



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 13, 2010

#### CALL TO ORDER:

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

#### STAFF PRESENT:

Susan Reardon, Senior Planner  
Renee Brooke, Senior Planner I  
Roxanne Milazzo, 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.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
None.

#### II. PROJECTS:

##### ACTUAL TIME: 9:00 A.M.

- A. APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR TROY JACOBSEN, 1924 EMERSON AVENUE, APN 025-401-014, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00475)

The 11,309 square foot project site is currently developed with a duplex and detached two-car garage. The proposed project involves conversion of the existing duplex to a single family residence, which will be remodeled and expanded by 484 square feet. The project also includes construction of a detached 593 square foot one-story residence, reconstruction and expansion of the existing two-car garage with a new roof deck, a new 119 square-foot shed, and the addition of one uncovered parking space.

The discretionary applications required for this project are:

1. A Modification to allow alterations to a portion of the existing residence located within the required six-foot northerly interior setback (SBMC §28.18.060);
2. Two Modifications to allow the existing garage to be expanded in size and height, and to construct a new roof deck above the garage, within the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060);
3. A Modification to allow retaining walls to exceed the maximum allowable height of 3 ½ feet when located within ten feet of the front lot line or within ten feet of either side of a driveway for a distance of twenty feet back from the front lot line (SBMC §28.87.170);
4. A Modification to allow an uncovered parking space to be located within the required twenty-foot front setback (SBMC §28.18.060 and SBMC §28.90.001); and
5. A Modification to allow alterations to the residence to exceed the solar access height limitations (SBMC §28.11).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 & 15305.

Present: Brian Cearnal, Architect; Lisa Liles, Associate; Ken Jacobsen, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation. Ms. Milazzo stated that the modification related to the outdoor roof top deck is not supported.

Mr. Cearnal provided revised plans for the rebuilding of the garage showing a planter area within the interior setback area buffering the roof top deck from the adjacent property.

The Public Hearing was opened at 9:23 a.m. The following individual spoke in favor or opposition of the project.

T. Gray: in support.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

**ACTION:**

**Assigned Resolution No. 001-10**

Approved the requested modifications, with the exception of the modification to allow the roof top deck to encroach into the interior setback, making the findings listed in Section V of the written staff report as revised at the hearing. Said approval is subject to the conditions of approval as revised at the hearing.

**ACTUAL TIME: 9:42 A.M.**

**B. APPLICATION OF TONY XIQUES, AGENT FOR DAVID MEBANE, 726 W. SOLA STREET, APN 039-032-026, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00520)**

The 4,580 square foot project site is currently developed with a 599 square foot single family residence and detached one-car garage. The proposed project involves a 299 square foot first floor addition for 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 15301 & 15305.

Present: Tony Xiques, Architect.

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

The Public Hearing was opened at 9:46 a.m. As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

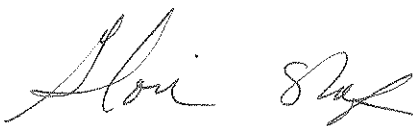
**ACTION:** **Assigned Resolution No. 002-10**  
Approved the requested modifications, making the findings listed in Section V of the written staff report as revised at the hearing. Said approval is subject to the conditions of approval as revised at the hearing.

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

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:51 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

