



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 5, 2012

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior 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.

- B. Announcements and Appeals.

There were no announcements or appeals.

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF JEFF VAN HOUSEN, CONTRACTOR FOR PATRICIA WALKER, 240 VISTA DE LA CUMBRE, APN 053-092-016, E-3/SD-2 ONE-FAMILY RESIDENCE/SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00307)

The 9,000 square foot lot is developed with an existing 1,750 square foot one-story residence with a detached one-car carport. The proposed project is to demolish the as-built enclosure of the one-car carport that created an accessory building and construct an 18.5 net square foot addition to create a one-car garage within two required interior setbacks.

The discretionary applications required for this project are:

1. A Modification to allow alterations to an existing structure located within the required six-foot interior setback (SBMC §28.15.060 & §28.92.110);
2. A Modification to allow alterations and an addition to the width of the existing structure within the required six-foot interior (rear) setback (SBMC §28.15.060. & §28.92.110); and
3. A Modification of the required minimum distance between buildings to allow the one-car garage to be located less than five feet from the main building. (SBMC §28.04.010 & §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 (Alterations to Existing Facilities).

Present: Jeff Van Housen, Contractor.

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 9:04 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. 032-12**
Approved the Modifications as submitted making the findings as outlined in the Staff Report dated August 29, 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: 9:06 A.M.

B. 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).

This item was continued from the Staff Hearing Officer meeting of August 8, 2012 to allow the applicant time to explore options to reduce the proposed encroachment into the interior setback.

Present: Gil Garcia, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project.

Suzanne Riegle, Assistant 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 of concern from Paula Westbury; and an email of concern from Joddi Leipner were acknowledged.

ACTION: **Assigned Resolution No. 033-12**
Approved the Modification making the findings as outlined in the Staff Report dated August 29, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated August 29, 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: 9:12 A.M.

C. APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR RYAN AND KATHRYN ANDER, 1627 LOMA STREET, APN 027-750-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00348)

The 10,665 square-foot site is developed with two residential condominium units with four covered parking spaces. The proposed project involves additions and alterations to Unit 2 (1627 Loma Street) including the enclosure of a 219 square-foot lower-story deck to create a new bedroom a ten square-foot addition to the upper level, and an interior remodel. Unit 1 (1631 Loma Street) is proposed to remain unaltered.

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 15301 (Existing Facilities).

Present: Chris Cottrell, Architect; and Ryan and Kathryn Ander, Owners.

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 9:18 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. 034-12**
Approved the Modification making the findings as outlined in the Staff Report dated August 29, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated August 29, 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 9:26 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary