CALL TO ORDER

Ms. Reardon called the meeting to order at 9:03 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Ellen Kokinda, Assistant Planner
Heidi Reidel, 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 project listed on the agenda, 878 Paseo Ferrelo, will not be heard today because it needs an additional Modification. A new public notice will be circulated for the project.

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

   No public comment.
II. PROJECT

APPLICATION OF SARAH BRONSTAD, APPLICANT FOR LP TRUST, EVELYN DAVIS
PROCTOR, TRUSTEE, 878 PASEO FERRELO, APN 029-272-001, RS-15 ZONE
(RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY
RESIDENTIAL (MAX 3DU/ACRE) (PLN2019-00022)

The 5,663 square-foot site is currently developed with a single residential unit with two
bedrooms, one bathroom, and a one-car garage below. The proposed project involves a
bathroom addition at the northeast corner of the residence. The project includes abatement of
violations listed in ZIR2014-00476 and ZIR2018-00156 by permitting miscellaneous site
improvements including: widening the concrete driveway, retaining walls, fencing, gates, trash
enclosure, an air conditioning unit, and a fountain. A Minor Zoning Exception is also requested
to allow the location of waste and recycling bins in the required front setback pursuant to SBMC
$30.140.240.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this
project are:

1. Front Setback Modification to allow for the bathroom addition within the required 30’-0"
secondary front setback along Ferrelo Road (SBMC § 30.20.030.A and SBMC
§30.250.030.B);

2. Open Yard Modification to allow for a reduction in the nonconforming open yard (SBMC §
30.165.100.B and §30.250.030.B); and

3. Hedge Height Modification to allow 8’-0” to 13’-0” high hedges to exceed the maximum of 8’-
0” in height at the secondary front lot line along Ferrelo Road (SBMC § 30.140.110.E.1 and

The Environmental Analyst has determined that the project is exempt from further environmental
review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Additions
to Existing Structures) and 15305 (Minor Alterations in Land Use Limitations). This project
requires an environmental finding pursuant to California Environmental Quality Act Guidelines
Section 15183 (Projects Consistent with a Community Plan or Zoning).

THIS ITEM WAS CONTINUED, A NEW PUBLIC NOTICE WILL BE CIRCULATED.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:04 a.m.

Submitted by,

Heidi Riedel, Commission Secretary