



City of Santa Barbara
Planning Division

Memorandum

DATE: October 31, 2019

TO: Susan Reardon, Staff Hearing Officer

FROM: Ellen Kokinda, Planning Analyst

SUBJECT: 1803 Robbins Request for Solar Access Modification

This project was initially reviewed on September 25th 2019. At that meeting, the Staff Hearing Officer (SHO) expressed concerns with the project's consistency with the purposes of the residential zone, the state goals of the Solar Access Resolution and the Solar Design guidelines in the Single Family Residence Design Guidelines. The applicant requested the project be continued to allow for the project to return to the Single Family Design full board as the project had only been reviewed on the SFDB Consent board.

On October 28, 2019, the project was reviewed by the SFDB Full Board, who provided positive comments on the Solar Access Modification. In a 7-0 motion, the Board made the motion that the diagram provided on Sheet A1.2 depicting the shadowing effect on the project shows that the remodel will not be impactful to the neighbors and that the modification is supportable.

The applicant has submitted revised plans to properly show the solar access, and also a supplemental sheet to provide additional rationale as to why a conforming option was not pursued in this instance (see Exhibit A for the revised plans). Please note that Exhibit B are the plans reviewed at the September 25th SHO hearing.

Since the September 25th hearing, Michael Gibian, the impacted neighbor located at 1805 Robbins Street, submitted a letter of support of the project.



City of Santa Barbara California

***** SEPARATELY DISTRIBUTED EXHIBIT A *****

Exhibit A: The exhibit for this Staff Report has been distributed separately. A copy of the site plan is available for viewing at the Planning and Zoning Counter located at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar at SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A



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***** SEPARATELY DISTRIBUTED EXHIBIT B *****

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EXHIBIT B