



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER

AUGUST 13, 2008

CALL TO ORDER:

The meeting was called to order at 9:00 a.m. by Ms. Reardon.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Roxanne Milazzo, Associate Planner
Maggie Walker, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

None.

- B. Announcements and appeals.

No announcements.

- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

No public comment.

II. PROJECTS:

ACTUAL TIME: 9:01

- A. APPLICATION OF DON SWANN FOR SUSAN KUYKENDALL, 1478 LAS POSITAS PLACE, APN 049-300-016, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2008-00309)

The 7,800 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a 385 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 front 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 15305.

Present: Don Swann, Architect; Susan Kuykendall, Owner.

Ms. Milazzo gave the Staff presentation and recommendation.

Ms. Reardon questioned the applicant about the existing development and setbacks. The applicant stated this development and the development along Veronica Springs Road was constructed almost entirely with 30 foot setbacks which is 40-45 % of the subject lot area, and total required area is over 60% of the lot area.

The Public Hearing was opened at 9:05 a.m. A letter expressing general concern for development from Paula Westbury was acknowledged. The public hearing was closed.

Ms. Reardon reported that she read the Staff Report for the proposed project, and visited the site and surrounding neighborhood. She found the lot constrained given the irregular shape, the large setbacks and placement of the existing house, and was supportive of the proposal for the addition placed behind the existing house with a 25 foot setback.

ACTION:

Assigned Resolution No. 066-08

Approved the project, making the findings that the modification is necessary to secure an appropriate improvement of expansion for the residence and meets the purpose and intent of the ordinance for this relatively small site which is further impacted by the bulb-out design of the cul-de-sac. Said approval is subject to the reduction of hedge and fence heights along the front lot line and within the first twenty-feet (20') along the driveway to be in compliance with zoning ordinance height limitations.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission was announced.

ACTUAL TIME: 9:07

**B. APPLICATION OF LESLIE STEARNS FOR DUARD ENOCH,
1724 LA CORONILLA, APN 035-081-006, E-1 ONE-FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE
(MST2008-00263)**

The 8,300 square foot project site is currently developed with a single family residence and garage. The proposed project involves a major remodel of the existing residence and includes alterations to windows and doors, relocation of a chimney, and raising a portion of the residence's roof. The discretionary applications required for this project are Modifications to permit alterations within the required front and both interior setbacks (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 15301.

Present: Leslie Stearns, Designer.

Ms. Milazzo gave the Staff presentation and recommendation.

Ms. Reardon questioned the applicant regarding the proposed window replacements, and existing garage improvements.

The Public Hearing was opened at 9:13 a.m. A letter from Paula Westbury expressing development concerns was acknowledged. The public hearing was closed.

Ms. Reardon stated that she reviewed the Staff Report for the proposed project, visited the site and surrounding neighborhood, and agreed that proposed changes will be an aesthetic improvement.

ACTION: Assigned Resolution No. 067-08

Approved the project, making the findings that the Modifications are necessary to secure an appropriate improvement of updating the existing structure within the existing building footprint and that the purpose and intent of the Ordinance will be met by not resulting in intensification of use within required setbacks. Said approval is subject to the condition that the sliding glass door proposed for the southeast side of the residence be changed to a standard window and the trash enclosure indicated within the required front and interior setbacks on the site plan be removed and proposed in a conforming location.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission was announced.

ACTUAL TIME: 9:15

C. APPLICATION OF MARK MORANDO FOR GENE SIMPSON, 2522 CALLE GALICIA, APN 041-423-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00341)

The 10,431 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves moving the garage door location from the north to west elevation with new curb cut, retaining walls and landscaping. The discretionary application required for this project is a Modification to permit the garage door opening within the 30 ft front 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 15301.

Present: Steve Morando, Owner's Agent.

Ms. Walker gave the Staff presentation and recommendation.

Ms. Reardon questioned the applicant regarding replacement landscaping, and current construction.

The Public Hearing was opened at 9:19 p.m. A letter from Paula Westbury expressing development concerns was acknowledged. The public hearing was closed.

Ms. Reardon announced that she reviewed the Staff Report recommendation for the proposed project and visited the site and surrounding neighborhood. She found that the majority of the surrounding homes have garages with openings facing the street and are within required front setback; therefore the proposed project is consistent with the surrounding neighborhood.

ACTION:

Assigned Resolution No. 068-09

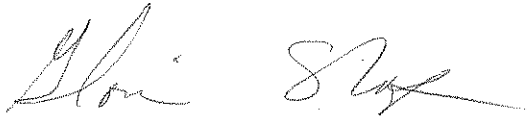
Approved the project, making the findings that the Modification being requested is necessary to secure an appropriate improvement of relocating the garage door on an existing non-conforming garage that is consistent with the purpose and intent of the Ordinance by not adding additional floor area, increasing the intensity of use in required setbacks, or creating safety issues for the community, subject to a condition that replacement landscaping within 10 feet of the front lot line and within 10 feet of the driveway for a total distance of 20 feet from the front lot line shall be species that do not grow higher than 3 ½ feet in height.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission was announced.

III. ADJOURNMENT

The meeting was adjourned at 9:21 a.m.

Submitted by,

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

Gloria Shafer, Staff Hearing Officer Secretary

