



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MARCH 19, 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 ROBERT STOCKERO, PROPERTY OWNER, 1531 LIVE OAK LANE, APN: 049-261-029, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2014-00038)

The 11,760 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project involves a minor remodel to extend the front entry wall and door and to expand the kitchen to align with the existing front wall of the dwelling, which currently encroaches into the front setback. The remodel includes a new window opening in the kitchen, which will also encroach into the front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required thirty-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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

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

B. APPLICATION OF DYLAN CHAPPELL ARCHITECT FOR SUSAN AUMACK, 1323 CLIFF DRIVE, 045-041-007, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-0500)

The 6,607 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes demolition of 612 square feet, construction of 408 square feet of one-story additions, a 580 square foot second floor, and a 300 square foot second floor deck. The project will also include a major façade and interior remodel, and will address violations identified within Zoning Information Report ZIR2013-00260. The proposal will result in a 2,390 square foot, two-story residence with an attached two-car garage and is 84% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations, including an increase in roof height, to the existing residence within the required six-foot interior setback to the west (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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

C. APPLICATION OF DAVID VANHOY ARCHITECT FOR FRANK D. AND MARLENE BUCY, 215 LA JOLLA DRIVE, 041-363-004, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00528)

The 6,000 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a 1,533 square foot, one-story, single-family residence, including an attached, 422 square foot, two-car garage. The proposed project includes the demolition of the existing garage, reconstruction of a 409 square foot garage in the same location, construction of a 398 square foot one-story addition, a 379 square foot second floor addition, and an 86 square foot second story deck. The proposal also includes a major façade and interior remodel. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow reconstruction of a conforming two-car garage at a lower elevation within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the reconstruction of a conforming two-car garage at a lower elevation within the required six-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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

D. APPLICATION OF GORDON BREWER ARCHITECT FOR DAVID GERRITY, 1419 DE LA VINA STREET, 039-061-011, R-4 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00085)

The proposed project involves the reconstruction of two non-conforming buildings that were destroyed by fire in 2011. The 24,750 square foot site is non-conforming to residential density, parking, setbacks, and building separation. The two buildings are a 2,058 square foot, two-story five-unit building, and an 804 square foot, single unit. No alterations are proposed for the potentially historic Desmond Building that is a 5,250 square foot, two-story building containing 14-residential units. The project will result in a total of 20 units including 5 single-room-occupancy units. Parking for the project is proposed on-site is provided by 3 covered parking spaces and 20 uncovered parking spaces.

The discretionary applications required for this project is 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 (15') from the existing two-story Desmond building (SBMC § 28.21.070 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 (Construction of New Buildings and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

E. APPLICATION OF KEVIN MOORE, ARCHITECT, 1360 SHORELINE DRIVE, APN - 045-193-014, ZONE DESIGNATIONS: ONE-FAMILY RESIDENCE (E-3)/COASTAL OVERLAY (S-D-3), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/ACRE), LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS/ACRE) (MST2013-00529)

The proposed project involves a 318 net square-foot addition, and interior remodel of an existing one-story single-family residence. Also proposed are a new front deck, approximately 90 square feet and two feet above grade, and a new rear deck with an arbor, approximately 140 square feet and two feet above grade.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2014-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060)

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: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4565.

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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