



**STAFF HEARING OFFICER  
REVISED AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, SEPTEMBER 18, 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:**

**THE FOLLOWING AGENDA ITEM HAS BEEN CONTINUED TO THE OCTOBER 16, 2013, MEETING.**

**A. APPLICATION OF MARK MORANDO, AGENT FOR BRUCE ANDERSON, 1128 HARBOR HILLS LANE, APN 035-314-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2011-00389) CONTINUED TO THE OCTOBER 16, 2013, MEETING**

The 29,259 square-foot project site is currently developed with a two-story, 3,151 square foot residence, and 527 square foot attached two-car garage. The subject application is a proposal to permit the following "as-built" construction: split-level patio with deck, outdoor fireplace, barbeque, counter, sink, retaining walls, entry pilasters, stairs, and a new front entry. The project also includes installation of required guard rails and demolition of the "as-built" pergola and storage shed. No additional building area is proposed.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the "as-built" deck, patio, counter, sink, and fireplace to remain within the ten-foot southwest interior setback (SBMC §28.15.060 and 28.92.110);
2. A Wall Height Modification to allow the "as-built" walls and building code-required guardrails to exceed eight feet in height within the ten-foot southwest interior setback (SBMC §28.87.170 and 28.92.110);
3. A Wall Height Modification to allow the "as-built" wall and building code-required guardrail to exceed eight feet in height within the ten-foot southeast interior setback (SBMC §28.87.170 and 28.92.110); and
4. A Wall Height Modification to allow the two "as-built" entry pilasters and wall to exceed 3.5 feet in height within ten feet of the front lot line, and adjacent to the driveway (SBMC §28.87.170 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 Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Dan Gullett, Associate Planner

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

Phone: (805) 564-5470, ext. 4550.

**B. APPLICATION OF KATHY HANCOCK ARCHITECT FOR LAWRENCE HOWES, 1252 DE LA GUERRA ROAD, 031-072-006 E-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2013-00257)**

The 6,384 square-foot project site is developed with a 1,280 square foot single-family residence and 294 square foot two-car carport. The proposed project involves converting the carport to a garage, and includes permitting “as-built” improvements, including garage doors and a security door to be located within the required front setback, and expanding the carport by approximately 135 s.f. to create the minimum-sized garage. No other construction is proposed on site and all other zoning violations listed in the recent Zoning Information Report (ZIR2012-00426) will be abated. The discretionary applications required for this project is a Front Setback Modification to allow the “as-built” garage doors and security door to remain within the twenty-foot setback (SBMC §28.15.060 and 28.92.110.A.2).

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: Pete Lawson, Associate Planner

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

Phone: (805) 564-5470, ext. 4565.

**C. APPLICATION OF RUSS BANKO AGENT FOR KEN HANEY, 745 DOLORES DRIVE, APN: 035-103-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/ACRE (MST2012-00498)**

The 9,049 square-foot site is located in the Hillside Design District and is currently developed with a 1,674 square foot one-story single-family residence, and attached two-car garage. The proposed project involves the construction of a 758 square foot two-story addition, an upper level deck, and a 243 square foot one-story addition to the existing residence. The proposal also includes an interior remodel, façade alterations, replacement of the existing roof material, and new site retaining walls. The proposed 2,675 square feet residence with attached garage is 76% of the required floor-to-lot area ratio (FAR).

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 30-foot front setback (SBMC § 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).

Case Planner: Suzanne Riegle, Assistant Planner

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

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

**D. APPLICATION OF THOMAS V. SMITH ARCHITECT FOR MELODY WYNN AND LAYNE KANNEGIETER, 2846 VERDE VISTA DRIVE, APN: 053-362-016, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00315)**

The 4,861 square foot lot is currently developed with an 856 square foot, one-story residence with a 266 square foot detached two-car garage. The proposed project includes permitting "as-built" improvements including a 128 square foot addition to the rear of the existing residence, and alterations to the detached garage. The proposal also includes a new tandem parking space. The proposal will abate violations listed in ENF2013-00564 and ZIR2013-00174.

The discretionary applications required for this project are:

1. A Interior Setback Modification to allow the "as-built" addition to encroach into the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the an uncovered tandem parking space and "as-built" alterations to the existing garage within the required six-foot interior setback to the east (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.

**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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