



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES (*REVISED*)

JUNE 29, 2011

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 8:58 a.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Kathleen Kennedy, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 8:59 A.M.

- A. **APPLICATION OF JESSICA KINNAHAN FOLEY, AGENT FOR BRUMMETT FAMILY TRUST, 1533 SAN MIGUEL AVENUE, APN 045-131-002, E-3 (ONE-FAMILY RESIDENCE) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2010-00213) (CDP2011-00008)**

The project consists of a proposal to subdivide an existing 24,580 square foot (0.564 acre) parcel into two parcels. Proposed Parcel 1 would be approximately 12,740 square feet (0.292 acres) with an estimated slope of 9% and proposed Parcel 2 would be approximately 11,840 square feet (0.272 acres) with an estimated slope of 13.4%. The existing development on the site includes a 1,274 square foot single-family residence with a 260 square foot attached one-car garage. A new uncovered parking space would be provided to serve the existing residence on proposed Parcel 2. An existing fence, block walls, patio, patio cover, steps and walkway would be removed to provide access to proposed Parcel 1. No other development is proposed on either parcel.

The discretionary applications required for this project are:

1. Coastal Development Permit to allow development in the Non-Appealable Jurisdiction of the Coastal Zone (SBMC§28.44.060),
2. Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07), and
3. Street Frontage Modification to allow proposed Parcel 1 to have 20 feet of street frontage instead of the required 60 feet (SBMC§28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Present: Jessica Kinnahan Foley, Agent; and Harry Fowler, Civil Engineer.

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.

Mr. Joseph Lackerdas spoke regarding the parking availability on street and safety concerns for the San Miguel area with vehicles often parked on the wrong side of the street. He suggested that a condition be made to require a specific amount of “guest” parking on the site to mitigate future on-street parking demand in the neighborhood.

The Public Hearing was closed at 9:22 a.m.

A letter of concern from Brian and Lucy O’Connell was acknowledged.

In addressing the concern for additional on-site “guest” parking, Ms. Weiss stated that parking availability in the neighborhood was a valid concern.

ACTION: **Assigned Resolution No. 023-11**
Approved the Modifications, Coastal Development Permit, and Tentative Subdivision Map, making the findings outlined in Section VII of the Staff Report, dated June 22, 2011.

Said approval is subject to the Conditions of Approval as revised at the hearing and outlined in the Staff Report, dated June 22, 2011, Exhibit A.

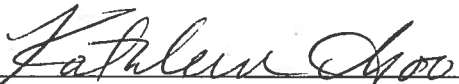
The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

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III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 9:28 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary