



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MARCH 6, 2013
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:

A. APPLICATION OF SYNDI SOUTER, AGENT FOR GERROLD AND BARBARA RUBIN, 215 E. MISSION STREET, APN 025-323-009, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00455)

The 20,000 square foot lot is developed with a 4,134 square foot, two-story residence, a 346 square foot detached garage with an attached “as-built” 412 square foot storage room, and a 215 square foot detached accessory building (pool house). The proposed project is a request to permit the as-built storage room attached to the existing detached garage. The existing garage is located approximately one foot from the eastern property line and the as-built storage building is located two feet from the eastern property line and 2’-8” from the northern property line. The project would result in a total of 627 square feet of detached accessory space plus 346 square feet of detached garage space. The proposal would abate violations listed in ENF2011-01056.

The discretionary applications required for this project are:

- 1. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the north side of the property (SBMC §28.15.060 and §28.92.110);
- 2. A Modification to allow an as-built accessory building to be located within the required ten-foot interior setback on the east side of the property (SBMC §28.15.060 and §28.92.110); and
- 3. A Modification to allow detached accessory buildings on the site to exceed a total of 500 square feet (SBMC §28.87.160 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 Section 15301 [Existing Facilities].

Case Planner: Allison de Busk, Project Planner

Email: AdeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

B. APPLICATION OF PAUL ZINK, ARCHITECT FOR ARTHUR DENK, OWNER, 32 E. ISLAY STREET, APN 027-102-005, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00440)

The 6,080 square-foot site is currently developed with a 1,470 square-foot, one-story residence with a 270 square-foot, detached garage. The proposal includes the demolition of the existing detached garage, construction of a slightly larger one-car garage, and a one- and two-story residential addition to attach the new garage to the existing residence.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required ten-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to allow a minor addition to the reconstructed one-car garage within the required ten-foot interior setback. (SBMC § 28.87.030.D., 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 Section 15301 (Existing Facilities).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

C. APPLICATION OF L & P CONSULTANTS, AGENT FOR SANTA BARBARA DANCE ARTS, 531 E. COTA STREET, APN 031-171-014, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL (MST2012-00491)

The 17,000 square-foot site is currently developed with an 8,720 square-foot (net), one-story commercial warehouse and 14 parking spaces. The proposed project involves a change of use from warehouse to a dance school and related exterior changes including: new windows in loading bays, new roof and skylights, HVAC unit, removal of security fencing and loading doors, new parking layout with landscape planters, new fencing, new finish materials, new paint, and interior remodeling. The discretionary application required for this project is a Modification to allow 13 parking spaces to be provided for the project rather than the 35 spaces required. (SBMC § 28.90.100 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 Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

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: 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.

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