



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, OCTOBER 17, 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 CHRISTINE PIERRON, ARCHITECT FOR ANDREW AND LINDA SEYBOLD, 415 ALAN ROAD, APN 047-091-024, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00268)**

The 59,657 square foot lot is currently developed with an existing 3,080 square foot, two-story, single-family residence with a 477 square foot attached garage and 260 square foot detached garage. The project includes the construction of a 496 square-foot addition of accessory space to the existing detached garage in the front yard. The discretionary application required for this project is a Modification to allow an accessory building to be located within the front yard. (SBMC § 28.87.160 and SBMC § 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

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

B. **APPLICATION OF CATHERINE DUNBAR, DESIGNER FOR DARIO PINI, 220 COTTAGE GROVE AVENUE, APN 037-201-019, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL AND MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00341)**

The 6,300 square foot lot is currently developed with a 1,300 square foot duplex at the front of the lot, and an existing 700 square foot residence above a 1,000 square foot garage at the rear of the lot. The proposal includes additions and alterations to the existing units on a lot that is legal non-conforming to density requirements. Alterations to the existing duplex include a 51 square foot, as-built addition and relocation of doors and windows. As-built alterations to the existing two-story building include a 7.5 square foot addition and a five square foot balcony expansion to the second-story residence facing the alley, and removal of an unpermitted window and door within the interior setback on the ground floor. The proposal will abate outstanding violations listed in ENF2011-00447. The discretionary applications required for this project are:

1. A Lot Area Modification to allow additional floor area to be permitted on a lot that is legal non-conforming to density. (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. A Modification to allow the expansion of the balcony into the required ten-foot rear setback. (SBMC § 28.21.060 and SBMC § 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 Riegler, Assistant Planner
Email: SRiegler@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

C. APPLICATION OF LORI KARI, ARCHITECT FOR WARREN GRIMSLEY, 132 WEST HALEY STREET, APN 037-162-009, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL AND MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00242)

The 2,161 square foot lot is currently developed with 714 square foot, one-story residence. This is a Structure of Merit: "Bungalow Triplet II" and is located in the Brinkerhoff Landmark District. The proposal includes a ten square foot addition to the original front porch, a 34 square foot addition of a storage room, door and window alterations, a re-roof, exterior lighting, exterior paint, and a 260 square foot raised patio. The proposal also includes abatement of violations listed in ENF2011-00951 through the demolition of other unpermitted work including floor area, a storage shed, two trellises, and skylights. The discretionary application required for this project is a Modification to allow the conversion of a non-habitable storage room to habitable floor area within the required six-foot rear setback. (SBMC § 28.21.060 and SBMC § 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 Riegler, Assistant Planner
Email: SRiegler@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

D. APPLICATION OF THOMPSON-NAYLOR ARCHITECTS FOR TIMOTHY DEWAR, 1236 GARDEN STREET, APN 029-131-001, R-3 (MULTI-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (MST2011-00258)

The subject 3,721 square foot lot is developed with an existing 1,071 square foot, one-story, single-family residence and a 171 square foot detached single-car garage. The project includes: demolition of the detached garage and 67 square foot laundry room; construction of an attached 297 square foot one-car garage with storage area; a 34 square foot addition to the ground floor; and conversion and expansion of attic space to create 416 square feet of habitable second floor area, including two new roof dormers. The discretionary applications required for this project are:

1. A Modification to allow the proposed garage, utility room, skylight, roof eave, second-story habitable space and new roof dormer to encroach into the required six-foot interior setback along the southeast property line (SBMC §28.21.060 & 28.92.110); and
2. A Modification to reduce the area of the non-conforming outdoor living space (SBMC §28.21.081 & 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: Daniel 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: Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, 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 at (805) 564-5470.

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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