



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

OCTOBER 30, 2013

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:03 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Suzanne Riegle, 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.

There were no announcements

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

There were no comments.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF CEARNAL ANDRULAITIS, LLP ARCHITECT FOR AVENUE 26 HOLDINGS, LLC, 101 S. LA CUMBRE ROAD (FORMERLY KNOWN AS 100 S. LA CUMBRE ROAD), APN 051-022-027, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00018)

The 25,765 square foot site is developed with a 1,737 square foot gas station (closed since 2005), a surface parking lot, and related structures, all of which are proposed to be demolished. The project site is actively undergoing soil remediation for ground water contamination caused by Leaking Underground Storage Tanks. The proposal includes the redevelopment of the site with a one-story, 4,737 square foot commercial building, a 27-space parking lot, soil excavation, installation of remediation equipment and vapor intrusion barriers, and site improvements. The improvements include an outdoor seating area, installation of new landscaping, construction of a trash enclosure, and elimination of driveway aprons along the La Cumbre Road and Lane frontages. The discretionary applications requested for the project are:

1. A Front Setback Modification to allow a building greater than 15 feet in height to be constructed within the required 20-foot front setback on La Cumbre Road (SBMC §28.45.008 and §28.92.110);
2. A Front Setback Modification to allow a trash enclosure and bicycle parking within the required 10-foot front setback on La Cumbre Lane (SBMC §28.45.008 and §28.92.110); and
3. A Development Plan for 3,000 square foot of additional commercial development (SBMC §28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Present: Rogelio Solis, Architect.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:21 a.m.

- 1) Ken Levin (owner of adjacent property-submitted letter), supports site redevelopment in general, but in opposition to the requested modifications; questioned the Staff Hearing Officers authority to review the project; questioned the necessity of the requested modifications and adherence to Municipal Code and Upper State Street Design Guideline requirements, and expressed concerns regarding the direct and indirect visibility impacts and possible reduction in property value to the adjacent property he owns and his tenant occupies.

Letters of concern from Ken Levin and Paula Westbury were received and acknowledged.

Public comment closed at 9:32 a.m.

ACTION: **Assigned Resolution No. 064-13**
Approved the Front Setback Modification for the building and Development Plan and denied the Front Setback Modification for the trash enclosure making the findings as outlined in the Staff Report dated October 24, 2013, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 24, 2013.

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: 9:55 A.M.

B. APPLICATION OF RODERICK BRITTON ARCHITECT FOR PETER AND CHRISTINE FELDMAN, 1250 DOVER LANE, APN: 019-220-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00383)

The 9,994 square-foot site is currently developed with a 2,560 square foot two-story residence with an attached 378 square foot two-car garage. The proposed project involves the demolition and reconstruction of a 378 square foot, two-car garage using the existing foundation. The discretionary applications for the project are Front and Interior Setback Modifications to allow the non-conforming garage to be reconstructed in the same footprint with an increase in the roof pitch within the required 30-foot front and 10-foot interior setbacks (SBMC § 28.15.060., SBMC § 28.87.030.D., 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 Alteration to Land Use Limitations).

Present: Roderick Britton, Architect.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:02 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 065-13**
Approved the Front and Interior Setback Modifications making the findings as outlined in the Staff Report dated October 24, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated October 24, 2013, 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.

ACTUAL TIME: 10:26 A.M.

C. APPLICATION OF KRIS KIRKELIE AGENT FOR WENDY EDMUNDS, 265 CONEJO ROAD, APN 019-041-008, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 1 DU/ACRE (MST2013-00351)

The 2.3- acre site was previously developed with a 1,482 square foot, one-story residence that was destroyed in 2008 by the Tea Fire. The proposed project involves construction of a 2,008 square foot, one-story residence, an attached 415 square foot, two-car garage and a detached 156 square foot, one-story accessory building. The project also includes the removal of a fire damaged Oak Tree. The discretionary application required for this project is a Front Setback Modification to allow the residence to encroach into the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Present: Kris Kirkelie, Agent; and Kathleen and Lincoln Johnson, Tenants of the Owner, Wendy Edmunds.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:45 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concern from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 066-13**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated October 24, 2013.

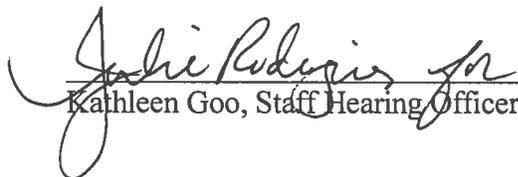
Said approval is subject to the conditions as outlined in the Staff Report dated October 24, 2013.

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 10:51 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary

