



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

NOVEMBER 14, 2012

### **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  
Suzanne Riegle, Assistant Planner  
Kathleen Goo, Staff Hearing Officer Secretary

### **I. PRELIMINARY MATTERS:**

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

There were no requests.

- B.** Announcements and Appeals.

There were no announcements.

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

There were no comments.

**II. PROJECTS:**

**ACTUAL TIME: 9:01 A.M.**

**A. APPLICATION OF THOMPSON-NAYLOR ARCHITECTS FOR TIMOTHY DEWAR, 1236 GARDEN STREET, APN 029-131-001, R-3 (MULTI-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MST2011-00258)**

The subject 3,721 square foot lot is developed with an existing 1,071 square foot, one-story, single-family residence and a 171 square foot detached single-car garage. The project includes: demolition of the detached garage and 67 square foot laundry room; construction of an attached 297 square foot one-car garage with storage area; a 34 square foot addition to the ground floor; and conversion and expansion of attic space to create 416 square feet of habitable second floor area, including two new roof dormers. The discretionary applications required for this project are:

1. A Modification to allow the proposed garage, utility room, skylight, roof eave, second-story habitable space and new roof dormer to encroach into the required six-foot interior setback along the southeast property line (SBMC §28.21.060 & 28.92.110); and
2. A Modification to reduce the area of the non-conforming outdoor living space (SBMC §28.21.081 & 28.92.110).

At a public hearing on October 17, 2012, the Staff Hearing Officer approved the applications with conditions, including the requirement that the eastern dormer be designed to conform to the six-foot interior setback. The applicant has since determined that the previously requested three-foot setback encroachment for the eastern dormer could be reduced to a one-foot encroachment. This is a request for reconsideration of the Staff Hearing Officer's action on October 17, 2012.

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: Dennis Thompson, Architect; and Timothy Dewar and Sherri Bryan, Owners

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

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

The Public Hearing was opened at 9:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 050-12**  
Approved the Modifications making the findings as outlined in the Staff Memorandum dated November 8, 2012.

Said approval is subject to conditions V.2-V.4 as outlined in the Staff Report dated October 10, 2012.

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: 9:08 A.M.**

**B. APPLICATION OF RON HENN, AGENT FOR DIANA MCCLINTOCK, 213 SANTA CATALINA AVE., APN 045-162-013, E-3 ONE-FAMILY/SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00390)**

The 6,000 square foot lot is currently developed with a 1,184 square foot one-story residence with an attached one-car carport. The proposed project involves a 666 square foot addition to the residence, conversion of habitable space to a one-car garage, a 72 square foot addition to the garage, and alterations to the existing one-car carport.

The discretionary application required for this project is a Modification to allow alterations to the existing one-car carport within the required twenty-foot front setback (SBMC § 28.15.060 and SBMC § 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 Section 15301.

Present: Ron Henn, Applicant.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:12 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 051-12**  
Approved the Modification making the findings as outlined in the Staff Report dated November 8, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated November 8, 2012.

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 9:17 a.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary