



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 3, 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](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. 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 NEUMAN MENDRO, ANDRULATIS ARCHITECTS, ARCHITECT FOR PAUL H. TUCKER, 165 CEDAR LANE, APN 015-083-003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00012) CONTINUED FROM MARCH 20, 2013

This item was previously noticed for the March 20, 2013, Staff Hearing Officer hearing, which was cancelled. The 13,796 square foot parcel is currently developed with a 2,088 square foot, one-story residence with an attached 459 square foot garage. The proposal includes construction of a 295 square foot, detached, one-car carport, 135 square feet of additions to the existing residence, and conversion of the existing garage to habitable floor area. Parking for the resulting 2,672 square foot, one-story residence will be provided with an uncovered parking space and a detached, one-car carport.

The discretionary application required for this project is a Modification to allow the conversion of the existing garage to habitable space and to install a new window within the required ten-foot interior 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.

B. APPLICATION OF AMY VON PROTZ, AGENT FOR RAY OLMSTEAD, 915 N. ALISOS STREET, APN 029-315-008, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2013-00054) CONTINUED FROM MARCH 20, 2013

This item was previously noticed for the March 20, 2013, Staff Hearing Officer hearing, which was cancelled. The 3,965 square foot parcel is currently developed with a 1,067 square foot, one-story residence with a raised foundation and a 256 square foot detached garage. The proposal includes the replacement of two windows with two pair of French doors and the construction of a 165 square foot deck, both at the rear of the existing residence.

The discretionary application required for this project is a Modification to allow a deck that exceeds 36 inches in height to be located within the required 1,250 square foot open yard. (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 Section 15301 (Existing Facilities).

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C. APPLICATION OF AMY VON PROTZ, AGENT FOR GEORGE AND JOËL STEWART, 1830 OVERLOOK LANE, APN 015-094-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00048)

The 8,652 square foot parcel is currently developed with a 2,477 square foot single-family residence with an attached two-car garage. The proposal includes installing a pair of new doors at the front entry and two pairs of French doors on the front and rear elevations, the replacement of all windows in the same openings, and a new 22 square foot Juliet balcony. Also proposed is the replacement of existing over-height hedges with mock strawberry at the front lot line and driveway. This application addresses violations identified in Zoning Information Report ZIR2012-00272.

The discretionary application required for this project is a Modification to allow the Juliet balcony to encroach into the required thirty-foot front setback (SBMC § 28.15.060 & 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).

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D. APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR MONTANA VISTA, 2927 DE LA VINA STREET, APN 051-202-026, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2013-00060)

The 0.67-acre lot is currently developed with a mixed-use development. The Architectural Board of Review previously approved a tenant improvement for Gold Coast Surgical Center that required 56 parking spaces; two of which were located off-site (MST2013-00025). The revised proposal includes eliminating the two off-site parking spaces and providing 54 parking spaces for the development on-site. The discretionary application required is a Modification to allow 54 parking spaces for the project instead of the 56 required parking spaces. (SBMC § 28.90.100 & 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).

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E. APPLICATION OF FRED L. SWEENEY, ARCHITECT FOR SALLY GRUBB, 209 WEST CONSTANCE AVE., APN 025-022-003, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2013-00027)

The 2,832 square foot lot is currently developed with an 829 square foot, one-story residence and a 171 square foot, detached garage. The proposal consists of permitting “as-built” improvements including an 82 square foot laundry room addition, removal of an existing chimney, and construction of a 5'-6" high wall. Also proposed is the removal of an “as-built” four square-foot water heater enclosure. The “as-built” wall is located within two feet of the existing five-foot high retaining wall on the front property line, and along the alley frontage.

The discretionary applications required for this project are:

1. A Modification to allow the “as-built” laundry room to encroach into the required six-foot interior setback (SBMC § 28.21.060 & SBMC § 28.92.110); and
2. A Modification to allow the cumulative height of existing and “as-built” walls to exceed a maximum height of 3.5 feet within ten feet of the front property line (SBMC § 28.87.170 & 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).

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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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