



**STAFF HEARING OFFICER  
AGENDA**

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

---

**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, MAY 11, 2016  
9:00 A.M.**

---

**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 CHRIS MANSON-HING, ARCHITECT FOR MARIA BRANT LIVING TRUST, 1405 MISSION RIDGE ROAD, APN: 019-210-001, A-2 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2016-00024)**

The 42,623 square-foot site is currently developed with 3,954 square foot, two-level, single family dwelling and an attached 361 square foot, two-car garage. The proposed project involves construction of 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062).

The discretionary application required for this project is a Front Setback Modification to allow an addition to the garage with a new opening and an increased roof height within the required 30-foot 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 to 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 BILDSTEN ARCHITECTURE AND PLANNING, APPLICANT FOR PERKINS FAMILY TRUST 10-6-99, 2878 VERDE VISTA DRIVE, APN: 053-362-023, E-3 (SINGLE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00628)**

The 4,913 square-foot site is currently developed with a 940 square foot one-story single family dwelling with an attached patio cover and a detached 380 square foot two-car garage. The proposed project involves permitting an “as-built” 25 square foot porch enclosure addition and for construction of a new 743 square foot, second-story addition to the dwelling. The proposed total of 2,088 square feet is 86% of the maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow an “as-built” one-story addition in the required 20-foot front setback facing Verde Vista Drive and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback facing Verde Vista Drive (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot secondary front setback facing Vernal Avenue (SBMC § 28.87.030 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.

**C. APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR JAMES TURNER, OWNER, 1428 MANITOU ROAD, APN: 049-222-012, E-1 ZONE (SINGLE-FAMILY RESIDENCE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2016-00040)**

The 10,942 square foot site is currently developed with a 1,887 square foot residence with a 438 square foot, two-car garage. The proposed project involves an “as-built” second story balcony on the east side of the residence and an “as-built” deck in the backyard. This project will address violations identified in the most recent Zoning Information Report (ZIR2015-00407).

The discretionary application for this project is an Interior Setback Modification to allow the balcony and deck to be located within the required 10-foot east interior setback (SBMC §28.15.060 and §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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Jessica Grant, Project Planner

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

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

**D. APPLICATION OF MARK LLOYD, APPLICANT FOR JOHN & CAROL NAGY, OWNERS OF 1556 ALAMEDA PADRE SERRA, APN 019-183-013, AND MARK AND ROCHELLE BOOKSPAN, OWNERS OF 1807 LASUEN ROAD, APN 019-183-002; E-1 (ONE FAMILY RESIDENCE) ZONE; GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00041)**

The project consists of a lot line adjustment transferring approximately 811 square feet of lot area from 1807 Lasuen Road (Parcel 2) to 1556 Alameda Padre Serra (Parcel 1). Following the adjustment, proposed Parcel 1 would be increased in size from 7,997 square feet to 8,808 square feet and proposed Parcel 2 would be reduced in size from 32,436 to 31,625 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. The E-1 Zone requires that, for lots with an average slope between 10% and 20%, the required minimum lot size is 22,500 square feet and a minimum lot frontage of 90'. Therefore, 1556 Alameda Padre Serra requires a Lot Area Modification per and a Lot Frontage Modification. There is also an as-built fountain that will be within the newly created interior setback requiring an interior setback modification. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. One Lot Area Modification to allow the creation of a 8,808 square foot lot (Parcel 1) where a 22,500 square foot lot is required in the E-1 Zone (SBMC § 28.15.080 and § 28.92.110.A); and
2. One Lot Frontage Modification for Parcel 1 to have less than the required 90' of frontage on a public street in the E-1 Zone (SBMC § 28.15.080 and § 28.92.110.A); and
3. One Interior Setback Modification for the fountain to be located within the interior setback on proposed Parcel 2 at 1807 Lasuen Road (SBMC § 28.15.060.B and SBMC § 28.92.110.A); and
4. A Lot Line Adjustment to transfer 811 square feet from 1807 Lasuen Road to 1556 Alameda Padre Serra (SBMC Ch. 27.40, Gov. Code 66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: Kelly Brodison, Assistant Planner

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

Phone: (805) 564-5470, ext. 4531.

**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.

**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.