



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JUNE 24, 2015
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A.** This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCA.gov/SHOVideos.
- B. 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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C.** This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D.** 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. Please check our website under [City Calendar](#) to verify closure dates.
- E. 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.

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 BRYAN POLLARD, ARCHITECT FOR GARY AND BETSY MAYER, 2465 CALLE ALMONTE, APN: 041-411-019, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2015-00244)

The 10,454 square foot site is currently developed with a 2,837 square foot two story single family residence and an attached 672 square foot three car garage with an attached workshop. The proposed project includes a 185 s.f. addition to the master bedroom, converting the three car garage to a two car garage and expanding the workshop, and relocating the garage door to directly face the street and for a new driveway and curb cut to the garage. The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including a new window, 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4563.

B. APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CASTAGNOLA FAMILY RESIDUAL TRUST, 331 W. COTA STREET, APN: 037-152-032, R-4, HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING (28-36 DU/ACRE) (MST2015-00112)

The 11,674 square foot site is currently developed with an existing two-story 3,556 square foot four-unit apartment building and eight uncovered parking spaces. The existing apartment building is comprised of three (3) two-bedroom units (Units A, B, & C) and one (1) one-bedroom unit (Unit D). The proposed project involves the construction of 235 square feet of ground floor additions to Unit A. The proposal results in small additions to the living room and bedroom one, and a remodel of the existing bedroom to provide a new closet and bathroom. The proposal will not increase the number of bedrooms, and no alterations are proposed to Units B, C, & D. Other site alterations include the relocation of the stone steps in the front stone wall and restoration of the wall, partial demolition

and relocation of the concrete walkway, a new 148 square foot deck with trellis at the front elevation, new entry landing and steps, replacement of the existing mailbox, gate and fence, and landscaping alterations. The discretionary application required for this project is an Interior Setback Modification to allow an addition within the required six foot interior 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

C. APPLICATION OF LORI KARI ARCHITECT FOR WATHNE KAIL S & LORI N RAFFERTY, 507 YANKEE FARM RD, APN: 047-030-022, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 1 DU/AC (MST2015-00170)

The 44,425 square foot site, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing 1,890 square foot, one-story, single-family residence, a 490 square foot workshop, and a 498 square foot detached two-car carport. The proposed project involves the construction of a new 1,250 square foot detached accessory building, comprised of a 750 square foot three (3) car garage and a 500 square foot workshop. The new accessory building will be accessed by a proposed second driveway. The project also includes the construction of a 362 square foot addition, the conversion of an existing 490 square foot workshop, and enclosure of a 53 square foot open breezeway to habitable space for the existing residence, and the creation of three (3) uncovered parking spaces located adjacent to the existing carport. The application will include relocation of the existing fence and gate and landscaping alterations at the proposed second driveway, and the removal of all unpermitted sheds and storage items within the required setbacks.

The discretionary application required for this project is a Modification to allow the total combined garage/carport floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Case Planner: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

D. APPLICATION OF ALEX PUJO, ARCHITECT FOR FRANCHISE REALTY INTERSTATE CORP., 3940 STATE ST., 057-233-029, C-2/SD-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC) (MST2015-00137).

The 26,957 square-foot parcel is currently developed with a 2,838 square foot McDonald's fast-food restaurant. The proposed project involves the removal of an existing dolphin play sculpture and the installation of a new playground structure in the front patio. Also proposed is a new three-foot tall safety fence atop an existing one and a half foot tall brick wall.

The discretionary application required for this project is a Front Setback Modification to allow the installation of the playground equipment to encroach into the required 10 foot front setback (SBMC §28.45.008 & 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 15303 and 15305 (New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations).

Case Planner: Joanna Kaufman, Planning Technician I

Email: JKaufman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4472.

E. APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 3869 STATE STREET, APN: 051-022-037; -036, C-2/S-D-2 (COMMERCIAL, UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (28-36 DU/AC) (MST2013-00282)

The 45,195 square-foot lot is currently developed with an approximately 13,000 square-foot church and administrative building, a community garden and parking. The proposed project involves the demolition of the existing building and the construction of an affordable senior rental housing development. The project consists of a new 44,029 square-foot (gross), three-story residential building with 57 one-bedroom rental units, a one-bedroom manager's unit, a 1,920 square-foot community room, an administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay area, which allows a density of 37 to 63 dwelling units per acre. The proposed project is being developed under the City's Average Unit-Size Density (AUD) Incentive Program and would be developed at a density of 56 dwelling units per acre with an average unit size of 489 square feet (net).

The discretionary application required for this project is a Parking Modification to allow 16 vehicle parking spaces instead of the required 58 vehicle parking spaces and 4 bicycle parking spaces instead of the required 58 bicycle parking spaces (SBMC § 28.20.070.F and SBMC § 28.92.110).

The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4560.

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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