



**STAFF HEARING OFFICER
AGENDA**

Bettie Weiss
Staff Hearing Officer/City Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 27, 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, or on your computer at www.SantaBarbaraCA.gov/CityTV, where you can also click on *City TV Program Guide* for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCA.gov/SHO and then clicking *Videos*.

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 TOM OCHSNER, ARCHITECT FOR ROB AND MICHELLE FOSTER, PROPERTY OWNERS, 345 W. MOUNTAIN DRIVE, APN 021-102-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DU/ACRE) (MST2013-00414).**

The 28,257 square foot lot is located in the Hillside Design District and is developed with a 1,311 square foot one-story residence, a 482 square foot detached two-car garage, and a 505 square foot one-story accessory structure. The proposal involves a remodel and the construction of a 427 square foot one-story addition to the existing residence, and a new 385 square foot covered deck. The discretionary application required for this project is a Front Setback Modification to allow improvements to be constructed within the 35-foot front setback along West Mountain Drive (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 Alterations in Land Use Limitations).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4531.

B. **APPLICATION OF BILL FERGUSON, OWNER, 215 OLIVER ROAD, APN: 041-329-003, E-3 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS/AC), (MST2013-00437)**

The 6,250 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,386 square foot two-story residence and a detached 244 square foot one-car garage. The proposed project involves the demolition of 40 square feet, construction of a 329 square foot first-floor addition at the rear of the existing residence, and a new uncovered tandem parking space. The discretionary application required for this project is an Interior Setback Modification to allow the addition to encroach into the required six-foot interior setback to the north (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 Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

C. APPLICATION OF TIM FREEMAN, PROPERTY OWNER, 1375 KENWOOD ROAD, APN: 041-132-010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC), (MST2013-00442)

The 8,258 square foot lot is located in the Hillside Design District, and is developed with a 1,408 square foot one-story residence and a detached 126 square foot one-car garage. The proposed project involves the permitting of the “as-built” 180 square foot first floor addition to connect the existing residence and garages to create laundry and storage rooms. The discretionary application required for this project is a Front Setback Modification to allow additions within the required thirty-foot front 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

D. APPLICATION OF BRYAN POLLARD, AGENT FOR CHRISTIAN HILL AND HOPE FIRESTONE, 1318 MORRISON AVENUE, APN: 029-091-021, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS/AC), (MST2013-00138)

The 4,500 square foot lot is located in the Lower Riviera Special Design District, and is developed with a 1,030 square foot one-story residence and a detached 395 square foot accessory building consisting of a one-car garage with accessory space. The proposed project involves the construction of a 137 square foot first-floor addition, a 358 square foot second-story addition to the existing residence, and alterations to the detached garage/accessory building including a new garage door and window replacements. Six cubic yards of excavation is proposed. This structure is on the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the north (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required six-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.18.060, 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

E. APPLICATION OF PETER WALKER HUNT ARCHITECT FOR SHARON GORDON, 1816 CLEVELAND AVE, APN: 027-061-010, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2013-00344) CONTINUED FROM NOVEMBER 13, 2013.

The 5,555 square foot lot is currently developed with a 621 square foot one-story single-family residence. The project proposes to permit “as-built” improvements including a 95 square foot under-story, utility room addition, alterations to the roof form, a 64 square foot entry addition, and a two-car carport and deck. The proposal will abate violations identified in ENF2013-00555. The discretionary applications required for this project is an Interior Setback Modification to allow additions and alterations within the required 6-foot interior setback (SBMC § 28.18.060 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 Alteration to Land Use Limitations).

Case Planner: Michelle Bedard, Planning Technician II

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4551.

F. APPLICATION OF RON GIBBONS, AGENT FOR UNITY CHURCH OF SANTA BARBARA, 227 E. ARRELLAGA STREET AND 1626 SANTA BARBARA STREET, APNs 027-192-023 AND -024, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 UNITS/AC), (MST2013-00347)

The project consists of a lot line adjustment between two lots identified as 1626 Santa Barbara Street and 227 E. Arrellaga Street. The proposal would transfer 21,799 square feet from 1626 Santa Barbara Street (Unity House lot) to 227 E. Arrellaga Street (Unity Church lot), thereby creating lots of 20,902 and 60,070 square feet, respectively. No construction or changes to the existing use of the site are proposed.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow existing nonresidential development (Unity House) on a residentially zoned lot to be located six feet from the interior property line (SBMC §28.92.110 & 28.21.085);
2. Interior Setback Modification to allow existing nonresidential development (parking for Unity Church) on a residentially zoned lot to be located six feet from the interior property line (SBMC §28.92.110 & 28.21.085); and
3. Lot Line Adjustment to transfer 21,799 square feet from property identified as 1626 Santa Barbara Street to property identified as 227 E. Arrellaga Street (SBMC Ch. 27.40).

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: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

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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