



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JANUARY 9, 2013
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 SUSAN SHERWIN, ARCHITECT FOR MARC DWORSKY, 920 CAMINO VIEJO, APN 015-060-047, A-2 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00364)

The 1.15 acre parcel is currently developed with a 3,578 square foot two-story, single-family residence with an attached 468 square foot two-car garage. The proposed project is for a new 820 square foot detached accessory building, including 320 square feet of storage area. The project also includes a new 3,010 square foot patio area with a pool and spa, new exterior stairs, uncovered guest parking, and fence and gate along Camino Viejo.

The discretionary applications required for this project are:

- 1. A Modification to allow a detached accessory building to exceed 500 square feet (SBMC §28.87.160 & 28.92.110); and
- 2. A Modification to allow an accessory building in the front yard (SBMC §28.87.160 & 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: Daniel Gullett

Email: DGullett@santabarbaraca.gov

Phone: (805) 564-5470, ext. 4550

B. APPLICATION OF KEN DICKSON, AGENT FOR NEIL AND SUE WILLIAMSON FAMILY TRUST, 502 E. ANAPAMU STREET, APN 029-180-001, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2012-00061)

The 5,000 square foot site is currently developed with a 1,683 square foot triplex above a three-car carport and laundry area. The existing development is non-conforming to density requirements. The proposed project involves permitting “as-built” improvements including creating a 472 square-foot basement storage area, enclosing the 256 square-foot laundry area, and altering the 731 square-foot three-car carport to create three one-car garages.

The discretionary application required for this project is a Lot Area Modification to allow additions to a development that is non-conforming to the lot area requirements. (SBMC § 28.21.080 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

Email: SRiegle@santabarbaraca.gov

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

C. **APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR TRES PALMAS HOMEOWNERS ASSOCIATION, THERESE CUMMINGS, AND RUTH ANN GLATER TRUST, 718 -728 N. VOLUNTARIO ST, APNs 031-131-033, -029 AND -030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00407)**

The subject property is part of the Tres Palmas condominium development located at 718-728 N. Voluntario St. The proposal includes improvements located on the private properties for the units located at 718 and 720 N. Voluntario Street and extends into the lot defined as common area for the condominium development. The proposed improvements at 718 N. Voluntario Street include the demolition and replacement of a 347 square foot “as-built” wood deck and 60 linear-foot “as-built” wood fence in the same location. The proposed improvements at 720 N. Voluntario Street include the demolition of a 300 square foot “as-built” wood deck and 75 linear-foot “as-built” wood fence and replacement with a new 400 square foot concrete deck and an 85 linear-foot wood fence in the same location. The project also includes a new storm drain line, trash enclosure, storage enclosure and a 50 square-foot sunroom addition. The discretionary land use applications required for this project are:

1. A Modification to allow a deck and planter exceeding ten inches in height to encroach into the required six-foot interior setback (SBMC §28.18.060 and 28.92.110); and
2. A Modification to allow the combined height of retaining walls and fencing to exceed eight feet in height within the required six-foot interior setback (SBMC §28.87.170 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: Suzanne Riegle

Email: SRiegle@santabarbaraca.gov

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

D. APPLICATION OF SHERRY & ASSOCIATES ARCHITECTS FOR DEWAYNE DANIEL & KATHLEEN M. COPUS, 1198 COAST VILLAGE ROAD, APN 009-222-010, C-1/SD-3 LIMITED COMMERCIAL/COASTAL ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2012-00231)

The 32,241 square foot site is located within the Non-Appealable Jurisdiction of the Coastal Zone and is currently developed with a 25-room hotel and a 1,507 square foot one-story restaurant with 36 parking spaces. The existing restaurant structure is nonconforming to the required ten-foot front setbacks along Coast Village and Middle Roads. The proposed project involves alterations to the existing restaurant, including the demolition of a 36 square-foot “as-built” storage enclosure, the “as-built” construction of a 181 square-foot addition to the restaurant’s service and storage areas, the reconstruction of access stairways, restriping of the existing parking lot, and the demolition and relocation of an “as-built” trash enclosure. A Public Works Encroachment Permit will be required for any improvements constructed in the public right-of-way.

The discretionary applications required for this project are Modifications to allow the demolition and reconstruction of access stairways and the “as-built” 181 square-foot addition to be located within the required ten-foot front setbacks. (SBMC § 28.63.060 and SBMC § 28.92.110). Additional alterations to the restaurant to improve the existing outdoor patio areas, including the construction of a covered outdoor kitchen, bar, dining and waiting areas, were previously reviewed and approved by the Architectural Board of Review and are not the subject of this current request.

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) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle

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: 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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