



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

MAY 10, 2017

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Kathleen Goo, Commission Secretary

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### CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Betsy Teeter, Planning Technician II  
Kathleen Goo, Commission Secretary

### I. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

B. Announcements and appeals.

Ms. Reardon announced that the appeal of an approval of an Interior Setback Modification at 1608 Bath Street has been withdrawn; therefore, there will be no scheduled Planning Commission appeal hearing regarding this project.

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

No public comment.

## II. PROJECTS

**ACTUAL TIME: 9:01 A.M.**

**A. APPLICATION OF GREG SCHMANDT, OWNER AND AGENT, 229 EAST PEDREGOSA, APN 025-382-008, E-1 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM 3 DWELLING UNITS PER ACRE) (MST2017-00088)**

The 10,080 square foot project site is currently developed with a 2,357 square foot one-story, single-family residence and attached 518 square foot two-car garage. The proposal is to extend the existing front door entry cover add a new front door with sidelight windows and replace three windows on the east elevation and one window on the south elevation.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the front entry cover, the front door with new sidelight windows and the new windows within the required thirty-foot front setbacks (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 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

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

Public comment opened at 9:03 a.m., and as no one wished to speak, it closed.

**ACTION:** **Assigned Resolution No. 033-17**  
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated May 4, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated May 4, 2017.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:07 A.M.**

**B. APPLICATION OF THOMAS OCHSNER, ARCHITECT FOR NATHAN AND ABIGAIL ZIV, 2517 SELROSE LANE, APN 041-361-035, E-3/SD-3, ONE-FAMILY RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC) (MST2016-00337)**

The 13,778 square foot project site is currently developed with a 1,921 square foot two-story, single-family dwelling with an attached 480 square foot garage and a detached 600 square foot accessory structure. The proposal is to reconfigure the existing garage and convert 32 square feet of the garage to a hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second-floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, and an interior remodel to the existing dwelling. The proposal also includes demolition of an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor-to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Front Setback Modification to allow additions and alterations to the dwelling and garage within the required twenty-foot front 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 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Thomas Ochsner, Architect; and Nathan Ziv, Co-owner

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Ms. Teeter clarified that the project was originally noticed for an Interior Setback Modification. However, upon further review of the project, staff determined that, as proposed, the project did not require an Interior Setback Modification.

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

Public comment opened at 9:10 a.m.

Correspondence was acknowledged from Stephanie Sneddon, a neighbor sharing the rear property line who expressed concerns with the proposed location of the pool and pool equipment. Ms. Teeter indicated that she had a phone call with another neighbor who expressed concerns related to the design and was invited to express those concerns at the Single Family Design Board.

Public comment closed at 9:12 a.m.

**ACTION:** **Assigned Resolution No. 034-17**  
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated May 4, 2017, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:16 a.m.

Submitted by,

  
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Kathleen Goo, Commission Secretary