



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, AUGUST 5, 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 LAUREN BENARD, ARCHITECT FOR CLAY AND LAUREN BECCUE, 1324 PORTESUELLO AVE, APN 049-252-025, E-1 (SINGLE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/AC) (MST2015-00235)

The 9,149 square-foot site is currently developed with an existing 2,694 square foot residence and an attached, 588 square foot two-car garage. The proposed project involves exterior façade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors.

The discretionary applications required for this project are a Front Setback Modification and Interior Setback Modification to allow for new construction within the required 30 foot front and western interior setbacks (SBMC §28.15.060 & SBMC §28.92.110.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Joanna Kaufman, Planning Technician

Email: JKaufman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4472.

B. APPLICATION OF ELLEN BILDSTEN, ARCHITECT FOR ROBERT A. DEATON, 2108 CHAPALA STREET, APN: 025-241-019, E-3 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00302)

The 5,000 square foot site is currently developed with a 1,245 square foot one-story single family residence with a detached 292 square foot, two-car garage. The proposed project is to construct a 63 square foot, one-story addition and to permit an "as-built" on-demand water heater, exterior shower and exterior lighting to the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2013-00239).

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 §28.15.060 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 and 15305 (Existing Facilities 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 GREGORY JENKINS, APPLICANT FOR PETERSEN FAMILY TRUST 6/18/86, 701 ISLAND VIEW DRIVE, APN: 035-091-008, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00074)

The 10,000 square foot site is currently developed with a 1,413 square foot one-story single family residence with an attached 424 square foot, two-car garage. The proposed project is to construct a 140 square foot, one-story addition and a new 603 square foot second-story addition to the existing residence.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a conforming second-story addition and a one-story addition with a new window for the residence in the required 30-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow a conforming second-story addition and alterations to the dwelling with new windows for the residence in the required 10-foot interior setback (SBMC §28.15.060 & 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 Phone: (805) 564-5470, ext. 3320.

D. APPLICATION OF DAWN SHERRY, ARCHITECT FOR MIHAIOFF LIVING TRUST 1/10/14, 1830 MISSION RIDGE ROAD, APN: 019-083-011, A-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE) (MST2015-00183)

The 26,462 square foot site is currently developed with a 1,990 square foot one-story single family residence with an attached 449 square foot, two-car garage. The proposed project involves a new 748 square foot one-story addition, new doors and windows, window replacements, a new front patio, removal of a portion of the driveway and removal of a pool waterslide.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition with a new window to the residence in the required 35-foot secondary front setback facing Las Tunas Road (SBMC §28.15.060 and §28.92.110); and
2. Interior Setback Modification to allow an addition with a new door, new windows and alterations to the residence in the required 15-foot east interior setback (SBMC §28.15.060 & 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 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.

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