



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MARCH 23, 2011
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.

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. 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. CONSENT ITEM:

APPLICATION OF KEITH RIVERA, ARCHITECT FOR POPP LLC PROPERTY, 825 DE LA VINA STREET, APN, 037-041-0024, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE AND COMMERCIAL GENERAL COMMERCE (MST2007-00400).

This project is a request for a three-year time extension of the expiration date of the Tentative Map and Modification approved by the Planning Commission on March 18, 2010, and on appeal by City Council May 11, 2010.

The project consists of a one-lot subdivision to create a mixed use development with two (2) three-story buildings consisting of three commercial office spaces and seven residential condominium units on a 14,750 square foot lot in the C-2 zone. The residential portion of the project would be comprised of four (4) one-bedroom and three (3) two-bedroom units between 800 and 1,800 square feet in size. Each two-bedroom unit will have a small commercial office space for a total of 686 square feet of commercial square feet. The proposal will result in 8,507 square feet of residential area and 686 square feet of commercial area for a total of 9,193 square feet. Parking is proposed within seven vertically tandem parking garages that each accommodate two vehicles. There would also be two (2) uncovered guest spaces and three (3) uncovered commercial spaces. Approximately 500 cubic feet of grading is required.

Case Planner: Kelly Brodison, Assistant Planner

Email: kbrodison@santabarbaraca.gov Phone: 805-564-5470, ext. 4531

III. PROJECTS:

A. APPLICATION OF CLAY AURELL, AGENT FOR 116 KIMBERLY AVE, LLC, 111 STATE STREET/ 116 KIMBERLY AVENUE, APNS 033-075-003, -004, -008, -009 AND -010, HRC-2 HOTEL AND RELATED COMMERCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2011-00036).

The 25,000 square foot project site is currently developed with a 6,705 square foot commercial building, formerly housing a 131 seat restaurant. The proposed project involves building shell/core and exterior alterations including the replacement of doors, windows, and construction of a new roof. A new entry trellis, trellis refurbishment and the demolition and replacement of two trash enclosures in new locations are also proposed.

The discretionary applications required for this project are Modifications to allow alterations within the required 10'-0" and 20'-0" front setbacks on Kimberly Avenue and State Street (SBMC §28.22.060). No new floor area is proposed.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305. Case Planner: Betsy Teeter, Planning Technician II

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Email: bteeter@santabarbaraca.gov Phone: 805-564-5470, ext. 4563

B. **APPLICATION OF THOMAS MOORE, ARCHITECT FOR CAMERON PORTER, 1720 SAN ANDRES STREET, APN 043-191-015, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00066).**

The 5,040 square foot project site is currently developed with a single-family residence, a one-car garage, and a 75 square foot shed. The proposed project involves the construction of a new 802 square foot two-bedroom residential unit above a new 460 square foot, two-car garage and 160 square foot attached storage room. The proposal also includes a 63 square foot first floor addition to the existing 558 square foot one-story, two-bedroom residential unit and the demolition of an existing 250 square foot, legal non-conforming, single-car garage and a 75 square foot shed. A total of four parking spaces (two covered and two uncovered) will be provided on site.

The discretionary application required for this project is a Modification to provide less than the required 15 foot minimum dimension for the common open yard area and to provide the common open yard area in the front yard (SBMC §28.21.081).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 & 15305.

Case Planner: Tony Boughman, Planning Technician I
Email: tboughman@santabarbaraca.gov Phone: 805-564-5470, ext. 4539

C. **APPLICATION OF KURT MAGNESS, ARCHITECT FOR JONATHAN KENNEY, 201 E. PUEBLO STREET, APN 025-132-010, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2010-00387) [WITHDRAWN AT THE APPLICANT'S REQUEST]**

The 10,000 square foot project site is currently developed with a single-family residence and attached 2-car garage with accessory space above. The proposed project involves the "as-built" conversion of an existing storage room above the garage to habitable space, including the addition of a full bathroom and a new skylight, and construction of a new 220 square foot addition to provide internal access to the room above the garage. The discretionary applications required for this project are Modifications to allow the conversion of the storage room above the garage and the new full bathroom and skylight to occur within the required 30' front and 10' interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 and 15305.

Case Planner: JoAnne La Conte, Assistant Planner
Email: jlaconte@santabarbaraca.gov Phone: 805-564-5470, ext. 3320

IV. **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: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. 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.

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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