



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 28, 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. SUBSTANTIAL CONFORMANCE DETERMINATION HEARING FOR AN APPLICATION OF AB DESIGN STUDIO, ARCHITECT FOR HEIDI FERGUSON, 903 W. MISSION STREET, 043-113-009, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL - 12 UNITS PER ACRE (MST2009-00388)

The 5,000 square foot lot is currently developed with an 844 square foot single-family residence and a 317 square foot detached garage. The proposed project involves the construction of 525 square foot second-story accessory dwelling unit above a new 623 square foot three-car garage. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The discretionary applications required for this project are Modifications to permit construction of the garage within the required 20 foot front setback (SBMC § 28.18.060.A), and to provide less than the required Common Open Yard area of 600 square feet (SBMC 28.18.060.C.3).

The current request is for a Substantial Conformance Determination to allow the existing house, which was proposed to remain and be altered as described above, to be demolished and rebuilt per the plan that was approved by the Staff Hearing Officer, the Architectural Board of Review and City Council on appeal. The Staff Hearing Officer will provide an opportunity for public comment, and will make a recommendation to the Community Development Director. The Community Development Director's decision is not appealable.

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

B. APPLICATION OF PROPERTY OWNER M.G. CONSTANTINESCU, 53 RUBIO ROAD, APN 029-330-008, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00425)

The 20,946 square foot site is developed with a one-story, single-family residence with an attached two-car garage and is located in the Hillside Design District. The proposed project involves alterations to the residence including window and door changes, new skylights, and an interior remodel.

The discretionary application required for this project is a Modification to allow the front door to be enlarged and add new skylights within the required 30-foot front setback (SBMC § 28.15.060 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 SOPHIE CALVIN, DESIGNER FOR BILL ZHOU AND LINDA ZHANG, 856 FERRELO ROAD, APN 029-330-011, E-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00397)

The 7,937 square foot site is located in the Hillside Design District and is developed with a 2,335 square foot, one-story, single-family residence with an attached two-car garage. The proposed project involves a seven square foot addition at the existing entry; a new 31 square foot entry porch; window and door alterations; and an “as-built” patio, and site walls, all located within required setbacks. The proposal will address the violations identified in enforcement case ENF2012-00195.

The discretionary applications required for this project are:

1. A Modification to allow a minor front entry addition and window and door alterations within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Modification to allow a new window within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow the combined height of the walls at the rear of the property to exceed the maximum allowable height of eight feet within a required setback. (SBMC § 28.87.170 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.

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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