



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, AUGUST 31, 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 ALICIA HARRISON, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR 800 SANTA BARBARA STREET LLC, APN: 031-012-028, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00129)**

This is a request for a two year time extension for the Tentative Map approved by the City Council on September 30, 2008 for 800 Santa Barbara Street. The approved Map will expire on September 30, 2016 with the statutory extensions provided by the State, however the time extension request was timely submitted prior to the expiration date. Due to specific requirements needed for this particular project to obtain building permits, staff is recommending that the Staff Hearing Officer approve a two year time extension to September 30, 2018.

The 2008 approved project consists of the demolition of the existing 1,965 square-foot one-story commercial building and the construction of a 14,747 square-foot, two and three-story mixed-use building containing six residential condominium units and ten commercial condominiums. The residential mix includes five three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet to 478 net square feet. Twenty-seven parking spaces are proposed in an underground parking structure, with eleven of those spaces provided per a lease agreement with 223 E. De la Guerra Street. The project is approved under variable density standards applicable in 2008.

Case Planner: Megan Lowery, Associate Planner

Email: MLowery@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587.

III. PROJECTS:

A. **APPLICATION OF MARK MORANDO, APPLICANT FOR BRUCE BIVENS AND LESLIE BRUECKNER, 1127 BATH STREET, APN 039-212-010, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE) (MST2016-00070)**

The 6,026 square foot site is currently developed with 1,100 square foot single-family dwelling, a detached 298 square foot, two-car garage and a rear dwelling of 560 square feet. The proposed project involves the demolition of the existing garage, and replacement with a 480 square foot, two-car garage, alterations to the existing rear deck, the infill of an exterior door out of the utility room, and permit the as-built full bathroom in the utility room.

The discretionary applications required for this project is an Interior Setback Modification to allow the proposed garage to encroach into the required 6-foot interior setback (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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Andrew Perez, Planning Technician II

Email: APerez@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4559.

B. **APPLICATION OF WAYNE LABRIE, ARCHITECT FOR WAYNE AND ELIZABETH LABRIE, 288 CANON DRIVE, APN 053-142-010, E-2 SINGLE FAMILY AND SD-2 SPECIAL DISTRICT ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM 5 DWELLING UNITS/ACRE) (MST2015-00549)**

The 13,721 square-foot site is currently developed with an existing two-story 2,576 square foot single-family residence including an attached 380 square foot two-car garage. The proposed project involves demolition, alterations, and additions to the residence, resulting in a 4,954 square foot, split-four-level single-family residence and basement. The alterations include: 1,143 square foot demolition of the existing 1,671 square foot first level; 528 square feet of the existing first level will remain and includes the existing garage and remodel of the existing floor area for a new laundry room and guest bedroom; excavation and construction of a new of 1,594 square foot basement; construction of 1,326 square foot new main entry level (level two); a 200 square foot addition to the existing master bedroom (level three); and a new 401 square foot master bedroom (level four). Other alterations consist of new and reconfigured decks, two new basement level courtyards, replacement of the existing driveway with new permeable paving, new permeable patios, removal of one existing tree and minor landscaping alterations. The proposed total of 4,954 square feet, located on a 13,721 square foot lot, is 99% of the required maximum floor-to-lot area ratio (FAR). The FAR includes a 797 square foot (50%) basement credit per SBMC §28.15.083.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow for a window replacement located on the first floor within the required 8-foot interior (north) setback (SBMC §28.15.060 and §28.92.110); and
2. Solar Access Height Limitations Modification to allow changes to the north elevation of the building to exceed solar access height limitations by approximately 5'-4 ¼" (SBMC §28.11 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 in Land Use Limitations).

Case Planner: Michelle Bedard, Associate Planner

Email: MBedard@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4551.

C. APPLICATION OF EDWARD DERAS, DESIGNER FOR ALAN LASH, 3058 CALLE ROSALES, APN 053-193-023, E-3 (ONE-FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE (MST2016-00286))

The 7,840 square-foot site is currently developed with a 1,220 square foot one-story single-family residence, a detached 322 square foot two-car garage and an "as-built" 46 square foot detached shed. The proposed project involves construction of a new 518 square foot veranda facing Calle Rosales and removal of the "as-built" shed.

The discretionary application required for this project is a Front Setback Modification to allow a new veranda for the dwelling to be located in the required twenty-foot front setback facing Calle Rosales (SBMC §28.15.060, 28.45.008, 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 in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

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

D. APPLICATION OF TOM OCHSNER, ARCHITECT FOR MICHAEL MALENGO, 1721 LA CORONILLA, APN 035-083-002, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2016-00139))

The 6,500 square-foot site is currently developed with 1,363 square foot one-story single family dwelling with an attached 426 square foot two-car garage. The proposed project involves construction of a new 621 square foot second story addition with a new 286 square foot second-story deck. The proposed total of 2,410 square feet is 86% of the maximum required floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow construction of a conforming second-story addition with a new second-story deck 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 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot west interior setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow construction of a conforming second-story addition with a new second-story deck that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot east 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: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

E. APPLICATION OF ALLEN CONSTRUCTION, APPLICANT FOR FRIDEN FAMILY TRUST, 541 MOUNTAIN DRIVE, APN 021-103-007, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE) (MST2016-00255)

The 18,268 square-foot site is currently developed with a 1,333 square foot one-story single-family residence, an attached 417 square foot two-car garage, an “as-built” detached 174 square foot accessory structure and a detached “as-built” 48 square foot shed. The proposed project involves demolition of the existing garage, covered porch, and “as-built” shed, construction of a new attached 493 square foot two-car garage, a new 251 square foot covered porch, permitting an "as-built" 174 square foot detached accessory structure, and for exterior alterations including “as-built” windows and a door and an interior remodel to the existing dwelling. The proposal will address violations outlined in a Zoning Information Report (ZIR2003-00888).

The discretionary application required for this project is a Front Setback Modification to allow a new garage and alterations with new openings for the dwelling in the required thirty-five 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 in Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 3320.

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.

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.