



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

APRIL 4, 2012

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

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

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Dan Gullett, Associate 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.  
None.
- 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 JAMES MACARI, ARCHITECT FOR MICHAEL B. AND CHRISTINA M. JOHNSON, 20 ALISAL ROAD, APN: 019-312-009, A-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RES. (MAX. 1 UNIT/ACRE) (MST2011-00288)

The 41,382 square foot project site was previously developed with a single-family residence and a detached two-car garage, which were destroyed in the Tea Fire. The proposed project consists of construction of a new 2,777 square foot single family residence, an attached 482 square foot two-car garage, and associated retaining wall system. The project will comply with all recommendations outlined in the Geotechnical report dated February 15, 2012, prepared by Workman Engineering and Consulting.

The discretionary applications required for this project are:

1. A Modification to permit new construction within the required 35' front setback (SBMC §28.15.060 & 28.92.110), and;
2. A Modification to allow a wall with guardrail to exceed 8' in height within the required 35' front setback (SBMC §28.87.170 & 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 & 15305.

Present: James Macari, Architect; and Michael B. Johnson, Owner.

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, and included additional staff recommended conditions of approval.

The Public Hearing was opened at 9:12 a.m.

Alan McCleod, representing a neighbor, spoke of concerns regarding alleged inconsistencies in the plans that may lead to changes in the building's footprint and ultimately to changes in the height of the building.

The Public Hearing was closed at 9:15 a.m.

A letter of concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 011-12**  
Approved the Modifications making the findings as outlined in the Staff Report dated March 28, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated March 28, 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: 9:20 A.M.**

**B. APPLICATION OF BLACKBIRD ARCHITECTS FOR OWNER, DONALD MCCORKELL JR., 1301 W. MOUNTAIN DRIVE, APNs 021-050-038 & -039, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RES. (MAX. 1 UNIT/ACRE) (MST2012-00005)**

The proposed project includes a new approximately 6,221 square foot single-family dwelling and 725 square foot attached garage to replace the 3,718 square foot single-family dwelling destroyed in the 2008 Tea Fire. The project also includes an approximately 615 square foot addition to the existing 510 square foot single-family dwelling and a new detached 450 square foot carport for the existing dwelling and addition.

The discretionary application required for this project is a Performance Standard Permit for an additional dwelling unit to provide two single-family dwellings on the 10.5 acre lot (SBMC §28.93.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Present: Ken Mackey, Blackbird Architects; and Mr. and Mrs. Donald McCorkell Jr., Owners.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:27 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. 012-12**  
Approved the Performance Standard Permit making the findings as outlined in the Staff Report dated March 28, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated March 28, 2012.

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 9:32 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary