



**STAFF HEARING OFFICER  
AGENDA**

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

---

**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, SEPTEMBER 4, 2013  
9:00 A.M.**

---

*Website: [www.SantaBarbaraCA.gov](http://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](http://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 JAMES KYLE, BLACKBIRD ARCHITECTS, FOR STEVE BUCHANAN, 1030 ARBOLADO ROAD, APN 019-220-031, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00319) CONTINUED ITEM FROM AUGUST 21, 2013 HEARING**

Proposal for alterations to a site plan approved under MST2006-00644, consisting of the relocation of approved retaining walls to create a turnaround area at the top of the shared driveway. The previously approved project is actively under construction under building permit BLD2008-02819, and includes the construction of a major addition to the existing two-story residence and related site improvements. The discretionary applications required for this project is an Open Yard Modification to allow the required open yard to be located within the remaining front yard.

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](mailto:SRiegle@SantaBarbaraCA.gov)

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

**B. APPLICATION OF LAWRENCE THOMPSON ARCHITECTS FOR WALLACE RONCHIETO, 1528 CLIFF DRIVE, APN: 035-170-005, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00063)**

The 12,655 square-foot site is located on a corner lot with three street frontages and is currently developed with a two-story 3,272 square foot residence. The proposed project involves the construction of a 503 square foot detached two-car garage and a 24 square foot second floor master bathroom addition. The primary façade of the garage would face La Vista del Oceano Drive. The project also includes alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow a two-car garage to be constructed and the installation of a new door under the entry stairs within the required front yard setback along the La Vista del Oceano Drive frontage (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 Riegle

Email: [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@SantaBarbaraCA.gov)

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

**C. APPLICATION OF STACY FAUSSETT LANDSCAPE ARCHITECT FOR COMPTON FAMILY TRUST, 3232 CAMPANIL DRIVE, APN: 047-102-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (MST2012-00469)**

Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.

The discretionary application required for this project is a Fence Height Modification to allow one of the entry pillars and a portion of the gate to exceed 42 inches in height when located within 20 feet of the front property line and within 10 feet of either side of a driveway. (SBMC § 28.87.170 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](mailto:SRiegle@SantaBarbaraCA.gov)

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

**D. APPLICATION OF STEVE MORANDO ARCHITECT FOR THOMAS CRAVEIRO, 1120 GARCIA ROAD, APN: 029-283-001, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00225)**

The 6,448 square foot parcel is located within the Hillside Design District and is currently developed with an existing 2,347 square foot, two-story residence with an attached two-car garage. The proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room. The proposal also includes window and door alterations and a minor second-story addition to the existing second-story master bedroom and bathroom.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations within the required 30-foot front setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow additions and alterations and a new trellis within the required 30-foot front setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110);
3. A Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
4. A Open Yard Modification to the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110); and
5. A Fence, Wall and Hedge Modification to allow the combined height of fences/walls and hedges to exceed the maximum allowable height of 3.5 feet within 10 feet of the front lot line on the south, and within 10 feet of the driveway for a distance of 20 feet from the front property line on the north. (SBMC § 28.87.170 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

Email: [SRiegle@SantaBarbaraCA.gov](mailto: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.