



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MARCH 30, 2016
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/CityTVProgramGuide 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 MISAEL CONTRERAS FOR TODD BOGDAN AND HEATHER TAYLOR, 1215 DE LA GUERRA ROAD, APN: 031-071-003, E-3 ZONE (SINGLE-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 UNITS/ACRE) (MST2015-00615)

The 7,414 square-foot site is currently developed with a 1,841 square foot, one-story single-family dwelling and a detached 456 square foot two-car garage. The proposed project involves an interior remodel of the kitchen and dining room, addition of new windows, a skylight, and a door providing access to a new 215 square foot front deck off the dining room that will cantilever over the garage.

The discretionary application for this project is a Distance Between Buildings Modification to allow the deck to encroach into the 5 foot minimum distance between main and accessory buildings (SBMC 28.87.062 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 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Andrew Perez, Planning Technician

Email: ACPerez@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4559.

B. APPLICATION OF DENNIS THOMPSON FOR ANDREW & LAURIE WILSON, 1011 ARBOLADO ROAD, 019-241-023, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/ACRE) (MST2015-00623)

The 18,833 square foot parcel, located in the Hillside Design District, is currently developed with a 2,068 square foot single-family residence and a detached 380 square foot two-car garage with an attached 141 square foot storage room. The proposed project is for a 499 square foot addition to an existing two-level single-family residence. The garage and storage room will be demolished and replaced with a new 383 square foot two-car garage and a replacement 141 square foot storage room, both to be connected to the residence with a new breezeway. This project will also address violations in Zoning Information Report ZIR2009-00521.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new storage room and breezeway to encroach into the required interior setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow the new garage and storage room to encroach into the required front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Modification to allow an accessory building (storage room) to be located in a front yard (SBMC § 28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician

Email: BTeeter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4563.

C. APPLICATION OF LISA PLOWMAN, RRM DESIGN GROUP, AGENT FOR ARLINGTON THEATRE PROPERTY, LLC; 1317 STATE STREET AND 1330 CHAPALA STREET; APN 039-131-001, -007 C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL / HIGH DENSITY RESIDENTIAL (MST2015-00443)

The proposed project consists of a two-lot subdivision of a 2.41-acre lot. Proposed Lot 1 (1330 Chapala Street) would be 0.72 acres and would contain the approved, but not completed, Arlington Village mixed-use development containing 33 apartments and 984 square feet of commercial floor area. Proposed Lot 2 (1330 Chapala Street) would be 1.69 acres and would contain the Arlington Theatre. The approval would convert the 33 apartment units approved under variable density standards to Average Unit Density units.

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of one (1) lot into two (2) lots (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315, Minor Land Divisions.

Case Planner: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

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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