



City of Santa Barbara

STAFF HEARING OFFICER AGENDA JUNE 21, 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. PROJECTS

A. APPLICATION OF JUSTIN VAN MULLEM, AGENT FOR THE CITY OF SANTA BARBARA, 1232 DE LA VINA STREET, APN 039-172-005, PR, PARKS AND RECREATION ZONE, GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE (MST2016-00489)

The 0.8-acre site is currently developed with a one-story, 4,189 square foot structure. The facility provides two large multi-purpose rooms, two offices, restrooms and a warming kitchen. Also on site is an existing parking lot shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center). The proposed project consists of minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing two new trellis structures located at the entry and courtyard, a new 6-foot tall wrought iron fencing to enclose a courtyard, and for a new accessible ramp and steps for courtyard access. New landscaping, site lighting, and interior alterations are also proposed.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed courtyard trellis structure to be located within the required 10-foot Western Interior Setback (SBMC § 28.37.040 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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Pilar Plummer, Planning Technician I

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B. APPLICATION OF JARRETT GORIN, APPLICANT FOR JAMES SHELTON AND RONALD TEXLEY, 1554 KNOLL CIRCLE DRIVE, APN 015-142-006, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2016-00411)

The 15,561 square foot site is currently developed with a 2,249 square foot single-family residence and a 410 square foot garage attached by a breezeway. The proposed project involves the legalization of the “as-built” conversion of the breezeway to a 247 square foot storage room, and the “as-built” enclosure of 103 square feet of the covered rear deck to habitable space. The converted breezeway will be used for storage only, as it is not proposed as habitable space. The proposed total of 2,906 square feet is 67% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Interior Setback Modification to permit the as-built enclosure of the breezeway in the required ten-foot western interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A); and
2. Interior Setback Modification to permit the as-built enclosure of a portion of the covered rear deck in the required ten-foot eastern interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A).

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: Andrew Perez, Planning Technician II

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C. APPLICATION OF BRYAN MURPHY, ARCHITECT FOR PHIL CONDON, 315 ALAMEDA PADRE SERRA, APN: 031-392-026, R-2, TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2017-00127)

The 17,605 square foot project site is currently developed with a one-story, 1,384 square foot duplex with an attached 220 square foot one-vehicle carport and a detached 400 square foot garage. The proposed project is to replace the existing flat roof with a new sloped roof for the existing duplex, increasing the total roof height.

The discretionary application required for this project is for a Front Setback Modification to allow alterations to the roof of the duplex to encroach into the required 15-foot front setback (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: Andrew Perez, Planning Technician II

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D. APPLICATION OF PAUL RUBISON, ARCHITECT FOR ARLENE MONTESANO, 139 LOMA MEDIA: 019-261-014, E-1, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), (MST2016-00517)

The 7,121 square foot project site is currently developed with a two-story 2,121 square foot single-family residence with an attached two-car garage, located in the Hillside Design District. The proposal would allow the conversion of existing storage area to habitable space, resulting in a new bedroom and bathroom on the lower level within the same building footprint, and a new deck expansion of 54 square feet on the upper level to match the existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze windows, add a new front entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. The project will address violations in ZIR2015-00521 and ENF2016-00852.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations and to allow uncovered parking on the south side of the dwelling to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Front Setback Modification to allow additions and alterations on the south side of the dwelling (secondary front setback) to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Open Yard Modification to allow the dimensions of the open yard area to be less than what is required by code (SBMC § 28.15.060 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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: Andrew Perez, Planning Technician II

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

E. APPLICATION OF MICHAEL CHIACOS, OWNER AND AGENT, 1608 BATH STREET, APN: 027-171-022, R-4, HOTEL-MOTEL-MULTIPLE 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.

On January 18, 2017, a Modification was granted for 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). A Condition of Approval was imposed by the Staff Hearing Officer requiring the existing entrance stairway to the front door of the hotel unit to be reoriented so that access is taken directly from the driveway; subject to review and approval by

Transportation Division staff. The applicant is requesting that this Condition of Approval be rescinded.

The discretionary application required for this project is an Amendment to the Conditions of Approval requiring the reorientation of the entry stairs to the hotel unit.

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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III. ADJOURNMENT