



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 13, 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. **APPLICATION OF JIM VANORDER, ARCHITECT FOR MARILYN MAKEPEACE, 1826 E. LAS TUNAS, 019-082-011, A-1 SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: 3-UNITS/ACRE (MST2011-00187)**

The 20,000 square foot project site is currently developed with a one-story, single-family residence and attached two-car garage. The proposed project involves exterior alterations and interior remodeling of the existing residence, including the addition of a new French door with sidelights on the north elevation, two new windows on the east elevation, a new window on the south elevation and three new skylights. The discretionary application required for this project is a Modification for alterations within the required 15-foot 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 Section 15301 and 15305.

Case Planner: Michelle Bedard, Planning Technician

Email: mbedard@santabarbaraca.gov Phone: 805-564-5470, ext. 4551

B. **APPLICATION OF DOUG REEVES, AGENT FOR TAL LIMITED PARTNERSHIP, 520 PLAZA RUBIO, APN 025-281-003, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: THREE UNITS PER ACRE (MST2011-00216).**

The 11,876 square foot parcel is currently developed with a 1,663 square foot, one-story single-family residence and an as-built 381 square foot, detached two-car garage. The proposed project involves permitting the as-built garage, which was constructed to replace an existing garage of the same size damaged by a tree fall. The residence and garage total 2,044 square feet, and the parcel is conforming with two covered parking spaces to remain. The discretionary approval required for this project is a Modification to allow an increase in roof height within the required ten foot interior setback (SBMC §28.15.060). This application addresses violations called out in zoning information report ZIR2011-00080 and enforcement case ENF2011-00123.

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: Susan Gantz, Planning Technician

Email: sgantz@santabarbaraca.gov Phone: 805-564-5470, ext. 3311

C. **APPLICATION OF MARK MORANDO, APPLICANT FOR TERRI TREVILLIAN, 530 W. COTA ST., APN 037-102-024, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00124)**

Proposal for a new 4'-8" high, four-foot wide section of retaining wall adjacent to the sidewalk on the San Pascual St. property frontage and a new five-foot high wood fence along a portion of the northern property line.

The discretionary land use applications required for this project are:

1. A Modification to allow a new wall to exceed 3.5 feet in height within ten feet of the front lot line (SBMC Sections 28.87.170 & 28.92.110);
2. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 28.92.110); and
3. A Modification to allow a new fence and existing wall to exceed eight feet in cumulative height within an interior setback (SBMC Sections 28.87.170 & 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov Phone: 805-564-5470, ext. 4550

D. **APPLICATION OF PAUL ZINK, ARCHITECT FOR DOUGLAS FOSTER, 502 E. MICHELTORENA ST., APN 029-031-001, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00186)**

Proposal to demolish an existing detached 182 square foot single-car garage and construct a new 185 square foot attached single-car garage in the interior setback, and a 450 square foot single-story addition to the existing 900 square foot single-family residence, on a 5,194 square-foot lot.

The discretionary land use applications required for this project are:

1. A Modification to allow the new garage to encroach into the three-foot interior setback (SBMC Sections 28.18.060 & 28.92.110); and
2. A Modification of the R-2 Zone Open Yard standards (SBMC Sections 28.18.060 & 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov Phone: 805-564-5470, ext. 4550

E. **APPLICATION OF PETER EHLEN, ARCHITECT FOR DUCATI OF SANTA BARBARA, 17 W. MONTECITO ST., APN 033-042-007, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II/BUFFER (MST2010-00220)**

Proposal to permit “as-built” entry doors on the Montecito St. building frontage and an “as-built” window and new roll-up door adjacent to the service bays on the Rey Rd. frontage, on the existing single-story commercial building. The project includes new interior loft space and reconfigured entry which would result in 127 square feet of new floor area, for a total building area of 3,463 net square feet on the 6,000 square foot parcel.

The discretionary land use applications required for this project are:

1. A Modification to allow “as-built” doors within the 20-foot front setback on W. Montecito St. (SBMC Sections 28.22.060, 28.92.110); and
2. A Modification to allow an “as-built” window and new roll-up door within the 20-foot front setback on Rey Rd. (SBMC Sections 28.22.060, 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov

Phone: 805-564-5470, ext. 4550

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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