



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, OCTOBER 3, 2012
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.santabarbaraca.gov/ Online Meetings](http://www.santabarbaraca.gov/OnlineMeetings).

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.

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. To verify closure dates please check the City Calendar on our website.

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.

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 Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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 THOMAS SMITH, AGENT FOR CINDY AND WAYNE WECKSLER, 30 RUBIO ROAD, APN 029-342-020, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00141) – POSTPONED FROM SEPTEMBER 19, 2012

The property is currently developed with a 1,584 square foot one-story residence with unfinished basement and an attached two-car garage. This project includes alterations to the windows and doors located within the existing front setback and the conversion of a portion of the existing unfinished basement into habitable floor area within the required interior setback. The discretionary applications required for this project are:

- 1. A Modification to allow alterations to the doors and windows of the existing residence located in the required 30-foot front setback (SBMC § 28.15.060 and SMBC § 28.92.110); and
- 2. A Modification to allow alterations to the existing residential structure to allow the unfinished basement to be converted to habitable floor area within the required ten-foot interior setback (SBMC § 28.15.060 and SMBC § 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: Suzanne Riegle

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B. APPLICATION OF THOMAS MOORE, ARCHITECT FOR ANSELMA JUAN, 1313 GILLESPIE STREET, APN 039-083-006, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00327) – POSTPONED FROM SEPTEMBER 19, 2012

The site is currently developed with a 1,470 square foot, one-story residence and a detached three-car garage. The proposal involves constructing a 60 square foot, partially covered front entry deck and associated concrete steps within the required 15-foot front setback. The discretionary application required for this project is a Modification to allow a new covered front entry porch and steps to encroach into the required 15-foot front setback (SBMC § 28.18.060 & 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 (Alterations to Existing Small Structures).

Case Planner: Suzanne Riegle

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C. APPLICATION OF PAMELA SCOTT AND ROBERT COLLECTOR, 2926 SERENA ROAD, APN 051-202-017, E-3/S-D-2 SINGLE FAMILY RESIDENTIAL AND UPPER STATE STREET AREA SPECIAL DISTRICT ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (MST2012-00347) – POSTPONED FROM SEPTEMBER 19, 2012

The existing 7,500 square foot site is currently developed with a 1,607 net square foot one-story residence and a 456 net square foot detached two-car garage. The proposed project involves a 329 net square foot single-story addition at the rear of the existing residence that would encroach one foot into the required six-foot interior setback (total encroachment of approximately 30 square feet). Please note that this addition is currently under construction. The discretionary application required for this project is a Modification to allow new construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 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: Allison De Busk

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D. APPLICATION OF MICHAEL GILSON, OWNER, 334 WEST MISSION STREET, APN 025-292-023, R-4 MULTI-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00299) - POSTPONED FROM SEPT. 19, 2012

The existing 7,547 square foot site is currently developed with a 1,265 square foot residence with an attached two-car carport and a detached 498 square foot accessory/storage building. The proposal includes attaching the existing residence and accessory building with the construction of an 88 square foot addition to the accessory building to create a duplex, and providing an uncovered parking space. The discretionary applications required for this project are:

1. A Modification to allow the conversion of a portion of the existing accessory building from storage to habitable space within the required six-foot interior setback. (SBMC § 28.21.060 & SBMC § 28.92.110);
2. A Modification to allow an uncovered parking space to be partially located within the required three-foot rear setback (SBMC § 28.21.060 & SBMC § 28.92.110);
3. A Modification to allow the required common open area to be located in the front yard (SBMC §28.21.081.A.3. and §28.92.110.A); and
4. A Modification to provide less than the required two covered and two uncovered parking spaces, by providing two covered and one uncovered parking space (SBMC §28.90.100 & 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).

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E. APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE, APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00319) – POSTPONED FROM SEPTEMBER 19, 2012

The existing 9,205 square foot site is currently developed with a 1,525 square foot residence with an attached two-car garage and a detached, 700 square foot, accessory/garage building. The proposal includes a 255 square foot addition to the main residence, relocation of the front entry porch and landing, roof replacement, new pool and spa, permitting of pool equipment, and alterations to the existing detached accessory/garage building to create a pool cabana not to exceed 500 square feet.

The discretionary applications required for this project are:

1. A Modification to allow the garage portion of the detached accessory building to be converted to habitable space within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and

2. A Modification to allow the pool equipment to encroach into the required six-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 (Existing Facilities).

Case Planner: Suzanne Riegle

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F. APPLICATION OF JASON GRANT, ARCHITECT FOR FRED WOLF, 454 LAS ALTURAS ROAD, APN 019-282-012, E-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00133)

The 8,722 square-foot site is currently developed with a 1,528 square foot two-story residence with an attached two-car garage. The proposed project involves a 689 square foot, two-story addition to the rear of the existing residence.

The discretionary application required for this project is a Modification to the open yard location and configuration requirements. (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).

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G. APPLICATION OF MARK MORANDO, AGENT FOR KAREL DE VEER, 1950 EUCALYPTUS HILL ROAD, APN 015-100-02, A-2 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST20012-00291)

The 23,681 square foot lot is developed with a 3,556 square foot two-story residence with a detached two-car carport above a 494 square foot accessory building and 442 square feet of deck. The carport was destroyed by a fallen tree and was rebuilt under BLD2011-01298. Revisions were made in the field as required to meet building code requirements including increasing the height of guardrails for the wall along the front property line and alterations to the unpermitted entry stairway. The discretionary applications required for this project are:

1. A Modification to allow field changes to fences and walls to exceed the maximum allowable height when located within the front setback and along the driveway (SBMC § 28.87.170 and SBMC § 28.92.110);
2. A Modification to allow a stair case to access the residence to encroach four-feet into the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Modification to allow a deck to encroach five-and-one-half feet into the required ten-foot interior setback (SBMC § (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.

Case Planner: Suzanne Riegle

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H. APPLICATION OF MARK MORANDO, AGENT FOR LESSIE SHEA, 3505 LOS PINOS DRIVE, APN 053-312-008, E-3 ONE-FAMILY RESIDENCE/ SD-1 SPECIAL DESIGN DISTRICT 1 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00161)

The 9,017 square foot lot is currently developed with a one-story, 1,440 square foot residence with an attached two-car garage and 752 square foot deck. The proposal includes abatement of outstanding violations for unpermitted site improvements consisting of basalt entry pillars, a 36-inch high wrought iron fence to be relocated to the property line, two gates, two fountains, a freestanding pillar, and a raised deck with attached above ground spa. The discretionary applications required for this project are:

1. A Modification to allow fences, gates, and pillars to exceed the maximum allowable height of three and one-half feet when located within ten feet of the front property line and within ten feet of either side of the driveway for a distance of twenty feet from the front property line (SBMC § 28.87.170 and 28.92.110);
2. A Modification to allow structures greater than ten inches in height to be located within the required twenty-foot E-3 and forty-foot SD-1 front setbacks (SBMC § 28.15.060, 28.45.007, and 28.92.110); and
3. A Modification to allow an above ground spa that exceeds 36 inches in height to be located within the required 1,250 square foot open yard. (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).

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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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