



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, DECEMBER 11, 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, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://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](http://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](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 DAVID WINITZKY, ARCHITECT FOR DENNIS P. FAZZIO, 2213 SANTA BARBARA STREET APN: 025-201-023, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2013-00436)**

The 15,746 square-foot site is currently developed with a 2,734 square foot, two-story residence, a 392 square foot two-car garage, a 257 square foot one-car garage and a 220 square foot one-car carport. The proposed project involves 34 square feet of additions, a new covered entry porch, new skylights, a new trellis, new windows, new doors, new exterior light fixtures and an exterior stucco color change. The discretionary application required for this project is an Interior Setback Modification to allow exterior alterations, including windows, doors and exterior lighting in the required interior setback. (SBMC § 28.15.060 & 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: Jo Anne La Conte, Assistant Planner

Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

B. **APPLICATION OF DAWN SHERRY , ARCHITECT FOR GIEGERICH-POLCHIN FAMILY TRUST, 613 E. VICTORIA STREET, APN: 029-093-015, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, (12 DU/AC) (MST2013-00338)**

The 4,505 square foot corner lot is currently developed with a 965 square foot one-story residence with a covered entry porch, an unpermitted rear addition and trellis, and a detached 251 square foot one-car garage. The proposed project involves the demolition of the unpermitted rear addition and trellis, a new 219 square foot addition at the rear, a new 120 square foot trellis, permitting “as-built” site walls ranging in height from 3'-6" to 5'-8" and interior alterations to the dwelling. The project will address violations outlined in ZIR2002-00154. This property is a contributing historic resource to the potential Bungalow Haven Historic District.

The discretionary applications required for this project are:

1. A Modification to provide less than the required 1,250 square foot open yard area (SBMC 28.18.060 & §28.92.110); and
2. A Modification to allow the height of “as-built” walls to exceed a maximum height of 3.5 feet within ten feet of the front property line and within fifty feet of a street corner (SBMC § 28.87.170 & 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: Jo Anne La Conte, Assistant Planner  
Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

**C. APPLICATION OF BRIAN MILLER DESIGNER FOR PEYTON EVANS REVOCABLE TRUST, 1426 ALTA VISTA ROAD, APN: 029-100-002, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (12 UNITS/AC): MEDIUM DENSITY RESIDENTIAL (MST2013-00387)**

The 8,996 square foot corner lot is developed with a 1,981 square foot two-story residence, a 294 square foot, detached one-car garage with storage room (northern garage), and a 604 square foot, detached accessory building consisting of a one-car garage and a recreation room (southern garage). The proposed project involves permitting the 'as-built' trellis roof structure and skylight located between the existing residence and the northern garage, conversion of a 74 square foot storage area into a laundry room in the northern garage, and alterations to the southern garage. The proposal will address violations identified in enforcement case ENF2012-01023.

The discretionary application required for this project is a Front Setback Modification to allow the trellis roof and the conversion of storage to laundry room within the required 15-foot front setback along the property's secondary frontage on Micheltorena Street. (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 Alterations in Land Use Limitations).

Case Planner: Kelly Brodison, Assistant Planner  
Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4531.

**D. APPLICATION OF PAUL ZINK, ARCHITECT FOR THE LOUISE LUCENA LIVING TRUST, 2302 EDGEWATER WAY, 041-342-010, E-3/SD-2 SINGLE FAMILY AND COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 5 DU/ACRES: (MST2013-00393)**

The 5,873 square-foot site, located on the northwest corner of Edgewater Way and Mohawk Road, is currently developed with 1,018 s.f. single-story house and attached one-car carport. The proposed project involves the construction of a 34 s.f. addition to a bedroom and bathroom, construction of new exterior decks and fences, remodel of portions of the house, reroof of the house, replacement of an existing driveway with pavers, and the permitting of an "as-built" 44 s.f. attached storage shed.

The discretionary applications required for the project are:

1. Front Setback Modification to allow alterations, including new doors, new windows, and a raised deck within the required 20-foot front setback on Mohawk Road (SBMC §28.15.060 and SBMC §28.92.110).
2. Fence Height Modification to allow a fence greater than 3.5 feet in height in the front setback on Mohawk Road (SBMC §28.87.170 and SBMC §28.92.110).
3. Open Yard Modification to allow the proposed addition to further reduce an already nonconforming open yard area due to the construction of the 34 s.f. bedroom and bathroom addition (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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Danny Kato, Senior Planner II

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

Phone: (805) 564-5470, ext. 2567.

**E. APPLICATION OF DOROTHY CHILDRESS, 943 CALLE CORTITA APN: 041-157-011, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 UNITS/AC) (MST2013-00489)**

The 11,495 square foot corner lot is developed with a 2,209 square foot two-story residence, and an attached 440 square foot two-car garage. The proposed project involves permitting the following “as-built” improvements: patio cover and accessory structure (water heater room), kitchen addition, and laundry room addition, all of which encroach into the required setbacks. The proposal will address violations identified in ZIR2013-00500.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” addition of the patio cover and accessory structure within the required thirty-foot front setback to the south (SBMC §28.15.060 and SBMC §28.92.110); and
2. An Interior Setback Modification to allow the "as-built" construction of a kitchen addition and a laundry room addition within the required ten-foot interior setback to the west (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 15303 and 15305.

Case Planner: Betsy Teeter, Planning Technician II

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

Phone: (805) 564-5470, ext. 4563.

**F. APPLICATION OF ERIN CARROLL, LANDSCAPE ARCHITECT FOR VISTA OCEANO LA MESA VENTURE, LLC, 1701 LA VISTA DEL OCEANO DR., 035-480-058, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2005-00017)**

The lot is approximately 16,370 s.f. in size and is located in the Hillside Design District. It is currently under construction with a new 4,517 square foot, single-family residence and associated site improvements, which were approved in 2006 (BLD2006-00399). The project involves revisions to a proposed pool and spa, and “as-built” alterations to walls along the front portion of the property.

The discretionary applications required for this project are:

1. A Modification to allow the pool to encroach into the required 15-foot front setback for pools (SBMC § 28.87.060 and SBMC §28.92.110); and
2. A Modification to the height of fences, walls, and hedges to exceed the maximum allowed height of 3½ feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet 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 Section 15303.

Case Planner: Marisela Salinas, Associate Planner

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

Phone: (805) 564-5470, ext. 3305.

**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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