



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 1, 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 SOLIN DESIGN, ARCHITECT FOR ANDREW GIN, 267 SAN RAFAEL AVENUE, APN: 045-141-002, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00123)

The 6,232 square-foot site is currently developed with a 1,006 square foot, one-story residence with an attached 380 square foot garage. The proposed project involves the construction of a 303 square foot addition to the residence (75 s.f. dining room and 228 s.f. master bedroom), a 78 square foot addition to the garage, and a new front entry porch. The project also includes the demolition of the existing front entry. The discretionary applications required for this project is a Modification to allow additions and alterations within the required twenty-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.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

B. APPLICATION OF THOMAS OSCHNER, ARCHITECT FOR JIM KNECHT, 16 RUBIO ROAD, 029-342-003, E-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00079)

The 9,932 square-foot site is currently developed with a 1,875 square foot one-story residence with unfinished basement and an attached two-car garage. The existing residence is non-conforming to the required 30-foot front setback and both ten-foot interior setbacks. The proposed project involves a new covered entry porch, a 18 square foot addition at the rear of the residence, a 484 square foot expansion of the existing 296 square foot deck, a 20 square foot addition in the basement, and the conversion of 294 square feet of unfinished basement to accessory space. The proposal also involves installation of two skylights, construction of new and replaced landings and stairways, and window and door changes.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to a non-conforming residence within the required 30-foot front setback SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110; and
2. A Modification to allow a 294 square feet of the unfinished basement to be converted to habitable floor area within the required front setback SBMC § 28.87.030.D., 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.

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C. APPLICATION OF KENT MIXON, ARCHITECT FOR JIM AND SANDY HIRSCH, 3758 BRENNER DRIVE, APN: 057-251-011, E-3 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00129)

The 10,441 square-foot site is currently developed with an existing 1,757 square foot, one-story, single-family residence with an attached 498 square foot garage. The proposed project involves a 355 square foot addition, new windows, new siding, and new roofing. The proposal also includes an interior remodel. The discretionary applications required for this project is a Modification to allow exterior alterations including window and door changes within the required 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.

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D. APPLICATION OF Y.S. KIM ARCHITECT FOR KENNETH CREAGER AND JUDY FICK, 832 DOLORES DRIVE, APN: 035-033-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00118)

The 18,894 square-foot site is located in the Hillside Design District and is currently developed with a 1,992 square foot, one-story residence and a detached 481 square foot garage. The proposed project involves one-story additions totaling 722 square feet to the existing residence, construction of a 251 square foot attached garage, permitting of as-built site walls, and the remodel of the existing detached garage. The project will result in a 2,714 square foot one-story residence with an attached 251 square foot garage and a 481 square foot detached garage. A similar project was reviewed earlier and required review by the Single Family Design Board (SFDB). This is a revised project that does not require review by the SFDB.

The discretionary applications required for this project are:

1. A Modification to allow alterations, including an increase in roof pitch, to the detached garage within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the total garage floor area to exceed the maximum allowable of 500 square feet. (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.

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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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