



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, DECEMBER 12, 2012
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.SantaBarbaraCA.gov/Government/Video/ *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.SantaBarbaraCA.gov/ Online Meetings](http://www.SantaBarbaraCA.gov/OnlineMeetings).

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. To verify closure dates please check the City Calendar on our website.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B.** Announcements and appeals.

- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS – NEW ITEMS:

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).

Case Planner: Daniel Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

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).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

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).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

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).

Case Planner: Suzanne Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

III. PROJECTS – CONTINUED ITEMS:

A. APPLICATION OF M.G. CONSTANTINESCU, 53 RUBIO ROAD, APN 029-330-008, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00425) CONTINUED FROM NOVEMBER 28, 2012, HEARING

The 20,946 square foot site is developed with a one-story, single-family residence with an attached two-car garage and is located in the Hillside Design District. The proposed project involves alterations to the residence including window and door changes, new skylights, a minor addition, and an interior remodel.

The discretionary application required for this project is a Modification to allow the front entry, front door, and a window to be enlarged, and to add three new skylights within the required 30-foot front setback (SBMC § 28.15.060 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 (Existing Facilities).

Case Planner: Suzanne Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

IV. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, the Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff at (805) 564-5470.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.