



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 18, 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 DESIGNARC, ARCHITECT FOR HOUSING AUTHORITY OF SANTA BARBARA, 219 SYCAMORE LANE (AKA 211-221 SYCAMORE LANE), APN 017-073-046, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL, 12 UNITS PER ACRE (MST2014-00592)

The 1.69 acre project site is currently developed with ten duplex buildings totaling twenty residential units and a commons building used as both a laundry facility and maintenance room. The proposed project involves renovations to both the interior and exterior of the buildings, including an architectural upgrade, new entry porches, upper level balconies, private patios and fences. The discretionary applications required for this project are:

Modifications to permit architectural elements to encroach into the required twenty-foot front and six-foot interior setbacks (SBMC §28.18.060), and;

A Modification to permit architectural projections and improvements to be located within the required fifteen-foot building separation between buildings on site (SBMC §28.18.070).

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 ALEX PUJO, ARCHITECT FOR DARREL LECLAIR, 316 W. FIGUEROA STREET, APN: 039-212-024, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORITY HOUSING (MST2014-00565)

The 7,555 square-foot site is currently developed with three single family dwellings. The proposal is to construct a 443 square foot second-story addition and a ground level, 378 square foot one-car garage, which includes a workshop and laundry that will attached the dwelling at 316 W. Figueroa Street to 1109 Curley Avenue, to create a duplex. Also, proposed are exterior alterations, including a new driveway, a new approximately 7 ft. high fence and approximately 9 foot high trellis along the Curley Avenue frontage, demolition of

a 90 square foot rear porch at 316 W. Figueroa Street and the demolition of two “as-built” sheds at the property. This residence is proposed to be added to the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition and alterations to a non-conforming residence within the required 10-foot front setback and to allow a portion of the garage to be located in the required 20-foot front setback for parking that backs out onto the street (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition and alterations to a non-conforming residence within the required six-foot interior setback (SBMC §28.21.060 and SBMC § 28.92.110); and
3. Modification to allow the distance between the proposed two-story duplex and an existing single family residence to be closer than the required 15 feet (SBMC §28.21.070 and SBMC § 28.92.110); and.
4. Modification to allow a fence to exceed the maximum allowable height of 3.5 feet within 10 feet of a front lot line and to allow a trellis to exceed the maximum allowable height of 8 feet in the front yard (SBMC §28.21.170 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 (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 DON GRAGG, APPLICANT FOR ARNE RICHARD PEDERSEN, 224 LOS AGUAJES, APN: 033-032-007, R-4/SD-3 ZONES, HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2014-00405)

The 3,242 square-foot site in the non-appealable jurisdiction of the Coastal Zone is developed with an 839 square foot, one-story single-family residence, a detached 165 square foot one-car garage and a shed. The proposal is to construct an 82 square foot one-story addition and a 544 square feet second-story addition to the dwelling and to construct a 28 square foot addition to the garage which will attach the residence to the garage. The proposal also includes demolition of a shed, a porch canopy and portions of a concrete patio and one new uncovered tandem parking space, new upper and lower level patios and a 378 square foot roof deck.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the garage and a tandem uncovered parking space to be located within the required six-foot interior setback to the west (SBMC § 28.21.060 and SBMC § 28.92.110); and

2. Interior Setback Modification to allow a conforming addition and alterations to a non-conforming residence with the required six-foot interior setback to the east (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 (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.

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.