



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

DECEMBER 12, 2012

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Dan Gullett, Associate 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.

Ms. Reardon announced that Item II.D, 720 N. Voluntario St, has been postponed to the January 9, 2013, hearing for re-noticing.

- B.** Announcements and Appeals.

Ms. Reardon announced that on December 6, 2012, the Planning Commission upheld an appeal of the Staff Hearing Officer's partial denial of an interior setback modification for a project located at 1654 Shoreline Drive.

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

There were no comments.

II. PROJECTS – NEW ITEMS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF AMY VON PROTZ, AGENT FOR CHARLES AND SARAH GENUARDI, 1833 LA CORONILLA DRIVE, APN 035-073-001, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00418)

The 12,197 square foot parcel is currently developed with a 1,932 square foot single-family residence with an attached 391 square foot garage. The proposed project is a remodel, which includes replacing existing doors and windows, adding one new window, replacing an existing rear yard deck with a patio, constructing a new fence, siding repair, and re-roof. The discretionary land use application required for this project is a Modification to allow a larger front door and a new side light window in the 30 foot front setback (SBMC §28.15.060 and 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Amy Von Protz, Agent; and Kara McGibben, Project Manager for Allen Associates.

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

Dan Gullett, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:05 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. 053-12**
Approved the Modification making the findings as outlined in the Staff Report dated December 5, 2012.

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

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:23 A.M.

B. APPLICATION OF REX RUSKAUFF, ARCHITECT FOR PAUL UYESAKA, 3126 AND 3128 STATE STREET, APN 053-332-019, C-2 COMMERCIAL AND SD-2 SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2012-00374)

The 7,480 square foot parcel is currently developed with a 1,858 square foot non-residential building with a ten-space parking lot to the rear of the building. The proposed project involves minor tenant improvements to the site and building, including permitting the “as-built” awnings at the front of the building along State Street. The discretionary land use application required for this project is a Modification to allow the “as-built” awnings to encroach into the required ten-foot front setback (SBMC §28.45.008 and 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Present: Rex Ruskauff, 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 9:28 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. 055-12**
Approved the Modification making the findings as outlined in the Staff Report dated December 6, 2012, 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.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:06 A.M.

C. APPLICATION OF PAUL ZINK, ARCHITECT FOR CHARLES RUDD, 20 LAS ALTURAS CIRCLE, APN 019-122-001, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00270)

The 19,178 square foot parcel was previously developed with a single-family residence and an attached two-car garage, which were destroyed in the Tea Fire in November 2008, leaving an existing pool remaining. The project consists of construction of a 3,460 square foot, two-story, single-family residence with an attached 500 square foot garage, new site walls, an existing pool to remain, new pool decking, relocation of pool equipment onto private property, removal of an existing 32 inch diameter redwood tree and replacement with three oak trees, and proposed grading of 100 cubic yards of cut, 70 cubic yards of fill and 30 cubic yards of export. The discretionary applications required for this project are:

1. A Modification to allow the pool equipment within the required 35-foot front setback along Las Alturas Road (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Modification to allow walls to exceed the maximum allowable height of 3.5 feet within ten feet of a front lot line. (SBMC § 28.87.170 and SBMC § 28.92.110); and
3. A Modification to allow walls to exceed the maximum allowable height of eight feet within the required 35-foot front setback. (SBMC § 28.87.170 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 Sections 15303 (New Construction) and 15305 (Minor Alterations in Land Use Limitations).

Present: Paul Zink, 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 9:15 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. 054-12**
Approved the Modifications making the findings as outlined in the Staff Report dated December 6, 2012, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 6, 2012, 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.

*** THE FOLLOWING AGENDA ITEM WAS POSTPONED TO JAN. 9TH HEARING ***

D. APPLICATION OF HOWARD WITTAUSCH, AGENT FOR THERESE CUMMINGS, 720 N. VOLUNTARIO ST, APN 031-131-030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00407) POSTPONED TO THE JANUARY 9, 2013, HEARING FOR RE-NOTICING

The subject property is part of the Tres Palmas condominium development located at 718-728 N. Voluntario St. The proposal includes improvements within the private outdoor living space for the unit located at 720 N. Voluntario Street, including the demolition of a 300 square foot as-built wood deck and a 75 linear-foot as-built wood fence and replacement with a new 400 square foot concrete deck and a 85 linear-foot wood fence in the same location. The project also includes a new storm drain line, new trash enclosure, and enclosing 50 square feet of a covered porch area to create new floor area. The discretionary land use applications required for this project are:

1. A Modification to allow a deck and planter exceeding 10-inches in height to encroach into the required six-foot interior setback (SBMC §28.18.060 and 28.92.110); and
2. A Modification to allow the combined height of retaining walls and fencing to exceed eight feet in height within the required interior setback (SBMC §28.87.170 and 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:35 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary