



City of Santa Barbara

STAFF HEARING OFFICER MINUTES JULY 1, 2020

9:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

STAFF:

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

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
Christina McGuire, Planning Technician
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.

APPLICATION OF BOB KLAMMER, ARCHITECT FOR ANN TOZIER AND JOE BLOMMER, 216 SANTA ROSA PL, APN 045-196-005, E-3/S-D-3 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2019-00556)

Proposal to construct a new 614 square-foot Accessory Dwelling Unit (ADU) above the existing residence and nonconforming garage pursuant to California Government Code §65852.2. The proposal includes a new first floor entry addition at the rear (west) of the garage, a new storage addition to the garage, and a new upper story deck for the ADU. The new deck is located above the nonconforming garage and encroaches into the minimum required 20'-0" setback. Other site alterations include a new air conditioner, a new patio serving the primary residence, new site fence and gate, and new and relocated utility meters. The subject parcel is zoned E-3/S-D-3 and is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications associated with the project are a Front Setback Modification to allow the upper story deck to encroach into the required front setback (SBMC §28.92.110) above the existing nonconforming garage.

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 or conversion of small structures) and 15305 (minor alterations in land use limitations).

Christina McGuire, Planning Technician, gave the Staff presentation and recommendation.

Bob Klammer, Applicant, gave the Applicant presentation, and was joined by Ann Tozier and Joe Blommer, Owners.

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 9:08 p.m., and as no one wished to speak, it closed.

Written correspondence from James and Donalda Field was acknowledged.

Public comment closed at 9:09 p.m.

ACTION:

Assigned Resolution No. 012-20

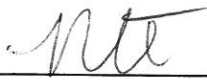
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated June 25, 2020.

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 9:11 a.m.

Submitted by,



Mary Ternovskaya, Commission Secretary

