



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 4, 2015
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/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.
- 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 NATALIE COPE, ARCHITECT FOR MARY MCMASTER AND PAUL CASEY, 336 E PEDREGOSA STREET, APN: 027-051-006, E-1 ZONE, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00008)

The 6,250 square foot parcel is currently developed with a 2,294 square foot, two-story residence and a 220 square foot attached garage. The proposal includes construction of a new 215 square foot wooden deck (with a trellis above) to the existing rear elevation of the house, removal of the existing concrete stairs, replacement of a window and an interior remodel. The project will also address violations identified in the Zoning Information Report (ZIR2013-00021). The discretionary application required for this project is an Open Yard Modification to allow the proposed first story deck to encroach into the required open yard area (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

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

B. APPLICATION OF JOE STENNETT, APPLICANT FOR CITY OF SANTA BARBARA, 11 GARDEN STREET, APN: 033-113-026, HRC-2/SD-3, HOTEL AND RELATED COMMERCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL/MEDIUM/HIGH RESIDENTIAL (15-27 DU/ACRE), LOCAL COASTAL PLAN LAND USE DESIGNATION: HOTEL AND RELATED COMMERCE (MST2014-00281)

The 1.7 acre site is currently developed with the Santa Barbara Visitor Center building, restrooms and a parking lot. The proposed project is for a new eight-foot tall, 16 foot long information trellis/kiosk display structure and the relocation of bicycle parking in the Appealable Jurisdiction of the Coastal Zone. The Visitor Center is a designated Structure of Merit: Larco Building.

The discretionary application required for this project is a Front Setback Modification to allow the trellis/kiosk display structure within the required 10' front setback (SBMC § 28.22.060 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 and 15305 (New Construction 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 MARK MORANDO, DESIGNER FOR GEORGE PECOULAS AND PATRICIA LUSCOMBE, 1575 ORAMAS ROAD, APN: 029-051-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00587)

The 15,114 square foot site is currently developed with a 2,230 square foot, two-story single family residence and an attached 312 square foot, “as-built”, two-car garage. The proposed project involves permitting the “as-built” conversion of the carport to a garage, a new standing seam, metal roof, alterations to the roof above the “as-built” garage and to the roof of dwelling, a new garage door, new windows and doors and exterior alterations. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage within the required 30' front setback (SBMC § 28.15.060 and SBMC § 28.92.110) and;
2. An Interior Setback Modification to allow the “as-built” conversion of the carport to a garage including alterations to the “as-built” garage and dwelling within the required 10' 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 15303 and 15305 (New Construction 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 DIRK BOUWMEESTER, OWNER OF 2526 MESA SCHOOL LANE, APN: 041-292-038, E-3 (ONE-FAMILY RESIDENCE), SD-3 (COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2014-00584)

The 10,100 square foot site is currently developed with a 961 square foot single family residence with a basement and a detached 180 square foot carport. The proposed project includes demolition of the one-car carport and construction of a 1,271 square foot, detached accessory building which contains, 400 square feet of garage area, 694 square feet of boat storage area and 177 square feet of habitable space in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Modification to allow the combined total garage floor area and detached accessory building to exceed the maximum allowable size of 500 square feet each (SBMC § 28.87.160 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 and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

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

E. APPLICATION OF LORI KARI, ARCHITECT FOR VICTORIA CHIN, 2011 EDGEWATER WAY, 045-100-067, E-3/SD-3, SINGLE FAMILY AND COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC), COASTAL LAND USE DESIGNATION: RESIDENTIAL, 5 UNITS/AC (MST2014-00462)

The 19,320 square-foot site, located on the cul-de-sac of Edgewater Way, is currently developed with a 790 square foot single family residence with a 65 square foot basement, and an attached 453 square foot two-car garage. The proposed project involves increasing the size of the basement by 131 square feet, relocating the garage door from the side of the garage to the front, constructing a swimming pool and five-foot tall site wall in the front yard, replacing an “as-built” stairway at the west of the house with at-grade steps, and other interior and exterior improvements.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the relocated garage door to be within the required twenty-foot front setback. (SBMC § 28.15.060 and 28.92.110); and
2. Wall Height Modification to allow the proposed site wall to be greater than 42” within ten-feet of the front lot line. (SBMC § 28.87.170 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: Danny Kato, Senior Planner II

Email: DKato@SantaBarbaraCA.gov

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

F. APPLICATION OF JASON GRANT, ARCHITECT FOR BLH PROPERTES, LLC, OWNERS OF 2334 DE LA VINA STREET, 025-113-001, R-4 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2013-00419)

The project consists of the construction of a 6,301 square-foot, three-story building consisting of three (3) new residential condominiums on a 7,405 square foot vacant lot in the R-4 Zone. The units would be comprised of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three two car garages on the ground floor. One driveway on De La Vina Street and two driveways on Junipero Street will be removed, and two new driveway curb cuts on Junipero Street will be constructed to provide access to the six covered parking spaces. The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC Chapters 27.07 and 27.13).

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: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

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.

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. 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.