis. The proposed project is to add an elevator at the rear of the dwelling which will result in approximately 58 square feet of addition to the house. The proposal also includes alteration of an upstairs window in order to accommodate the elevator. The project will address violations identified in a Zoning Information Report (ZIR2012-00386).

The discretionary applications required for this project are:

1. Open Yard Modification to allow the reduction of the required 20-foot minimum dimensions for measuring an open yard (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Front Setback Modification to allow uncovered parking in the required 30-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
3. Interior Setback Modification to allow uncovered parking in 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 to Land Use Limitations).

Present: Bart Millar, 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 II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:04 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 009-17**
Approved the requested Open Yard Modification, the Front Setback Modification, and the Interior Setback Modification making the findings as outlined in the Staff Report dated February 9, 2017, as amended at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated February 9, 2017.

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.

B. APPLICATION OF FRED SWEENEY, ARCHITECT FOR DOUG AND JOYCE MASKART, 1257 FERRELO ROAD, APN: 029-271-009, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), (MST2016-00357)

The 7,200 square foot project site is currently developed with a two-story, 2,300 square foot single-family residence with a 309 square foot detached two-vehicle carport. The proposed project is to legalize “as-built” development including 1st and 2nd story decks, an open deck converted to a solarium, handrails, front fence addition, staircase and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor to-lot-area ratio (FAR).

The discretionary applications required for this project are two Interior Setback Modifications to allow the "as-built" 80 square foot solarium and a portion of the rear deck to encroach into the required interior setback along the easterly property line and to allow the “as-built” stairs located in the western portion of the yard to encroach into the required 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 to Land Use Limitations).

Present: Fred Sweeney, 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.

Public comment opened at 9:16 a.m.

- 1) Emma Brinkman, adjacent neighbor, (submitted a letter in opposition); spoke of concerns regarding the survey made on the site, the history of previous encroachment violations by the previous owner, abatements for new construction without permits, and requested privacy screening of the proposed deck.

Public comment closed at 9:19 a.m.

Staff received and acknowledged: a letter of support from Stephanie Moret for the proposed second story deck, an emailed letter of concern from Wendy Edmunds regarding the existing color scheme and carport (not under the Staff Hearing Officer's purview), and a letter in opposition from Emma Brinkman received at the hearing requesting privacy screening of the proposed deck.

As requested, Mr. Sweeney clarified the previous history and existing conditions of the site, efforts to bring the site into Building Code and Zoning Ordinance compliance, the visual impact of the proposed second story deck, and other design review board concerns regarding the site in the Riviera neighborhood.

Ms. Reardon clarified that she's concerned about the interplay between adjacent properties, the potential adverse impacts to adjacent properties, and the inconsistencies with Good Neighbor Guidelines. Ms. Reardon questioned how the "as-built" upper level deck complied with the adopted Good Neighbor Guidelines specifically in regards to avoiding direct lines of sight from the deck to the neighbors' open yard and the location of the deck at only 5 feet from interior property line instead of the recommended 15 feet. Ms. Reardon stated that she reviewed the SFDB meeting and the focus of the meeting was on the "as-built" second story deck, not this deck extension. No discussion occurred regarding consistency with the Guidelines for the upper level deck. Ms. Reardon stated that the required finding to approve the deck extension could not be made given the potential adverse impacts to the adjacent property to the east.

ACTION: **Assigned Resolution No. 010-17**
Approved the west Interior Setback Modification and partially approved the east Interior Setback Modification making the findings as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated February 9, 2017, 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: 9:42 A.M.

C. APPLICATION OF PAUL SICAT, AGENT FOR KEVIN CRAVENS, 376 LAS ALTURAS ROAD, APN: 019-312-021, A-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE), (MST2010-00123)

The 1.21 acre project site is currently developed with a two-story, 4,748 square foot single-family residence with a 523 square foot attached two-car garage, pool and spa. The proposed project is to permit the “as-built” exterior stairs and Edison utility platform along the western side of the property.

The discretionary application required for this project is an Interior Setback Modification to allow the “as-built” exterior stairs and Edison utility platform to remain within the required 15 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 15302 (Replacement or Reconstruction).

Present: Paul Sicat, Agent; and Kevin Cravens, Owner.

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

Katie Mamulski, Planning Technician II, 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. 011-17**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated February 9, 2017.

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 9:49 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary