



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

December 2, 2009

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
Betsy Teeter, Planning Technician
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.
Ms. Reardon announced that the December 10th Planning Commission hearing on the appeal of the Staff Officer Hearing approval of a Medical Cannabis Permit at 741-781 Chapala has been postponed indefinitely.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF CHRISTOPHER DENTZEL, AGENT FOR STEPHEN AND MAJA GREIG, 407 CONEJO ROAD, APN 019-050-009, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00423)

The 20,149 square foot project site has frontage on Conejo Road and Stanwood Drive. The previous development on site consisted of a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a new 2,519 square foot, two-story single family residence, an attached 454 square foot two-car garage and a new retaining wall. The discretionary

application required for the project is a Modification to permit new construction within the required 35' front setback off of Conejo Road (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 and 15305.

Present: Christopher Dentzel, Agent.

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:05 a.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, 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. 099-09

Approved the project making the finding 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 encroachment of the proposed new entry landing will allow an architectural upgrade to the rebuild with minimal exterior changes, no additional floor area within the setback, and no impact to the adjacent neighbors.

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

ACTUAL TIME: 9:07 A.M.

B. APPLICATION OF CHRIS HALLIDAY, AGENT FOR MICHAEL APPLETON, 617 LITCHFIELD LANE, APN 041-201-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00445)

The 11,761 square foot project site is currently developed with a fire damaged single family residence and attached garage. The proposed project involves repair to the existing structure and a 100 square foot addition to the recessed front entry. The discretionary application required for this project is a Modification to permit an addition within the required thirty-foot front 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 15301 & 15305.

Present: Chris Halliday, Agent; Michael Appleton, Owner.

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:12 a.m.

A letter expressing concerns about the project from Paula Westbury was acknowledged.

As no one wished to speak, 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. 100-09

Approved the project making the finding 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 proposed encroachment into the front setback allows for an improvement to the residence with minor exterior changes that are compatible with the neighborhood.

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

ACTUAL TIME: 9:14 A.M.

C. APPLICATION OF ON DESIGN, ARCHITECTURE & PLANNING, AGENT FOR JAMES MUNROE, 1110 CRESTLINE DRIVE, APN 049-181-019, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00478)

The 11,761 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves demolition of a ground level patio with second story deck and replacement with a 206 square foot first floor addition. The discretionary application required for this project is a Modification to allow the addition and alterations within the required ten-foot interior 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 15301 & 15305.

Present: Justin Van Mullem, Architect; James Munroe, Owner.

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:20 a.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, 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. 101-09

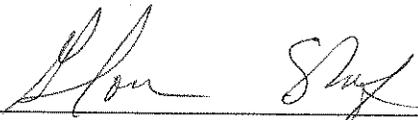
Approved the project making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed encroachment into the interior setback allows for a uniform improvement that reduces impacts for the immediate neighbor.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:23 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary