



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 30, 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 JEREMY ROBERTS, ARCHITECT FOR OLE AND MONIQUE MIKKELSEN, 2618 MESA SCHOOL LANE, APN: 041-283-026, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00516)

The 7,949 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,872 square foot, one-story residence, an attached 486 square foot two-car garage, and a detached 284 square foot shed. The proposed project involves repairs and replacement of an “as-built” six foot high wood fence along both front property lines facing Mesa School Lane and Linda Road, a proposed six foot high fence along the driveway, and a proposed eight foot high rear fence. The discretionary application required for this project is a Fence Height Modification to allow a fence to exceed 3.5 feet within 10 feet of both front lot lines and on either side of the driveway for a distance of 20 feet from the front lot line (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 and 15305.

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

B. APPLICATION OF ED DEVICENTE, ARCHITECT FOR 2911 DE LA VINA LLC, 2911 DE LA VINA STREET, APN: 051-202-008, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00107)

The 7,500 square foot lot is developed with a 2,258 square foot non-residential building. The proposed project involves reducing the square footage of the building by 76 square feet by recessing the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacement of the existing front concrete patio with a new outdoor dining area, with perimeter bollards and chains, a new wood fence, a new trash enclosure, and alterations to the existing parking lot. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing building within the required twenty-foot front setback (SBMC §28.45.008 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 Sections 15301 and 15305.

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

C. APPLICATION OF JONATHAN VILLEGAS, DARKMOON BUILDING DESIGN AND ENGINEERING, AGENT FOR EDWARD YATES, 474 SCENIC DRIVE, 015-272-003, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (2 DU/ACRE) (MST2013-00425)

The 15,833 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with five unit apartment complex and a total of five covered parking spaces. The proposed project involves alterations to the existing apartment complex, relocation of an existing front site retaining wall to the front property line, re-grading of the driveway entries, replacement of a wood deck and stairs at the rear of the existing single-family residential unit, replacement of an existing two-car carport with a two-car garage, and replacement of an existing three-car carport with a new three-car garage. The existing carport structures are non-conforming to the required six-foot interior and rear setbacks and the minimum carport dimensions. This project will address the violations identified in enforcement case ENF2013-00676.

The discretionary applications required for this project are:

1. Three Interior Setback Modification to allow the construction of a two-car garage and three-car garage within the required six-foot interior setbacks to the east, south, and west (SBMC § 28.15.060 and SMBC § 28.92.110); and
2. An Open Yard Modification of the location and configuration requirements. (SBMC § 28.15.060 and SMBC § 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 15302 and 15305 (Replacement of Structures 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 REX RUSKAUFF, ARCHITECT FOR VERDE VISTA LLC, 35 N. CALLE CESAR CHAVEZ, 017-113-004 (APN), OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL URBAN-OCEAN RELATED INDUSTRIAL, LOCAL COAST PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2012-00486)

The project consists of the demolition and reconstruction of two existing one-story storage buildings (Building C is currently 3,154 square feet and would be reconstructed at 3,626 square feet; Building D would be rebuilt at 3,206 square feet) in approximately the same locations and permitting an “as-built” 1,341 square foot storage building (Building B). There is also an existing 875 square foot office building (Building A) and twenty-one parking spaces to remain on the 28,350 square foot site.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2013-00003) to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City’s Coastal Zone (SBMC Chapter 28.44); and
2. A Development Plan to allow the construction of 1,813 square feet of nonresidential development (SBMC §28.85.030).

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. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

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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