



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JULY 22, 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 KAS SEEFELD, ARCHITECT FOR JOEY AND EMILY BENARON, 9 FELLOWSHIP CIRCLE, APN: 041-152-008, E-1 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00166)

The 9,548 square-foot site is currently developed with a 1,172 square foot one-story single family residence, a 103 square foot "as-built" sunroom and an attached 226 square foot one-car garage. The proposed project is to convert the existing 226 square foot garage to habitable space, to construct a new 553 square foot two-car attached garage/storage area with 461 square foot of habitable space above, a new 130 square foot entry addition, a new uncovered rear deck, a new upper level balcony, new site fencing, replacement of existing windows, the relocation of the driveway and 27 yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. Also proposed is demolition of the front entry patio, the uncovered deck and the "as-built" sunroom at the rear of the dwelling and removal of three citrus trees. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484).

The discretionary applications required for this project are Front and Interior Setback Modifications to convert the existing one-car garage to habitable space with new windows and a door within the required 30' front and 10' interior setbacks (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: Kas Seefeld, Architect; and Joey Benaron, Owner.

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 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 040-15**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated July 16, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated July 16, 2015.

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: 9:07 A.M.

B. APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR MACDONALD LIVING TRUST, 504 EAST ARRELLAGA STREET, APN: 027-760-001, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX. 12 DU/ACRE) (MST2015-00161)

The proposed project involves permitting an "as-built" air-conditioning unit within the required front yard setback facing Olive Street in a residential condominium development. This project will address violations identified in an Enforcement Case (ENF2014-00753).

The discretionary application required for this project is a Front Setback Modification to allow the "as-built" air-conditioning unit to be located within the required 10-foot front setback (SBMC § 28.21.060 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: Jarrett Gorin, Applicant.

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 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

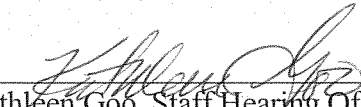
ACTION: **Assigned Resolution No. 041-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated July 16, 2015.

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 9:14 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary