



**STAFF HEARING OFFICER
AGENDA**

Note: The 10:30 a.m. rescheduled meeting time due to a previously scheduled SHO and PC Special Joint Meeting.

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 28, 2014
10:30 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 RODERICK BRITTON FOR KRISTA FAHY, 729 EUCALYPTUS AVENUE, APN: 043-083-001, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC), (MST2014-00183)

The 6,145 square foot lot is developed with a 1,452 square foot one-story, single-family residence, and a detached 480 square foot two-car garage. The garage was originally constructed as a carport in 1954. The carport was converted to a garage sometime prior to 1998, and was done without the required permit. The garage currently encroaches approximately 4'-6" into the required front setback. The garage would be reduced in length by 3 feet so the encroachment into the front setback would be reduced to 1'-6". The discretionary application for this project is a Front Setback Modification to allow the "as-built" two-car garage to encroach into the required 20'-0" 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 AMY VON PROTZ, APPLICANT FOR LEATHERMAN FAMILY TRUST, 1517 SHORELINE DRIVE, APN: 045-182-007, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (5 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00219)

The 4,902 square foot lot is located in the appealable jurisdiction of the Coastal Zone and is developed with a 1,396 square foot, two-story, single-family residence with an attached 192 square foot, one-car garage, one uncovered parking space, and a 95 square foot, second-story deck. The proposed project includes expanding the second-story deck by approximately 97 square feet and constructing a new exterior spiral stair case. The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the open yard area.

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 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

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

C. APPLICATION OF DON SWANN, DESIGNER FOR J.& A. VELAZQUEZ, 1734 GILLESPIE STREET, APN 043-181-001, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00107)

The 6,000 square-foot corner site is developed with a 2,474 square foot, two-story duplex with two attached two-car garages totaling 857 square feet. The total floor area of Unit "A" is 1,356 square feet and Unit B is 1,118 square feet. A previous project for a 2,207 square foot, two-story duplex with 857 square feet of attached garage floor area was approved under MST2002-00760 and a building permit issued (BLD2003-02308). The proposed project includes revisions to the permitted project including: permitting a total of 267 square feet of "as-built" additions, permitting 342 linear feet of 'as-built' masonry walls ranging in height from 3'-6" to 6'-0", and permitting a 59 square foot, second floor deck.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the "as-built" second-story to encroach into the required 20'-0" front setback along Islay Street. (SBMC § 28.18.060 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 PETER DOCTORS, AGENT FOR WILLIAM KOONCE, 1025 N. ONTARE ROAD, APN 055-151-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00118)

The 25,286 square-foot site is located in the Hillside Design District and is developed with an existing single-family residence, with an attached two-car garage. The proposed project includes permitting "as-built" masonry site walls (ranging from five to six feet in height), "as-built" planter, and an "as-built" fountain along the front lot line and the driveway. The project will abate violations identified in enforcement case ENF2013-001241 by removing a trellis, relocating trash receptacles, and permitting "as-built" walls. The applicant has requested the administrative approval by the Public Works Director to allow the wall to exceed 3'-6" in height when located within 10'-0" of the front property line and within 20'-0" feet of the edge of the existing driveway. The discretionary application required for this project is a Front Setback Modification

to allow the proposed fountain to be located within the required 35'-0" 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 Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

E. APPLICATION OF ROBERT FOLEY, ROBER PAUL DESIGNS, AGENT FOR WILLIAM & JENNIFER BRUMMETT, 227 LA MARINA DRIVE, APN 045-161-013, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00117)

The 6,000 square foot site is located in the non-appealable jurisdiction of the Coastal Zone. The site is currently developed with a 2,238 square foot, two-story, single-family residence with an attached 281 square foot, one-car garage. The proposed project involves demolition of the existing garage, demolition of 255 square feet of the existing first floor, construction of 214 square feet of additions, and construction of a 400 square foot, two-car garage. The proposal would result in a 2,197 square foot, two-story, single-family residence with an attached 400 square foot, two-car garage.

The discretionary application for this project is a Front Setback Modification to allow the proposed two-car garage to encroach into the required 20'-0" 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 Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

**** THE FOLLOWING AGENDA ITEM HAS BEEN CONTINUED INDEFINITELY AT THE APPLICANT'S REQUEST. ****

F. 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) CONTINUED INDEFINITELY FROM MAY 14, 2014.

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 Riegler, Associate Planner

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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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