



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, AUGUST 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 PETER HALE, APPLICANT FOR NATALIE GUTIERREZ AND JIM JAMES, 3065 SAMARKAND DRIVE, APN: 051-161-001, E-3/SD-2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC) (MST2016-00238)

The 10,140 square-foot lot is currently developed with an existing 1,228 square foot, one-story, single-family residence with an attached 372 square foot, two-car garage. The proposed project involves construction of a detached one-story, 496 square foot accessory building to be located behind the existing house in what serves as the rear yard backing up to Las Positas Road. This lot has street frontages on Samarkand Drive and Las Positas Road, resulting in two front yards by Zoning Ordinance definition. Accessory buildings (except for garages) are not allowed to be placed in a front yard.

The discretionary application required for this project is a Modification for the detached accessory building to be located within a front yard (SBMC §28.87.160 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: Tony Boughman, Assistant Planner

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

B. APPLICATION OF DAWN SHERRY, ARCHITECT FOR ROBERTS KEIFER FAMILY TRUST, 1686 LAS CANOAS ROAD, APN 021-072-007, A-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2015-00573)

The 100,348 square-foot site is currently developed with a one-story 2,960 square foot single-family residence and a 538 square foot attached two-car garage in the Hillside Design District. The proposed project involves 419 square feet of first-floor additions, conversion of the existing 538 square foot garage and storage area to habitable space, and construction of a new detached building comprising a 567 square foot two-car garage, 211 square foot gym, and 214 square foot storage room. Also proposed are equine-related facilities that include a 1,040 square foot detached barn, an unenclosed horse arena, a round horse pen, and three covered pasture shelters. The proposal includes a new trellis, deck, and two new uncovered parking spaces. The proposal includes permitting an approximately 6-foot, 8-inch tall "as-built" electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the "as-built" over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599, and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development on a 2.4 acre lot is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow an accessory building to be located in a front yard (SBMC §28.87.160.B and SBMC §28.92.110); and
2. An Accessory Space Modification to allow accessory buildings, excluding garages, to exceed an aggregate floor area of 500 square feet (SBMC §28.87.160.C 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: David Eng, Planning Technician II

Email: DEng@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5541.

C. **APPLICATION OF TRISH ALLEN, SENIOR PLANNER AT SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, INC., FOR BARBARA JO THURMAN, PROPERTY OWNER, 1630 MIRA VISTA AVENUE, APN 019-090-013, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DWELLING UNITS PER ACRE) (MST2016-00106)**

The 13,924 square-foot site is currently developed with a 2,636 square foot single family residence, which is accessed off a private road, Mira Vista Avenue, located in the City's Riviera neighborhood. The proposed project involves demolishing the existing 544 square foot two-car garage and storage area, and construct a new 565 square foot master suite in their place. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. The proposed total of 3,486 square feet (of which 50% of the partial basement garage is receiving a 50% FAR credit) on a 13,924 square foot lot is 82% of the required maximum floor-to-lot area ratio (FAR). The proposal includes new site work, walls, steps, and a deck expansion in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 ft. of the front property line.

The discretionary land use applications required for this project are:

1. An Interior Setback Modification to allow the new garage and master suite above it to encroach into the required ten-foot interior setback on the west side of the property (SBMC §28.15.060 and 28.92.110); and
2. A Front Setback Modification to allow a deck to exceed ten inches in height to encroach into the required thirty-foot front setback (SBMC §28.15.060 and 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: Jessica Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

D. APPLICATION OF CEARNAL COLLECTIVE, ARCHITECT FOR CRAVIOTTO PRIMO INVESTMENTS LLC AND GEORGETTA CRAVIOTTO TRUSTEE, 630-634 ANACAPA STREET, APN 031-151-001 & -011, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/ MEDIUM HIGH RESIDENTIAL (MST2015-00300)

The proposed project consists of demolition of existing commercial buildings totaling 5,523 square feet and a 1,852 square foot single-family residence, and construction of a new three-story, mixed-use building on a 20,825 square foot site, which is comprised over two parcels. The proposed development consists of 4,496 square feet of ground-level commercial space (restaurant and retail space) and 30 rental units on the second and third story. The rental units include eight (8) studios, 13 one-bedroom units, and nine (9) two-bedroom units and total 22,304 square feet. An on-grade parking garage accessed from Ortega Street would provide 32 parking spaces and two trash receptacle areas. In between the garage and the commercial space is a bicycle storage room with space for 36 bicycles. A Voluntary Lot Merger to merge parcels APN 031-151-001 and APN 031-151-011 to create a single lot (SBMC §27.30 and Gov. §66451.11) will be required.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow an additional unit above the allowed Average Unit Size Density of 29 units (SBMC §28.20.060.C and §28.92.110.A.2); and
2. A Setback Modification of the five-foot variable front setback to allow two trellises to be located within the compensating area (SBMC §28.20.070.D.1 and §28.92.110.A.2).

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

Case Planner: Jessica Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

E. APPLICATION OF CHRIS COTTRELL, ARCHITECT FOR KATHY STUVA, 1210 SHORELINE DRIVE, APN 045-214-015, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2016-00091)

The 5,796 square-foot site is currently developed with 2,775 square foot three-story single family residence and a 416 square foot attached two-car garage and a 110 square foot storage shed. The proposed project involves exterior alterations including expansion of second and third level decks by 308 square feet, new pipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces, and the proposed total of 3,301 square feet exceeds the required maximum floor-to-area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a second floor deck and a third floor mezzanine to encroach into the 20' required front setback in the E-3 Zone (SBMC §28.15.060.A and §28.92.110.A); and
2. An Interior Setback Modification for changes to the existing building height within the 6' required interior yard setback on the east side of the property (SBMC §28.15.060.B and SBMC §28.92.110.A); and
3. A Solar Access Modification to allow the changes to the east elevation of the building to exceed solar access height limitations (SBMC 28.11).

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: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4532.

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.

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. 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.