



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

JUNE 11, 2014

### **CALL TO ORDER:**

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

### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Associate 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: 9:00 A.M.**

**A. APPLICATION OF TUCKER & MARTHA HACKING, PROPERTY OWNERS, 1114 DEL SOL AVENUE, APN 045-162-013, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00201)**

Proposal to abate violations listed in ENF2013-00493 including “as-built” window changes. The proposed project includes the removal of four windows, the installation of two new windows, the permitting of an “as-built” chimney, patio cover and trellis, and an interior remodel. The discretionary application required for this project is an Interior Setback Modification to allow alterations to the windows within the required six-foot interior setback (SBMC § 28.15.060 and 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Martha Hacking, Owner.

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

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

The Public Hearing was opened at 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 035-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated June 5, 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: 9:06 A.M.**

**B. APPLICATION OF KAREN M. SULLIVAN OWNER OF 721 WEST ARRELLAGA STREET, APN 043-243-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00236)**

The 4,125 square foot lot is currently developed with a 697 square foot, one-story, single-family residence, a 102 square foot accessory building, and a 73 square foot detached accessory building. The proposal includes the “as-built” demolition of the larger accessory building, and the construction of a 223 square foot, one-car garage. The project will abate violations listed in ZIR2013-00407. The discretionary application required for this project is an Open Yard Modification to allow for a reduction of the required 1,250 square feet and the minimum twenty-foot dimension of the open yard requirements (SBMC §28.18.060 and 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Karen Sullivan and John Whelan, Owners.

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

Suzanne Riegle, 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.

After discussion, the Applicant agreed to remove the storage shed from the property, as shown on the submitted plans.

**ACTION:** **Assigned Resolution No. 036-14**  
Approved the Open Yard Modification making the findings as outlined in the Staff Report dated June 5, 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: 9:24 A.M.**

**C. APPLICATION OF DON SWANN, ARCHITECT FOR JONATHAN ZAID, 919 CALLE CORTITA, APN 041-176-018, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00167)**

The 8,408 square foot lot is developed with two-story, 1,744 square foot, single-family residence with an attached 392 square foot, two-car garage. The proposed project includes the construction of a 550 square foot lower level addition, demolition of two decks totaling 584 square feet, and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs, and the replacement of permitted stairs on the south elevation of the residence. The project will address violations identified in Zoning Information Report ZIR2013-00372.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the proposed addition and alterations to the existing two-story residence to encroach into the required thirty-foot front setback (SBMC §28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow additions and alterations to encroach into the required fifteen-foot interior setback to the south. (SBMC § 28.15.060 and 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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Don Swann, Architect; and Jonathan Zaid, Owner.

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

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

The Public Hearing was opened at 9:30 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email of concern was received and acknowledged from JD Stahler protesting the required conformance to the 30-foot and 15-foot setback.

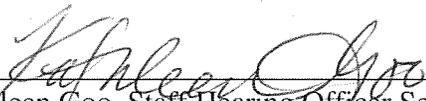
**ACTION:** **Assigned Resolution No. 037-14**  
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated June 5, 2014.

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 9:34 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary