



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

May 10, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:02 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner

Roxanne Milazzo, Associate 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.

**** None made****

- B. Announcements and appeals.

**** None made****

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

****No one wished to speak****

II. PROJECTS:

ACTUAL TIME: 1:04 P.M.

- A. APPLICATION OF JOHN MOFFETT FOR SEAN HEACHT, 444 STANLEY DRIVE, APN 051-193-026, E-3/SD-2 ONE FAMILY RESIDENCE/SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2005-00673)

The 8,350 square foot project site is currently under construction with an 885 square foot two-story addition to the residence. The scope of work includes a 51 square foot reduction of the existing garage in order to provide the required 1,250 square foot open yard area between the residence and the garage. The applicant would like to maintain the garage as it currently exists. The discretionary application required

for this project is a Modification to permit less than the required 1,250 square foot 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 (ENV2005-00673).

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

John Moffett, Sycamore Construction, and Sean Heacht, property owner, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:16 p.m.

Anna DeVore, neighbor, complimented the owner on the visual aspect of the property, however spoke with concerns of the City process and not in support of the Modification.

John DeVore, neighbor, spoke with concerns about the City process, open yard space and impact to the neighborhood in regards to decreased parking.

Dennis Lewis, property line neighbor, read from the letter he presented, regarding concerns with privacy and the City and permit process. Not in support of the Modification.

Tom Hermann, neighbor, has more concerns with the process than with the actual Modification.

Arthea Hermann, thanks the Planning Commission for the yellow onsite posting signs. Concerns with the non-compliance of Zoning codes, and wording of the notice which seemed misleading.

A letter from Suzanne Austin was read by Ms. Weiss, summarizing concerns with the City process and not in support of the Modification.

A letter of support from Rebecca Miller and Marc Leventhal, 433 Stanley Drive, was read into the record.

With no one else wishing to speak, the Public Hearing was closed at 1:35 p.m.

Ms. Weiss explained the City's noticing procedures and confirmed that this hearing is the modification process and no other official notice was required prior to this hearing.

Ms. Weiss summarized that the major concern of the neighbors seems to be; if utilities have been installed for the washer and dryer in the garage, which subsequently would impact the size of the garage, it would reduce parking inside of the garage.

Mr. Moffett responded that if the size of the garage remains, it meets the required minimum regulations for plumbing and size.

ACTION: **Assigned Resolution No. 022-06**
Approved the subject application making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on this site. And with the condition that before a plan check is completed and a building permit issued, revised plans be submitted to include clear documentation that the garage dimensions meet the minimum requirement of 20' by 20' and also show all utility connections for the garage.

Ms. Weiss announced the ten calendar day appeal period.

III. TIME EXTENSION

ACTUAL TIME: 1:03 P.M.

APPLICATION OF ISAAC ROMERO, AGENT FOR PAUL KURTH, 49 AND 51 VIA ALICIA, APNs 013-230-012 AND 013-230-013, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2002-00005)

The applicant is requesting a Time Extension of a previously approved parcel map (SBMC §27.07.110). The original parcel map was approved in 1999, in order to subdivide an existing 2 acre lot into two lots. An amendment to the parcel map was approved on July 15, 2004, that revised the building envelopes, geologic setbacks and access easements. The amended parcel map expires on July 15, 2006, and the time extension would change the expiration date until July 15, 2009.

The Environmental Analyst has determined that the time extension request is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (MST2002-00005)

Case Planner: Brenda Beltz, Planning Technician II
Email: bbeltz@santabarabara.gov

Isaac Romero, agent, and Paul Kurth, property owner, present.

No public hearing is required and the Staff presentation was waived.

The Public Hearing was opened at 1:04 p.m. and with no one wishing to speak, was closed.

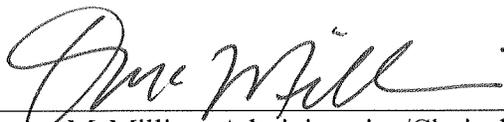
ACTION: **Assigned Resolution No. 023-06**
Approved a three (3) year time extension, to July 15, 2009, for the Parcel Map Amendment, Amendment of the Planning Commission Resolution 025-99, and Neighborhood Preservation Ordinance Compliance.

Ms. Weiss announced the ten calendar day appeal period.

IV. ADJOURNMENT

Ms. Weiss adjourned the meeting at 1:57 p.m.

Submitted by,



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