



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 002-06

70 LA CUMBRE CIRCLE

MODIFICATION

FEBRUARY 15, 2006

APPLICATION OF ROBERT HUGHES, AGENT FOR ANNETTE HUGHES, 70 LA CUMBRE CIRCLE, 049-350-022, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00810)

The project site is currently developed with a 1,260 square-foot single family residence with an attached 370 square-foot garage. The proposed project involves a 265 square-foot sunroom addition for the residence.

The discretionary application required for this project is a Modification to permit the room addition to be located within the required open yard area (SBMC § 28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2005-00810).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 15, 2006.
2. Site Plans
3. Correspondence received in support of the project:
 - a. Gary Kurth, 92 La Cumbre Circle
 - b. Mark and Melinda Cameron, 62 La Cumbre Circle
 - c. Rodolfo and Maricris Lising, 64 La Cumbre Circle
 - d. Karen Crawford, 66 La Cumbre Circle
 - e. Patricia A. Richards, 68 La Cumbre Circle
 - f. Beth Torres, 72 La Cumbre Circle
 - g. Fred and Pauline Linden, 76 La Cumbre Circle
4. Correspondence received in opposition to the project:


- a. Beth Torres, 72 La Cumbre Circle submitted a petition of opposition signed by 24 neighbors.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the application to permit the reduction of the outdoor living space with the construction of a sunroom which will provide an amenity which enhances the enjoyment of the private backyard for this site, is both appropriate and consistent with the purpose and intent of the ordinance.

This motion was passed and adopted on the 15th day of February, 2006 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



2-15-06

Debra McMillion, Administrative/Clerical Supervisor, Date
Staff Hearing Officer Secretary

THIS ACTION OF THE STAFF HEARING OFFICER CAN BE APPEALED TO THE PLANNING COMMISSION OR THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE STAFF HEARING OFFICER.