



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JUNE 10, 2015

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

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:01 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Staff Hearing Officer/Senior Planner II

Danny Kato, Senior Planner II

Kathleen Goo, Staff Hearing Officer Secretary

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

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

Ms. Reardon announced that agenda Item A, 931 Las Alturas Road will be reviewed after agenda Item B, 3930 Camellia Lane at today's hearing.

- B.** Announcements and Appeals.

Ms. Reardon announced that at the suspension hearing held on Thursday, June 4, 2015, the Planning Commission upheld the Staff Hearing Officer approval of the 3617 State Street, Medical Marijuana Storefront Collective Dispensary Permit.

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

There were no public comments.

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

**II. PROJECTS:**

**ACTUAL TIME: 9:12 A.M.**

**A. APPLICATION OF JARRETT GORIN, APPLICANT FOR LAURIE ASHTON AND LYNN SARKO, 931 LAS ALTURAS ROAD, APN: 019-141-002, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE (MST2015-00103))**

The 89,900 square-foot site is currently developed with a 7,204 square foot two-story single family residence with an attached 726 square foot two-car garage. The proposed project involves permitting five "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units, an "as-built" water softener, an "as-built" trash/recycling enclosure with 37 inch tall screening fences and an "as-built" dog house with a six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to the existing single family residence located in the Hillside Design District. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.

The discretionary applications required for this project is a Front Setback Modification to allow the five (5) HVAC units, the water softener, the trash and recycling enclosure and the dog house to be located in the required 35-foot front setback (SBMC § 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: Jarrett Gorin, Applicant.

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

Danny Kato, Senior Planner II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:17 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 031-15**  
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated June 4, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated June 4, 2015.

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

\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \*

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

**B. APPLICATION OF JAMES BELL, ARCHITECT FOR JUDITH H. WOOD, 3930 CAMELLIA LANE, APN: 057-222-018, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00212)**

The 7,022 square-foot site is currently developed with a 1,535 square foot one-story single family residence and an attached 338 square foot two-car carport. The proposed project involves demolition of the existing 338 square foot two-car carport, construction of a new 400 square foot two-car garage, a 122 square foot addition at the rear of the residence with a new window, to remove and replace the roof to the existing family room that will result in an increased roof height, replacement of three existing windows with two relocated windows and an interior remodel to an existing 1,535 square foot single family dwelling.

The discretionary application required for this project is an Interior Setback Modification to allow a new garage, an addition and alterations to the dwelling including new windows, and increased roof height in the required interior setback (SBMC § 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: James Bell, Architect.

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

Danny Kato, Senior Planner II, 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. 030-15**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated June 4, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated June 4, 2015.

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: 39 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary