



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, MARCH 18, 2015  
9:00 A.M.**

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**Website: [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide) 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](http://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](mailto: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](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.

**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 AMY TAYLOR, ARCHITECT FOR LESLIE NOLAN, 3015 SAMARKAND DRIVE, APN: 051-191-007, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2014-00628)**

The 7,604 square foot site is currently developed with a 1,092 square foot one-story single family dwelling with an attached 335 square foot two-car garage. The proposed project is to construct a 118 square foot addition to the garage, to legalize an “as-built” 125 square foot first floor addition, to construct 202 square feet of new one-story additions and a 763 square foot second-story addition to the dwelling. Also proposed is demolition of an existing 100 square foot front porch, construction of a new 370 square foot front porch and an interior remodel to the dwelling. The proposed total of 2,635 square feet is 85% of the required maximum floor-to-lot area ratio (FAR)

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the residence and to the garage within the required six-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an “as-built” addition to the residence within the required six-foot interior setback to the south (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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

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

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

**B. APPLICATION OF PATRICK MARR ARCHITECT FOR ROBERT FULMER, 1626 SANTA BARBARA ST, 027-192-024, R-3 ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 du/acre) (MST2014-00469)**

The existing 20,900 square foot lot is developed with an existing 2,301 square foot, two story residence. The project proposes 1,243 square feet of first and second story additions to the existing residence, and a new attached 719 square foot three-car garage with a 687 square foot one-bedroom residential unit above.

The discretionary application required for this project is a Parking Modification to allow for three instead of the required four parking spaces. (SBMC §28.90.100.G.2)

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: Joanna Kaufman, Planning Technician

Email: [JKaufman@SantaBarbaraCA.gov](mailto:JKaufman@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4472.

**C. APPLICATION OF MARK LLOYD, L&P CONSULTANTS, AGENT FOR VISTA OCEANO LA MESA VENTURE, LLC, 1702 LA VISTA DEL OCEANO DRIVE AND 1706 AND 1708 LA VISTA DEL OCEANO LANE, APNS 035-480-061; -062 & -063; E-1, ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2012-00435)**

This is a request for a one-year Time Extension of the expiration date of the Lot Line Adjustment approved by the Staff Hearing Officer on February 20, 2013 (SBMC Subsection §27.40.100.B & Gov. Code §66412(d)).

The discretionary application for the project that was previously approved was a Lot Line Adjustment (LLA) among three one-family residentially zoned parcels: APNs 035-480-061; -062 & -063 (also known as 1702 La Vista Del Oceano Drive and 1706 and 1708 La Vista del Oceano Lane). The subject parcels are part of the Upper Rogers Tract Subdivision and are located in the Alta Mesa Neighborhood and the Hillside Design District.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

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

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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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