



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

May 24, 2006

CALL TO ORDER:

Danny Kato, Acting Staff Hearing Officer, called the meeting to order at 1:05 p.m.

STAFF PRESENT:

Danny Kato, Senior Planner

Roxanne Milazzo, Associate Planner

Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

****None were made.****

- B. Announcements and appeals.

1464 La Cima appeal was denied at City Council on May 23, 2006. This was an appeal of a Modification Hearing Officer approval.

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

****None.****

II. PROJECTS:

ACTUAL TIME: 1:07 P.M.

- A. APPLICATION OF DEXIGN SYSTEMS FOR BACHIR & ELLEN JIRARI, 615 SUNRISE VISTA WAY, APN 035-112-023, E-1 ONE-FAMILY RESIDENCE/PUD 1.2 PLANNED UNIT DEVELOPMENT ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00105)

The 8,300 project site is part of a Planned Unit Development and is currently developed with a single family residence and two-car garage. The proposed project

involves a remodel and 1,000 square feet of new habitable space for the main and lower levels.

The discretionary application required for this project is a Modification to permit new construction within the required forty-foot (40') interior yard setback (SBMC §28.36.075).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (ENV2006-00105).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Tony Xigues, agent, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:10 p.m. and with no one wishing to speak was closed.

Two public comment letters were read into the record.

Kalia Rork, 700 Fellowship Road, asked that construction time begin later in the morning. Also concerned with drainage issues.

Albert Yenni, 623 Sunrise Vista Way, in support of the project.

ACTION: **Assigned Resolution No. 024-06**
Approved the project, making the findings that the Modification allows for a uniform expansion to the residence which is both consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot, with the condition that noise making activity associated with construction begin no earlier than 8:00 a.m.

Mr. Kato announced the ten calendar day appeal period.

ACTUAL TIME: 1:16 P.M.

B. APPLICATION OF BRYAN FREDERICK FOR CHRISTOPHER KNAPP, 3241 LUCINDA LANE, (APN) 055-191-006, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00239)

The 6,000 square foot project site fronts Lucinda Lane on two sides. The lot is currently developed with a single family residence, attached garage and "as-built"

deck. The proposed project is requesting to legalize the deck in its current location.

The discretionary application required for this project is a Modification to permit the "as-built" deck to be located within a required twenty-foot (20') front yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (ENV2006-00239).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Brian Frederick, agent, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:21 p.m. and with no one wishing to speak was closed.

Mr. Kato advised Mr. Frederick to inform the property owner that a building permit is required for the "as built" non-conforming construction.

ACTION: **Assigned Resolution No. 025-06**
Approved the "as-built" deck by making the finding that the modification is supportable due to the slope of the lot, and that the request is both consistent with the purposes and intent of the Ordinance and is necessary to secure an appropriate improvement on the lot.

Mr. Kato announced the ten calendar day appeal period.

ACTUAL TIME: 1:24 P.M.

C. APPLICATION OF THOMPSON-NAYLOR ARCHITECTS FOR ROBERT HENRETIG, 70 SKYLINE CIRCLE, APN 041-151-004, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00028)

The 7,000 square foot project site is currently developed with a single family residence and two (2) covered parking spaces. The proposed project involves a remodel, 400 square feet of new residential floor area, and a new garage with roof deck above. The existing carport with deck will be removed.

The discretionary applications required for this project are Modifications to permit new construction within the required front, interior, rear, and open yards (SBMC 28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (ENV2006-00028).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Dennis Thompson and Suganya Thiagarajan, architects, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:28 p.m. and with no one wishing to speak was closed.

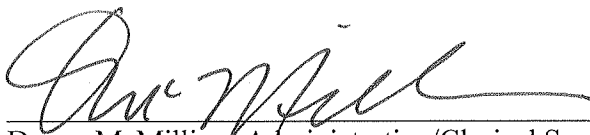
ACTION: **Assigned Resolution No. 026-06**
Approved the project, making the findings that site constraints associated with this wide but small and shallow lot in the E-1 Zone, justifies the granting of a Modification and that the encroachments into front, interior open, and rear yards is necessary to secure an appropriate improvement while meeting the purpose and intent of the Zoning Ordinance.

Mr. Kato announced the ten calendar day appeal period.

III. ADJOURNMENT

Mr. Kato adjourned the meeting at 1:34 p.m.

Submitted by,



Deana McMillion, Administrative/Clerical Supervisor, Staff Hearing Officer Secretary