



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JUNE 25, 2014

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Suzanne Riegle, Associate Planner  
Kathleen Goo, Staff Hearing Officer Secretary

#### **I. PRELIMINARY MATTERS:**

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

There were no requests.

- B.** Announcements and Appeals.

There were no announcements or appeals.

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

There were no comments.

**II. PROJECTS:**

**ACTUAL TIME: 9:02 A.M.**

**A. APPLICATION OF W. HOWARD WITTAUSCH ARCHITECT FOR JOHN COUDRAY, 402 SOUTH SALINAS STREET, 017-341-009, C-P LIMITED COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2014-00147)**

The 5,000 square-foot corner site is developed with a 1,598 square foot commercial building with a 2,435 square foot basement, and 185 square foot storage room. The proposed project involves installation of a new electrical panel on the north side of the building, within a 20 square foot enclosure. The discretionary application required for this project is a Front Setback Modification to allow the panel and enclosure to encroach into the required ten-foot front setback (SBMC § 28.54.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Howard Wittausch, Architect; and John Coudray, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:07 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 038-14**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated June 19, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated June 19, 2014.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:09 A.M.**

**B. APPLICATION OF JIM DAVIS, WADE DAVIS DESIGNS FOR DAVID AND REGINA KERR, 1581 SYCAMORE CANYON ROAD, 019-320-007, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00262)**

The 13,481 square-foot site is currently developed with a 1,273 square foot, one-story single-family residence, a 224 square foot garage, and a 326 square foot accessory building. The proposed project involves an exterior façade remodel including replacement of existing windows, the replacement of existing siding with plaster and stone veneers, and the reduction of roof eaves. The Single Family Design Board reviewed and approved an application to change the roof material from composition roof to a standing seam metal roof under MST2014-00272.

The discretionary application required for this project is a Interior Setback Modification to allow alterations to the existing residence within the required 15'-0" interior setback including the installation of two new windows, and the reduction of the eaves. (SMBC§ 28.15.060 and SBMC § 28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jim Davis, Applicant.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Suzanne Riegle, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 039-14**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated June 19, 2014.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:16 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary