



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 6, 2011

CALL TO ORDER:

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

STAFF PRESENT:

Susan Reardon, Senior Planner
Renee Brooke, Senior Planner I
JoAnne LaConte, 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.
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 ON DESIGN ARCHITECTS, FOR JOHN SARAD, 15 CHASE DRIVE, APN 015-032-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00023)**

The 13,939 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves an 86 square foot expansion of the residence.

The discretionary application required for this project is a Modification to allow new floor area within the required ten-foot (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.

Present: Justin Van Mullem, Architect; and John Sarad, Owner.

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation for denial.

The Public Hearing was opened at 9:16 a.m., and with no one wishing to speak, the Public Hearing was closed.

Two letters of concern from Paula Westbury, and a letter stating no adverse impacts to the adjoining property at 23 Chase Drive from D.B. Wied, Rabobank Senior Vice President, were acknowledged.

Ms. Reardon questioned what other options for development were explored. Ms. Reardon and the applicant discussed possibilities of eliminating windows and/or eliminating the storage area in the proposed addition.

Ms. Reardon explained the reasoning for the modification process and the required findings for modification approval.

Ms. Reardon stated that the findings relating to unreasonable hardship and uniformity of improvement could not be made for this site and as proposed, the request is not consistent with the Zoning Ordinance or necessary to secure an appropriate improvement on the lot.

ACTION 1:

Denied the Modification without prejudice, making the findings as outlined in the Staff Report dated March 30, 2011.

The applicant requested that instead of a denial the project be continued one month to allow time to explore other options.

ACTION 2:

To rescind the denial of the Modification.

ACTION 3:

Continued to the May 4, 2011 Staff Hearing Officer meeting.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:42 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary