



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 21, 2015

#### CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

#### STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II

JoAnne LaConte, 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 public comments.

#### II. PROJECTS:

##### ACTUAL TIME: 9:00 A.M.

- A. APPLICATION OF PETER BECKER, ARCHITECT FOR DENNIS ARTUIAN REVOCABLE TRUST, 430 EL CIELITO ROAD, APN: 021-073-009, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00540)

The 31,356 net square foot site is currently developed with a 1,974 square foot single family residence with attached 399 square foot two-car carport and 87 square foot pool equipment shed. The proposed project involves demolition of an existing 53 square feet sunroom and an existing 87 square foot pool equipment shed, construction of 584 square feet of residential additions, which includes a 185 square foot addition to the dwelling and the conversion of 399 square feet of an existing carport to habitable space, a new 1,128 square foot multi-level four-

car garage and a detached 70 square foot pool equipment/sauna building. The proposal also includes reconfiguring the existing driveway, three new uncovered guest parking spaces, new site walls, removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree), landscape alterations and associated grading. This project will address violations identified in a Zoning Information Report (ZIR2013-00604).

The discretionary applications required for this project is a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Jacob Niksto, Architect; and Peter Becker, Architect (on slope survey).

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 003-15**  
Approved the Modification making the findings as outlined in the Staff Report dated January 15, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated January 15, 2015.

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 9:11 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary