

City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 12, 2011

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, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
Ms. Reardon announced that staff received an appeal of the Staff Hearing Officer's December 15, 2010 denial of the project at 2915 De La Vina Street for a Medical Marijuana Storefront/Collective Dispensary Permit. The appeal has been tentatively scheduled to be heard by the Planning Commission on February 3, 2011.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. APPLICATION OF RAYMOND APPLETON, AGENT FOR GLENN AND AMY BACHELLER, 830 ARBOLADO RD. APN 019-232-006, A-1 SINGLE FAMILY ZONE. GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT/ACRE (MST2010-00385)

The 1.16-acre site is currently developed with a 2,671 (net) square foot single-family residence with a 551 (net) square foot detached garage. The proposed project involves the permitting of an as-built, 200 square foot cistern located within the required 35 foot front setback. The applicant has proposed a revision to an existing building permit (BLD2010-00903) to abate violations under ENF2008-01452 by permitting rather than demolishing the cistern that was reviewed under MST2009-00185.

The discretionary application required for this project is a Modification to allow an as-built cistern to encroach into the required 35 foot front setback (SBMC §28.15.060, 28.87.160 & 28.92.110).

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: Raymond Appleton, Applicant; Glenn Bacheller, Owner; and Suzanne Riegler, Assistant Planner.

Ms. Riegler, Assistant 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.

Mr. Appleton reported on the cistern.

The Public Hearing was opened at 9:10 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:11 a.m.

Mr. Appleton stated he received letters (2) and phone calls from neighbors, the public, and tenants in support of keeping the cistern and no opposition at all.

Ms. Reardon requested the owner and Single Family Design Board study the south side of the cistern for possible enhancement to the landscaping for additional screening and confirm that within 10 feet of the property line, all fences, walls, screens, and hedges, etc. are limited to the 3.5 foot height limit.

ACTION: **Assigned Resolution No. 001-11**
Approved the Modification, making the findings outlined in the Staff Report, as revised at the hearing.

Said approval is subject to the condition that the surface of the cistern is not to be used as an outside storage area or deck.

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

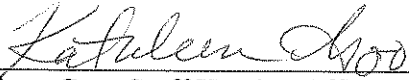
Ms. Reardon adjourned the meeting at 9:21 a.m.

Staff Hearing Officer Minutes

January 12, 2011

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Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

