



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JULY 9, 2014

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner

Suzanne Riegle, Associate 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 or appeals.

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

There were no comments.

**II. PROJECTS:**

**ACTUAL TIME: 9:02 A.M.**

**A. APPLICATION OF AMY VON PROTZ, DESIGNER FOR ARIE AND JAIME DEJONG, 3431 LOS PINOS DRIVE, APN 053-321-001, E-3/SD-1/SD-2 ONE FAMILY RESIDENCE/SAN ROQUE PARK OVERLAY/OUTER STATE STREET OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00276)**

The 8,900 square-foot site is currently developed with 2,677 square foot two-story residence and attached garage. The proposed project involves the conversion of the existing second story to a Secondary Dwelling Unit, and the installation of a new spiral staircase and an uncovered parking space.

The discretionary application required for this project is a Modification to allow the spiral staircase to be located within the forty-foot SD-1 front setbacks on Los Pinos Drive and Toyon Drive (SBMC § 28.45.007, and § 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Amy Von Protz, Designer; and Arie Dejong, Owners.

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

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

The Public Hearing was opened at 9:09 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern from Thomas and Virginia Folan with questions on the project was received and acknowledged. Staff responded to the questions posed in their email.

**ACTION:** **Assigned Resolution No. 040-14**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 2, 2014.

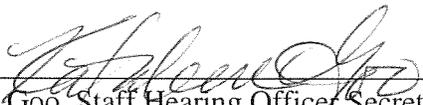
Said approval is subject to the conditions as outlined in the Staff Report dated July 2, 2014 and as revised at the hearing.

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 9:13 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary