



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

MARCH 7, 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  
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 that Item II. C. 1711 and 1713 Loma Street will be postponed two weeks to the March 21, 2012 agenda.

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

None.

**II. PROJECTS:**

**ACTUAL TIME: 9:01 A.M.**

**A. APPLICATION OF RICHARD ERIC WILLIAMS, 327 CONEJO ROAD, APN: 019-050-026, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2011-00285) CONTINUED FROM FEBRUARY 8, 2012.**

The 9,464 square foot project site was previously developed with a 1,511 square foot single-family residence, which was destroyed in the Tea Fire. The proposed project consists of construction of a 2,238 square foot two-story single-family residence of modular construction and an attached 489 square foot two-car carport with an entry deck above. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') 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: Richard and Judy Williams, Applicants/Property Owners.

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 at 9:06 a.m., and with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 006-12**  
Approved the Modifications making the findings outlined in the Staff Report dated February 1, 2012.

Said approval is subject to the conditions outlined in the Staff Report dated February 1, 2012.

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: 9:07 A.M.**

**B. APPLICATION OF BREE MEDLEY, DESIGNER FOR JENNIFER MARIE CHECCHIO, 101 N. SALINAS STREET, APN: 017-073-012, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS PER ACRE) (MST2011-00010)**

The proposed project includes construction of a new 475 square-foot detached two-car garage with a 475 square-foot residential dwelling unit above, one new uncovered parking space, and new driveway and landscaping. The project also includes alterations to the existing 1,013 square-foot single-family residence, including converting 540 square feet of basement to habitable space and enclosing 97 square feet of an existing upper story deck.

The discretionary applications required for this project are:

1. A Modification to convert a portion of the basement area to habitable space within the required 15-foot front setback on Mason Street (SBMC §28.18.060 and §28.92.110); and
2. A Modification to allow new construction within the required open yard (SBMC §28.18.060 and §28.92.110).
3. A Modification to allow three parking spaces instead of the four parking spaces required (SBMC§28.90.100 & §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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Bree Medley, Designer.

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 at 9:26 a.m.

Elvira Tafoya, opposition; expressed concerns regarding parking in the neighborhood.

A letter of concern from Paula Westbury was acknowledged.

The Public Hearing was closed at 9:27 a.m.

**ACTION:** **Assigned Resolution No. 007-12**  
Approved the Modifications making the findings outlined in the Staff Report dated February 29, 2012.

Said approval is subject to the conditions outlined in the Staff Report dated February 29, 2012, 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.

**C. APPLICATION OF DEBRA SORENSEN, ARCHITECT FOR WILLIAM HAACK, 1711 & 1713 LOMA STREET, APN 027-153-008, R-2 (TWO FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00460). POSTPONED TO MARCH 21, 2012.**

The proposed project includes exterior alterations to the existing 1,427 square foot two-story duplex including: window replacement, removal and replacement of front fences, new metal railings, new trellises over the front windows, new privacy screen, steps, and trellis at the front of the building, expanded second story deck on the rear of the building, and expansion of driveway area at the rear of the property.

The discretionary applications required for this project are:

1. Modifications to allow a new screen and wall/guard rail to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of the driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & 28.92.110);
2. A Modification to allow alterations to the existing building and new steps within the required 20-foot front setback along Loma Street (SBMC § 28.18.060 & 28.92.110); and
3. A Modification of the required open yard area to provide additional area for vehicle maneuvering (SBMC §28.18.060 & 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

**Postponed to the March 21, 2012 hearing date.**

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:41 a.m.

Submitted by,

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