



# City of Santa Barbara

## STAFF HEARING OFFICER AGENDA JULY 5, 2017

9:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**  
Danny Kato, Staff Hearing Officer *pro tem*/Senior  
Planner  
Kathleen Goo, Commission Secretary

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**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](mailto: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](http://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](http://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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA/CityTVProgramGuide](http://SantaBarbaraCA/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SHOVideos](http://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 DYLAN HENDERSON, AGENT FOR IAN PLANT, 817 MARILLA AVENUE, APN 035-060-005, R-3 LIMITED MULTIPLE-FAMILY ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00033)**

The 4,569 square foot project site is currently developed with a 1,641 square foot two-story, single-family residence and attached 235 square foot, one-car garage with an attached 497 square foot accessory building. The proposal is to construct a 365 square foot second-story addition to the existing residence and a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a portion of the carport to be located in the required 20-foot front setback for parking that backs out onto the street (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](mailto:BTeeter@SantaBarbaraCA.gov)

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

**B. APPLICATION OF NANCY MULHOLLAND, 115 W. PEDREGOSA STREET, APN 027-022-004, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00448)**

The 4,200 square foot project site is currently developed with a 926 square foot, one-story, single-family residence and attached 270 square foot, one-car garage with an attached accessory building. The proposal is to demolish the existing detached garage and accessory building and construct a new 213 square foot detached one-car garage with an attached 108 square foot accessory room, and a 22 square foot entry and stair leading to a 360 square foot studio apartment on the second floor. Total square footage of this new structure will be 490 square feet.

The discretionary application required for this project is an Interior Setback Modification to allow a portion of the garage to be located in the required 6-foot front 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).

Case Planner: Betsy Teeter, Planning Technician II

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**C. APPLICATION OF STEVE HARREL, ARCHITECT FOR ADAM & JULIE ROSS, 821 CORONEL STREET, APN 035-243-013, E-1 SINGLE FAMILY RESIDENTIAL ZONE, LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00292)**

The 0.39-acre site is currently developed with a two-story, 2,450 square foot single-family residence, located in the Hillside Design District. The structure is a designated City Landmark: Hunt-Stambach House, designed by Peter J. Barber. No work is proposed on the designated City Landmark. Also existing on site is a non-historic swimming pool on the south elevation, and several historically significant features, including a stone retaining wall, wall fountain, steps, a reflecting pool, and Eucalyptus trees. The project involves the construction of a new detached, two-story building in the front yard. A two-car garage of approximately 500 square feet is proposed on the ground floor, and an accessory dwelling unit of approximately 690 square feet is proposed on the second floor of the new building.

The discretionary application required for this project is a Front Setback Modification to allow the proposed two-story accessory building to be located in the front yard (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).

Case Planner: Pilar Plummer, Planning Technician I

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**D. APPLICATION OF RAY TWYFORD, APPLICANT FOR JON & SUSAN CLARK, 2225 MOUNT CALVARY RD, APN 021-040-037, A-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00263)**

The 1.5-acre vacant project site is currently undeveloped. The proposed project is to construct a new 1,350 square foot one-story single-family residence with an attached 465 square foot two-car garage. The proposal also includes grading, utilities, retaining walls, as well as landscape and hardscape improvements.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the garage, trash enclosure, AC unit and guest parking space to encroach within the required 35-foot front setback (SBMC §28.15.060 and SBMC §28.92.110).

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

Case Planner: Katie Mamulski, Planning Technician I

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**III. ADJOURNMENT**