



City of Santa Barbara

STAFF HEARING OFFICER AGENDA MARCH 15, 2017

9:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:
Susan Reardon, Staff Hearing Officer/Senior Planner
Kathleen Goo, Commission Secretary

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 9:00 a.m.

The order of presentation after the Staff Hearing Officer introduces an item is as follows: 1. Staff Presentation (3 minutes)*; 2. Applicant Presentation (5 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes)*; 5. Staff Hearing Officer questions and comments; 6. Staff Hearing Officer consideration of Findings and Conditions of Approval; and 7. Action taken by the Staff Hearing Officer. **Time may be extended or limited by the Staff Hearing Officer.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Staff Hearing Officer will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SHOSecretary@SantaBarbaraCA.gov. Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the day before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SHO Secretary at (805) 564-5470, ext. 3308. 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.

TELEVISION COVERAGE: Staff Hearing Officer meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SHOVideos.

APPEALS & 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 10 calendar days of the date of the Staff Hearing Officer decision.

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 minutes.

II. PROJECTS

A. APPLICATION OF TOM OCHSNER, ARCHITECT FOR JOHN MUTHUN, 1135 HARBOR HILLS DRIVE, APN 035-314-005, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00484)

The 10,309 square foot site is currently developed with a 1,990 square foot single-family dwelling and a 302 square foot garage connected by a breezeway. The proposed project involves a 493 square foot addition and interior remodel of the existing dwelling, and a 162 square foot addition to the existing garage, entry pergola, and new landscaping. The project proposes an addition to the garage to be built in line with the existing structure that is nonconforming to the front setback. Additionally, the project proposes alterations to the roof height and pitch in the setback in a portion of the existing dwelling that is legally non-conforming to the required interior setback.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a 162 square foot addition to the existing garage to encroach into the 30-foot required front setback in the E-1 zone. (SBMC §28.15.060 and SBMC§28.92.110); and
2. Interior Setback Modification to allow alterations to the roof height and pitch in the 10-foot required interior setback in the E-1 zone (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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Andrew Perez, Planning Technician II
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B. APPLICATION OF STEVE HAUSZ, ARCHITECT FOR KANE FAMILY TRUST, 226 OLIVER RD, APN 045-081-016, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE APPEALABLE JURISDICTION OF THE COASTAL ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2016-00546)

The 6,517 square foot parcel, located in the Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing one-story, 1,327 square foot single-family dwelling with 347 square foot attached two-car garage, and 176 square foot storage shed. The project involves replacing the existing 13'-11" single garage door with two new 8' wide garage doors, replacing two windows on the west elevation with a single window in a new location, and the addition of a new man door on the south elevation of the garage. The project also includes replacing two aluminum slider windows with vinyl windows and the relocation of roof support beams in the garage. No new square footage is proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow new and altered openings within the required front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow new and altered openings within the required interior 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).

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C. APPLICATION OF TONY TOMASELLO, APPLICANT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 813 E. CARRILLO STREET, APN 029-251-016, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2015-00602)

Proposal for a residential project using the Average Unit Density Incentive Program (AUD). The proposed project includes the demolition of the existing 1,428 square foot two-story single-family residence and the construction of a two- and three-story 17-unit affordable housing project to serve the homeless veteran population. The project site is a 15,000 square foot lot in the R-3 zone with a General Plan Land Use Designation of Medium High Density Residential (15-27 du/acre). The project consists of 16 single-room occupancy (SRO) units within a 7,386 square foot two- and three-story building and one 950 square foot, two-story, two-bedroom manager's unit with a one-car carport. A total of seven parking spaces and seventeen bicycle parking spaces are proposed. The average unit size is 334 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum allowed density of 27 dwelling units per acre.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow 17 dwelling units (density of 49 dwelling units per acre) on a lot with a maximum allowed density of 9 dwelling units (density of 27 dwelling units per acre) (SBMC §28.20 and §28.92.110); and
2. An Interior Setback Modification to allow the proposed building to encroach into the required 6 foot interior setback (SBMC §28.20.070.B and §28.92.110); and
3. A Parking Modification to allow a reduction in required parking from 17 vehicle spaces to 7 vehicle spaces (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.

Case Planner: Kelly Brodison, Assistant Planner

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D. APPLICATION OF TONY TOMASELLO, AGENT FOR WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS STREET AND 2121 OAK PARK LANE, APNS 025-210-012, 025-210-004, and 025-210-011, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2007-00470)

The proposed project involves a request for a one year time extension for the Tentative Map, Modifications, and Condominium Conversion Permit approved by the Planning Commission on June 4, 2009. The approved Map was originally valid for two years or June 4, 2011, but with the passage of state legislation, the Tentative Map and associated approvals were extended to June 4, 2017.

The discretionary applications approved for this project were a Tentative Subdivision Map to allow a one-lot subdivision to create 13 residential condominium units (SBMC 27.07 and 27.13) and Condominium Conversion Permit to convert four existing residential units to three condominium units (SBMC 28.88). There were also two Modifications to allow a reduction of the required 15 foot front setback for the three-story building on W. Los Olivos St. (SBMC §28.92.026.A) and to allow a reduction of the required 15 feet of separation between buildings (SBMC §28.92.026.A). The condominiums would serve as housing for Westmont College employees.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Jessica Grant, Project Planner

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III. ADJOURNMENT