



**STAFF HEARING OFFICER
AGENDA**

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

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JANUARY 18, 2017
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 SHEILA SIEGEL, OWNER AND AGENT, 1608 CASTILLO STREET, APN: 027-162-020, R-4, MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00538)

The 2,165 square foot site is currently developed with a 690 square-foot single family dwelling and attached 153 square-foot, one-car garage. The proposed project consists of legalizing two as-built additions. The eastern addition is proposed to be 135 square feet and would provide floor area for a bedroom and a new full bathroom. The western addition is proposed to be 28.5 square feet and would provide floor area for laundry facilities and additional storage.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a 135 square foot addition to encroach into the eastern six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A);
2. Interior Setback Modification to allow a 28.5 square foot addition to encroach into the western six-foot required interior setback in the R-4 Zone (SBMC §28.21.060.B and SBMC §28.92.110.A), and
3. Open Yard Modification to allow the open space to be provided in the front and interior setbacks (SBMC §28.21.060.B.081.A.2).

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 to Land Use Limitations).

Case Planner: Andrew Perez, Planning Technician II

Email: ACPerez@SantaBarbaraCA.gov

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

B. APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR 203 CHAPALA STREET LLC, 203 CHAPALA STREET, APN 033-041-001, R-4/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2007-00634)

The proposed project involves minor alterations to the approved seven unit, three story residential condominium building currently under construction. The alterations consist of minor changes to the roof, an open deck, windows, new doors,

and a new mirador style bay window on the second story of the north elevation. This structure is on the City's List of Potential Historic Resources.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed mirador window to encroach into the required rear setback. (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, Existing Facilities, and 15305, Minor Alterations In Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

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

C. APPLICATION OF ROBERT IRVINE, AGENT FOR ROBERT AND JANET MCGLASHAN, 242 LAS ALTURAS, APN: 019-320-025, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2016-00315)

The 43,560 square foot lot is currently developed with a 3,393 square foot one story single-family residence with an attached 351 square foot two vehicle carport. The project is to convert the carport to a covered patio and construct a new attached 420 square foot garage. A previous application was reviewed and approved by the Single Family Design Board on December 12, 2016, to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot residence. The proposal also included an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing. The proposed total of 4,262 square feet on a 43,560 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the new garage to encroach within the required 30 foot front setback. (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 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4563.

D. APPLICATION OF GINA GIANNETTO, ARCHITECT FOR BRADLEY AND MELISSA PETERSEN, 648 CALLE RINCONADA, APN: 053-063-001, E-3/SD-2, SINGLE FAMILY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/AC) (MST2016-00435)

The 6,637 square foot project site is currently developed with a 1,380 square foot single-family residence and attached 275 square foot two car garage. The proposed project involves converting 50 square feet of a covered porch to new habitable space, relocating the front entry door, adding a new 180 square foot front patio and a 114 square foot trellis, an interior remodel to create a master suite and convert the

mudroom and half bathroom to a full bathroom and bedroom and adding and replacing windows.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window alterations within the required 20 foot front setback. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Open Yard Modification to change the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 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: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

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

E. APPLICATION OF MICHAEL CHIACOS, OWNER AND AGENT, 1608 BATH STREET, APN: 027-171-022, R-4, MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00434)

The 6,250 square foot project site is currently developed with a 1,800 square foot residential duplex and detached 380 square foot two car garage. The proposed project involves converting the rear residential unit (500 square feet) to a hotel unit. No exterior changes are proposed. The project is also subject to the Tenant Displacement Assistance Ordinance (TDAO).

The discretionary application required for this project is an Interior Setback Modification to allow the conversion of residential floor area to commercial floor area within the required six-foot interior setback along the southeast property line (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: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

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

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.

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