



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, AUGUST 6, 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. CONSENT:

A. APPLICATION OF JILL ZACHARY FOR CITY OF SANTA BARBARA, 633 & 635 BATH STREET, APNs 037-113-009 & 037-113-010, P-R ZONES, GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE (MST2014-00267)

The 2,562 square-foot site is comprised of two parcels (APNs 037-113-009 and 037-113-010) that are currently vacant. The proposed project involves installation of playground equipment, ornamental fencing, a pole light, and park benches. The proposal also includes installation of native landscaping with drip irrigation and mulch that complies with the City's Landscape Design Standards for Water Conservation and is compatible with the riparian bank vegetation. The project also includes improvements within the public right-of-way including a tile mosaic to be inlaid in the public sidewalk and new lighting fixtures.

The discretionary application required for this project is a Front Setback Modification to allow park improvements, including lighting, park benches, and trash and recycling receptacles, to encroach into the required 10' front setback (SBMC § 28.37.040 & SBMC § 28.21.060).

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 Alterations to Land Use Limitations).

Case Planner: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov

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

III. PROJECTS:

A. APPLICATION OF JESSICA HARLIN, DESIGNER FOR DAVID AND LINDA DOLL, 1117 LAS ALTURAS RD, 019-113-022, A-1 ONE-FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2014-00223)

The 1.06 acre parcel located within the Hillside Design District is developed with an existing, two-story, 3,761 square foot, single-family residence, and an attached, 455 square foot, two-car garage. The proposed project involves the construction of a new 16-foot by 68-foot infinity edge lap pool and spa. Also proposed are improvements including a new patio, fire pit, site landscaping, associated retaining and perimeter privacy walls, site fencing and gates, and pool equipment. The proposal includes 239 cubic yards of grading, of which 176 cubic yards will be exported off-site. The applicant is requesting an administrative approval by

the Community Development Director to allow site walls to exceed 8'-0" in height when located within the required 15'-0" interior setbacks. (SBMC 28.87.170.E)

The discretionary application required for this project is an Interior Setback Modifications to allow a proposed above-ground pool to encroach into the required 15'-0" 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 15303 (New Construction or Conversion of Small Structures).

Case Planner: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

B. APPLICATION OF GARY MOSEL, DESIGNER FOR RUDOLF AND ROSEMARIE MOSEL TRUSTEES FOR THE MOSEL FAMILY TRUST, 917 LAGUNA STREET, APN: 039-301-009, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2013-00497)

The 5,800 square foot lot is currently development with two single family dwellings. The proposed project involves the demolition of an existing 58 square foot laundry room and the construction of a new laundry room and bathroom totaling 102 square feet at the rear of the front dwelling unit at 917 Laguna Street. Also proposed are exterior alterations to the front unit including new windows to replace the existing windows, new and replaced doors, new fencing, a new trash area, reroof of the dwelling, rebuilding the front porch, replacing the ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917½ Laguna Street.

The discretionary application required for this project is an Interior Setback Modification to allow alterations, including relocated windows, to the dwelling 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: JoAnne LaConte, Assistant Planner

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

C. APPLICATION OF JAMES BELL, ARCHITECT FOR GREGORY MOHR, 3069 CALLE MARIPOSA, APN: 053-184-007, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 UNITS/ACRE) (MST2014-00235)

The 8,360 square foot lot is currently developed with a 944 square foot single family dwelling and a detached 600 square foot two-car garage with utility room. The proposed project involves 148 square feet of first floor additions and a 360 square foot second-story addition to the existing dwelling.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition to be located within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (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: JoAnne LaConte, Assistant Planner

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

D. APPLICATION OF DENNIS THOMPSON, THOMPSON NAYLOR ARCHITECTS FOR MARILYN MAKEPEACE 2002 REVOCABLE TRUST, 1826 E. LAS TUNAS RD, APN: 019-082-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/ACRE) (MST2014-00322)

The 20,036 square foot lot is located in the Hillside Design District, and is currently developed with a 2,615 square foot single family dwelling, a 397 square foot garage, and a 260 square foot workshop. The proposal involves a new retaining wall to allow for two new uncovered parking spaces with associated grading and paving within the required front setback along Las Tunas Road. A previous application (MST2014-00002) was reviewed and approved by the Staff Hearing Officer on April 2, 2014 for the conversion of an existing garage to habitable, a one-story addition, and a new two-car garage. The discretionary application required for this project is an Front Setback Modification to allow the proposed parking spaces to be located within the required thirty-five 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: JoAnne LaConte, Assistant Planner

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

IV. 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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