



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 8, 2015
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/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.
- 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 PUJO & ASSOCIATES, INC., ARCHITECT FOR DAVID THOMAS & ASSOCIATES, INC., 1342 PORTESUELLO AVE., APN 049-252-013, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00187)

The proposed project includes construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot single family residence with attached 433 square foot garage. The proposal also includes façade and site improvements, and a 502 square foot interior remodel. The proposed total building area of 2,799 square feet is 92% of the maximum floor area on the 7,418 square foot property.

The discretionary applications required for this project are:

- 1. A Front Setback Modification to allow exterior changes to the garage and a new landscape fountain within the 30 foot front setback (SBMC §28.15.060 & §28.92.110);
- 2. An Interior Setback Modification to allow exterior changes to the residence, including a new window and a roof gable, within the ten-foot interior setback along the west side of the property (SBMC §28.15.060 & §28.92.110); and
- 3. An Interior Setback Modification to allow a second-story addition and a new roof gable within the ten-foot interior setback along the east side of the property (SBMC §28.15.060 & §28.92.110).

The Environmental Analyst determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Daniel Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

B. APPLICATION OF HEIDI JONES, APPLICANT FOR H&R INVESTMENTS, 1187 COAST VILLAGE ROAD, APN 009-291-008, C-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL 15-27 DU/ACRE (MST2015-00118)

The 1.1 acre parcel, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with 17,868 square foot two-story commercial building and an existing 61 space parking lot. The proposed project consists of site work including adding a total of 709 square feet of new decks and outdoor dining areas, remodeling the outdoor stairs, decks, and patios, removal of an existing landscaping area for the expansion of the lower level outdoor patio/dining area, and a revised site landscape plan. Other site improvements include alterations to the existing driveway (at the northeast portion of the parcel) to reduce the slope, requiring 80 cubic yards of imported fill and replacement of approximately 94 linear feet of an existing retaining wall.

The discretionary applications required for this project is a Front Setback Modification to allow new construction within the required 10-foot front setback (SBMC § 28.63.060 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: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

C. APPLICATION OF TRACI MARIE KELEMEN, 1110 ALAMEDA PADRE SERRA, APN 019-242-022, E-1 (SINGLE-FAMILY RESIDENTIAL ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2011-00282).

The 9,413 square foot parcel is currently developed with an existing 1,971 square foot single family residence and an attached 450 square foot two-car garage. The proposed project involves a new uncovered parking space, a series of site work and alterations including replacement of the existing concrete driveway with a new permeable driveway, demolition of the “as-built” site retaining walls and the construction of a series of new engineered site retaining walls, a new driveway gate, a new wood fence along the north and east property line, alterations to the existing front entry porch with new steps and pathway, the “as-built” conversion of the carport to a garage, a 375 square foot interior remodel, and a 50 square foot addition at the rear of the residence. A total of 132 cubic yards of site grading will be balanced on site. The project will abate violations identified in enforcement case ENF2009-00392 and Zoning Information Report (ZIR2009-00129).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new uncovered parking space within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modification to allow a new uncovered parking space within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

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: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

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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