



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

FEBRUARY 9, 2011

#### CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

#### STAFF PRESENT:

Susan Reardon, Senior Planner  
Jaime Limón, Senior Planner  
Roxanne Milazzo, Associate Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### I. PRELIMINARY MATTERS:

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

Ms. Reardon announced that the originally scheduled Item B, 15 Chase Drive has been postponed indefinitely and will be re-noticed once it has been rescheduled.

- B. Announcements and appeals.

Ms. Reardon announced an appeal has been filed on the Staff Hearing Officer's January 26, 2011 approval of a Performance Standard Permit for a project located at 1233 Mission Ridge Road. A Planning Commission hearing date has not been scheduled.

- C. Comments from members of the public pertaining to items not on this agenda.

None.

#### II. PROJECTS:

##### ACTUAL TIME: 9:03 A.M.

- A. APPLICATION OF JAMES MACARI, AGENT FOR KURT HUFFMAN, 119 CEDAR LANE, APN 015-092-005, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00065)

The 7,700 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves a remodel and architectural change to the existing residence, which will include a new entry, expansion of the existing garage, and a change in roof style from gable to hip which results in a change in pitch from 4:12 to 6:12.

The discretionary applications required for this project are Modifications to permit expansion of the garage within the required 30' front and 10' interior setbacks, and changes to the roof within the front and both 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 15301 & 15305.

Present: James Macari, Agent.

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

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

The Public Hearing was opened at 9:10 a.m.

Phil Beautrow (submitted letter) spoke of concerns regarding neighborhood incompatibility of the multi-gabled out-of-scale architecture of the proposed project, and the location of the elm tree.

A letter of concern from Marion and Phil Beautrow was acknowledged.

An email of concern from Brook Ashley was acknowledged.

A letter of support was acknowledged from Kurt and Pamela Huffman, the owners of the property.

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

Ms. Reardon clarified the ordinance standard requirements regarding design review.

Mr. Limón clarified that the roof pitch should aesthetically match the rest of the structure.

**ACTION:**

**Assigned Resolution No. 004-11**

Approved the Modifications, making the findings that the Modifications to allow roof changes and the garage expansion within the required setbacks are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The roof change allows for an architectural upgrade to the 1940's home, and the expansion of the garage allows for conforming dimensions.

Said approval is subject to the following conditions:

- 1) The plan submitted in conjunction with this Modification approval shall show removal of the vegetation located within the public right-of-way.
- 2) The applicant is to work with the Public Works staff, and if acceptable, protect and preserve the two existing mature trees within the public right-of-way.
- 3) Show the correct property line and required setbacks on the plans.

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

**THE FOLLOWING AGENDA ITEM WAS POSTPONED INDEFINITELY**

- B. **APPLICATION OF ON DESIGN ARCHITECTS, FOR JOHN SARAD, 15 CHASE DRIVE, APN 015-032-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00023) POSTPONED INDEFINITELY AT THE APPLICANT'S REQUEST.**

The 13,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an 86 square foot expansion of the residence.

The discretionary application required for this project is a Modification to allow new floor area within the required ten-foot (10') 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.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:33 a.m.

Submitted by,

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary

