



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 25, 2012

#### **CALL TO ORDER:**

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

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
JoAnne LaConte, Assistant Planner  
Kelly Brodison, Assistant 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.  
Ms. Reardon announced a decision approving the Coastal Development Permit for a proposed Secondary Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone located at 2416 Medcliff Road, MST2011-00405, making the findings contained in Section VII of the Staff Report dated January 4, 2012, and subject to the revised Conditions of Approval.
- 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 DAWN SHERRY, ARCHITECT FOR ARTHUR TOGA, PROPERTY OWNER, 117 – 119 W. MASON STREET, APN: 033-101-003, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) AND SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2011-00123)**

The approximately 5,539 square foot project site is currently developed with a 1,115 square foot one-story single family residence and a detached 824 square foot duplex with a three-car garage and 156 square feet of laundry/storage area below. The proposed project involves a 618 square foot second-story addition and a 30 square

foot lower level addition to the existing one-story single family residence. The discretionary applications required for this project are Modifications to allow the second-story addition to be located within the required 6' interior setbacks (SBMC §28.21.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines §15301 (Existing Facilities) and §15305 (Minor Alterations in Land Use Limitations).

Present: Dawn Sherry, Architect.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened, and with no one wishing to speak, the Public Hearing was closed at 9:08 a.m.

A letter expressing concerns from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 002-12**  
Approved the Modifications making the findings outlined in the Staff Report dated January 18, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 18, 2012, and as revised at the hearing.

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: 9:21 A.M.**

**B. APPLICATION OF SID GOLDSTIEN, AGENT FOR RODNEY AND REBECCA DELSON, PROPERTY OWNERS 2417 MEDCLIFF ROAD, 041-330-014 E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2011-00268)**

The proposed project involves a remodel and a 334 square foot one-story addition to an existing 2,030 square foot, one-story, single-family residence, and the demolition of the existing 334 square foot detached garage and 30 square foot shed and construction of a new 455 square foot two-car garage on a 31,720 square foot lot located in the Hillside Design District and the Appealable Jurisdiction of the City's Coastal Zone.

The discretionary application required for this project is: a Coastal Development Permit (CDP2011-00015) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (minor additions to existing facilities).

Present: Sid Goldstein, Agent.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened, and with no one wishing to speak, the Public Hearing was closed at 9:27 a.m.

A letter expressing concerns from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 003-12**  
Approved the Coastal Development Permit making the findings outlined in the Staff Report dated January 18, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated January 18, 2012, and as revised at the hearing.

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 9:31 a.m.

Submitted by,



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Kathleen Goo, Staff Hearing Officer Secretary