



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 14, 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 JIM DAVIS, WADE DAVIS DESIGN FOR DEREK AND CINDY YEOMAN, 25 VIA ALICIA, APN: 015-311-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2014-00111)

The 16,802 square foot lot is located in the Hillside Design District, and is developed with a 2,277 square foot Two-story residence, and a detached 430 square foot two-car garage. The proposed project is for a remodel and addition to the existing two story dwelling, including a proposed 216 square foot addition to the upper level and 131 square foot addition to the lower level and an expansion of the front entry deck, all of which will encroach into the required 25 foot front setback. The residence currently encroaches into the required front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required 25 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 ED DEVICENTE, ARCHITECT FOR PB MICHELTORENA, LLC, 525 E MICHELTORENA STREET, APN 027-260-031, R-4 MULTI-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00461)

The 0.53-acre site is currently developed with 12,100 square foot, three-story nonresidential building. The proposed project involves alterations and site improvements including a façade remodel, covered entry, entry stairs, and exterior patio. The project also includes accessibility upgrades to provide accessible parking, ramps, and reconfiguration of the front stairs to accommodate an accessible lift at the front of the building. The discretionary application required for this project is a Front Setback Modification to allow alterations to the existing no residential building located within the required 30' front setback. (SBMC § 28.21.060, SBMC § 28.21.085, 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 Riegler, Associate Planner

Email: SRiegler@SantaBarbaraCA.gov

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

C. APPLICATION OF TONY XIQUES, DESIGNER FOR SCOTT AND HSIU HUA KIPP, 2301 CHAPALA STREET, APN 025-113-013, E-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 5 DU/ACRE (MST2013-00417)

The 7,500 square-foot corner parcel is currently developed with a 1,028 square foot, single-family residence, detached 468 square foot, two-car garage, and a 206 square foot one-car-garage. The proposed project involves construction of a 200 square foot, main floor addition, a 200 square foot, lower level addition, and permitting as-built conversion of 361 square feet of unfinished area at the lower level to floor area. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project will address all violations identified in ENF2012-00886 and ZIR2012-00441. The discretionary applications required for this project is a Front Setback Modification to allow additions and alterations to the existing residence within the required twenty-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: Suzanne Riegler, Associate Planner

Email: SRiegler@SantaBarbaraCA.gov

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

D. APPLICATION OF JONATHAN VILLEGAS, AGENT FOR LUIS FERNANDEZ, 438 CONEJO RD, APN 019-061-013, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 1 DU/ACRE (MST2013-00336)

The 6,880 square-foot site is currently vacant. The previous residence was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The proposal includes the removal of five (5) existing trees, construction of site walls and decks, and 264 cubic yards of site grading. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Lane frontage (SBMC § 28.15.060 and SBMC § 28.92.110);

2. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the north (SBMC § 28.15.060 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

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

E. APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICE, AGENT FOR SHARON LANDECKER, 2101 MOUNTAIN AVENUE, APNS 043-280-030 & 043-280-033, E-1 & E-1/R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 3 DU/ACRE (MST2014-00091)

The project site is approximately 4.16 acres and is comprised of two APNS: 043-280-030 (0.41 acres) and 043-280-033 (3.75 acres) that are located in the Hillside Design District. The site is currently developed with an existing 3,463 square foot, single-family residence and a detached 1,073 square foot accessory building, consisting of a 576 square foot, two-car garage and 497 square foot, accessory space. The proposal includes a voluntary lot merger, the construction of a 320 square foot, two-car carport, and the conversion of 497 square feet of existing accessory space to an additional dwelling unit.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger of APNs 043-280-030 (0.41 acres) and 043-280-033 (3.74 acres) to result in a 4.15 acre lot; and
2. 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).

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.

F. APPLICATION OF JARETT GORIN, VANGUARD PLANNING, LLC, AGENT FOR RTK ASSOCIATES, 500-510 STATE STREET, APN: 037-173-020, ZONE DISTRICT: COMMERCIAL-MANUFACTURING (C-M), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00302)

The proposed project involves a Tentative Subdivision Map (TSM) request to subdivide an existing 17,812 square foot, two-story building, into four commercial condominiums. Three condominiums would be located on the ground floor and one condominium unit would comprise the whole second floor. No alterations are proposed with the project. On the ground level, each of the proposed condominiums would be coincidental with the existing commercial spaces, which are currently occupied by two restaurants and a retail ice cream shop. The fourth condominium would include the lobby on the ground floor, which provides access via stairs and an elevator to the second floor unit, and the second floor, which is currently used as business offices for accountants, lawyers, and other similar professions.

The discretionary applications required for this project is a Tentative Subdivision Map for a one-lot subdivision to create four (4) commercial condominium units (SBMC Chapter 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: 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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