



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, SEPTEMBER 16, 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. CONSENT ITEM:**

**A. APPLICATION OF MARK EDWARDS, 124 LOS AGUAJES, APN 033-041-007, R-3/SD-3, MULTI-FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)**

The is a request for a one-year extension of the expiration date of the Tentative Map, Modifications and Coastal Development Permit approved by the Planning Commission on September 3, 2009. The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 29' 7", consisting of 3,856 square feet of residential floor area above 1,143 square feet of garage floor area on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages, a one-car garage, and one unenclosed covered parking space, a two-bedroom unit and two one-bedroom residential units. The project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. The project also includes landscaping changes, bioswales and retention basin adjacent to the proposed residences.

The discretionary applications approved for this project were:

1. Front Setback Modification to allow the building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
2. Interior Setback Modification to allow the entry stair and a support column to encroach into the interior setback to the east (SBMC §28.21.060 and §28.92.110.A.2);
3. Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)
4. Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Planning Commission approved a Negative Declaration for the project on April 16, 2009 pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Suzanne Riegler, Associate Planner  
Email: [SRiegler@SantaBarbaraCA.gov](mailto:SRiegler@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 2687.

### III. **PROJECTS:**

A. **APPLICATION OF MARK MORANDO, DESIGNER FOR JILL M. SATTLER, TRUST, 924 GARDEN STREET #C, APN: 029-301-031, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00180)**

The 4,278 square-foot site is currently developed with a 664 square foot two-story single family residence, an attached 140 square foot one-car garage and 52 square feet of storage space. The proposed project involves permitting an “as-built” 188 square foot rear addition, an “as-built” 147 square foot porch enclosure addition, relocation of an “as-built” 82 square foot shed, the “as-built” conversion of the 140 square foot garage and the “as-built” conversion of 52 square feet of accessory space to habitable space and one new uncovered parking space. The proposal will address violations identified in a Zoning Information Report (ZIR2014-00517) and in an Enforcement Case (ENF2015-00260). The proposed total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a designated City Landmark: El Caserio.

The discretionary applications required for this project are:

1. Parking Modification to provide less than the required two covered parking spaces (SBMC §28.90.100 and SBMC §28.92.110); and
2. Front Setback Modification to allow one uncovered parking space to be located in the required twenty-foot front setback (SBMC § 28.66.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the “as-built” bedroom and the conversion of the one-car garage and the 52 square foot accessory space to habitable space with new windows and a new door for the residence within the required six-foot interior setback (SBMC § 28.66.060 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: JoAnne LaConte, Assistant Planner  
Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

B. **APPLICATION OF DAN WEBER, ARCHITECT FOR ALELIA PARENTEAU, 435 E VALERIO STREET, APN: 027-123-008, R-2 ZONE (TWO-FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12DU/ACRE) (MST2015-00021)**

The 5,900 square-foot site is currently developed with an existing two-story, 2,772 square-foot, single-family residence, and a detached, non-conforming, 307

square-foot garage. The proposed project involves the demolition of the existing non-conforming garage and construction of a new, detached, two-story accessory building consisting of a 400 square foot, two-car garage, and 322 square feet of accessory space. The project also includes: demolition of a total of 242 square feet of existing floor area and exterior stairs, an interior remodel, window and door alterations, repair and paint exterior siding, construct a new entry porch on the north elevation and a new raised deck on the north and west elevations, repair/replacement of existing walls/gates, new site walls and gates, new curb cut and driveway, and removal of an existing street tree. The proposal will abate violations outlined in ZIR2013-00596 and ENF2007-00477.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window and door alterations within the required twenty-foot front setback (SBMC §28.18.060 and SBMC § 28.92.110).
2. Open Yard Modification to allow alterations to occur within the existing non-conforming open yard (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: Michelle Bedard, Assistant Planner

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

**C. APPLICATION OF CHRIS COTRELL, ARCHITECT FOR JOHN AND JANET KRUGER, 150 LOMA MEDIA RD, APN: 019-262-005 , E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00549)**

The 11,657 square-foot site is currently developed with a 1,139 square-foot single family residence, an attached 260 square-foot one-car carport, and an attached 47 square foot utility shed. The proposed project involves 155 square feet of first-story additions, a new 407 square foot two-car garage, a new retaining wall and fence along the easterly property line, a covered front porch, decks and landings in the front yard, and new and relocated windows on each elevation.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow alterations to the dwelling for a new window and a sliding glass door to encroach into the required ten-foot interior setback to the east (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: David Eng, Planning Technician I

Email: [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 5541.

**IV. 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.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.