



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, APRIL 1, 2015  
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/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 9:00 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 PETER BECKER, ARCHITECT FOR STEPHEN W. HARBY REVOCABLE TRUST, 424 PLAZA RUBIO, APN: 025-263-005, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00600)**

The 6,300 square foot site is currently developed with a 1,619 square foot two-story single family residence, a detached 225 square foot one-car garage, a cellar and a lap pool with a trellis cover above. The proposed project involves construction of 59 square foot one-story additions and a 19 square foot second story addition to the dwelling, removing an "as-built" air conditioning unit and installation of a new air conditioning unit, window and door changes, and an interior remodel to the dwelling. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard. This house is on the City's List of Potential Historic Resources: "Spoor House."

The discretionary applications required for this project are:

1. Front Setback Modification to allow first and second story additions with new doors and windows to the residence within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door and windows, and an air conditioning unit for the residence within the required ten-foot 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 15301 & 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.

**B. APPLICATION OF WINDWARD ENGINEERING, APPLICANT FOR SCOTT AND CHARLENE WILSON, 1516 CASTILLO STREET, APN: 027-212-022, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2014-00319)**

The 7,788 square foot site is currently developed with a duplex and a single family dwelling. The proposed project involves the removal of two illegal dwelling units to restore the duplex and single family dwelling to their original three-unit configuration, demolition of 228 square feet of "as-built" first and second story additions, demolition of an "as-built" deck, stairway and landing to the duplex, demolition of an "as-built" shed, deck, landing, and stairs to the single family dwelling, restoring the uncovered porch for the duplex and converting 453 square feet of unpermitted second-story floor area to attic space. Also, proposed is permitting the "as-built" demolition of a one-car garage and three new uncovered parking spaces. The proposal will address violations identified in an enforcement case (ENF2013-00688) and in a Zoning Information Report (ZIR2013-00248).

The discretionary applications required for this project is a Parking Modification to three uncovered parking spaces instead of the one covered parking space required (SBMC § 28.90.100.G 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 & 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.

**C. APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CLAY TEDESCHI, 240 EUCALYPTUS HILL DRIVE, APN: 015-050-025, A-2 (SINGLE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2/DU/AC) (MST2014-00548)**

The 2.9 acre site is currently developed with a 4,811 square foot single family dwelling, a detached 403 square foot two-car garage with 468 square feet of accessory space above and a swimming pool. The proposed project involves construction of 1,465 square feet of first and second floor additions, an interior remodel, a new 441 square foot garage, a new driveway and removal of one four inch diameter Orange tree.

The discretionary applications required for this project are:

1. Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a portion of the garage to be located in the required thirty-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 & 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 ALICIA HARRISON, AGENT FOR JL TRUST AND DUNLAP FAMILY TRUST, 3433 AND 3443 SEA LEDGE LANE, APNS: 047-082-005 AND 047-082-006, A-1/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL – ONE UNIT PER ACRE (MST2015-00019)**

The project consists of the repair of a slope failure located between the upper and lower portions of Sea Ledge Lane, which is a private road accessed off of Cliff Drive. The repairs include the installation of a retaining wall system, including micro-piles and tiebacks, that is 67 feet long with a maximum height of six feet; drainage improvements that tie into the existing drainage system; and new landscaping with temporary irrigation for erosion control and visual screening of the new retaining wall.

This work was permitted by the City through an emergency permit and construction is underway. Pursuant to SBMC §28.44.100.E(5), an application for a formal coastal development permit must be filed within 90 days of the issuance of the emergency permit. Any development constructed pursuant to an emergency permit shall be considered temporary until authorized by subsequent coastal development permit, and issuance of an emergency permit does not constitute an entitlement to said development.

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Allison DeBusk

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

Phone: (805) 564-5470, ext. 4552.

**E. APPLICATION OF STEVE FORT OF SEPPTS, AGENT FOR ROBERT AND ELIZABETH LESLIE AND DAVID VOORHIES, TRUSTEE, THE RONALD F. AND CATHERINE M. BOEDDECKER FAMILY TRUST, 1970 MISSION RIDGE ROAD AND 2225 LAS TUNAS ROAD, APN 019-083-019 AND 002, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00020)**

The project consists of a lot line adjustment transferring 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road. Following the adjustment, 2225 Las Tunas would be 29,761 square feet with a 19% slope and 1970 Mission Ridge would be 12,158.6 square feet with a 21% slope. A lot area modification would be required for each lot because, based on slope density requirements, the minimum required lot size in the A-1 Zone would be 65,340 square feet for 2225 Las Tunas Road and 87,120 square feet for 1970 Mission Ridge Road. The adjustment affects an interior lot line and would not change the development potential of either lot. No development is proposed as part of the project.

The discretionary applications required for this project are:

1. Lot Area Modification to adjust the boundary of 2225 Las Tunas Road which will have less than the required 65,340 square feet of lot area (SBMC §28.92.110);
2. Lot Area Modification to adjust the boundary of 1970 Mission Ridge Road which will have less than the required 87,120 square feet of lot area (SBMC §28.92.110); and
3. A Lot Line Adjustment to transfer 777 square feet from 2225 Las Tunas Road to 1970 Mission Ridge Road (SBMC 27.40).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: Kelly Brodison, Assistant Planner

Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4531.

**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.