



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 17, 2008

CALL TO ORDER:

The meeting was called to order at 9:06 a.m. by Ms. Reardon.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer.

Kelly Brodison, Assistant Planner

Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
304 E. Pedregosa Street: Application was withdrawn at the applicant's request.
- B. Announcements and appeals.
The Staff Hearing Officer meeting of December 31, 2008 is cancelled. Next meeting will take place on January 14, 2009.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

- A. APPLICATION OF CHRIS BELANGER, FOR THE SANTA BARBARA MUSEUM OF ART, 304 E. PEDREGOSA STREET, APN 027-051-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00561)

The 17,995 square foot project site is located on the corner of Pedregosa and Garden Streets. Current development on site consists of a single-family residence with an attached 2-car garage with accessory rooms. The proposed project involves window changes and a five square foot addition to one of the accessory rooms. The discretionary application required for this project is a Modification to permit alterations and new floor area within the required thirty-foot front setback along Garden Street (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.

The project was withdrawn at the applicant's request.

ACTUAL TIME: 9:07 A.M.

B. APPLICATION OF TOM JACOBS, ARCHITECT, FOR FRANCISCO JAVIER VILLAREAL AND CARLOS VILLAREAL, 1405 HARBOR VIEW DRIVE, APN 015-292-005, R-2/SD-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2007-00278)

The project consists of a proposal to demolish an existing 960 square foot single-family residence and 560 square foot detached garage and construct two (2), two-story, single-family residences each with an attached two-car garage. The first unit is proposed to be 1,474 square feet with a 451 square foot attached garage and the second unit is proposed to be 1,409 square feet with a 400 square foot attached garage. Total proposed development includes 3,734 net square feet on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.

(This item was continued from December 3, 2008 to allow for noticing of the requested modifications.)

The discretionary applications required for this project are:

1. Coastal Development Permit (CDP2008-00016) to allow the proposed multi-family residential development in the non-appealable jurisdiction of the City's Coastal Zone (SBMC 28.44);
2. Two Modifications to allow second story floor area to encroach into the required 1,250 square foot required open yard area (SBMC 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 (a) New Construction and 15301 (l) (1) Existing Facilities.

Present: Francisco Javier Villareal, Property Owner.

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:10 a.m. A letter expressing concerns from Paula Westbury was acknowledged. The Public Hearing was closed.

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

Ms. Reardon acknowledged that although there is a large open area between the units that exceeds the minimum open space requirements, because a portion of the open space is within the front setback it can not technically be included in the requirement. However, there is more than adequate open yard area, and the second-story overhangs will not negatively affect usability of the area.

Ms. Reardon appreciated the stepping back of the second story on the north side of the lot. The proposed setback of the second story exceeds the zoning setback requirement and respects the single story duplex on the neighboring property.

Ms. Reardon agreed with the ABR's comment that the second-story stair enclosure may add unnecessary height and supports the reduction of it. The infiltration basin between units in the open yard reduces off-site drainage impacts and is consistent with Coastal Act policies.

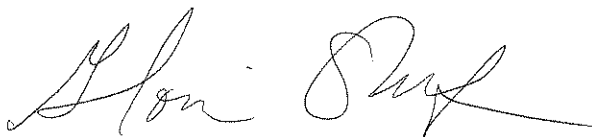
ACTION: **Assigned Resolution No. 093-08**
Approved the project making the findings contained in Section C of the Staff Report, and subject to the Conditions of Approval contained in Exhibit A.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

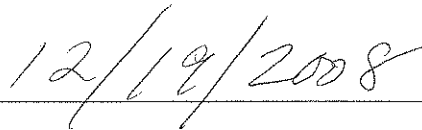
III. ADJOURNMENT

The meeting was adjourned at 9:15 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary



Date

