



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 16, 2012
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](http://www.santabarbaraca.gov/OnlineMeetings).

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, extension 3308. 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 ON DESIGN LLC, ARCHITECT FOR MIGUEL MUNOZ, PROPERTY OWNER, 2425 CALLE GALICIA, APN 041-412-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE RESIDENTIAL (MAXIMUM 3 UNITS/ACRE) (MST2011-00320)

The proposed project includes construction of a 42 square foot first-story and 832 square-foot second-story addition to an existing 1,873 square foot, one-story, single-family residence with attached two-car garage on a 10,107 square-foot lot. The project also includes an interior remodel of the residence and associated roof, window and door changes. The discretionary applications required for this project are:

- 1. A Modification to allow for window changes in the front façade, within the 30-foot front setback (SBMC §28.15.060 and §28.92.110), and;
- 2. A Modification to allow for a minor increase in roof height within the 30-foot front setback (SBMC §28.15.060 and §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: Renee Brooke, Senior Planner

Email: RBrooke@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5564.

B. APPLICATION OF DAN WEBER, ARCHITECT FOR NEIL DIPAOLA, PROPERTY OWNER, 917 PASEO FERRELO, APN: 029-261-006, E-1 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 UNITS/ACRE) (MST2012-00145)

The 10,500 square foot project site is currently developed with a two-story single-family residence and an attached two-car garage. The proposed project involves increasing the size of a second-story window to replace an existing second-story window and a new opening with a counter top and barbeque in the wall associated with a previously approved second-story deck on the west side of the property. The discretionary application required for this project is a Modification to allow alterations to the residence within the required 10-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 Act Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Case Planner: Jo Anne La Conte, Assistant Planner

Email: jLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320

C. **APPLICATION OF DESIGNARC, ARCHITECT FOR 433 ECP LP, 901 OLIVE STREET/433 E. CANON PERDIDO STREET, APN 029-302-018, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM/HIGH RESIDENTIAL 15 – 27 DU/ACRE (MST2012-00048)**

The proposed project involves the addition of 19 apartment units, a two-story, 59-space parking structure, and 474 square feet of non-residential floor area to an existing 18,276 square foot, two-story office building on a 33,005 square foot lot. A total of 66 parking spaces will be provided for the development. The 19 apartments, including nine, one-story, studio apartments and ten, two-story, one-bedroom apartments, will be constructed above the two-story parking structure. The project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet.

The discretionary application required for this project is a Modification to allow a reduction in the required parking spaces (SBMC§ 28.90.100.G and 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 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

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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