



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, SEPTEMBER 2, 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 JEFF GORRELL, ARCHITECT FOR 103 CHAPALA, LLC, 103 CHAPALA STREET, APN: 033-073-003, R-4/SD-3 HOTEL-MOTEL-MULTIPLE RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00152)

The 6,116 square-foot site is currently developed with a 4,444 square-foot, four-unit, three-story, apartment building, a detached 574 square-foot, four-car garage, and a detached 137 square-foot storage building. The proposed project involves demolition of 550 square feet of the existing garages, conversion of 24 square feet of garage space to detached accessory storage space, four new uncovered parking spaces, a 40 square foot entry addition for Unit #4, a new second floor balcony facing Chapala and Mason Streets, new exterior stairs, alterations to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, four new condenser units, relocating the trash area, a new trellis, new fencing and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Lot Area Modification to allow new floor area that includes an entry addition and the conversion of a portion of the garage to detached accessory space for a property that is non-conforming to residential density (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. Open Yard Modification of the required open yard area (SBMC § 28.21.081 and SBMC § 28.92.110); and
3. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback, and to allow alterations including a new window in the required 20-foot front setback for the third floor of the building facing Mason Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
4. Front Setback Modification to allow a second-story deck to be located in the required ten-foot front setback, and to allow alterations including new

and relocated windows and doors in the required 20-foot front setback for the third floor of the building facing Chapala Street (SBMC § 28.21.060 and SBMC § 28.92.110); and

5. Rear Setback Modification to allow the conversion of a portion of a garage to accessory storage space in the required six-foot rear setback (SBMC 28.21.060 and SBMC § 28.92.110); and
6. Interior Setback Modification to allow alterations including, changes to a balcony, new and relocated windows and relocated doors to the building in the required six-foot interior setback and in the required 10-foot, third floor interior setback (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 (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.

B. APPLICATION OF DON SWANN, DESIGNER FOR MARY ANN ZEGERS, 2937 VALENCIA DRIVE, APN: 053-362-011, E-3 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00371)

The 5,000 square-foot site is currently developed with 1,023 square-foot single family residence and a detached 324 square-foot two-car garage. The proposed project involves a 106 square-foot rear addition and a new larger window along the western elevation of the residence.

The discretionary applications required for this project are:

1. Open Yard Modification of the required open yard area (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow alterations to the dwelling for a new window to encroach into the required six-foot interior setback to the west (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 JOHN BEAUCHAMP, ARCHITECT FOR DAVID TUFTS, 333 E PEDREGOSA STREET, APN: 025-391-017, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00314).**

The 15,251 square-foot site is currently developed with an existing one-story, 2,038 square-foot, single-family residence, and a detached 740 square-foot, two-car garage and workshop. The proposed project involves window and door alterations to the existing single-family dwelling. Violations outlined in Zoning Information Report (ZIR2015-00010) will be abated by Building and Safety permit BLD2015-00656.

The discretionary applications required for this project are two Front Setback Modifications to allow window and door alterations within the required thirty-foot front setbacks (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: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov

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

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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