



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

JULY 3, 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 9:01 a.m.

#### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Ellen Kokinda, Assistant Planner  
Mary Ternovskaya, Commission Secretary

#### I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

No announcements.

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

No public comment.

#### II. PROJECTS

ACTUAL TIME: 9:03 A.M.

A. **APPLICATION OF KURT MAGNESS, ARCHITECT FOR THE EGAN FAMILY TRUST, 1822 SANTA BARBARA STREET, APN 027-042-020, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (PLN2017-00825)**

The 12,730 square-foot site is currently developed with a two-story single family residence and detached accessory building. The proposed project involves construction of a new two-car garage. The proposal also includes the removal of existing asphalt concrete paving and an existing planter resulting in reduced driveway area. Permeable concrete pavers are proposed to replace the existing asphalt concrete. The hedge height within 10' of the driveway is proposed to be reduced to a maximum height of 3'-6" to comply with driveway visibility requirements.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow for a proposed two-car garage to encroach into the required 10'-0" western interior setback (SBMC § 30.20.030.A and SBMC §30.250.030.B).
2. Interior Setback Modification to allow for a proposed two-car garage to encroach into the required 10'-0" northerly interior setback (SBMC § 30.20.030.A and SBMC §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 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Ellen Kokinda, Assistant Planner, gave the Staff presentation and recommendation.

Kurt Magness, Applicant, gave the Applicant presentation, and was joined by Monica Egan, Owner.

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 9:43 p.m.

Written correspondence from Bill Spiewak, Lynn Matis, Timothy Baker and Kathryn Koltun was acknowledged.

Public comment closed at 9:44 p.m.

**ACTION:**

**Assigned Resolution No. 017-19**

Approved the Interior Setback Modifications, making the findings as outlined in the Staff Report dated June 24, 2019, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated June 24, 2019, 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 10:10 a.m.

Submitted by,



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Mary Ternovskaya, Commission Secretary