



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 27, 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
Suzanne Riegle, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Susan Reardon, Senior Planner announced that Item II.C, 1128 Harbor Hills Lane has been postponed indefinitely.

- B. Announcements and Appeals.

Ms. Reardon announced that the July 11, 2012 Staff Hearing Officer meeting has been cancelled. The next meeting will be July 25, 2012.

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

None.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF BILDSTEN + SHERWIN DESIGN STUDIO INC., ARCHITECT FOR ROBERT & CINDY PANGBORN, 1608 LA CORONILLA DRIVE, APN 035-033-015, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00216)

The 15,516 square foot project site is currently developed with a 2,322 square foot, single-family residence. The proposed project involves demolition and replacement of an existing 940 square foot, second-story deck. The City issued a building permit for the deck in error in 1978, as the location of the deck was misrepresented on the site plan associated with that permit, which showed the deck to be outside of all setbacks. The discretionary application required for this project is a Modification to allow the new deck to encroach into the ten-foot interior setback no more than the existing deck (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: Ellen Bildsten, Agent.

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

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

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

A letter with expressed concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 024-12**
Approved the Modification making the findings as outlined in the Staff Report dated June 20, 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: 9:11 A.M.

B. APPLICATION OF ANDREW AND BECCA LEE, 80 SKYLINE CIRCLE, APN 041-151-003, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00206)

The 7,405 square-foot site is currently developed with a 1,336 square foot one-story residence with an attached garage. The proposed project involves a 216 square foot one-story addition located partially within the front setback, the permitting of a 32 square foot Juliet style balcony in the interior setback, and the construction of garden walls, fencing, and a driveway gate.

The discretionary applications required for this project are:

1. A Modification to allow the balcony to encroach into the required ten-foot (10') interior setback (SBMC § 28.15.060 and 28.92.110); and
2. A Modification to allow an additions and alterations to existing residence within the required thirty-foot (30') 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 15305.

Present: Andrew Lee, Property Owner.

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

Suzanne Riegler, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:15 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter with expressed concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 025-12**
Approved the Modifications making the findings as outlined in the Staff Report dated June 20, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated June 20, 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.

C. **APPLICATION OF MARK MORANDO, AGENT FOR BRUCE ANDERSON, 1128 HARBOR HILLS LANE, APN 035-314-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2011-00389) POSTPONED INDEFINITELY**

The 29,259 square-foot project site is currently developed with a two-story, 3,151 square foot residence and 527 square foot attached garage. The subject application is a proposal to permit the following "as-built" construction: split-level patio with deck, outdoor fireplace, barbeque, counter, and sink; retaining walls; entry pilasters; stairs and new front entry. The project also includes installation of required guard rails and demolition of the "as-built" pergola and storage shed. No additional building area is proposed.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" deck, patio, counter, sink and fireplace to remain within the ten-foot southwest interior setback (SBMC §28.15.060 and 28.92.110);
2. A Modification to allow the "as-built" patio to remain within the ten-foot southeast interior setback (SBMC §28.15.060 and 28.92.110);
3. A Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southeast interior setback (SBMC §28.87.170 and 28.92.110);
4. A Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southwest interior setback (SBMC §28.87.170 and 28.92.110); and
5. A Modification to allow the two "as-built" entry pilasters to exceed 3.5 feet in height within ten-feet of the front lot line and adjacent to the driveway (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), 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:24 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary