



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, DECEMBER 9, 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 TRISH ALLEN, SEPPS, AGENT FOR BETTIE RAVEL, 866 PASEO FERRELO, APN: 029-330-022, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2015-00379)

The project proposes to permit an as-built 330 square foot upper-level deck attached along the front of the house and located within the front setback. The project proposes additional improvements within the front setback, consisting of replacement two windows with French doors on the front elevation, creating a new stone terrace at grade under the second-story deck, and installing decorative wrapped column treatments on the existing deck support posts. Staff Hearing Officer review is requested for a zoning modification to allow the as-built and proposed improvements to be located within the front setback. This project will address violations in enforcement case ENF2014-00992.

The discretionary application required for this project is a Front Setback Modification (SBMC § 28.92.110.2).

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: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539.

B. APPLICATION OF TRISH ALLEN, AGENT FOR JOANNE GRONQUIST, 1562 MARQUARD TERRACE, APN: 041-031-018, R-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2013-00424)

The 8,600 square-foot site is currently developed with a 1,286 square foot two-story single family dwelling, a detached 334 square foot garage and a 237 square foot detached accessory structure. The proposed project includes 494 square feet of first floor additions with a new entry stairway, a 194 square foot second floor addition, demolition of an "as-built" 37 square feet addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet is 75% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow one-story additions with alterations to the dwelling including a new entry stairway, new openings and a new deck within the required 15-foot front setback for ground floor portions of the building (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a second-story addition with alterations to the dwelling and new openings in the required 20-foot front setback for upper story portions of the building (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: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

C. APPLICATION OF ANDERS TROEDSSON, ARCHITECT FOR ROBERT GULOCK AND GRACE GULOCK REVOCABLE TRUST, 941 MEDIO RD., APN: 029-321-016, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNIT/ACRE) (MST2015-00344).

The 10,690 square-foot site is currently developed with a 1,215 square foot single family residence, a 77 square foot basement, a 331 square foot detached garage, a detached 62 square foot shed and a trellis. The proposed project involves demolition of the existing garage, trellis and shed, and 16 square feet of the existing residence; construction of 1,278 square feet of additions to the dwelling, a 208 square foot basement addition, a new 419 square foot two-car garage, new decks and a new stairway. The proposal also includes a new CMU pool equipment enclosure, new condenser units, new retaining walls, new fencing, a new trash enclosure, new swimming pool, restoration of an historic sandstone cap and pier wall and associated grading for the project. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet is 83% of the maximum required floor to lot area ratio.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a new garage, additions, and alterations to the dwelling including roof alterations, new doors and windows, a trash area, condensing units and a pool equipment enclosure with pool equipment within the required 30-foot front setback facing Ferrelo Road to the northwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow additions and alterations to the dwelling including new doors and windows, a new deck and a new stairway within the required 30-foot front setback facing Medio Road to the southwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and

3. An Interior Setback Modification to allow a condensing unit and a pool equipment enclosure with pool equipment within the required 10-foot interior 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 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

D. APPLICATION OF ALLAN MCCOMB, APPLICANT FOR NICHOLAS A. SANFORD, 750 CALLE ALELLA, APN: 041-181-009, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM 3 DWELLING UNITS PER ACRE) (MST2015-00359)

The 15,322-square-foot site is currently developed with a 1,620-square-foot single family residence, a 555.75-square-foot “as-built” deck and an attached 540-square-foot garage. The proposed project is to permit the “as-built” extension of a raised deck, wrapping around the south and east elevations of the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00108).

The discretionary applications required for this project are Front and Interior Setback Modifications to permit the as-built wrap-around deck within the required 30’ front and 10’ interior setbacks (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 (Existing Facilities).

Case Planner: Andrew Bermond, AICP, Project Planner

Email: ABermond@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4549.

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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