



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

March 15, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:03 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Roxanne Milazzo, Associate Planner

Chelsey Swanson, Assistant Planner

Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Roxanne Milazzo, Assistant Planner announced that 830 W. Micheltorena, has been continued to the March 29, 2006 hearing to allow for re-noticing.

- B. Announcements and appeals.

None.

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

No one wished to speak.

II. MODIFICATIONS:

ACTUAL TIME 1:03 P.M.

- A. APPLICATION OF SOPHIE CALVIN, AGENT FOR MR. & MRS. MATT JOHNSON, 830 W. MICHELTORENA STREET, APN 043-242-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00058)**

The 5,000 square foot project site is currently developed with a 1,027 square-foot single-family residence and detached one-car garage. The proposed project involves a 513 square-foot first floor addition to the residence.

The discretionary application required for this project is a Modification to permit the addition to be located within the required open yard area (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2006-00058).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

ACTION:

Continued two weeks.

ACTUAL TIME 1:03 P.M.

B. APPLICATION OF HUGH TWIBELL, AGENT FOR PETER & FUMIE PARISH, 1242 BEL AIR DRIVE, APN 049-231-014, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2005-00834)

The 12,775 square foot residential lot is currently developed with a 1,944 square foot residence with attached 448 square foot garage. The proposed project involves a residential remodel and 362 square feet of first floor additions. The discretionary application required for this project is a Modification to permit the addition to be located within the required interior yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV05-00834).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Hugh Twibell, agent, present

Public hearing: No one present.

ACTION:

Assigned Resolution No. 004-06

Approved the subject application making the findings that the Modification for this minor request of interior yard area maintains the existing buffer zone with no impacts to the neighboring property, and that it is both appropriate and consistent with the purpose and intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME 1:26 P.M. TAKEN OUT OF ORDER

C. APPLICATION OF ERIC SWENUMSON, AGENT FOR BRUCE SCHMIDT, 1405 MISSION RIDGE, APN 019-210-001, A-2 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2005-00652)

The proposed project site is approximately one (1) acre. The proposed project involves a 156 foot long retaining wall. The discretionary application required for this project is a Modification to permit a wall to exceed a height of 3 ½' when located within ten-feet (10') of the front lot line (SBMC§28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2005-00652).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Applicant not present

Public hearing: No one present.

ACTION:

Assigned Resolution No. 005-06

Approved the subject application making the findings that the Modification for wall height does not violate the purpose or intent of the ordinance and is necessary to secure an appropriate improvement on this site, subject to the conditions of approval by the Architectural Board of Review (ABR).

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME 1:08 P.M. TAKEN OUT OF ORDER

D. APPLICATION OF SYNDI SOUTER, AGENT FOR HERRERA FAMILY TRUST, 14 N. VOLUNTARIO STREET, APN 017-141-018, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2006-00080)

The 5,000 square foot project site is currently developed with a 1,032 square foot residence and detached two-car garage. The proposed project involves legalization of an existing 300 square foot covered deck attached to the rear of the residence. The discretionary application required for this project is a Modification to permit the deck to be located within the required open yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2006-00080).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov
Syndi Souter, agent and Dean Vanecek, realtor, present

Public hearing: No one present.

ACTION: **Assigned Resolution No. 005-06**
Approved the subject application making the findings that the Modification to permit reduction of the outdoor living space will still provide adequate, usable area for the private outdoor recreational uses, and that the deck and shade area provides an appropriate amenity for that purpose.

Ms. Weiss announced the ten calendar day appeal period.

III. NON MODIFICATION:

ACTUAL TIME 1:18 P.M. TAKEN OUT OF ORDER

APPLICATION OF THOMAS HASHBARGER, ARCHITECT AND PROPERTY OWNER, AND RICHARD MERRILL, PROPERTY OWNER, 20 S. VOLUNTARIO STREET, 017-172-008, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00068)

The proposed project involves one-lot subdivision for condominium purposes, to convert two existing single-family residences into two residential condominium units on a 9,350 square foot lot in the R-2 Zone. The units include one two-bedroom unit (Unit A) and one three-bedroom unit (Unit B). Four parking spaces will be provided within an attached two-car garage and attached one-car garage, and one uncovered space. An existing walkway and deck and proposed patio area would encroach into the required open yard. The discretionary applications required for this project are:

1. A Modification to allow an encroachment into the required open yard area (SBMC § 28.18.060);
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC § 27.07); and
3. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC § 28.88).

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

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

Thomas Hashbarger, agent, present

Chelsey Swanson, Assistant Planner gave a staff presentation and recommendation.

Public hearing: No one present.

ACTION:

Assigned Resolution No. 007-06

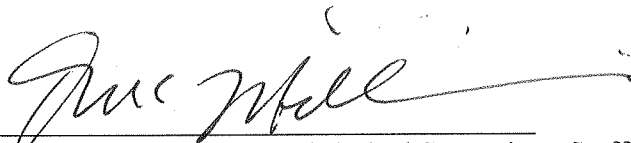
Approved the project as outlined in the findings and with the conditions of approval as submitted.

Ms. Weiss announced the ten calendar day appeal period.

V. ADJOURNMENT

Ms. Weiss adjourned the meeting at 1:32 p.m.

Submitted by,

A handwritten signature in cursive script, appearing to read "Deana McMillion", written over a horizontal line.

Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary