



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MAY 2, 2012

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner

Dan Gullett, Associate Planner

Gabriela Feliciano, Commission 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: 9:02 A.M.

A. APPLICATION OF TRISH ALLEN, AGENT FOR PROPERTY OWNERS MARK AND CATHY ZORADI, 3050 SEA CLIFF, APN 047-091-007, A-1 (SINGLE FAMILY RESIDENCE) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 UNIT/ACRE) (MST2012-00092) POSTPONED FROM APRIL 18, 2012.

The project site is being developed with an 8,331 square foot single-family residence that is currently under construction. The proposed project is for a new call box and alterations to an existing six-foot tall, stucco wall located along the front property line. Alterations include adding eight new stone columns, adding a stone cap along the entire length of the wall, and adding a six-foot six-inch tall wood pedestrian gate and a six-foot tall wood pedestrian gate. The alterations result in an increase in wall height by approximately ten inches at the locations of the new columns.

The discretionary application required for this project is a Modification to allow the call box and proposed wall changes and gates 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).

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).

Present: Trish Allen, Agent

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

ACTION: **Assigned Resolution No. 013-12**
Approved the Modifications making the findings as outlined in the Staff Report dated April 25, 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: 9:10 A.M.

B. APPLICATION OF BLACKBIRD ARCHITECTS, INC., FOR OWNERS MATTHEW BIO AND MATINA MADRICK, 433 E. MICHELTORENA ST., APN 027-252-027, R-3 (MULTI-FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2011-00465)

The proposed project involves a remodel of an existing 928 square foot two-story, single-family residence and an understory addition within the existing building footprint. The project would result in a 1,336 square foot residence on the 2,115 square foot parcel.

The discretionary applications required for this project are:

1. A Modification to allow for an understory addition within the ten-foot front setback on Micheltorena Street (SBMC §28.21.060 and 28.92.110);
2. A Modification to allow for an understory addition and window and door changes within the ten-foot front setback on Olive Street (SBMC §28.21.060 and 28.92.110);
3. A Modification to allow for three additional windows in the existing wall located within the six-foot interior setback (SBMC §28.21.060 and 28.92.110); and
4. A Modification to allow for the replacement of a fence which would extend 3.5 feet above the top of an existing retaining wall and exceed a combined height of 3.5 feet within ten feet of the front lot line on Olive Street and exceed a combined height of eight feet within the front setback (SBMC §28.87.170 and 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: Matthew Eastwood, Architect

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 9:18 a.m. and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon acknowledged receipt of an email from Kathleen Dagg Weger, neighbor, expressing support for the project.

ACTION:

Assigned Resolution No. 014-12

Approved the Modifications making the findings as outlined in the Staff Report dated April 25, 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: 9:21 A.M.

C. APPLICATION OF SKYE MCGINNES, AGENT FOR ANTHONY SCHRILLO, 101 E. CABRILLO BLVD., APN 033-113-004, HRC-2 (HOTEL AND RELATED COMMERCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: OCEAN-RELATED COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (MST2010-00135)

The proposed project includes a new 345 square foot patio along Anacapa Street to provide additional outdoor seating area for an existing restaurant (The FisHouse). The project includes removal of an existing planter along Anacapa Street, reconfiguration of the parking lot, added bicycle parking, a new trash enclosure, four new windows, and a new entry door.

The discretionary application required for this project is a Modification to allow four new windows and a door in the existing wall of the building located within the 20-foot front building setback on Anacapa Street (SBMC §28.22.060 and 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 15304 (Minor Alterations to Land) and 15305 (Minor Alterations in Land Use Limitations).

Present: Skye McGinnes, Agent; and Anthony Schrillo, Owner

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 9:29 a.m. and, with no one wishing to speak, the Public Hearing was closed.

ACTION:

Assigned Resolution No. 015-12

Approved the Modification making the findings as outlined in the Staff Report dated April 25, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated April 25, 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 9:34 a.m.

Submitted by,



Gabriela Feliciano, Commission Secretary