



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, SEPTEMBER 5, 2012  
9:00 A.M.**

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*Website: [www.SantaBarbaraCa.gov](http://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/](http://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](http://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 JEFF VAN HOUSEN, CONTRACTOR FOR PATRICIA WALKER, 240 VISTA DE LA CUMBRE, APN 053-092-016, E-3/SD-2 ONE-FAMILY RESIDENCE/SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00307)**

The 9,000 square foot lot is developed with an existing 1,750 square foot one-story residence with a detached one-car carport. The proposed project is to demolish the as-built enclosure of the one-car carport that created an accessory building and construct an 18.5 net square foot addition to create a one-car garage within two required interior setbacks.

The discretionary applications required for this project are:

1. A Modification to allow alterations to an existing structure located within the required six-foot interior setback (SBMC §28.15.060 & §28.92.110);
2. A Modification to allow alterations and an addition to the width of the existing structure within the required six-foot interior (rear) setback (SBMC §28.15.060. & §28.92.110); and
3. A Modification of the required minimum distance between buildings to allow the one-car garage to be located less than five feet from the main building. (SBMC §28.04.010 & §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 (Alterations to Existing Facilities).

Case Planner: Suzanne Riegle, Assistant Planner

Email: [SRiegle@santabarbaraca.gov](mailto:SRiegle@santabarbaraca.gov)

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

**B. APPLICATION OF GIL GARCIA, ARCHITECT FOR NICK KALIONZES, 2204 PARKWAY DRIVE, 025-171-031, R-3 MULTIPLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00070)**

The 5,032 square-foot site is currently developed with a 1,032 square-foot single-family residence. A building permit was recently issued for a new detached two-car garage that has not yet been constructed. The proposed project involves the construction of a three-car garage with a 500 square-foot residential unit above.

The discretionary application required for this project is a Modification to allow a portion of the garage to encroach into the required six-foot interior setback (SBMC §28.21.060 & §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 Section 15301 (Existing facilities).

Case Planner: Suzanne Riegle, Assistant Planner

Email: [SRiegle@santabarbaraca.gov](mailto:SRiegle@santabarbaraca.gov)

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

C. **APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR RYAN AND KATHRYN ANDER, 1627 LOMA STREET, APN 027-750-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2011-00348)**

The 10,665 square-foot site is developed with two residential condominium units with four covered parking spaces. The proposed project involves additions and alterations to Unit 2 (1627 Loma Street) including the enclosure of a 219 square-foot lower-story deck to create a new bedroom a ten square-foot addition to the upper level, and an interior remodel. Unit 1 (1631 Loma Street) is proposed to remain unaltered.

The discretionary application required for this project is a lot area Modification to allow the addition of floor area on a property that is non-conforming to residential density (SBMC §28.87.030. & §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 (Existing Facilities).

Case Planner: Suzanne Riegle, Assistant Planner

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III. **ADJOURNMENT:**

## **CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES**

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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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