



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

MARCH 29, 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/CityTVProgramGuide](http://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. CONSENT ITEMS

- A. **APPLICATION OF SUSAN MC LAUGHLIN, AGENT FOR ANGELO SALVUCCI OF 1916 CHINO STREET, 043-122-022, R-2, SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS PER ACRE (MST2005-00566)**

This is a request for a two year extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Staff Hearing Officer on March 14, 2007. The approved map was originally valid for two years or March 14, 2009, but with the passage of state legislations, the Tentative Map and associated approvals were extended to March 14, 2017.

The discretionary applications approved for this project were a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC §27.07 and §27.13); and a Condominium Conversion Permit to convert three (3) existing residential units to three (3) condominium units (SBMC §28.88).

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III. PROJECTS

- A. **APPLICATION OF TONY TOMASELLO, APPLICANT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 813 EAST CARRILLO STREET, APN 029-251-016, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2015-00602) CONTINUED FROM MARCH 15, 2017**

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 interior setback (SBMC §28.21.060.B and §28.92.110); and
3. A Separation Between Buildings Modification to allow two main buildings to be closer than the minimum ten (10) feet to any other main building on the same lot per (SBMC §28.20.070.E); and
4. 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.

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B. APPLICATION OF BRYAN MURPHY, ARCHITECT FOR WELL BEING CAPITOL FUND TRUST, 1703 CHAPALA STREET, APN: 027-092-014, R-4 MULTI FAMILY ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE), (MST2016-00274) CONTINUED FROM MARCH 1, 2017

The proposed project is for the addition of three (3) new units to be constructed partially below grade in the basement of an existing three-story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit to create a four (4) unit building and to expand the existing 340 square foot detached one-car garage into a conforming two-car garage with the addition of 60 square feet. Also proposed is a new spa and deck with a new laundry room, storage room and bicycle carport below. Three (3) uncovered parking spaces, including an accessible space, will also be added. The three (3) new units will all be one bedroom with an average unit size of 1,034 square feet and are being developed using the Average Unit Density (AUD) Program on a 9,750 square foot lot, with a density of 21 dwelling units per acre (du/ac). Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. This matter was originally noticed for a March 1, 2017, Staff Hearing Officer meeting and continued to allow for additional Historic Landmarks Commission review of the project.

The discretionary applications required for this project are:

1. Front Setback Modification to allow uncovered parking in the required 10 foot Valerio Street front setback (SBMC §28.21.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot interior setback (SBMC §28.21.060 and SBMC §28.92.110); and
3. Rear Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot rear 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 15183.

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C. APPLICATION OF LOREN SOLIN, AGENT FOR STEFAN AND BETH BJERLING, 525 WEST PEDREGOSA, APN: 043-163-002, R-3 LIMITED MULTIPLE-FAMILY ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE), (MST2017-00006)

The 5,000 square foot project site is currently developed with a one story, 1,010 square foot single-family residence with a 400 square foot detached garage/storage structure. The storage room was originally built as a carport, which was subsequently enclosed. The proposal is to allow the storage room to be converted to a 2nd garage bay with a workshop area at the rear of the bay. The existing garage doors will remain and the pedestrian door and wall behind the sliding garage doors will be removed. Also proposed is a 188 square foot addition at the rear of the dwelling and an interior remodel of the master bedroom and bathroom. The proposal will abate violations listed in ZIR2016-00331.

The discretionary application required for this project is an Interior Setback Modification to allow the "as-built" enclosed carport to be permitted as a garage within 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).

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D. APPLICATION OF TERI MALINOWSKI, AGENT FOR TRACY ROCHESTIE, 2255 LAS TUNAS ROAD, APN: 019-162-008, A-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE), (MST2015-00571)

The 15,959 square foot project site is currently developed with a one story, 1,689 square foot single-family residence with an attached 414 square foot carport. The proposed project is for ground floor additions and a reconfiguration of interior spaces resulting in a net increase of 8 square feet to the dwelling. The proposal also includes a total of 901 square feet of patios, a new covered front entry, a patio cover at the rear, new windows and doors, an outdoor fireplace, a new site retaining wall, and new storage areas within the carport. The proposed total of 2,111 square feet on a 15,959 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio. The proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060.

The discretionary application required for this project is an Interior Setback Modification to allow windows to be enlarged and a new door at the rear of the house and to permit a window to be removed and a door to be replaced with a window on the side of the dwelling within the required 15 foot 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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IV. ADJOURNMENT