



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

JUNE 13, 2012

### **CALL TO ORDER:**

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

### **STAFF PRESENT:**

Susan Reardon, Senior 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.  
No requests.
- B. Announcements and Appeals.  
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.  
No public comments.

II. **PROJECTS:**

**ACTUAL TIME: 9:03 A.M.**

A. **APPLICATION OF ROBIN DONALDSON, 20 CEDAR LANE, APN 015-093-009, E-1 ZONE, GENERAL PLAN DESIGNATION: HILLSIDE LOW DENSITY RESIDENTIAL (MST2012-00185)**

The 10,195 square-foot site is currently developed with a one-story single family residence and attached 377 square-foot garage. The discretionary application required for this project is a Modification to enlarge the size of the front door and to install three bay windows within the 30-foot front setback (SBMC §28.15.060 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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Robert Donaldson, Applicant.

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

A letter of support from Ann and Arlie Hoenig, and a letter of concern from Paula Westbury were acknowledged.

Ms. Reardon requested the applicant respond to the Hoenigs' concern regarding the existing bamboo hedge along their common interior property line. The applicant stated that the bamboo would be trimmed to a maximum of eight feet in height.

**ACTION:** **Assigned Resolution No. 022-12**  
Approved the Modification making the findings as outlined in the Staff Report dated June 6, 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: 9:09 A.M.**

**B. APPLICATION OF MARK MORANDO, APPLICANT FOR ALAN STEPHENS, 326 CANON DRIVE, APN 053-141-004, E-2/SD-2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00202)**

The proposed project includes the "as-built" conversion of a 112 square-foot storage room adjacent to the garage to habitable space. No exterior changes or additional floor area is requested. The 14,700 square-foot lot is currently developed with an existing 1,499 square-foot single family residence with an attached 375 square-foot garage on the 14,700 square foot lot. The discretionary application required for this project is a Modification for conversion of a storage room to habitable space within the 25' front setback (SBMC § 28.15.060 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Mark Morando, Applicant.

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 at 9:13 a.m. and, with no one wishing to speak, the Public Hearing was closed.

An opposition email from Lex McKenna and a letter of concern from Paula Westbury were acknowledged.

**ACTION:** **Assigned Resolution No. 023-12**  
Approved the Modification making the findings as outlined in the Staff Report dated June 6, 2012.

Said approval is subject to the condition that the height of the existing hedge within 10 feet of the front property line and within 10 feet of either side of the driveway for a distance of 20 feet from the front property line be reduced to a maximum of three and one-half feet.

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 9:16 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary