



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, OCTOBER 12, 2016  
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:**

**\* THE FOLLOWING AGENDA ITEM WAS CONTINUED FROM THE SEPTEMBER 28, 2016 HEARING. \***

**A. APPLICATION OF VANGUARD PLANNING, LLC, APPLICANT FOR RYAN L. & JILL BELL, 501 BRINKERHOFF AVENUE, APN: 037-162-008, C-2 (COMMERCIAL ) ZONE, GENERAL PLAN DESIGNATION: (COMMERCIAL/MEDIUM HIGH DENSITY 15-27 DU/ACRE) (MST2015-00111) CONTINUED FROM SEPTEMBER 28, 2016 HEARING**

The 2,203 square foot site is currently developed with 708 square foot one-story single-family dwelling with a 205 square foot front covered entry deck. The proposed project involves replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling, exterior alterations including new windows and doors, and an interior remodel to an existing single-family residence located in the Brinkerhoff Avenue Landmark District. No new square footage is proposed to the dwelling and no parking exists on site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). This residence is a designated Structure of Merit.

The discretionary applications required for this project is a Front Setback Modification to allow alterations to the dwelling including the replacement of a shed roof with a new gabled roof that will increase the roof height for a portion of the dwelling and new windows and a new door in the required 10-foot front setback facing Brinkerhoff Avenue (SBMC § 28.21.060 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 Section 15301 and 15305(Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Danny Kato, Senior Planner

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

Phone: (805) 564-5470, ext. 2567.

**B. APPLICATION OF EVA TURENCHALK, AGENT FOR JERRY RIGGS, 1124 HARBOR HILLS LANE, APN 035-314-009, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DU/ACRE (MST2015-00599)**

The 13,517 square foot site is currently developed with a 2,849 square foot, single-story, single family dwelling with a 492 square-foot attached garage. The proposed project involves the removal of 1,635 square feet of pavers over impermeable aggregate subgrade that make up the walkways and patio areas, 200 square feet of concrete hardscape, 550 square feet of driveway paving, and 14 linear feet of a CMU seat wall at the entry patio. The project proposes to install 1,958 square feet of stone tile walkways and patios, a new 550 square feet permeable paver driveway, approximately 55 linear feet of grade beam with CMU retaining and seat walls at top patio, 75 linear feet of CMU retaining wall and new stormwater drainage system at the bottom of the property, approximately 13 linear feet of 6 foot high wooden fence and gate to enter the easterly patio area, and landscape improvements, including the removal of a dead pear tree (less than 4 inches in diameter at 4 ½ feet above ground) along Harbor Hills Lane, and the installation of a new fire pit.

The discretionary application for this project is a Front Setback Modification to allow the patio to expand into the required 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: Danny Kato, Senior Planner

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

Phone: (805) 564-5470, ext. 2567.

**C. APPLICATION OF TRISH ALLEN, AGENT FOR CAMMIE & MARK BELL, 825 ROBLE LANE, APN 019-252-008 & 019-252-009, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2016-00048)**

The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 265 square foot deck at the third floor level with a trellis, chimney and fireplace, a 30 square foot first-floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,819 square feet on a 10,646 square foot lot in the Hillside Design District is 74% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations in the required 30 foot front setback (SBMC §28.15.060 and §28.92.110);
2. Interior Setback Modification to allow additions and alterations in the required 10-foot 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 Section 15301, Existing Facilities, and 15305, Minor Alterations In Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

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

**D. APPLICATION OF THOMAS OCHSNER, ARCHITECT FOR DANNY AND SUSAN DUNCAN, 1547 SHORELINE DRIVE, APN 045-173-041, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2016-00110)**

The 22,795 square foot site is located in the appealable jurisdiction of the Coastal Zone and currently developed with a 4,083 square foot, two-story single-family dwelling with a 564 square foot rear deck, a bluff-top deck with a 364 square foot accessory structure below, and a 516 square foot attached garage. The proposed project involves an exterior remodel of the existing residence, expansion of the existing rear deck by 220 square feet, and a 92 square foot expansion of the garage.

The discretionary application for this project is a Front Setback Modification to allow the garage to expand into the required 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: Andrew Perez, Planning Technician II

Email: [ACPerez@SantaBarbaraCA.gov](mailto:ACPerez@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4559.

**E. APPLICATION OF JARRETT GORIN, AGENT FOR OWNER JAN GRIFFIN, 1542 SANTA ROSA AVENUE, APN 045-131-016, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2016-00136)**

The project consists of the subdivision of an existing 22,062 square foot parcel that is currently developed with two homes on an E-3 (One-Family Residence) zoned lot with a General Plan Designation of Low Density Residential (Max. 5 du/acre) located in the non-appealable jurisdiction of the Coastal Zone. Proposed Parcel 1 would be 10,904 square feet with an average slope of 8.1% and Proposed Parcel 2 would be 11,158 square feet with an average slope of 8.5%. No new square footage or additional dwelling units are proposed as part of the project.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to allow the division of one lot into two (2) separate lots (SBMC Chapters 27.07 and 27.13); and
2. A Modification to allow less than the minimum of sixty feet (60') of frontage on a Public Street for Parcel 2 (SBMC §28.15.080 and §28.92.110); and
3. A Coastal Development Permit (CDP2016-00005) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315.

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

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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.