



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 2, 2014
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide 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/SHOVideos.
- B. **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 SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D. 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. Please check our website under *City Calendar* to verify closure dates.
- E. **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.

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 PAUL RUBEL, PROPERTY OWNER, 527 LA MARINA DRIVE, APN: 035-211-013, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/AC), (MST2013-00111)

The 12,253 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project is for a remodel to the dwelling, including a proposed expansion of the entry and the addition of a second story over the existing garage. The roof overhang of the second story addition will encroach into the required interior setback. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations within the required six-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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

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

B. APPLICATION OF MICHELLE MCTOLDRIDGE, SHELTER ARCHITECTURE & URBAN DESIGN FOR THE GAVIN FAMILY TRUST, 202 LA PLATA, 045-151-016, E-3/SD-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00043)

The 6,483 square foot, corner lot is located in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves demolition of an existing 299 square foot detached one-car garage, demolition of a 100 square foot detached accessory building, construction of a 38 square addition to the residence, construction of a 463 square foot attached two-car garage. The proposal also includes 46'-0" linear feet of 4'-0" tall retaining wall and 16'-0" linear feet of 6'-0" tall fencing to be located in the front yard. The discretionary application required for this project is an Open Yard Modification to reduce the open yard location and configuration requirements (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 Riegler, Associate Planner

Email: SRiegls@SantaBarbaraCA.gov

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

C. APPLICATION OF KEN GIVEN, PROPERTY OWNER, 561 ARROYO AVENUE, 035-253-024, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00004)

The 7,433 square foot lot is located in the Hillside Design District and is developed with a 1,100 square foot one-story residence with an attached 410 square foot two-car garage. The proposed project involves a 220 square foot one-story addition between the existing residence and garage. The discretionary applications required for this project is an Interior Setback Modification to allow the proposed uniform addition to encroach into 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegler, Associate Planner

Email: SRiegls@SantaBarbaraCA.gov

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

D. APPLICATION OF DENNIS THOMPSON, THOMPSON NAYLOR ARCHITECTS, FOR MARILYN MAKEPEACE, 1826 E. LAS TUNAS ROAD, 019-082-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/ACRE) (MST2014-00002)

The 20,036 square foot lot is located in the Hillside Design District. The proposed project includes a 903 square foot one-story addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot detached accessory building (garage and workshop) to habitable floor area, a 150 square foot addition between the two existing buildings, and a 78 square foot addition at the front of the residence. The proposal also includes the construction of a 564 square foot, detached, two-car garage with roof deck, site retaining walls, stairs, and approximately 270 cubic yards of site grading.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations to the existing accessory space, including the conversion of accessory space to habitable floor area within the required 15 foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow the proposed new one-car garage to encroach into the required 35 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: SRiegl@santaBarbaraCA.gov

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

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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