



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

June 7, 2006

#### CALL TO ORDER:

Jaime Limón, Senior Planner, called the meeting to order at 1:01 p.m.

#### STAFF PRESENT:

Jaime Limón, 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.

**\*\*None were made\*\***

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

**\*\*No one wished to speak\*\***

#### II. PROJECTS:

ACTUAL TIME: 1:02 P.M.

APPLICATION OF NICOLAS VERGARA, AGENT FOR MARK & DARLENE KIDON, 256 SAN RAFAEL, APN 045-142-021, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00299)

The 6,300 square foot project site is currently developed with a 1,000 square foot single family residence and attached two-car garage. The proposed project involves a remodel and change in the architectural style of the existing residence and garage, a new entry tower, 750 square feet of first floor additions, and legalization of an existing backyard deck. The discretionary application required for this project is a Modification to permit the existing

deck to be maintained within the required open yard area and for changes to portions of the garage located within the required 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 15305 (ENV2006-00299).

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

Nicolas Vergara, agent, and Darlene Kidon, property owner, present.

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

The Public Hearing was opened at 1:05 p.m. and with no one wishing to speak, was closed.

**ACTION:**

**Assigned Resolution No. 027-06**

Approved the project, making the findings that both Modifications are consistent with the purpose and intent of the Zoning Ordinance and necessary to secure appropriate improvements for the site with the conditions that: 1) The applicant shall submit specific construction details with regards to the deck and trellis. 2) Photo documentation or plans of the previously approved similar Modification granted for 258 San Julian, be submitted for the file.

Ms. Limón announced the ten calendar day appeal period.

**III. ADJOURNMENT**

Mr. Limón, adjourned the meeting at 1:10 p.m.

Submitted by,



---

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