



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 20, 2013
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 SAM MAPHIS, AGENT FOR PETER T. SADOWSKI AND DENISE DECKER, 1035 CIMA LINDA LANE, APN 015-202-004, A-2 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00344) CONTINUED FROM THE FEBRUARY 6, 2013 HEARING.

The 1.3 acre site is currently developed with a 6,177 square-foot, one-story, single-family residence with an attached three-car garage and a 500 square-foot, detached accessory building. The proposed project involves the installation of two, 6-foot tall vehicle access gates and a 5'-6" tall pedestrian access gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The discretionary application required for this project is a Modification to allow the gates to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 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 Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

B. APPLICATION OF PETER EHLEN, ARCHITECT FOR DENNIS PHELPS, 3031 SAMARKAND DRIVE, APN 051-191-004, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2013-00005)

The project has been revised to include an additional 45 square feet to the proposed addition. The 8,400 square foot parcel is currently developed with a 1,720 square foot one-story, single-family residence with an attached 251 square foot, one-car garage. The proposal includes additions and alterations to the existing residence that include: demolition of 344 square feet, a 601 square-foot addition, window and door changes, and a new covered entry porch and trellis. The project will result in a 1,728 square-foot, one-story residence with an attached 500 square-foot, two-car garage in a tandem parking configuration.

The discretionary applications required for this project are:

1. A Modification to allow an addition to the existing garage, window and door alterations, and a new trellis to encroach into the required six-foot interior setback at the north side of the property. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow window alterations and an addition, and a new trellis column to encroach into the required six-foot interior setback at the south side of the property. (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 Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

C. APPLICATION OF TOM OCHSNER FOR STEVE HANDLEMAN, 2121 GARDEN STREET, APN 025-252-003, E-1 ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00470)

The 25,500 square foot lot is currently developed with a 6,752 square-foot, two-story residence, a 749 square-foot detached garage, a 500 square-foot detached accessory building, and a 100 square-foot pump house. The proposed project involves an addition to the existing accessory building to create a 628 square foot, three-car garage, demolition of the existing pump house, and demolition and remodel of a portion of the existing garage to create a 500 square-foot accessory building with a 276 square-foot covered patio. The proposal also includes site improvements including the relocation of the driveway and apron, new site walls, entry gate, landscaping and a new pool. The proposal will abate violations listed in ZIR2012-00425.

The discretionary applications required for this project are:

1. A Modification to allow the existing accessory building to be converted to a garage within the required ten-foot interior setback (SBMC § 28.15.060 and §28.92.110); and
2. A Modification to allow a 128 square-foot addition to the proposed garage to be partially located within the required ten-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 (Minor Additions to Existing Facilities).

Case Planner: Suzanne Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

D. APPLICATION OF JAMES ZIMMERMAN FOR BOB AND JAN KOPF, 1330 SAN JULIAN PLACE, APN 045-143-008, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2012-00408)

The 6,534 square foot lot is developed with a 1,473 square-foot, one-story residence with an attached 487 square-foot garage. The proposed project includes a 97 square-foot addition to the first floor and a new 437 square-foot second-story addition and 192 square-foot roof deck.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second story addition to a residence that is non-conforming to both required 20-foot front setbacks along San Julian Avenue and San Julian Place. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to provide less than the required 1,250 square foot open yard area. (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 (Minor Additions to Existing Facilities).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

E. APPLICATION OF L&P CONSULTANTS FOR VISTA OCEANO LA MESA VENTURE LLC, 1702, 1706, 1708 LA VISTA DEL OCEANO DRIVE, SANTA BARBARA CA, APNs 035-480-061, -062, -063, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00435)

The project consists of two lot line adjustments between three single-family residential parcels – 1702, 1706 and 1708 La Vista del Oceano, located at the end of La Vista del Oceano Drive (Upper Rogers Tract Subdivision) in the Alta Mesa Neighborhood. The applicant proposes to transfer 1,422 square feet from 1706 La Vista del Oceano to 1708 La Vista del Oceano, and 1,153 square feet from 1702 La Vista del Oceano to 1706 La Vista del Oceano.

The discretionary application required for this project is a Lot Line Adjustment (SBMC § 27.40.040.)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Peggy Burbank, Project Planner

Email: PBurbank@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4582.

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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