

STAFF HEARING OFFICER AGENDA

Susan Reardon
Staff Hearing Officer/Senior Planner

DAVID GEBHARD PUBLIC MEETING ROOM 630 GARDEN STREET WEDNESDAY, APRIL 20, 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. PROJECTS:

A. <u>APPLICATION OF MICHAEL HARRISON, 1337 CLIFF DRIVE, APN 045-041-004, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00200)</u>

The 7,840 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves conversion of the existing garage to habitable space, the addition of a new 442 square foot garage, and a 186 square-foot addition to the rear of the residence. The discretionary application required for this project is a <u>Modification</u> to allow the conversion of the existing garage to new habitable space within the required 6' interior setback (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 Sections 15301 and 15305.

Case Planner: Betsy Teeter, Planning Technician II

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

B. APPLICATION OF STEVE HARREL, AGENT FOR ALTA COMMUNITY INVESTMENT III, LLC, 801 DE LA GUERRA TERRACE, APN 031-071-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00136)

The 5,227 square foot project site is triangular shaped and abuts De la Guerra Road and De la Guerra Terrace. The site is currently developed with a single family residence and attached two-car garage. The proposed project involves a minor remodel to accommodate a new front door and entry landing on the De la Guerra Terrace frontage. The discretionary application required for this project is a Modification to allow the alterations within the required 30-foot front setback (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 & 15305.

Case Planner: Renee Brooke, Senior Planner

Email: rbrooke@santabarbaraca.gov Phone: 805-564-5470, ext. 5564

C. APPLICATION OF DOUGLAS KEEP, ARCHITECT FOR MICHAEL AND KRISTEN DESMOND, 215 E. VALERIO STREET, APN 027-112-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2010-00377)

The 10,071 square foot project site is currently developed with a single family residence and a detached two-car garage with accessory space. The proposed project involves a 287 square foot addition to the residence, new fencing, new trellis, and minor exterior alterations including the replacement of garage doors, replacement of a window with a door at the garage, removal of five Palm trees from the backyard, and new paving material for a portion of the driveway. The discretionary application required for this project is a Modification of the location and dimensions of the required open yard area (SBMC §28.18.060.C).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 (Existing Facilities) & 15305 (Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: ilaconte@santabarbaraca.gov Phone: 805-564-5470, ext. 3320

D. <u>APPLICATION OF AB ARCHITECTS FOR SANTA BARBARA BEACH</u> HOUSE HOTEL, LP, 121 STATE STREET, APN 033-075-001 and -002, HRC-2/SD-3 (HOTEL AND RELATED COMMERCE/COASTAL) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2010-00390)

The proposed project involves interior and exterior renovations of an existing hotel on a 9,962 square foot lot. Improvements include new storefront windows, doors, awnings and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structures are also proposed. Interior alterations would reduce the number of hotel rooms from 53 to 41 under a separate permit. The discretionary application required for this project is a Modification to allow alterations within the required 20 foot front setback on State Street (SBMC §28.22.060.A.). No new floor area is proposed within the front setback.

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

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: 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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