



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

JUNE 17, 2020

9:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Mary Ternovskaya, 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  
Ellen Kokinda, Administrative Analyst  
Kelly Brodison, Associate 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. PROJECT****ACTUAL TIME: 9:01 A.M.****A. APPLICATION OF DYLAN HENDERSON, ARCHITECT FOR HERMAN & TERI ROUP, 1103 HARBOR HILLS DRIVE, APN 035-314-021, RS-15 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00492)**

The 15,883 square-foot site is currently developed with 1,772 square foot residence and a 420 square foot carport. The proposed project involves the partial demolition of the existing residence and carport, and the construction of a 2,547 square foot residence with a new 456 square foot garage and a new 431 square foot Accessory Dwelling Unit (ADU) above the new garage. The proposal also includes a new 827 square foot deck and a new trash enclosure.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow for the partial demolition and rebuild of the dwelling within the interior setback (SBMC §30.250.030.B); and
2. A Front Setback Modification to allow for the partial demolition and rebuild of the dwelling in the front setback and an Accessory dwelling Unit and exterior stairs to access the ADU and trash enclosure (SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act guidelines section 15183.

Kelly Brodison, Associate Planner, gave the Staff presentation and recommendation.

Dylan Henderson, Applicant, gave the Applicant presentation, and was joined by Jens Amlie.

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 9:20 p.m., and as no one wished to speak, it closed.

**ACTION:** **Assigned Resolution No. 011-20**  
Approved the Interior Setback Modification and Front Setback Modification, making the findings as outlined in the Staff Report dated June 10, 2020, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated June 10, 2020, 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 9:31 a.m.

Submitted by,



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Mary Ternovskaya, Commission Secretary

