



**STAFF HEARING OFFICER
AGENDA**

**Bettie Weiss
Staff Hearing Officer/City Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 23, 2011
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.

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. 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:

A. **APPLICATION OF JEFF GORRELL, ARCHITECT FOR GLENNON MUELLER, 420 E. ANAPAMU STREET, APN 029-173-005, R-3, MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 12 UNITS/ACRE (MST2005-00442)**

The project is a request for a two-year time extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on January 31, 2007. The project consists of adding two new, attached two-bedroom condominium units to an existing three-bedroom single-family residence for a total of three condominiums, and three new attached two-car garages. The unit sizes would be 1,382, 1,140 and 1,305 net square feet. An existing one-car garage would be demolished. The existing single-family residence has been determined to be worthy of City Landmark designation and will remain unaltered, with the exception of the removal of three windows on the south elevation, where the rear units will be attached. A new laundry room will also be added to the existing unit, which would not include exterior alterations.

The discretionary applications previously approved for this project were:

1. A Modification to allow a second story building element to encroach into the interior yard setback (SBMC §28.21.060 and §28.92.110.B);
2. A Modification to allow the private outdoor living space for Unit A to have less than the minimum required dimensions (SBMC §28.21.081 and §28.92.110.B); and
3. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC §27.07 and §27.13).

Case Planner: Suzanne Riegle, Assistant Planner

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B. **APPLICATION OF TOM HALE, AGENT FOR SCOTT AND LISA BURNS, AND F. EDWARD MCCAULEY, 222 E JUNIPERO ST AND 2319 GARDEN STREET, 025-132-003, -007 & -019, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 3 UNITS/ACRE (MST2010-00334)**

The project consists of a Voluntary Lot Merger and Lot Line Adjustment, involving three lots (APNs 025-132-003, 025-132-007, and 025-132-019), with the intent of eliminating the third lot (025-132-019). The common property owners of 2319 Garden Street (APN's 025-132-007), a 15,000 square foot lot, and a vacant interior lot (APN 025-132-019), a 5,021.4 square foot lot, has proposed a voluntary lot merger to result in a 20,021.4 square foot lot, which will be referred to as resulting Parcel 1. The interior property line of resulting Parcel 1 (2319 Garden Street) which is shared with the adjacent property at 220 E Junipero Street (APN 025-132-007: Parcel 2) will then be adjusted. Parcel 2 will receive 2,230.6 square feet of lot area from Parcel 1 for a total lot size of 8,774.8 square feet. The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger to merge parcels existing Parcel 1 (APN 015-132-007) and existing Parcel 3 (APN 025-132-019) to create a single parcel (SBMC§27.30 & Gov. §66451.11)
2. A Lot Area Modification to allow the creation of a new parcel (Parcel 2) which does not meet the minimum 15,000 sf lot of the E-1 Zone. (SBMC §28.15.080 & §28.92.110).
3. Street Frontage Modification. Proposed Parcels 1 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
4. Street Frontage Modification. Proposed Parcels 2 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
5. A Lot Line Adjustment (LLA) to change the property line between the merged parcel at 2319 Garden Street (APN 025-132-007) and existing parcel at 220 E Junipero Street (APN 025-132-003) (SBMC §27.40 & Gov. Code §66412)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305

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III. 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: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. 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.

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.

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