



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 11, 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 KRIS KIRKELIE, DESIGNER FOR HEIDI VICTORIA SJOLLEMA, 481 PASEO DEL DESCANSO, APN: 053-102-005, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00264)

The 9,148 square foot site is currently developed with a 1,390 square foot single family residence, a detached 343 square foot two-car garage and a detached 488 square foot accessory structure. The detached accessory structure was not constructed according to the approved plans as it is located four feet from the detached garage instead of the five feet required and it is ten square feet larger than what was approved. The proposed project is to permit the location of the detached accessory structure to be four feet from the garage, to permit an "as-built" 10 square foot addition, "as-built" relocation of a water heater enclosure and "as-built" FAU to an existing 478 square foot detached accessory structure, to permit "as-built" steps and an "as-built" 36 inch high deck with a proposed deck railing at the interior and rear of the accessory structure, to replace the posts, girders and foundation and for the "as-built" replacement of an FAU unit for the dwelling and for "as-built" exterior alterations at the property. The proposal will address violations outlined in an Enforcement Case (ENF2014-01089).

The discretionary applications required for this project are:

1. Modification to allow the detached "as-built" accessory structure to be located within the required five-foot building separation (SMBC §28.87.062 and SBMC §28.92.110); and
2. Interior Setback Modification to allow an "as-built" deck with a new railing to encroach into the required six-foot north interior setback (SBMC §28.15.060 and SBMC §28.92.110); and
3. Interior Setback Modification to allow an "as-built" deck with steps and a new railing to encroach into the required six-foot east 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 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 CLAY AURELL, AB DESIGN STUDIO ARCHITECT FOR DWAYNE COPUS TRUST, 1198 COAST VILLAGE ROAD, APN 009-222-010, C-1 LIMITED COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL (MST2012-00231)

The project has been revised to include a 185 square foot increase in the enclosed floor area, an increase in the roof height, window and door changes, an accessible path and lift along the Coast Village Road frontage, new service access ramps and egress to kitchen service door, revised parking lot layout, removal of a 30-inch diameter Ash tree and installation of an Ash tree, installation of a sidewalk along the Middle Road frontage, and construction of a trash enclosure. The project was originally approved in 2013 and is currently under construction. The revised proposal will result in a 2,249 square foot restaurant. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow an increase in the building height within the required 10-foot front setback along Coast Village Road. (SBMC § 28.63.060); and
2. A Front Setback Modification to allow a new kitchen service door and a trash enclosure within the required 10-foot front setback along Middle Road. (SBMC § 28.63.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

C. APPLICATION OF CHRIS OTTINGER, 55 CHASE DRIVE, 015-020-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00429)

Proposal for a 280 square foot one-story addition to an existing 2,325 square foot two-story single-family residence with an attached 487 square foot two-car garage. The project would also relocate the driveway and garage door so that the garage door faces the street with a new straight-in driveway. The existing house is non-conforming to interior setbacks on each side of the property.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the addition within the required ten foot eastern interior setback (SBMC §28.15.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the relocated garage door partially within the required ten foot western 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, Existing Facilities, and 15305, Minor Alterations in Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539.

D. APPLICATION OF IHAB GHANNAM, 2609 DE LA VINA STREET, 051-292-003, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MED HIGH RESIDENTIAL (MST2015-00117)

Proposal for a Medical Marijuana Storefront Collective Dispensary. Interior floor plan improvements, and minor exterior alterations are proposed for the existing commercial building.

The discretionary application required for this project is a Storefront Collective Dispensary Permit (SBMC §28.80.030).

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

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539.

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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