



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

AUGUST 8, 2012

### **CALL TO ORDER:**

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

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegler, Assistant 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.

Ms. Reardon announced that agenda Item II.D, 1627 Loma Street, has been postponed to the September 5, 2012, meeting.

- B.** Announcements and Appeals.

Ms. Reardon announced that the August 22, 2012, meeting was cancelled. The next hearing is scheduled for September 5, 2012.

- 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 DAVID HALL, 1115 FERRELO ROAD, APN 029-261-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00280)**

The 15,000 square foot site is currently developed with a one- and two-story, 3,090 square foot residence and 310 square foot attached garage.

The subject proposal would permit the following "as-built" improvements: the reconfiguration of front entry stairs, creation of additional habitable space by enclosing a porch and sunroom and adding new windows, new balcony, an addition to the master bathroom, a new arbor above the rear yard deck, and pool equipment with associated enclosure.

The discretionary applications required for this project are:

1. A Modification to allow the "as-built" entry stairs, porch and sunroom enclosure, new balcony, and master bathroom addition to remain within the thirty-foot front setback (SBMC §28.15.060 and 28.92.110); and
2. A Modification to allow the "as-built" trellis, pool equipment and associated enclosure to remain within the ten-foot interior 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).

Present: Trish Allen, Agent; Chris Palme, Broker Sales Associate for Coldwell Banker; and David Hall, Property Owner.

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 9:10 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 030-12**  
Approved the Modifications making the findings as outlined in the Staff Report dated August 1, 2012.

Said approval is subject to the condition as outlined in the Staff Report dated August 1, 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: 9:13 A.M.**

**B. APPLICATION OF JUNE PUJO, AGENT FOR PATRICIA FIEDLER HAHN TRUST, 414 E. ALAMAR AVENUE, APN 053-201-015, E-3 SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2011-00183)**

Proposal for as-built revisions to an approved garden /privacy wall and entry pillars with a height of up to 6.5 feet. The discretionary application required for this project is a Modification to allow a wall and pillars to exceed 3.5 feet within 10 feet of the side of a driveway when located within 20 feet of the front property 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 Section 15301 (Existing Facilities).

Present: June Pujo, Agent; and Patricia Fiedler Hahn, Property Owner.

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

A letter of expressed concern from Paula Westbury was acknowledged.

**ACTION:** **Assigned Resolution No. 031-12**  
Approved the Modification making the findings as outlined in the Staff Report dated August 1, 2012.

Said approval is subject to the condition added 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: 9:21 A.M.**

**C. APPLICATION OF GIL GARCIA, ARCHITECT FOR NICK KALIONZES, 2204 PARKWAY DRIVE, 025-171-031, R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00070)**

The 5,032 square-foot site is currently developed with a 1,032 square-foot single-family residence. A building permit was recently issued for a new detached two-car garage that has not yet been constructed. The proposed project involves the construction of a three-car garage with a 500 square-foot residential unit above.

The discretionary application required for this project is a Modification to allow a portion of the garage to encroach into the required six-foot interior setback (SBMC §28.21.060 & §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 Section 15301 (Existing facilities).

Present: Gil Garcia, Architect.

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, and provided new suggested conditions of approval.

The Public Hearing was opened at 9:28 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

Ms. Reardon expressed concern with the proposed zero interior setback and questioned what other options were considered for the placement of the proposed garage. Ms. Reardon also questioned whether the applicant studied providing two covered and one uncovered parking spaces instead of the three-car garage which would meet the parking requirement for the site.

**ACTION:**

Continued four weeks to September 5, 2012, to allow the applicant to explore options to reduce the proposed encroachment into the interior setback. Ms. Reardon recognized that other options may require a request for a modification to reduce the required 15 feet by 15 feet common open area.

**D. APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR RYAN AND KIKI ANDER, 1627 LOMA STREET, APN 027-750-002, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00348) POSTPONED TO SEPTEMBER 5, 2012**

The 10,665 square-foot site is currently developed with two residential condominium units with four covered parking spaces. The proposed project involves the enclosure of a 222 square-foot lower-story deck to create a new bedroom and an interior remodel for Unit 2.

The discretionary application required for this project is a lot area Modification to allow the addition of floor area on a property that is non-conforming to residential density (SBMC §28.87.030. & §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 15303 (New Construction of Small Structures).

**POSTPONED TO THE SEPTEMBER 5, 2012 MEETING.**

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:55 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary