



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 29, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
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.

There were no requests.

- B.** Announcements and Appeals.

Ms. Reardon announced that the April 15, 2015 Staff Hearing Officer approval of the Medical Marijuana Storefront Collective Dispensary Permit at 3617 State Street (Ontare Plaza) has been suspended by the Planning Commission liaison and is for a Planning Commission public hearing on June 4, 2015.

- C.** Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF DON SWANN, ARCHITECT FOR ROBERT J. & TAMMARA A. STOCKERO REVOCABLE TRUST, 1531 LIVE OAK LANE, APN: 049-261-029, E-1 ZONE, SINGLE FAMILY RESIDENTIAL, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00063)

The 11,760 square-foot site is currently developed with a 1,660 square foot two-story single family residence with an attached 439 square foot two-car garage. The proposed project involves removing the existing mansard roof for the dwelling and garage and replacing it with a shingled hipped roof with an increased roof height, window and door alterations to the dwelling, new exterior stucco and an interior remodel to the existing, two-story, single-family residence with an attached two-car garage in the Hillside Design.

The discretionary application required for this project is a Front Setback Modification to allow a new roof for the dwelling and garage that will increase the building height, and for window and door changes to the dwelling in the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Don Swann, Designer.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:04 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 024-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated April 23, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated April 23, 2015.

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

ACTUAL TIME: 9:06 A.M.

B. APPLICATION OF WADE DAVIS DESIGN, ARCHITECTS FOR DINO AND SILVIA PAULETTO FAMILY REVOCABLE TRUST, 427 CONSUELO DRIVE, APN: 059-201-002, E-3 (ONE-FAMILY RESIDENCE)/SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00147)

The proposed project is for a 430 square foot one-story addition with new windows, to legalize an "a-built" 288 square foot patio cover, two new skylights, a new 42 inch high site wall with gates, a new hedge and an interior remodel to an existing 1,438 sq. ft. single family dwelling with an attached 446 sq. ft. two-car garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2002-00885)

The discretionary application required for this project is an Interior Setback Modification to allow an addition and new windows to be located in the required 6-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Wade Davis, Architect.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:10 a.m.

- 1) Margaret Crouch posed some questions regarding the proposed setback in relation to her adjacent mobile home.

The Applicant submitted support correspondence from the adjacent neighbor, Mr. Paul Wieckowski.

Public comment closed at 9:11 a.m.

ACTION: **Assigned Resolution No. 025-15**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated April 23, 2015.


Said approval is subject to the conditions as outlined in the Staff Report dated April 23, 2015, and as revised at the hearing.

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 9:26 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary