



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

April 7, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:03 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
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.

Susan Reardon, Senior Planner announced that items II.A. 814 and 816 W. Figueroa Street, II.B. 1916 Chino Street; and II.C. 515 E. Arrellaga Street are continued to April 21, 2010.

- B. Announcements and appeals.

None.

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

None.

II. CONSENT ITEMS:

- A. APPLICATION OF SUZANNE ELLEDGE SEPPS, AGENT FOR ELCONIN FAMILY TRUST, 814 & 816 WEST FIGUEROA STREET, APN: 039-191-023 AND -026, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 12 UNITS PER ACRE (MST2006-00271)

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on May 17, 2007. The project consists of the conversion of seven residential apartments

located on two adjacent parcels to seven residential condominium units on one lot. Six of the units are 2-bedroom units and one unit is a one-bedroom unit that would be sold as a moderate income affordable unit.

Continued to April 21, 2010.

B. **APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR ANGELO SALVUCCI PROPERTY OWNER, 1916 CHINO STREET, 043-122-022, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS PER ACRE (MST2005-00566)**

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Staff Hearing Officer on March 14, 2007. The project consists of the conversion of three existing units to condominiums; a two-story duplex with two three-bedroom units and a one-story, two-bedroom unit with a detached one-car garage on an 11,250 square foot lot in the R-2 Zone. Parking for the detached unit (Unit A) would be provided with an existing single-car garage and one new uncovered space. Parking for Units B and C are currently provided with a two-car carport and two uncovered spaces. The parking would be reconfigured to include a one-car garage and one uncovered space for each unit. Small additions of 67 square feet would be added to the first floors of Units B and C. The existing carport and an exiting common laundry and storage room would be demolished.

Continued to April 21, 2010.

C. **APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR ANGELO SALVUCCI, 515 E. ARRELLAGA STREET, 027-132-013, R-3, MULTIPLE RESIDENTIAL UNIT ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00475)**

The is a request for a three year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on May 17, 2007. The project approved by the Planning Commission consists of the conversion of 10 residential apartments to eight residential condominium units on a 14,355 square foot lot. Six of the units are two-bedroom and two units are three-bedroom units. The unit sizes range from 907 square feet to 1,814 square feet. The project would include 16 parking spaces and other related site improvements such as landscaping and building improvements.

Continued to April 21, 2010.

III. **PROJECTS:**

ACTUAL TIME: 9:03 A.M.

A. **APPLICATION OF PAUL KRIEGER FOR 32 ROSEMARY LANE, APN 015-091-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00576)**

The 13,375 square foot project site is currently developed with a single family residence, attached two-car garage, and two detached storage sheds. The proposed project involves a new patio cover that will connect the rear of the garage to the accessory structure. The discretionary application required for this project is a Modification to permit new construction within the required ten-foot interior 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 & 15305.

Present: Paul and Lynn Krieger, Owners.

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

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

The Public Hearing was opened at 9:10 a.m.

An e-mail in support from Mark and Lynn Hudson neighbors, was acknowledged.

A letter in opposition from Paula Westbury was acknowledged.

The Public Hearing was closed.

Ms. Reardon questioned the length of roof overhang within the setback and the temporary outdoor storage bins. Ms. Reardon encouraged the applicant to work with their architect to reduce the amount of the roof area within the interior setback.

ACTION:

Assigned Resolution No. 014-10

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, because the 64 square foot portion of the roof connection proposed within the setback provides a protected entry for a legal accessory structure without impacts to the adjacent neighbor.

Said approval is subject to the condition that the second detached storage shed be removed from the site or relocated out of the required setbacks and open yard The

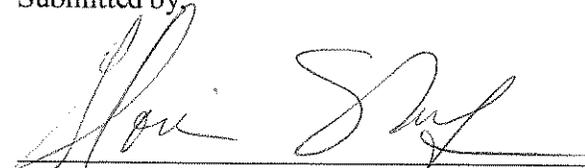
“as-built” additions/alterations to the subject accessory building within the required interior setbacks shall be removed.

Ms. Reardon announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:19

Submitted by



Gloria Shafer, Staff Hearing Officer Secretary