



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, SEPTEMBER 17, 2014  
9:00 A.M.**

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**Website: [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgamGuide](http://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](http://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](mailto: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](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.

**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 ALI JEEVANJEE, ARCHITECT FOR GINA HAN, 523 CONEJO ROAD, APN 019-062-008, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00212)**

The 8,427 square-foot site is currently vacant and has frontage on Conejo Road and Conejo Lane. Previous development on site consisted of a 2,130 square foot single-family residence and attached 360 square foot garage, all of which was destroyed in the Tea Fire in November 2008. The proposed project involves the construction of a new two-story, 2,173 square foot, single-family residence and an attached 387 square foot two-car garage. The proposal is to build the dwelling using the existing level building pad, and rebuild the garage in the existing footprint of the original garage in order to minimize grading. The project includes the removal of an Acacia tree, and a new permeable paved uncovered patio. The proposed total of 2,560 square feet, located on an 8,427 square foot parcel in the Hillside Design District, is 78% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Road frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow new construction within the required 35-foot front setback along the Conejo Lane frontage (SBMC § 28.15.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow new construction within the required 15-foot interior setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110); and
4. An Interior Setback Modification to allow new construction within the required 15-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 Guidelines Section 15301 & 15305.

Case Planner: Betsy Teeter, Planning Technician II

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

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

**B. APPLICATION OF DOUGLAS GHEZA, ARCHITECT, FOR MARINA WOLF, 1325 MORRISON AVE, 029-091-023, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (MST2014-00307)**

The 4,411 square-foot site is currently developed with an existing, one-story, 754 square foot, single-family residence and an existing, 173 square foot, detached, one-car garage. The proposed project involves an interior remodel, the demolition and reconstruction of 50 square feet, construction of a total of 32 square feet of additions, and minor door and window alterations to the existing residence. Additional site alterations include the construction of a new trash enclosure, a 39 square foot patio cover, and the removal of the “as-built” trellis element attached to the non-conforming, one-car garage. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-to-lot area ratio (FAR). The proposal will abate violations listed in ZIR2013-00335.

The discretionary applications required for this project are:

1. An Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations within the required six-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 15301 and 15305.

Case Planner: Michelle Bedard, Assistant Planner

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

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

C. **APPLICATION OF PETER WALKER HUNT, ARCHITECT FOR GORDON FAMILY SURVIVOR'S TRUST, 2001 ALAMEDA PADRE SERRA, APN: 025-346-004, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00069)**

The 7,817 square foot lot is currently developed with a six-unit apartment complex, a two-story duplex, a carport, and associated storage spaces and garages. The proposed project includes new windows in the storage area for the apartments, reconstruction of an existing 66 square foot wood deck on the east elevation of the duplex, the removal of an unpermitted vestibule on the one-car garage, the documentation of the conversion the one-car garage to a recreation room with associated alterations, a new pergola/trellis structure, the removal of an unpermitted potting shed along Alameda Padre Serra, and the demolition, relocation, and reconstruction of an existing non-conforming entry pergola, trash enclosure, stairway, and mailboxes. Also proposed is a 42" tall, 87 linear foot long wood fence to be located along Alameda Padre Serra. The proposal will address violations identified in enforcement case ENF2012-01145.

The discretionary applications required for this project are:

1. Front Setback Modification to allow improvements including the relocation of an entry pergola, stairway, mailboxes, a trash enclosure, a new pergola/trellis structure, and doors on a recreation room within the required twenty-foot front setback facing Alameda Padre Serra (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. Front Setback Modification to allow improvements including an "as-built" deck to be located within the required twenty-foot front setback facing Serra Street (SBMC § 28.18.060 and SMBC §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](mailto:JLaConte@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 3320.

**D. APPLICATION OF MARK MORANDO, DESIGNER FOR GLORIA FLETCHER, 1618 GILLESPIE STREET, APN: 043-211-016, R-2 ZONE, TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2014-00376)**

The 5,000 square-foot site is currently developed with a 1,392 square foot, one-story single family residence and a detached 387 square foot two-car garage. The proposed project involves permitting an "as-built" 22 square foot bathroom addition to the rear of the existing dwelling and to alter and permit an "as-built" trellis and a new rear wooden deck. The proposal will address violations outlined in ZIR2014-00186.

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 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: JoAnne LaConte, Assistant Planner

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

Phone: (805) 564-5470, ext. 3320.

**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.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.