



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JANUARY 20, 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. CONSENT ITEMS:

- A. **APPLICATION OF JARRETT GORIN, AICP, AGENT FOR 127 WCP, LLC, 127 W. CANON PERDIDO STREET, APN 037-042-002, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND RESIDENTIAL 12 UNITS PER ACRE (MST2011-00294)**

This is a request for a two-year extension of the expiration date of the Tentative Map approved by the Staff Hearing Officer on November 16, 2011 for 127 W. Canon Perdido St. The project consists of a one-lot subdivision to create three commercial condominium units in an existing 12,070 square foot commercial building on an 18,025 square foot lot. The only physical development proposed is the construction of three trash enclosures, one for each commercial condominium.

The subject tentative map was approved on November 16, 2011, and was set to expire November 16, 2013. Assembly Bill 116 was signed by the Governor on July 11, 2011 stating that a tentative map that was approved after January 1, 2000, and which had not expired by July 11, 2013 is automatically granted a 24-month time extension. The subject tentative map fits within these criteria, and therefore AB 116 extended this project approval from November 16, 2013 to November 16, 2015.

A two year extension is now being requested pursuant to SBMC 27.07.110.D. The applicant submitted a request for an extension on November 12, 2015, thereby satisfying the City's requirements for an extension. The proposed new expiration date would be November 16, 2017.

Case Planner: Allison De Busk

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Phone: (805) 564-5470, ext. 4552

III. PROJECTS:

- A. **APPLICATION OF TOM OSCHNER, ARCHITECT FOR RC STEINER LIVING TRUST, 1425 MISSION RIDGE ROAD, APN: 019-103-023, A-2 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 2 DU/ACRE) (MST2015-00474)**

The 1.92-acre site is currently developed with a 3,374 square foot single-family residence and an attached 526 square foot two-car garage. The proposed project involves demolition of the existing single family residence and garage, construction of a new two-level single family residence comprising a 4,390 square foot main level, a 3,660 square foot basement, a 550 square foot attached two-car garage, a 704 square foot detached three-car garage, and a 480 square foot detached

accessory building. The project also includes a new 512 square foot pool, landscaping, a terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,790 square feet (of which 7,960 square feet applies to the floor-to-lot area ratio) is 145% of the guideline maximum floor-to-lot area ratio (FAR). The proposal requires a determination of Substantial Conformance with the Staff Hearing Officer approval of October 22, 2008. This project will address a violation in a Zoning Information Report (ZIR2015-00057).

The discretionary applications required for this project are:

1. A Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the detached accessory building to be located within a front yard (SBMC § 28.87.170 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Case Planner: Jo Anne La Conte

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B. APPLICATION OF PATRICK MARR, ARCHITECT, FOR PAUL AND PATRICIA CRISSMAN, OWNER, 969 ISLETA AVE, APN: 035-253-019, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2015-00393).

The 8,134 square foot parcel, located in the Hillside Design District, is currently developed with an existing 1,262 square foot single-family residence, with an attached 394 square foot two-car garage. The proposal involves an interior remodel, a 290 square foot one-story addition, a 546 square foot two-story addition, a 48 square foot upper level deck, the demolition of the existing front entry stairs and porch, and the construction of new entry stairs, porch, and deck. The proposed total of 2,550 square feet is 79% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations outlined in Zoning Information Report ZIR2014-00257.

The discretionary applications required for this project are:

1. Front Setback Modification to allow improvements including new entry stairs, porch, and deck to encroach into the front setback and conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030, § 28.15.060, and SBMC § 28.92.110);
2. Interior Setback Modification to allow conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the eastern required 10-foot interior setback (SBMC § 28.87.030 and SBMC § 28.92.110); and

3. Interior Setback Modification to allow conforming one- and two-story additions that will change the basic exterior characteristics of the existing residence that is nonconforming to the western required 10-foot interior 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

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C. **APPLICATION OF RYAN HOWE, 118 NORTH MILPAS STREET, 017-091-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2015-00319)**

Proposal for a Medical Marijuana Storefront Collective Dispensary in an existing commercial building. Interior tenant improvements, minor exterior alterations, and landscaping are proposed.

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

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IV. **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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