



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 061-09
1537 KNOLL CIRCLE DRIVE
MODIFICATION
JULY 15, 2009**

**APPLICATION OF BILL DANG, ARCHITECT FOR TED & JEAN MITCHELL,
1537 KNOLL CIRCLE DRIVE, APN 015-141-013, E-1 ONE-FAMILY RESIDENCE ZONE,
GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00198)**

The 9,798 square foot project site is currently developed with a single family residence and detached garage. The proposed project involves a remodel, architectural style change, and 730 square feet of first floor additions to the residence. The discretionary application required for this project is a Modification to permit a change in roof pitch to portions of the garage currently located within the required 10' interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and one people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 8, 2009.
2. Site Plans
3. Correspondence received in opposition to the project:
Cathey Wilkins, 1533 Knoll Circle Dr, Santa Barbara, CA

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the finding that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed roof change is appropriate because it will allow the existing garage to be upgraded architecturally to match the new residential design with minimal change to existing conditions.
- II. Said approval is subject to the conditions that the second sink in the garage is to be removed, and if the garage is to be demolished, the new garage interior space shall measure 20' x 20'.