



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 16, 2014
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCA.gov/SHOVideos.
- B. **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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D. 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. Please check our website under [City Calendar](#) to verify closure dates.
- E. **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.

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 SUSETTE NAYLOR, THOMPSON NAYLOR ARCHITECTS INC., FOR CHRISTIANE SCHLUMBERGER LIVING TRUST, 1146 NIRVANA RD, 043-030-016, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00046)

The 1.78 acre site is developed is located in the Hillside Design District and is developed with 2,009 square foot, single-family residence with a 957 square foot, detached accessory structure containing a 565 square foot, three-car carport that has been converted to garage without permit, and 392 square foot accessory space that has been converted to a residential unit without permit. The proposal will abate violations listed in ENF2014-00135 and includes remodeling the 957 square foot accessory building resulting in a 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal also includes two new uncovered parking spaces. No alterations are proposed to the existing residence as a part of the application.

The discretionary applications required for this project are:

- 1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110);
- 2. A Modification of the Minimum Distance Between Buildings to allow the reconstruction of the one-unit building at a distance of less than fifteen feet (20') from the existing one-story residence (SBMC § 28.15.070 and SBMC § 28.92.110); and
- 3. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

B. APPLICATION OF JARRETT GORIN AGENT FOR ROBERT DIBLEY, 1003A SANTA BARBARA STREET, 029-211-013, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00418)

The 2,048 square-foot interior parcel, is located in El Pueblo Viejo Landmark District and is currently developed with a 1,775 square foot, one-story commercial building. The proposed project involves the conversion of the existing one-story building to residential garage and storage, with a 2,030 square foot, two-story residence above. The required outdoor living space for the resulting three-story, single-family dwelling unit is provided by a total of 969 square feet roof decks provided on the second floor and the third story roof. The proposal includes approximately 124 square feet of permeable driveway paving.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the east. (SBMC § 28.21.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the north. (SBMC § 28.21.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the west. (SBMC § 28.21.060 and SBMC § 28.92.110);
4. An Interior Setback Modification to allow the second story addition and alterations to the existing first floor, including new roof decks and the change of use from commercial to residential, within the required interior setback to the south. (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. An Outdoor Living Space Modification to allow alterations to the location and configuration requirements of the required outdoor living space including locating the outdoor living space on roof decks instead of on-grade level. (SBMC § 28.21.081. 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 15303 and 15305 (New Structures or Conversion of Small Structures and Minor Alterations in Land Use Limitations.

Case Planner: Suzanne Riegle, Associate Planner

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.

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.