



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 24, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Roxanne Milazzo, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

- A. APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR SANTA BARBARA VISTA TRUST, 938 ROBLE LANE, APN 019-251-026, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2009-00571)

The 8,712 square foot project site is currently developed with a single-family residence and two one-car carports. The proposed project involves a remodel to the residence. The discretionary application required for this project is a Modification to

allow window changes within the required ten-foot 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.

Present: Trish Allen, Agent; Dan Reimer, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

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

The Public Hearing was opened at 9:04 a.m. The following individual(s) spoke in favor or opposition:

Nancy Duffy, neighbor, in favor.

Public comment was closed.

ACTION:

Assigned Resolution No. 006-10

Approved the subject application making the following 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 new larger window provides an architectural improvement to the existing East elevation, and provides passive solar benefits for the residence, without impacts to the adjacent neighbor.

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

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:11 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary