



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, DECEMBER 7, 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 7543, 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 JUSTIN SLADE, PARTNER/DEVELOPER FOR LEED SANTA BARBARA LLC.; 617 BRADBURY AVENUE; APN 037-122-006; C-2 ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2007-00559)**

Request for a one-year time extension for the Tentative Map approved by the City Council on appeal on May 25, 2010 for 617 Bradbury Avenue. The two-year approval was extended by the State with an additional four years resulting in an expiration date of May 25, 2016. The applicant submitted a request for an extension on March 4, 2016, prior to the approval expiring on May 25, 2016, thereby satisfying the City's requirements for an extension. The proposed new expiration date would be May 25, 2017.

Case Planner: Tony Boughman

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

III. PROJECTS:

- A. **APPLICATION OF RICK STARNES, ARCHITECT FOR BERRETT FAMILY TRUST, 1035 COYOTE ROAD, APN 021-061-005, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (MST2016-00003).**

The 33,977 square-foot site is currently developed with an existing nonconforming 428 square foot one-story workshop/storage building and a detached 65 square foot "as-built" accessory building. The proposed project involves permitting 120 square feet of "as-built" additions to the workshop/storage building, a change of use of the existing nonconforming workshop/storage building to a single-family residence, demolition of the "as-built" 65 square foot accessory building and construction of a new 361 square foot two-car carport and attached trash enclosure. The proposal will abate violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 809 square feet on a 33,977 square foot lot, located within the Hillside Design District, is 18% of the maximum guideline floor to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use and the construction of a new two-car carport to be located within the required 35-foot front setback (SBMC § 28.87.030, and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use to be located within the required 15-foot interior setback (SBMC § 28.87.030, and SBMC § 28.92.110).

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

Case Planner: Michelle Bedard, Assistant Planner

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B. APPLICATION OF AB DESIGN STUDIO, INC., LAURALEE BOYLE, ARCHITECT FOR EVERQUEST LODGE INC., 3344 STATE STREET, APN: 053-324-014, C-2/SD-2 (COMMERCIAL) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2016-00280)

The proposed project is for additions and alterations to an existing non-conforming two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition which will house a new breakfast counter, dining area, preparation kitchen, restroom and an upper roof deck for guest dining. The work will also involve exterior renovations, including new doors, windows, building siding, and roofs throughout the buildings, a new inner courtyard with an exterior fireplace, a new pool and spa enclosure and replacement of hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, an ADA ramp, and permeable paving. Two 30' tall Queen Palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project also addresses zoning violations identified in Enforcement Case ENF2013-01400, requiring the conversion of the garage and a portion of the manager's unit back to their original uses.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback along Amapola Drive (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110);
2. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback along State Street (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110); and

3. Parking Modification to allow 30 parking spaces to be provided, instead of the 32 required parking spaces (SBMC § 28.90.100 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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

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Phone: (805) 564-5470, ext. 4563.

C. APPLICATION OF CARLOS GRANO, ARCHITECT FOR DIANA MCNEILL, 3910 MARICOPA DRIVE, APN: 057-223-014, E-3 (SINGLE FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00610)

The proposed project is to demolish the existing attached 303 sq. ft. garage and to construct a new attached 303 square foot two vehicle carport. A new 45 sq. ft. enclosed entry will be added to the 1,651 sq. ft. one-story single family dwelling. The proposal also includes removal and replacement of the existing roof, window and door changes and an interior remodel to the single family dwelling. The proposed total of 1,994 square feet on the 7,061 square foot lot is 68% of the guideline maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are two Interior Setback Modifications to allow the removal and replacement of the existing roof for the single family dwelling that will increase the building height in the interior setbacks and for window and door changes to the dwelling in the required six-foot interior setback on both the easterly and westerly sides of the property (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 Sections 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.

D. APPLICATION OF STEPHEN V. HARREL, ARCHITECT FOR HARREL PROPERITES, LLC, 1115 GARDEN STREET, APN: 029-162-013, R-0 (RESTRICTED-OFFICE) ZONE, GENERAL PLAN DESIGNATION: OFFICE/HIGH DENSITY RES (28-36 DU/AC)/PRIORITY HOUSING OVERLAY (37-63 DU/AC) (MST2016-00170)

The proposed project is a new three (3) story building, with four (4) units and four (4) covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet, a roof deck above the third level and

800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot, with a density of 38 dwelling units per acre (du/ac).

The discretionary application required for this project is a Modification to allow the private outdoor living space of the front unit to be located within five feet of the front lot line instead of the required 10 feet (SBMC §28.21.081 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 15183 (Projects Consistent with a Community Plan or Zoning).

Case Planner: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4563.

E. APPLICATION OF MELISA CINARLI TURNER, AGENT FOR 420 EAST CARRILLO PROPERTIES LLC, 414 & 420 EAST CARRILLO STREET, APN 029-302-023 & 029-302-019, C-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2016-00174)

Proposal for a new mixed-use project using the Average Unit-Size Density Incentive Program. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and an 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. Approximately 3,145 square feet of landscaping is proposed.

The discretionary application required for this project is Parking Modification to provide less than the required number of parking spaces (SBMC §28.92.110.1).

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: Megan Lowery, Associate Planner

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F. APPLICATION OF FRANK ROGUE, ARCHITECT FOR TERI TUASON, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (MST2014-00422)

The 7,405 square-foot site is currently developed with 1,759 square foot two-story single family dwelling with an attached 400 square foot two-car garage. The existing residence is legal non-conforming since it encroaches into the 15 foot setback on the easterly side (Alameda Padre Serra). The proposed project involves construction of a new 1,348 square foot three-story attached second unit with a 523 square foot garage. The project also includes changes to the roof pitch of the existing dwelling, and the addition of a 316 square foot roof deck.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow less than the required setbacks for the existing non-conforming residence to remain in place with substantial exterior alterations (i.e. roof change and second-unit addition) (SBMC § 28.87.030.D and § 28.92.110);
2. A Lot Area Modification to allow a second unit in an R-2 Zone with less than the required lot area for lots with 10-20% slopes (SBMC § 28.18.075.F and § 28.92.110); and
3. An Open Yard Modification to allow less than the required open yard area (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: Megan Lowery, Associate Planner

Email: MLowery@SantaBarbaraCA.gov

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

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.