



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

MAY 22, 2019

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  
Heidi Reidel, Commission Secretary

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#### 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 §30.250.030.B).

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 Reidel, Commission Secretary