



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, MAY 15, 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](http://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 J. GRANT DESIGN STUDIO, ARCHITECT FOR FRANK DITIRRO, 254 SAN JULIAN AVE., APN 045-144-023, E-3 ONE-FAMILY RESIDENCE & SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-00089)

The 6,776 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a one-story, 1,006 square foot, single-family residence with an attached 370 square foot, two-car garage. The proposed project involves construction of a 735 square foot second story addition and 449 square-foot, first floor addition. The proposal also includes an interior and façade remodel, a 39 square feet entry porch addition and a new 208 square foot balcony. The proposed construction will result in 2,190 square foot, two-story residence with an attached 370 square foot garage.

The discretionary application required for this project is a Setback Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 20-foot front and six-foot interior setbacks (SBMC § 28.15.060, 28.87.030.D, 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 Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

B. APPLICATION OF BANYAN ARCHITECTS, ARCHITECT FOR BOB ZORICH, 1676 FRANCESCHI RD., APN 019-102-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/AC) (MST2012-00493)

The two-acre site is located in the Hillside Design District and is currently developed with 5,124 square foot residence. The proposed project involves the demolition of the existing residence and construction of a new 6,496 square foot, three-story, single-family residence with an attached 750 square foot, three-car garage; two uncovered parking spaces; a 200 square foot detached accessory building; new site walls and gates; new site landscaping; and a new pool. A total of 407 cubic yards of site grading is proposed, including 241 cubic yards of grading within the proposed building footprint and 166 cubic yards of grading outside the building footprint.

The discretionary applications required for this project are:

1. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 and SBMC § 28.92.110); and
2. A Fence and Wall Height Modification to allow fences and walls to exceed the maximum allowable height of 3 feet 6 inches when located within ten feet of the front property line and eight feet within the required front setback (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 Section 15303 and 15305 (New Construction of Small Structures and Minor Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

C. APPLICATION OF NL DESIGN STUDIO, DESIGNER FOR DAVIS HAYDEN, 1727 CALLE BOCA DEL CANON, APN 041-052-064, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC) (MST2013-00155)

The 6,560 square-foot site is currently developed with a 1,313 square foot, two-story residence with an attached garage and a carport. The proposal includes the construction of a 120 square-foot addition within the existing footprint of the residence.

The discretionary applications required for this project is a Setback Modification to allow the second floor to encroach into the required 20-foot front setback for upper stories (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 Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

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

D. APPLICATION OF BEN WERNER, APPLICANT FOR JKR OLIVE TRUST, 1611 OLIVE STREET, APN 027-202-013, R-3 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 UNITS/AC) (MST2012-00442)

The 14,629 square foot lot is developed with a 1,679 square foot single-family residence with attached garages, and an “as-built” dwelling unit and associated accessory structures. The project includes demolition of an existing, unpermitted 182 square foot carport, and permitting of the following “as-built” structures: a 415 square foot yurt (the “as-built” dwelling unit); a 55 square foot detached bathhouse; a ten foot diameter, six-foot tall meditation dome; and a second-story deck attached to the rear of the primary dwelling. Three covered automobile parking spaces would continue to be provided in existing garages.

The discretionary applications required for this project are:

1. A Parking Modification to provide three automobile parking spaces rather than the four parking spaces required (SBMC §28.92.110 & 28.90.100); and
2. A Setback Modification to allow the as-built meditation dome to encroach 3.5 feet into the required six foot interior setback (SBMC §28.92.110 & 28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Case Planner: Dan Gullette Associate Planner

Email: DGullett@SantaBarbaraCA.gov

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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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