



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

February 1, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:05 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Roxanne Milazzo, Associate Planner

I. NEW ITEMS

A. APPLICATION OF SYNDI SOUTER, AGENT FOR SCOTT MCCOSKER,
1464 LA CIMA ROAD, APN 041-022-032, R-1 ONE-FAMILY RESIDENCE
ZONE (MST2006-00026)

The project site is currently developed with a single-family residence and attached two-car garage. This application relates to a 31 square-foot portion of the existing second story. A Modification is required to permit it to encroach within the required twenty-foot (20') front yard setback (SBMC §28.15.060).

This project was subject to review by the Architectural Board of Review (ABR) pursuant to SBMC §22.68.

Tony Fischer, John Cook, & Roberta Tracy, and Stephanie Douglass expressed their opposition to the project and to issues related to the ongoing construction on this site. Letters and speaker slips opposing the project were received from: John Meaney, Michelle Brown, Butch Aharonian, Gino Goe, Terry Mary Martinez, Donald Ziemer, Laura Newman, Occupant @ 1330 La Cima Road, Jay Kuehnle, Leo Bechstein, and Donald Ricky.

Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show the "as-built" portion maintaining the established eleven-foot (11') front yard setback for the second story, and building elevations consistent with the plans approved by the Architectural Board of Review.

B. APPLICATION OF ROBERT STAMPS, AGENT FOR GRANT & KARENA LAVIALE, 559 RICARDO AVENUE, APN 035-122-009, E-1 ONE-FAMILY RESIDENCE ZONE (MST2006-00021)

The project site is located on the corner of Ricardo Avenue and Juanita Drive. Current development on site consists of a single family residence and attached two-car garage. The proposed project involves an as-built fence and hedge located along the Juanita Drive frontage. A Modification is required to permit a fence or hedge to exceed three and one-half feet (3 1/2') in height when located within ten-feet (10') of a front lot line (SBMC §28.87.170).

James Douthitt, Gary Semerdjian, Wendy Westley, Jeff Martin, Ardith Liercke spoke in support of the project.

Letters of support from Richard Kallan, Darla Anderson, Fran & Robert Setbacken, Allison Blix, Rubin & Pearl Boxer, and Sumiko Endo were acknowledged for the record.

Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show the fence at a maximum height of six-feet (6') and the hedge, in the location shown on the approved landscape plan, not exceeding a height of seven-feet (7').

C. APPLICATION OF EDDIE DERAS, AGENT FOR SUSAN LA FOND, 815 ALBERTA, 043-242-006, R-2 TWO-FAMILY RESIDENCE ZONE (MST2006-00024)

The project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel and a 64 square-foot first floor addition to the residence. A Modification is required to permit the addition to be located within the required open yard area (SBMC §28.18.060).

Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification to allow a 96 s.f. first floor addition with a remaining 806 square feet of open yard with minimum dimensions of twenty-feet (20') in all directions.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 3:30 p.m.

Submitted by,



Roxanne Milazzo, Associate Planner