



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

MARCH 5, 2014

### **CALL TO ORDER:**

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

### **STAFF PRESENT:**

Susan Reardon, Senior Planner

JoAnne LaConte, Assistant Planner

Kathleen Goo, Staff Hearing Officer Commission 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: 9:02 A.M.**

**A. APPLICATION OF AMY TAYLOR, ARCHITECT FOR LEAH AND DON FINEBERG, 2948 VENTURA DRIVE, APN: 053-291-041, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2014-00022)**

The 5,000 square-foot site is currently developed with a 992 square foot, one-story residence and a detached 398 square foot two-car garage. The proposed project involves demolition of the existing front and rear porches and the construction of a 35 square foot addition, a 131 square foot front entry porch with new entry steps, a 248 square foot rear trellis, an increase to the height of a portion of the roof on the east side of the dwelling, new windows, doors and skylights, and exterior alterations to the dwelling.

The discretionary applications required for this project are:

1. Front Setback Modification to allow new steps to be located within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition and exterior alterations, including new windows and raising the height of the roof in the required interior setback (SBMC § 28.15.060 & SBMC § 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Amy Taylor, Architect.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Letters of support from Melinda Greene, and a letter of concern from Alison Daniels were acknowledged.

**ACTION:** **Assigned Resolution No. 008-14**  
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated February 27, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated February 27, 2014.

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: 9:10 A.M.**

**B. APPLICATION OF J. MICHAEL HOLLIDAY, ARCHITECT FOR ALTA COMMUNITY INVESTMENT, LLC, 1150 BEL AIR DRIVE/2201 CHUMA ROAD, APN: 043-280-034, E-1/R-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00026)**

The 14,727 square foot lot is developed with a 1,836 square foot two-story residence and a detached 288 square foot garage. The proposed project includes a 130 square foot second-story addition within a portion of the existing two-story open living volume and exterior alterations, including new windows and a new door. The discretionary application required for this project is an Interior Setback Modification to allow an addition, window changes, and a new door in the required interior setback (SBMC § 28.15.060 & SBMC §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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: J. Michael Holliday and Jerry Roche, Architects.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:16 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 009-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated February 27, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated February 27, 2014.

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: 9:19 A.M.**

**C. APPLICATION OF BRITT JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 3,339 square foot single family residence with an attached 420 square foot garage. The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. The revised project includes a new window and an increase to the height of a portion of the new dwelling by raising the finish floor level (by 6 inches) with commensurate increases in the ridge and plate heights.

The discretionary applications required for this project are:

1. Front Setback Modifications to allow one new window and an increase to the height of the dwelling within both thirty-foot front setbacks (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modifications to allow an increase to the height of the garage and the dwelling within both ten-foot interior setbacks (SBMC § 28.15.060 and SMBC §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 and 15305(New Construction and Minor Alterations in Land Use Limitations).

Present: Britt Jewett, Architect; and Mr. Michael J. Zirolli, Owner.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:25 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 010-14**  
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated February 27, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated February 27, 2014.

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,

  
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Kathleen Goo, Staff Hearing Officer Commission Secretary