



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JUNE 26, 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](http://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 CY JOHNSON FOR FRANCISCAN MOTEL CORPORATION, 109 BATH STREET, APN 033-061-005, R-4/S-D-3 HOTEL-MOTEL-MULTIPLE RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/AC) (MST2013-00122)

The 17,500 square foot site is currently developed with a two-story 21-room hotel that is part of the larger Franciscan Inn hotel complex at the northwest corner of Bath and West Mason Streets. The proposed project involves the installation of two new air conditioning condenser units with enclosures, located approximately one foot from the northern interior property line.

The discretionary application required for this project is a Setback Modification to allow two new air conditioning condenser units and enclosures to be located within the required 12-foot interior setback (SBMC §28.21.060.B, §28.21.085.A 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.

Case Planner: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

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

B. APPLICATION OF ALLEN AND DIANE BELL, 3662 SAN GABRIEL LANE, APN 051-092-002, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00215)

The 6,890 square-foot site is currently developed with a 1,273 square foot, one-story residence with a 395 square foot detached two-car garage. The proposed project involves a 146 square foot, one-story addition to the front of the existing residence.

The discretionary applications required for this project is a Setback Modification to allow the addition to encroach into the required 20-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.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

C. **APPLICATION OF RICHARD SIX, LMA ARCHITECTS FOR SUMIDA FAMILY LTD PARTNERSHIP, 3880 STATE STREET, 057-240-046 & 057-240-035, C-2 COMMERCIAL, SD-2 SPECIAL DISTRICT 2 AND R-O RESTRICTED OFFICE ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH MEDIUM RESIDENTIAL (15-27 DU/ACRE) (MST2012-00422)**

The 84,334 square-foot site has street frontages on State Street, La Cumbre Road and Via Lucero, is comprised of two parcels (APNs 057-240-035 and 057-240-046), and is currently developed with three commercial buildings totaling 25,328 square feet, with 99 uncovered parking spaces. The proposed project involves the demolition of two retail nursery buildings totaling 2,152 square feet; and construction of a 13-unit, 12,760 square foot, two-story apartment addition to an existing 5,442 square foot, one-story office building, which includes the conversion of 404 square feet of office floor area to accessory space. The proposal also includes the construction of two carport structures totaling 2,682 square feet and providing 13 covered residential parking spaces, a 242 square foot trash enclosure, and installation of accessibility improvements including ramps, vertical lift and revised parking layout. The residential unit mix is comprised of seven one-bedroom and six two-bedroom units. Public improvements along Via Lucero will include the installation of curb, gutter, sidewalk, and parkway along the property frontage, and a slight realignment of Via Lucero. The project will result in a 17,734 square foot, two-story commercial building located at the State Street frontage, and a 15,684 square foot, two-story mixed-use building located at the Via Lucero frontage. A total of 108 on-site parking spaces comprised of 17 assigned, residential parking spaces and 91 unassigned, commercial parking spaces are proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building and open yard to encroach into the SD-2 zones required 20-foot front setback for buildings greater than 15 feet, and ten foot setback for required open yard. (SBMC § 28.45.008(4) and SBMC § 28.92.110);
2. A Modification of Private Outdoor Living Space (POLS) standards to allow the POLS to be provided in a front yard less than ten feet from the (SBMC § 28.66.081); and
3. A Parking Modification to provide 108 parking spaces for the project instead of the 123 parking 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 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

D. APPLICATION OF KEITH RIVERA, ARCHITECT FOR ARTHUR LOUIE, 836 BATH STREET, APN 037-041-001, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL 28-36 DU/ACRE (MST2012-00385))

The project consists of a one lot subdivision to create two (2) residential condominium units on a 7,336 square-foot lot. The proposed construction consists of structural upgrades and improvements to the existing one-story, three-bedroom house, a new attached two-story, three-bedroom dwelling unit and two attached two-car garages. Demolition of an attached 102 square foot service porch, two detached single-car garages, a 383 square foot, one-bedroom cottage, and two detached storage sheds is included. Also proposed is associated new landscaping, paving and photo-documentation of the property prior to the start of construction. This existing dwelling is on the City's List of Potential Historic Resources: "Residence: Constructed in 1912."

The discretionary applications required for this project are:

1. A Setback Modification to allow a conforming second story addition to an existing legal non-conforming building that will alter the basic, exterior characteristics of the existing building within the interior setback (SBMC § 28.21.060.B and §28.92.110.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Division).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

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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