



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 11, 2009

CALL TO ORDER:

The meeting was called to order at 9:03 a.m. by Ms. Reardon, Staff Hearing Officer.

STAFF PRESENT:

Susan Reardon, Senior Planner

Renee Brook, Senior Planner (present from 9:16 to 9:25 a.m.)

Roxanne Milazzo, Associate Planner

Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
No reports.
- B. Announcements and appeals.
No announcements or appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. PROJECTS:

ACTUAL TIME: 9:09 A.M. (Items A and B were heard in reverse order.)

A. APPLICATION OF CHRISTINE PIERRON FOR HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 633 DE LA VINA STREET, APN 037-121-007, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00443)

The 8,500 square foot project site is located on the corner of De la Vina and Ortega Streets. Current development on site consists of an 8-unit apartment complex and an 8-space parking lot. The proposed project involves upgrades to the existing building for ADA (Americans with Disabilities Act) and aesthetic purposes. Exterior improvements include new paint and wall finishes, replacement of existing balconies and windows, new site walls, a trash enclosure, and replacement of the parking lot paving with permeable pavers. The discretionary application required for this project is a Modification to permit a plaster entry surround to be located within the required ten-foot front setback facing De La Vina Street (SBMC §28.21.060).

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

Present: Christine Pierron, Architect; Skip Szymanski, Housing Authority of Santa Barbara.

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

The Public Hearing was opened at 9:12 a.m. As no one wished to speak, the Public Hearing was closed.

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

ACTION: **Assigned Resolution No. 007-09**
The staff hearing officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The minor amount of encroachment into the front setback is for aesthetics only and does not result in new floor area or intensification of use for the site.

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

ACTUAL TIME: 9:03 A.M. (Items A and B were heard in reverse order.)

B. APPLICATION OF LORI KARI FOR PATRICIA BRENNAN, 2511 MURRELL ROAD, APN 041-292-004, E-3 ONE-FAMILY RESIDENCE/ SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00031)

The 8,879 square foot project site is currently developed with a 974 square foot single family residence and attached 2-car garage. The proposed project involves a remodel, new entry porch, 116 square feet of first-floor additions, and a 5-foot high privacy wall. The discretionary application required for this project is a Modification to permit the addition and window alterations within the required six-foot interior yard (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.

Present: Lori Kari, Architect.

Public comment was opened at 9:07 a.m. As no one wished to speak, the public comment was closed.

ACTION:

Assigned Resolution No. 008-09

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed addition allows for a uniform improvement and the clerestory windows allow for additional light without impacts to the immediate neighbor.

Said approval is subject to the condition that the windows proposed within the setback are fixed glass.

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

ACTUAL TIME: 9:16 A.M.

C. APPLICATION OF KIERAN & AMY MALONEY, 1604 LOMA STREET, APN 027-152-014, E-1 ONE-FAMILY RESIDENCE/R-2 TWO-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00600)

The 10,161 square foot project site is located on the corner of Loma and California Streets. Current development on site consists of a single family residence, a detached one-car and an attached two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required twenty-foot (20') front yard setback (SBMC §28.18.060).

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

Present: Alex Neubert, Agent; Amy Maloney, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation. Ms. Milazzo clarified that the previous existing house was non-conforming to the front setback.

The Public Hearing was opened at 9:23 a.m.

Ms. Reardon acknowledged that the staff report included eight letters in support and one letter opposed to the project.

The Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 009-09


The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The increase in height is architecturally appropriate and does not result in intensification of use or impacts to the immediate neighborhood.

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

IV. ADJOURNMENT:

The hearing was adjourned at 9:25 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary

2-12-2009
Date