



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

MAY 29, 2013

### **CALL TO ORDER:**

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

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

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

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

None.

- B. Announcements and Appeals.

Ms. Reardon announced that the Staff Hearing Officer meeting of June 12, 2013, has been cancelled. The next Staff Hearing Officer meeting will be held on June 26, 2013.

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

None.

**II. PROJECTS:**

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

**A. APPLICATION OF KEITH RIVERA, ARCHITECT FOR HARRAND FAMILY TRUST, 1624 LA VISTA DEL OCEANO, APN 035-180-083, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 UNITS/AC (MST2013-00431)**

The 7,392 square foot site in the Hillside Design District and is currently developed with a 2,887 square foot two-story residence with an attached 440 square foot garage. The proposal includes “as-built” improvements including: installation of a window, and two air conditioning units (with enclosure), grading, construction of a retaining wall, on-grade steps, a 65 square foot arbor, and a 30 square foot equipment enclosure.

The discretionary applications required for this project are:

1. A Setback Modification to allow the air conditioning units, concrete pad, enclosure, and the arbor to encroach into the ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Setback Modification to allow the air conditioning units, concrete pad and enclosure to encroach into the thirty-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: Keith Rivera, Architect.

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.

Public comment opened at 9:11 a.m.

Ilan Levi, neighbor, expressed support.

Public comment was closed at 9:13a.m.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:**

**Assigned Resolution No. 032-13**

Approved the Front and Interior Setback Modifications for the air conditioning units making the findings as outlined in the Staff Report dated May 23, 2013, and denied the Interior Setback Modification for the arbor.

Said approval is subject to the conditions as outlined in the Staff Report dated May 23, 2013.

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: 9:16 A.M.**

**B. APPLICATION OF DEXIGN SYSTEMS ARCHITECT FOR ULIN FAMILY TRUST, 60 SKYLINE CIRCLE, APN 041-151-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 UNITS/AC (MST2013-00178)**

The 7,841 square foot site is currently developed with one-story, 1,238 square foot residence with an attached 206 square foot, one-car garage. The proposed project involves construction of a 70 square foot kitchen addition, construction of a 118 square foot laundry/storage addition, demolition of the existing garage, and construction of a new 498 square foot, two-car garage. The proposal also includes site improvements, including site walls, landscaping and an unpermitted parking area that is located within the public right-of-way. Any improvements within the public right-of-way are subject to a Public Works Permit. The discretionary application required for this project is a Setback Modification to allow additions and alterations to the existing residence, and to allow a portion of the uncovered parking spaces within the required thirty-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: Tony Xiques, DEXIGN Systems

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

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

The Public Hearing was opened at 9:23 a.m. and, with no one wishing to speak, the Public Hearing was closed.

A letter of support from Christy Swider, neighbor, and a letter of concern from Paula Westbury were acknowledged.

**ACTION:** **Assigned Resolution No. 033-13**  
Approved the Modification making the findings as outlined in the Staff Report dated May 23, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated May 23, 2013, 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 9:30 a.m.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary