



Please note the special **9:30 a.m.** meeting time

**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, OCTOBER 29, 2014  
9:30 A.M.**

**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/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide) 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 9:30 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 BARBARA LOWENTHAL, AGENT FOR KATHRYN HINSH, 304 JUNIPERO PLAZA, APN: 025-262-001, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2014-00363)**

The 16, 552 square-foot site is currently developed with a 4,236 square foot, two-story single-family residence and a detached 480 square foot two-car garage. The proposed project involves removing an existing wraparound porch and returning the porch to its original configuration, relocating the potting shed outside of the interior setback and permitting an "as-built" open air arbor. The project will also address violations identified in the Zoning Information Report (ZIR2012-00510). The discretionary application required for this project is a Interior Setback Modification to allow the open air arbor to encroach into the required 10' interior setback (SBMC §28.15.060 and 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](mailto:BTeeter@SantaBarbaraCA.gov)

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

**B. APPLICATION OF CHRISTOPHER DENTZEL, ARCHITECT FOR WAYNE BENNER, 3761 LINCOLN ROAD, APN: 053-430-013, E-3 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00219)**

The 8,323 square foot parcel is currently developed with a 2,536 square foot, two-story residence and a 400 square foot attached garage. The proposal includes a 174 square foot addition to the ground floor of the dwelling, renovations to the interior of the existing dwelling and courtyard and a new balcony off the second floor bedroom overlooking the courtyard. The project will also address violations identified in the Zoning Information Report (ZIR2013-00325). The discretionary application required for this project is a Open Yard Modification to allow the proposed second story balcony to encroach further into the required open yard area than the allowed 2'-0" encroachment (SBMC § 28.15.060 and 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](mailto:BTeeter@SantaBarbaraCA.gov)

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

**C. APPLICATION OF EDWARD V. DERAS, DESIGNER FOR LOUIS SANCHEZ, 725 OLIVE STREET, 031-092-018, R-3 ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2014-00112)**

The 5,100 square foot site is currently developed with an existing one-story 942 square foot single-family residence, a detached, three-car, 740 square foot garage, and a 168 square foot accessory structure. The proposed project involves the demolition of the existing garage and accessory structure, and construction of a new, 376 square foot, two-car carport, and a new, second-story, 937 square foot residential unit located above the existing, one-story residential unit. Also proposed are two (2) new uncovered parking spaces, a new deck above the carport, and the construction of a new wood fence located along the southern (interior) property line with a height ranging between 42-inches and a maximum of 6-feet.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and alterations located within the required six foot interior setback to the south (SBMC §28.21.060 and SBMC §28.92.110).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Case Planner: Michelle Bedard, Assistant Planner

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

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

**D. APPLICATION OF GAIL FISHER TRUSTEE OF THE GAIL L. FISHER REVOCABLE TRUST, 952 ALAMEDA PADRE SERRA, APNs 019-242-014 & 019-252-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00346)**

The proposed site is comprised of two parcels APN 019-242-014 (approximately 11,532 square feet), APN 019-252-013 (approximately 1,870 square feet), and an approximately 906 square foot strip of land that separates the two assessor's parcels (to be acquired through quiet title process) for a total project site of 14,308 square feet. The project site is currently developed with a 1,347 square foot, one-story residence with an attached two-car garage. The proposed project includes replacement of a dry rotted deck and fencing, resurfacing the existing concrete masonry unit (CMU) walls, construction of CMU seat walls, and repaving the existing driveway. The proposal also includes permitting "as-built"

improvements including a counter, barbeque, fire pit, and hot tub that will address violations identified in enforcement case ENF2014-00220. The proposed work extends across the current property lines.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the reconstructed improvements and “as-built” improvements to encroach into the required ten-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the reconstructed improvements and “as-built” improvements to encroach into the required ten-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Voluntary Lot Merger of APNs 019-242-014 and 019-252-013 along with the approximately 906 square foot strip of land that is to be acquired through quiet title process. (SBMC § 27.30).

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: [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@SantaBarbaraCA.gov)

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

### **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.