



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, JANUARY 22, 2014  
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 BANYAN ARCHITECTS, ARCHITECT FOR BOB ZORICH, 1676 FRANCESCHI ROAD, APN: 019-102-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION (1 UNITS/AC): LOW DENSITY RESIDENTIAL (MST2013-00450)**

The 1.3-acre site located in the Hillside Design District is developed with 5,124 square foot, single-family residence that is to be demolished. An application (MST2012-00493) was previously approved to construct a new 6,415 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. The current proposal involves the construction of a new pool cabana, trellis, pool storage structure, and mechanical areas. The cabana, pool storage structure, and mechanical areas are considered detached accessory buildings that are located in a secondary front yard.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a trellis to be located within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the detached accessory building to be located within a front yard (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 Riegler, Associate Planner

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

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

**B. APPLICATION OF JAMES BELL, ARCHITECT FOR VINCE SEMONSEN, 1810 SUNSET AVENUE, APN: 043-162-013, R-3 MULTI-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): MEDIUM - HIGH DENSITY RESIDENTIAL (MST2013-00502)**

The 5,000 square foot lot is developed with a 1,404 square foot residence, a 185 square foot detached accessory building, and a 274 square foot deck. The proposed project includes the demolition of the existing accessory building and 117 square feet of the existing building pad, and the construction of a 340 square foot one-car garage. The discretionary application required for this project is an Interior Setback Modification to allow the proposed garage to be located within the required six-foot interior setback (SBMC § 28.21.060 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

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**C. APPLICATION OF GHAZWAN AKRAA ARCHITECT FOR ILHAM AKRAA, 1919 CLIFF DRIVE, APN: 045-015-013, C-P LIMITED COMMERCIAL, R-2 TWO-FAMILY RESIDENCE AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION (15-27 DU/ACRE): COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2013-00112)**

The 10,169 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,144 square foot restaurant building with 864 square feet covered and screened exterior patios. The project includes alterations to the existing building to enclose the existing covered patio areas, resulting in the creation of new floor area, which is proposed to be a dry storage room. The 2,008 square foot restaurant is proposed to have 36 seats. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations to the existing building within the required 11'-3" interior setback (SBMC § 28.54.060 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

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

**D. APPLICATION OF TRISH ALLEN, AGENT FOR CALM (CHILD ABUSE LISTENING MEDIATION), 33 W VICTORIA STREET, APN 039-181-001, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2013-00071)**

The proposed project consists of a one-lot subdivision of an existing 14,990 square foot building to create two commercial condominiums. The existing building includes the Victoria Street Theater, which is operated by The Ensemble Theatre Company, and offices currently occupied by CALM (Child Abuse Listening Mediation). The general boundaries of the two condominiums would place the theater on one parcel and offices for CALM on the other lot. There are no physical improvements proposed because the building was extensively remodeled within the past two years. Additionally, public improvements that provided required accessible access to the building were completed under a separate permit.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial condominium units (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Pete Lawson, Associate Planner

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**E. APPLICATION OF JAMES MCDONALD, OWNER, 128 ANACAPA STREET, APN 033-083-022, OCEAN-ORIENTED COMMERCIAL (OC)/COASTAL OVERLAY (S-D-3) ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM-HIGH, LOCAL COASTAL PLAN DESIGNATION: OCEAN ORIENTED COMMERCIAL & HOTEL AND RESIDENTIAL (MST2012-00332)**

The proposed project involves a one-lot subdivision to create two residential condominium units and the construction of the two detached residential units, each with a two-car garage. The subject lot is 5,085 square feet in size and is currently vacant. The net sizes of the two units, including garages, are 3,202 square feet (Unit A) and 2,668 square feet (Unit B). Each unit would be three stories with a roof-top deck and have access to all common open yard space at the ground level. Grading for the project would comprise 140 cubic yards of excavation and 90 cubic yards of import. Access to the site is directly from Anacapa Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Coastal Development Permit (CDP2012-00007) to allow the subdivision and proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section §15183.

Case Planner: Pete Lawson, Associate Planner

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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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