



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

APRIL 12, 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 DOUGLAS BEARD, AGENT FOR RANDALL TINNEY, 1021 LAGUNA STREET, UNIT 2, APN 029-530-002, R-3 MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00566)

The project is for an "as-built" air conditioning unit to be located within the required six-foot interior setback on a 15,528 square foot lot located in the El Pueblo Viejo District. The property is part of a six-unit, three-story condominium development. This application will address enforcement case ENF2016-00285.

The discretionary application required for this project is an Interior Setback Modification to allow the air conditioner condenser to encroach into 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

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

B. APPLICATION OF JEFF GORRELL, ARCHITECT FOR MOLLER RETAIL INC., 150 SOUTH LA CUMBRE ROAD, APN 051-032-002, C-2/SD-2 (COMMERCIAL) AND SD-2 (SPECIAL DESIGN DISTRICT), GENERAL PLAN DESIGNATION: COMMERCIAL HIGH RESIDENTIAL (MAX 28-36 DU/ACRE) PRIORITY HOUSING (MST2016-00495)

The proposed project is to remove an existing fuel station canopy and construct a new canopy, reconfigure the existing pump islands and add two new pump islands and two new fuel pumps to increase the total gas pumps to six, relocate a curb cut, and reconfigure the existing accessible parking.

The discretionary application required for this project is for a Front Setback Modification to allow the new canopy to encroach into the required 20-foot front setback (SBMC §28.45.008, SBMC §28.66.060, 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

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C. APPLICATION OF TRISH ALLEN, AGENT FOR COMPTON FAMILY TRUST, 820 CENTINELA LANE, APN 047-110-010, A-1 (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00526)

The proposed project is to demolish an existing two-story, 4,015 square foot, single-family residence and construct a new 5,861 square foot, one-story, single-family residence with a 4,807 square foot basement, including 1,873 square feet of workshop space and a 753 square foot, three-car garage. Additional site improvements include a new swimming pool, hot tub, garden shed, 6' high gate, gate wall, and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor-to-lot-area ratio (FAR). Also proposed is the removal of approximately 8 trees.

The discretionary application required for this project is for a Modification to allow the total garage floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 BRENT HAAS, 430 CONEJO ROAD, APN 019-050-013, A-1 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2016-00381)

The proposed project involves the construction of a new two-story, 2,061 gross square foot residence with an attached 355 gross square foot, one-car garage. An uncovered tandem parking space is proposed in front of the garage. Access would be provided by the existing driveway.

The 17,019 square-foot site is currently vacant. Previously, a two-story single-family residence (approximately 1,900 square feet) with an attached two-car carport occupied the site, but it was destroyed in the Tea Fire. Portions of the foundation remain. The parcel is located off Conejo Lane, a private street, and extends to Stanwood Drive (State Route 192) on the north. Sycamore Creek runs along the rear of the property near Stanwood Drive.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a residence, garage, and uncovered parking to encroach into the required 35-foot front setback (SBMC §28.15.060 and §28.92.110); and
2. An Interior Setback Modification to allow a residence to encroach into the required 15-foot interior setback along the western property line (SBMC §28.15.060 and §28.92.110).

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

Case Planner: Allison DeBusk, Project Planner

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E. APPLICATION OF CRAIG GOODMAN, AGENT FOR TANTRI LLC, 208 OCEANO AVENUE, APN 045-074-007, R-2/SD-3 TWO-FAMILY RESIDENCE ZONE WITH COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 DU/ACRE) (MST2016-00023)

The 8,756 square foot project site is currently developed with a two-story, four-unit apartment building with an attached four-vehicle carport at the front and a two-story duplex with an attached two-car garage at the rear. The proposal is to partially demolish and remodel the existing 1,364 net square foot duplex and reconfigure it into a 1,426 net square foot duplex including an attached tandem four-car garage in the same location. Alterations are also proposed to the existing four-unit apartment building at the front of the site, including architectural enhancements to the façade, ground level entry stairs and ADA ramp. Other site work includes the replacement of existing fencing with new site walls, a new planter, new driveway, and new landscaping. The proposal will abate violations listed in Zoning Information Report ZIR2015-00524.

The discretionary applications required are:

1. A Front Setback Modification to allow alterations to the front building to encroach into the required 20-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. An Open Yard Modification to allow the reduction of the required open yard area and the 20 foot minimum dimensions for measuring an open yard (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Lot Area Modification to convert a 62 net square foot utility room into habitable space for the studio unit of the existing duplex building (SBMC § 28.18.075 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: Irma Unzueta, Senior Planner

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F. APPLICATION OF KEITH RIVERA, AGENT FOR FULMER FAMILY TRUST, 1626 SANTA BARBARA STREET, APN 027-192-027, R-3 MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2016-00220)

The proposed project involves construction of a new 2,537 square foot, two-story, single-family dwelling with an attached 471 square foot, two-car garage. The proposed new dwelling unit will be the third dwelling unit on the site, which is currently being developed with a 3,686 square foot duplex and 719 square foot, three-car garage (under construction). The project also includes a Parking Modification request to relieve the requirement to add one uncovered parking space for the duplex, resulting in two covered parking spaces for the new unit, and three covered parking spaces for the duplex as previously approved.

A one-lot subdivision is proposed to create two condominium units for separate ownership: the duplex, and the new two-bedroom unit. Proposed alterations to the site include a new driveway, adjustments to the existing sandstone boundary wall, addition of a new perimeter wall averaging 5 ft. in height, new landscaping, addition of two new storage sheds totaling 110 sq. ft., and 150 cubic yards of fill.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Parking Modification to allow the three existing parking spaces to continue to serve the duplex, without the addition of a fourth space (SBMC §28.90.100 and §28.92.110).

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

Case Planner: Megan Arciniega, Associate Planner

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III. ADJOURNMENT