



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

SEPTEMBER 7, 2011

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
JoAnne LaConte, Assistant Planner
Dan Gullet, Associate 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.
Ms. Reardon announced that the appeal of the Staff Hearing Officer's denial of an interior setback modification and an open yard modification for a project located at 502 East Micheltorena Street will be heard by the Planning Commission tomorrow, Thursday, September 8, 2011, at 10:00 a.m. in City Council Chambers.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF RAYMOND APPLETON, AGENT FOR OWNER, WALTER P. ULLMANN, 1506 SHORELINE DRIVE, APN: 045-181-011, E-3 (SINGLE-FAMILY) AND SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2011-00325)

The 5,274 square foot parcel is currently developed with a one-story single-family residence and an attached "as-built" garage. The proposed project involves demolition of the "as-built" garage, construction of a new detached 282 square foot garage, a 6 foot high fence and a 45 square foot utility closet addition to the existing single-family residence.

The discretionary land-use applications required for this project are:

1. A Modification to allow the new garage to encroach into the required 6 foot interior yard setback (SBMC § 28.15.060 & 28.92.110); and
2. A Modification of the open yard area requirements (SBMC §28.15.060 & 28.92.110).

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

Present: Raymond Appleton, Agent.

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 9:18 a.m.

Two e-mails received in support of the project from Peggy Lamb and Barry Nisen were acknowledged.

With no one wishing to speak, the Public Hearing was closed.

Ms. Reardon expressed concerns about the amount of the encroachment into the open yard area and requested the applicant reduce the size of the garage to the minimum requirement and suggested some of the proposed storage area could be relocated adjacent to the rear of the residence outside of the approved open yard area.

ACTION: **Assigned Resolution No. 038-11**
Approved the project as revised at the hearing making the findings outlined in the Staff Report dated August 31, 2011.

Said approval is subject to the conditions outlined in the Staff Report dated August 31, 2011, 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 9:30 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary