



**STAFF HEARING OFFICER
AGENDA**

**Renee Brooke
City Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 25, 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 CHRISTOPHER MANSON HING, ARCHITECT FOR ETHAN FRANKLIN, 1302 SAN MIGUEL AVENUE, APN: 045-042-007, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00221)

The 6,418 square foot site is currently developed with a 1,106 square foot one story single family residence with a 206 square foot basement and an attached 338 square foot two car garage. The proposed project is to add 239 square feet to the existing one story dwelling. The proposal also includes permitting as-built 206 square feet of habitable space in the basement, a new garage door, new windows in the south facing wall of the garage, structural reinforcement of the garage roof and refinishing and adding new railings to the roof deck located above the garage.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including replacement of the garage door and new windows in the south wall facing the street, and the addition of new guardrails on the roof deck located above the garage within the required 20 foot front setback.

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

Email: BTeeter@SantaBarbaraCA.gov

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

B. APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR ALAN AND GENICE GALLEGOS, 317 W. CANON PERDIDO STREET, APN: 037-032-004, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE)/PRIORITY HOUSING (MST2015-00276)

The 6,504 square-foot site is currently developed with a two-story, four unit apartment building and a detached two-car garage. The proposed project includes exterior alterations to the apartment building, a 25 square foot first story addition, a 29 square foot second-story addition, permitting 508 square feet of "as-built" second floor additions and permitting an "as-built" attached shed to the apartment building. This project will result in 562 square feet of additions and a total of 3,524 of development on a 6,504 square foot parcel.

The discretionary application required for this project is a Lot Area Modification to allow new floor area that includes proposed first and second-floor additions and “as-built” second floor additions to the apartment building for a property that is non-conforming to residential density (SBMC § 28.21.080 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: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

C. **APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR LAGUNA INDUSTRIAL PARTNERS, 402 E GUTIERREZ STREET, APN: 031-343-009, M-1 (LIGHT MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2014-00274)**

The 3.71 acre site is currently developed with an approximately 83,500 sq. ft. industrial/commercial complex with 153 parking spaces. The proposed project involves a change of use to convert an existing, 10,540 sq. ft. tenant space to a new church and ancillary uses, and rental offices. The proposal includes a minor facade alteration on the south elevation and interior improvements.

The discretionary applications required for this project is a Parking Modification to allow 153 parking spaces to be provided, instead of the 246 required parking spaces. (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2567.

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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