



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, JULY 24, 2013  
9:00 A.M.**

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*Website: [www.SantaBarbaraCA.gov](http://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](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.

**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 DOUGLAS KEEP ARCHITECT FOR TERI JORY & SETH GEIGER, 2230 CLIFF DRIVE, APN 041-252-071, E-3 ONE-FAMILY RESIDENCE AND SD- 3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00162)**

The 5,428 square foot, corner parcel is currently developed with a portion of a one-story duplex and a detached two-car garage. The remainder of the duplex is on the adjoining parcel to the east. The proposed project involves the demolition of the garage and the portion of the existing duplex that is located on the subject property, and the construction of a new two-story, 2,032 square foot residence with an attached 449 square foot, two-car garage, site fencing, and landscaping.

The discretionary applications required for this project are Open Yard Modifications to: 1) Allow for the reduction in the required 1,250 square foot; and 2) Allow a portion of the required open yard to be located in the front yard and required front setback along the primary frontage (SBMC § 28.15.060.C 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 15302 (Replacement or reconstruction of existing structures).

Case Planner: Suzanne Riegle, Assistant Planner

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

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

**B. APPLICATION OF ERIC SWENUMSON ARCHITECT FOR CAROL OSTROFF, 1315 MISSION RIDGE ROAD, APN 019-210-017, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2013-00209)**

The 13,277 square foot site is currently developed with a 2,424 square foot residence and a two-story detached accessory building, including a 315 square foot, two-car carport above a 324 square foot detached accessory space. The proposed project involves the legalization of several “as-built” improvements to the residence: a 41 square foot addition to connect the residence to the detached accessory space, conversion of accessory space to a bedroom, and the following proposed improvements: installation of new windows, doors, and lighting.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations including new windows, doors, and lighting to the existing structure within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow the installation of a new window within the required 10-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 Riegler, Assistant Planner

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

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

**C. APPLICATION OF ROBERT E. MILLS, AGENT FOR SUSAN ARCIDIACONO, 18 S. VOLUNTARIO STREET, APN 017-172-006, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/AC (MST2012-00098)**

The 7,779 square-foot site is developed with a one-story, 854 square foot, single-family residence. The proposed project involves construction of a 789 square foot, second story addition, a 64 square foot second story deck, and 558 square-foot, first floor addition, a 199 square foot trellis, and a 317 square foot, detached, two-car carport. The proposal also includes a minor interior remodel, and a new driveway and turnaround area. The proposed construction will result in 2,202 square foot, two-story residence with a detached two-car carport.

The discretionary application required for this project is a 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 § 28.18.060, 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 (Existing Facilities).

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**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.

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