



**STAFF HEARING OFFICER  
AGENDA**

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

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, APRIL 27, 2016  
9:00 A.M.**

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**Website: [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://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](mailto: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](http://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 JARRET GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC; 817 NORTH MILPAS STREET, APN 031-042-022; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2005-00667)**

Request for a two year time extension of the Tentative Subdivision Map approved by the Planning Commission on March 15, 2007, for 817 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 15, 2016, however the time extension request was received prior to the expiration date. Due to potential future zoning changes as a result of the New Zoning Ordinance effort, Staff is recommending that the Staff Hearing Officer approve a one year time extension to March 15, 2017.

Case Planner: Megan Lowery, Associate Planner

Email: [MLowery@SantaBarbaraCA.gov](mailto:MLowery@SantaBarbaraCA.gov)

Phone: (805) 560-7587

**B. APPLICATION OF JARRET GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC; 803 NORTH MILPAS STREET, APN 031-042-028; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00510)**

Request for a two year time extension of the Tentative Subdivision Map approved by the City Council on March 23, 2010, for 803 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 23, 2016, however the time extension request was received prior to the expiration date. Due to potential future zoning changes as a result of the New Zoning Ordinance effort, Staff is recommending that the Staff Hearing Officer approve a one year time extension to March 23, 2017.

Case Planner: Megan Lowery, Associate Planner

Email: [MLowery@SantaBarbaraCA.gov](mailto:MLowery@SantaBarbaraCA.gov)

Phone: (805) 560-7587

### III. PROJECTS:

A. **APPLICATION OF LISA PLOWMAN, AGENT FOR 711 MILPAS STREET LLC, 711 NORTH MILPAS STREET, APNS: 031-121-011, -014, -016-017, -019, -021-022, -024, COMMERCIAL ZONE (C-2) AND PRIORITY HOUSING OVERLAY (37-63 DU/ACRE), GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (28-36 DU/ACRE) (MST2015-00561)**

The proposed project would construct a new four-story 80,309 square foot mixed-use development under the Average Unit-Size Density (AUD) Incentive Program on 1.54 acres at the corner of Milpas and Ortega Streets. Two existing 665-square foot residential units and 26,927 square feet of existing commercial retail and warehouse space would be demolished. A total of 6,656 square feet of commercial floor area under the Non-Residential Growth Management Program (GMP) is proposed as well as 51,065 square feet of residential use for 73 units. The unit mix would consist of 32 two-bedroom; 32 one-bedroom; and 9 two-bedroom units. A total of 100 parking spaces and 15 bicycle parking spaces would be required under the Zoning Ordinance, 94 parking spaces and 77 bicycle parking spaces are proposed.

The discretionary applications required for this project are:

1. Parking Modification to provide 94 parking spaces out of the required 100 parking spaces for the commercial component (SBMC §28.90.100 and SBMC §28.92.110); and
2. Front Setback Modification to allow 14 uncovered parking spaces to be located in the required five-foot variable front setback on Ortega Street (SBMC § 28.20.070 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 15183 (Projects Consistent with a Community Plan or Zoning).

Case Planner: Andrew Bermond, Project Planner

Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4549.

B. **APPLICATION OF VANGUARD PLANNING, LLC, APPLICANT FOR KENNETH OLSEN, 329 E. CANON PERDIDO STREET, APN: 029-301-048, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00483)**

The 2,468 square-foot site is currently developed with a 683 square foot one-story single family dwelling and an “as-built” shed. The proposed project involves demolition of the existing development on site, construction of a new three-story 1,418 square foot single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, a new balcony, new walls, stairs and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00023) and an

Enforcement Case (ENF2015-00115).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new garage to encroach into the required 20 foot front setback for parking that backs out onto the street and to allow the dwelling and steps to encroach into the required 15-foot front setback for three-story buildings (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the new garage, exterior stairway, roof deck and dwelling to be located in the required 10-foot interior setback to the east (SBMC § 28.21.060 & SBMC §28.92.110); and
3. Interior Setback Modification. to allow the new dwelling, balcony and steps to be located in the required 10-foot interior setback to the west (SBMC §28.21.060 and SBMC § 28.92.110); and
4. Rear Setback Modification to allow the new exterior stairway to be located in the required six-foot rear setback for the ground floor and to allow the new exterior stairway, roof deck and dwelling in the required 10-foot rear setback for the second and third story portions (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 15303 & 15305 (New Construction and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

**C. APPLICATION OF DON SWANN, DESIGNER FOR SAILER FAMILY TRUST, 1526 LA VISTA DEL OCEANO DR, 035-170-020, E-3 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00094)**

Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new two-car garage to encroach into the required 20-foot front setback for parking that backs out onto the street, and to allow a new French door, Juliet balcony, and eyebrow roof on the south elevation to also encroach into the 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the new garage to encroach into the required 6-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 & 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: David Eng, Planning Technician

Email: [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov)

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

#### IV. ADJOURNMENT:

## CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

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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](mailto: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.

