



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

AUGUST 20, 2014

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
JoAnne LaConte, 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
- C. Comments from members of the public pertaining to items not on this agenda.
There were no comments.

II. PROJECTS:

A. APPLICATION OF SERGIO ZAJDENBERG, APPLICANT FOR BLAS C DELGADO AND NORMA NAVARRO, 1016 E. MASON STREET, APN: 017-133-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00331) CONTINUED TWO WEEKS TO SEPTEMBER 3, 2014.

The 5,000 square-foot site is currently developed with a 1,100 square foot, one-story single-family residence and a detached 186 square foot, one-car garage. The proposed project involves the construction of a 130 square foot addition to the existing residence and a 34 square foot, accessory space addition, proposed to be attached to the detached one-car garage. The proposal will address violations outlined in ENF2013-01418.

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Due to the Applicant's absence, this agenda item was continued two weeks to the September 3, 2014, hearing.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:01 A.M.

B. APPLICATION OF AMY TAYLOR, ARCHITECT FOR ELIZABETH STEGALL, 15 RUBIO ROAD, APN: 029-341-014, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00302)

The 7,477 square-foot site is currently developed with a 2,499 square foot, two-story residence and a detached 342 square foot two-car garage, located in the Hillside Design District. The proposed project involves permitting an "as-built" upper-level wood deck and exterior alterations consisting of window and door changes and a new flagstone landing with steps. The project will address violations identified in the Zoning Information Report (ZIR2014-00129).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the deck to be located within the required twenty-five-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

2. Interior Setback Modification to allow the deck to be located within the required ten-foot interior setback (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 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Amy Taylor.

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 9:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An emailed letter of support from Derek Booth and Stephanie Moret was received and acknowledged.

ACTION: **Assigned Resolution No. 046-14**
Approved the Front and Interior Modifications making the findings as outlined in the Staff Report dated August 14, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated August 14, 2014, 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.

*** THE HEARING RECESSED AT 9:09 A.M., AND RECOVERED AT 9:18 A.M. ***

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:18 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary