



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 27, 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

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: 9:01 A.M.

A. APPLICATION OF CRAIG BURDICK, ARCHITECT FOR ANTHONY T. SCHRILLO REVOCABLE TRUST, 101 E. CABRILLO BLVD., APN: 033-113-004, HRC-2 (HOTEL AND RELATED COMMERCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: OCEAN-RELATED COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (MST2014-00081)

The 0.71 acre site is currently developed with a restaurant (The FisHouse) located at the corner of Anacapa Street and Cabrillo Boulevard. The proposed project is to construct a new 345 square foot trellis over an existing wall enclosure for the outdoor patio seating area along Anacapa Street in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Modification to allow a new trellis to be located within the 10-foot front building setback on Anacapa Street (SMBC §28.22.060 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: Craig Burdick, Architect for Studio 10 Architects.

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

Mr. Burdick clarified the coverage area of the proposed trellis, and the some landscaping details.

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

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 028-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated May 21, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated May 21, 2015, 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: 9:11 A.M.

B. APPLICATION OF RUSS BANKO, DESIGNER FOR RITA M. RAILEY AND RUSSELL SAMOLSKY, 9 PORTOLA LANE, APN: 049-092-006, E-3 (SINGLE FAMILY RESIDENCE) AND PUD (PLANNED UNIT DEVELOPMENT) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00185)

The 5,360 square-foot site is currently developed with an 832 square foot one-story single family dwelling, a detached 189 square foot garage, two trellis patio covers, a brick barbeque and a detached 99 square foot shed. The proposed project involves converting the existing 189 square foot detached one-car garage to habitable space, construction of a new 244 square foot attached one-car carport, and for 214 square feet of one-story additions to the existing single family dwelling. Also, proposed is legalizing "as-built" plumbing and electrical inside the existing detached shed, removing an over height wall and hedges, removing the existing trellis patio covers, brick barbeque and gate along the driveway, and constructing a new 135 square foot trellis at the property. The proposal will address violations outlined in a Zoning Information Report (ZIR2001-00258).

The discretionary application required for this project is an Interior Setback Modification to convert the existing garage to habitable space in the required 6-foot interior 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Russell Samolsky and Rita M. Railey, Owners.

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 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 029-15**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated May 21, 2015.

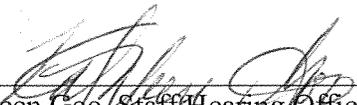
Said approval is subject to the conditions as outlined in the Staff Report dated May 21, 2015, and as revised at the hearing.

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 9:20 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary