



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JULY 25, 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.

There were no requests made at the meeting.

- B.** Announcements and Appeals.

There were no announcements or appeals made at the meeting.

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

There were no comments made from the public.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF ROBERT PAUL DESIGN, ARCHITECT FOR NICK SVENSSON, 136 SAN RAFAEL AVENUE, APN 045-194-014, E-3 (ONE-FAMILY RESIDENCE) AND SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00213)

The proposed project includes a façade improvement, interior remodel, and an approximately 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence with 365 square foot attached two-car garage. The proposal includes: replacement of exterior siding, replacement of doors and windows, new roofing material, new roof over the existing second-floor deck, new ground level deck, and landscaping.

The discretionary application required for this project is a Modification for window changes within the 20-foot front setback (SBMC §28.15.060 & 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).

Present: Robert Foley, 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.

A letter of support from Glenn Davis, and a letter of concern from Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 026-12**
Approved the Modification making the findings as outlined in the Staff Report dated July 18, 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: 9:08 A.M.

B. APPLICATION OF SAM MAPHIS, LANDSCAPE ARCHITECT FOR GIROD FAMILY TRUST, 2010 GARDEN STREET, APN 025-331-015, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00142)

The proposed project involves demolition of an existing trellis and deck and construction of a new 170 square foot deck approximately 18 inches off grade. Also proposed is to permit an as-built 10 to 12-foot-tall combination of wall, fence, and hedge along the property frontage on Mission Street.

The discretionary applications required for this project are:

1. A Modification to allow the new raised deck to encroach into the 30-foot front setback on Mission Street (SBMC §28.15.060 & 28.92.110); and
2. A Modification to allow the existing hedge, fence and wall combination to exceed 3.5 feet in height within ten feet of the front lot line and exceed eight feet in height within the 30-foot front setback on Mission Street (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 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Present: Bernie Girod, Property 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 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of support from Phil and Melinda McKenna, and a letter of concern from Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 027-12**
Approved the Modifications making the findings as outlined in the Staff Report dated July 18, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated July 18, 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: 9:23 A.M.

C. APPLICATION OF THOMAS MEANEY, ARCHITECT FOR THE NAGLER FAMILY TRUST, 213 LOS ALAMOS AVENUE, APN 045-194-001, E-3 SINGLE FAMILY RESIDENTIAL/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2012-00240)

The existing 6,098 square foot site is currently developed with a 1,529 square foot residence with an attached two-car garage. The proposed project involves a 238 square foot single-story addition to an existing one-story, single-family residence.

The discretionary application required for this project is a Modification to allow new construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

Present: Al Winsor, Agent.

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

Suzanne Riegle, Assistant 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 support from Glenn Davis, and a letter of concern from Paula Westbury were acknowledged.

ACTION: **Assigned Resolution No. 028-12**
Approved the Modification making the findings as outlined in the Staff Report dated July 18, 2012.

Said approval is subject to the condition discussed 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: 9:33 A.M.

D. APPLICATION OF UBALDO DIAZ, DESIGNER FOR MANUEL RODRIGUEZ, 1708 CHINO STREET, APN 043-183-020, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2012-00250)

The 3,800 square foot project site is currently developed with a 1,091 square foot single-family residence and detached one-car garage. The proposed project involves a 545 square foot second-story addition, a first-floor remodel, and legalization of the "as-built" front porch. The discretionary application required for this project is a Modification to permit the porch to be located within the required 15-foot front setback (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 Guidelines Section 15301 (Existing Facilities).

Present: Ubaldo Diaz, Designer.

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

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

The Public Hearing was opened at 9:37 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. 029-12**
Approved the Modification making the findings as outlined in the Staff Report dated July 18, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated July 18, 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 9:41 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary