



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 20, 2010

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner - PRESENT

Renee Brooke, Senior Planner - PRESENT

Kathleen Goo, Staff Hearing Officer Secretary - PRESENT

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Susan Reardon, Senior Planner announced that agenda Item B, 4119 San Martin Way would be moved to the end of the agenda and reviewed as the last item; therefore, agenda Item C, 3735 Lincolnwood Drive will be reviewed as the second item.

- B. Announcements and appeals.

None.

- 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 LORI KARI, AGENT FOR PETER AMSTUTZ, 468 CONEJO ROAD, APN 019-061-017, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2010-00234) CONTINUED FROM OCTOBER 6, 2010

The 9,778 square foot project site was previously developed with a 1,104 square foot single-family residence and detached 300 square foot garage with roof deck which were destroyed in the Tea Fire. The proposed project involves the construction of a 1,215 square foot single family residence. The garage will be reconstructed under separate permit. The discretionary applications required for this project are Modifications to permit new construction within the required thirty five-foot (35') front and fifteen-foot (15') interior setbacks (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 & 15305.

Case Planner: Roxanne Milazzo

Email: rmilazzo@santabarbaraca.gov

Phone: 805-564-5470, ext. 2685

Present: Lori Kari, Agent.

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

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

The Public Hearing was opened at 9:06 a.m.

As no one wished to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 054-10

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement on the lot. The proposed encroachment into the required front and interior setbacks allow for a rebuild of the previously existing residence with minor expansion and changes for an improved living situation, without impacts to the neighbors.

Said approval is subject to the condition that the two-car garage is rebuilt on site prior to the Certificate of Occupancy being issued.

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

ACTUAL TIME: 9:15 A.M.

B. APPLICATION OF RAIN & DANA LONGO, AGENT FOR HLINKA TRUST, 4119 SAN MARTIN WAY, APN 059-212-037, R-2 TWO-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00272)

The 5,914 square foot vacant project site is located on the corner of San Martin Way and Verano Drive. Proposed development is for a two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage. The discretionary application required for this project is a Modification to allow less than the minimum dimension for the required open yard area (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 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner

Email: rmilazzo@santabarbaraca.gov

Phone: 805-564-5470, ext. 2685

Present: Rain and Dana Longo, Agents/Owners; Gerald Jackman, Relative to Owners.

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

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

Ms. Reardon explained that an action could not be taken on the project today because as proposed, the project does not meet Zoning Ordinance requirements. Ms. Reardon explained the location of the front yard on the subject site given the proposed site plan and the areas that would be considered secondary front yard. The proposed location of the open yard is located in the primary front yard which is not allowed by the Zoning Ordinance.

The Public Hearing was opened at 9:18 a.m.

As no one wished to speak, the Public Hearing was closed.

ACTION:

The Staff Hearing Officer continued the project indefinitely to allow the applicant to restudy the site plan for conformance with the Zoning Ordinance or to allow for re-noticing of the project for an additional modification request.

**** THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF AGENDA ORDER. ****

ACTUAL TIME: 9:08 A.M.

C. APPLICATION OF DOUG REEVES, AGENT FOR TODD & MARCY ELIASSEN FAMILY TRUST, 3735 LINCOLNWOOD DRIVE, APN 053-430-037, E-3/SD-2 ONE-FAMILY RESIDENCE/SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2010-00270)

The 8,319 square foot project site is currently developed with a two story residence and attached two-car garage. The proposed project involves enclosing an existing 104 square foot upper level balcony at the rear of the residence, and the addition of a 20 square foot storage closet on the patio below. The discretionary application required for this project is a Modification to permit new floor area within the required six-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.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov Phone: 805-564-5470, ext. 2685

Present: Doug Reeves, Agent/Architect.

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

The Public Hearing was opened at 9:13 a.m.
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. 055-10**
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 proposed Modification will result in a minor structural encroachment into the interior setback without impacts to the adjacent neighbor.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:37 p.m.

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Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary