



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 14, 2009

#### CALL TO ORDER:

The meeting was called to order by Ms. Reardon, Staff Hearing Officer at 9:01 a.m.

#### STAFF PRESENT:

Susan Reardon, Senior Planner  
Roxanne Milazzo, Associate Planner  
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.  
None.
- B. Announcements and appeals.  
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.  
None comments.

#### II. PROJECTS:

##### ACTUAL TIME: 9:01 A.M.

- A. APPLICATION OF RODERICK BRITTON FOR THE BROUMAND FAMILY TRUST, 1268 BEL AIR DRIVE, APN 049-231-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2008-00521)

The 11,404 square foot project site is currently developed with a single family residence with attached 2-car garage. The proposed project involves a remodel to the existing residence, which includes window changes to the west and south elevations and a 162 square-foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit additions and alterations within the required ten-foot (10') interior setback (SBMC §28.15.060).

Present: Roderick Britton, Architect.

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

The Public Hearing was opened at 9:06 a.m. As no one wished to speak, the Public Hearing was closed.

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

**ACTION:** **Assigned Resolution No. 001-09**  
Approved the project making the following findings:

1. The Modification is consistent with the purposes and intent of the Zoning Ordinance, is necessary to secure an appropriate improvement on the lot, and represents a uniform improvement on the lot.
2. The proposed alterations to the existing windows, including the addition of one window, allow upgrades to the existing residence with minimal exterior changes and will not result in impacts to adjacent neighbors.
3. The proposed addition represents a uniform extension of the existing exterior west wall and would not impact the adjacent neighbor as it is one-story and does not include any exterior openings within the interior setback.

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

**ACTUAL TIME: 9:08 A.M.**

**B. APPLICATION OF LAUREN TEMKIN, TRUSTEE OF THE KISHA TRUST FOR 1730 CALLE PONIENTE, (APN 041-040-004) AND JAY H. KUEHNLE & DYNA KUEHNLE AKA DIANA B. KUEHNLE, OWNERS OF 1415 LA CIMA ROAD, (041-040-056), R-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL FIVE UNITS/ACRE (MST2007-00649).**

The proposed project involves the transfer of 6,876 square feet of land from the lot at 1415 La Cima Road to the lot at 1730 Calle Poniente; both lots are located within the Hillside Design District. The transfer will result in lot areas of 116,155 square feet for the property at 1415 La Cima and 13,549 square feet for the property at 1730 Calle Poniente.

The discretionary applications required for this project are:

1. Street Frontage Modifications (two) to allow the two subject lots to have less than the required 60 feet of frontage on a public street (SBMC §28.15.080 and §28.92.110.A); and

2. A Lot Line Adjustment (LLA) to change the property line between 1730 Calle Poniente (APN 041-040-004) and 1415 La Cima Road (APN 041-040-056) (SBMC §27.40 & Gov. Code §66412).

Present: Lauren Tempken, Applicant.

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

The Public Hearing was opened at 9:13 a.m.

Colleen Davis-Heining: requested clarification of the applicant's easement rights and future subdivision potential.

The Public Hearing was closed at 9:16 a.m.

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

**ACTION:** **Assigned Resolution No. 002-09**

1. Approved the project making the findings contained in Section VII of the Staff Report, with revision of Finding B. to read as follows:

**B. LOT LINE ADJUSTMENT (GOV. CODE §66412 AND §SBMC 27.04.030)**

The proposed lot line adjustment is appropriate for the area and is consistent with the City's General Plan and Building and Zoning Ordinances. The lot line adjustment would result in two legal lots that conform to the minimum lot area, setback and open yard requirements in the R-1 zone and would not result in an increase in allowed density on either lot. The resultant lots are consistent with the Land Use Element and the density requirements of the General Plan as described in Section VI C. of the Staff Report.

2. Subject to the Conditions of Approval in Exhibit A, amended as follows:
  - a. Elimination of Conditions A.1., A.2., and B.1.
  - b. Insertion of new Condition A. to read as follows: Applicant to revise note #3 on submitted plans to indicate that street frontage modification was granted.

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 9:23 a.m.

Submitted by,

  
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Gloria Shafer, Staff Hearing Officer Secretary

  
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Date