



**STAFF HEARING OFFICER
AGENDA**

Note: Special Meeting time of 12:30 p.m.

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 17, 2013
12:30 P.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 shortly before *the special meeting time of 12:30 p.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 RICHARD REDMOND, ARCHITECT FOR MICHAEL TOWBES LLC, 2020 ALAMEDA PADRE SERRA, APN 019-163-004, SP-7 RIVIERA CAMPUS SPECIFIC PLAN, GENERAL PLAN DESIGNATION: OFFICE LOW IMPACT RESEARCH & DEVELOPMENT (MST2013-00035).

Proposal for minor rooftop alterations at the southeast corner of Ebbetts Hall, within the Riviera Campus. The proposal includes a 20" increase in height to an existing 22" parapet wall, and a 28" increase in height to an existing adjacent 14" parapet wall. The finish height of these parapet walls, which will surround two proposed rooftop decks, will be 42". This property is a Designated City Landmark: "Furse Hall, Quadrangle Buildings, Ebbets Hall, and Grand Stair."

The discretionary application required for this project is a Modification to allow alterations to the existing structure within the required 35'- front setback (SBMC § 28.15.060 & 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: Suzan Gantz, Planning Technician II

Email: SGantz@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3311.

B. APPLICATION OF SALNAUN MASOOMAN, OWNER OF 444 CONEJO ROAD, APN 019-061-029, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2011-00309)

The proposed project includes a new approximately 1,614 square foot single-family dwelling and 485 square foot attached garage to replace the 1,614 square foot single-family dwelling and 289 square foot garage destroyed in the 2008 Tea Fire. The project will increase the previous one car garage to a two car garage, resulting in a 485 square foot garage. The project also includes a roof change and window changes within the required front and interior setbacks. A permit has been issued for the rebuild of the dwelling and garage, however, changes to the project require Modifications to allow alterations and additions within the required setbacks. The discretionary applications required for this project are Modifications to allow new construction within the required thirty-five foot (35') front setback and the fifteen foot (15') interior 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 Section 15301 (Existing Facilities).

Case Planner: Betsy Teeter, Planning Technician II
Email: BTeeter@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4563.

C. APPLICATION OF LAURI VIVATSON, AGENT FOR BARBARA NERGAARD, 3554 STATE STREET, APN 053-313-016, C-2/SD-2 (COMMERCIAL/SPECIAL DISTRICT) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00068)

The 13,504 square foot parcel is currently developed with a multi-tenant non-residential building with a parking lot at the rear of the site. The proposed project involves installing three 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 awnings to encroach into the required ten-foot front (SD-2 Zone) 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.

D. APPLICATION OF RAMIRO R. ARROYO, JR., 1440 WEST VALERIO STREET, APN: 041-040-029, R-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00074)

The 5,626 square-foot site is currently developed with a 956 square foot, one-story residence and a 324 square foot detached garage. The proposed project involves permitting an “as-built” 45 square foot addition to the rear of the house. The proposal will abate violations listed in ZIR2011-00203 and ENF2013-00268. A Public Works Encroachment Permit will be required for any “as-built” improvements constructed in the public right-of-way

The discretionary application required for this project is a Modification to the open yard location and configuration requirements. (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.

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.

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.