



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

NOVEMBER 30, 2011

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, Associate Planner
JoAnne LaConte, Assistant Planner
Kelly Brodison, Assistant Planner
Kathleen Goo, 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: 9:02 A.M.

- A. **APPLICATION OF KRISTA RHODES, OWNER, 3202 LAUREL CANYON ROAD, APN 055-180-001, E-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00396)**

The proposed project involves a 220 square foot addition to an existing 1,180 square foot single-family residence and demolition of an existing "as-built" carport, on a 6,795 square-foot lot.

The discretionary application required for this project is a Modification to allow the proposed addition to encroach approximately one foot into the required six foot interior setback and an enlargement of an existing window in the same setback (SBMC Sections 28.15.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Krista Rhodes, Property Owner.

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

Daniel Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:08 a.m.

ACTION: **Assigned Resolution No. 046-11**
Approved the Modification making the findings outlined in the Staff Report dated November 16, 2011.

Said approval is subject to the conditions as outlined in the Staff Report dated November 16, 2011, and as revised at the hearing.

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

ACTUAL TIME: 9:09 A.M.

B. APPLICATION OF MARK MORANDO, AGENT FOR LISEJAYNE KJAR, PROPERTY OWNER, 2015 GILLESPIE STREET, APN: 043-073-008, R-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00191)

The 5,000 square foot site is currently developed with a single-family residence and a detached one-car garage. The proposed project involves permitting an "as-built" 384 square foot single-story addition to an existing 941 square foot single family residence. The "as-built" addition attaches the residence to the existing 168 square foot one-car garage. The project also includes construction of a new eight-foot high vehicle gate at the driveway, demolition of an "as-built" carport, demolition of a 126 square foot "as-built" garage addition and reversion of "as-built" second-story habitable space back to non-habitable attic space.

The discretionary application required for this project is a Modification to allow the "as-built" addition to encroach into the required open yard area (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Mark Morando, Agent; and Lisa Jayne Kjar, Property Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:11 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:12 a.m.

Ms. Reardon noted that although the proposed gate in the front yard does not require a modification, it will require review by the Single Family Design Review Board since it is over 3 ½ feet in height.

ACTION: **Assigned Resolution No. 047-11**
Approved the Modification making the findings outlined in the Staff Report dated November 22, 2011, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated November 22, 2011, and as revised at the hearing.

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

ACTUAL TIME: 9:23 A.M.

C. APPLICATION OF CHRISTINE PIERRON, ARCHITECT, FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 1020 PLACIDO AVENUE, APN 039-262-008, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2011-00252)

The 6,480 square-foot site is currently developed with a 2,271 square foot two-story single family residence. The proposed project involves a proposal to convert the existing residence into a detoxification facility run by the Council on Alcoholism and Drug Abuse (CADA). A proposed a maximum of twelve clients would be on site at one time. Construction improvements include a new deck in the rear yard, a new trash enclosure and a new ADA accessible parking space.

The discretionary application required for this project is a Performance Standard Permit to allow a community care facility for up to 12 individuals in the R-4, Hotel-Motel Multiple Residence Zone (SBMC §28.93.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303c (New Construction or Conversion of Small Structures).

Present: Christine Pierron, Architect; Robert Pearson, Executive Director of the Housing Authority of the City of Santa Barbara; and Wim Verkaik, Director of Administration for CADA.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:26 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:27 a.m.

ACTION: **Assigned Resolution No. 048-11**
Approved the Performance Standard Permit making the findings outlined in the Staff Report dated November 22, 2011, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated November 22, 2011, and as revised at the hearing.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:59 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary