



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 3, 2016
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 MARK MORANDO, AGENT FOR PAUL ORFALEA, 617 & 623 DE LA VINA AVE, APN: 037-121-009, R-3/R-4, MULTI FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (MAX 28-36 DU/ACRE) PRIORITY HOUSING (MST2015-00394).

The 47,408 square-foot site is currently developed with 18 freestanding cottages, a 16 vehicle carport/garage complex, a detached one-car garage and a detached two-car garage. The proposed project involves the demolition of the one-car garage and the two-car garage to be replaced with three uncovered parking spaces in the same location. The discretionary application required for this project is a Parking Modification to allow for three uncovered parking spaces to replace the existing and required three covered parking spaces (SBMC §28.90.100.G.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 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 JASON GRANT, DESIGNER FOR DOUGLAS CARMAN, 1212 SAN MIGUEL AVENUE, 045-050-012, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE NONAPPEALABLE JURISDICTION OF THE COASTAL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00367)

The 5,391 square foot parcel, located in the in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing, one-story, 812 square foot single family residence, with an attached 241 square foot one-car garage. The proposal involves an interior remodel, a 399 square foot two-story addition, and 92 square feet of upper level decks. The proposed total of 1,452 square feet is 57% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a conforming two-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback (SBMC § 28.87.030, 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.

C. APPLICATION OF HUGH TWIBELL, ARCHITECT FOR DEREK L. PACHECO, 522 PEREGRINA ROAD, APN: 051-271-012, E-3 (ONE-FAMILY RESIDENCE) SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00620).

The 8,250 square-foot site is currently developed with a 1,107 square foot single family dwelling with a detached 374 square foot two-car garage and a detached “as-built” 216 square foot trellis. The proposed project involves permitting the “as-built” detached trellis and for construction of a 42 square foot addition to the dwelling. The proposed total of 1,523 square feet is 47% of the required maximum guideline floor-to-lot area ratio (FAR). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence within 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 to 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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