



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 1, 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/Zoning Supervisor
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 an appeal to Planning Commission was filed regarding 917 Paseo Ferrelo, which received a SHO approval for an interior setback modification and a denial for a front setback modification request on May 18, 2011.
- 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) CONTINUED FROM MAY 18, 2011

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 approximately 58 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.

Ms. Reardon announced that she read the Staff Memo for the revised project and, at the request of the property owner, revisited the site and surrounding neighborhood.

Renee Brooke, Senior Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:02 a.m. and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern was acknowledged from Ms. Paula Westbury.

ACTION: **Assigned Resolution No. 022-11**
Approved the Modification, making the findings as revised at the hearing that the requested 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 project will allow for a minor 58 square foot expansion (approximately 29 square feet of which is proposed in the setback) of the existing bathrooms on an existing non-conforming lot, resulting in a functional improvement for the residence, given the existing floor plan, while maintaining an adequate interior setback of 8 feet in this area. Given the relation of the existing house to the existing sloped area in the rear yard, proposing the addition in this location preserves the existing flat useable open space area in the rear yard and is anticipated to cause no impacts to the adjacent property.

Said approval is subject to the condition that the existing violations identified in ZIR2001-00191 for the existing trellis and patio covers as well as the "as-built" dining room addition shall be abated as part of the building permit for this project.

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 9:24 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary