



City of Santa Barbara

STAFF HEARING OFFICER AGENDA JULY 19, 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. CONSENT ITEMS

- A. **APPLICATION OF JARRETT GORIN, AGENT FOR RTK ASSOCIATES; 500-510 STATE STREET, APN 037-173-020; C-M, COMMERCIAL-MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00302)**

Request for a two-year time extension for the Tentative Subdivision Map approved by the Planning Commission on May 14, 2014. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on May 14, 2016; however, a time extension request was received prior to the expiration date. That request was not processed or acted on by the Staff Hearing Officer but another time extension request was received on May 11, 2017; therefore, this request is for a two-year time extension from May 14, 2016 to May 14, 2018. Staff is recommending that the Staff Hearing Officer approve the time extension to May 14, 2018.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

III. PROJECTS

- A. **APPLICATION OF KAS SEEFELD, AGENT FOR INKEN H. GERLACH AND CHARLES R. RUDD, 940 ALSTON ROAD, APN 015-173-028, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE) (MST2016-00444)**

The 75,475 square foot site is a vacant lot. The proposal is to construct a new 4,402 square foot two-story, single-family residence with a 608 square foot basement, 440 square foot detached garage and 499 square foot detached accessory structure on a previously undeveloped site. Additional site improvements include a 22'x12' swimming pool, spa and new site landscaping including the removal of one palm tree. Approximately 711 cubic yards of cut and 677 cubic yards of fill will occur with 34 cubic yards to be

balanced on-site. The proposed total of 5,625 square feet on 1.74 acre lot located in the Hillside Design District is 102% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Modification to allow an accessory building to be located in the remaining front yard (SBMC §28.87.160.B and SBMC §28.92.110).

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

Case Planner: Andrew Perez, Planning Technician I

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B. APPLICATION OF KRISTIAN HOWELL, AGENT FOR PATRICK FLEMING, 1014 EAST ORTEGA STREET, APN 031-184-004, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2017-00266)

The 5,009 square foot project site is currently developed with a one-story, 665 square foot single-family dwelling and 345 square foot detached, two-car garage. The project proposes to legalize a 322 square foot “as-built” addition to the rear of the dwelling, demolish an unpermitted carport, and remove all interior alterations in the garage to provide access to the required covered parking spaces. The proposed total of 1,332 square feet is 56% of the maximum allowable floor-to-lot-area ratio.

The discretionary application required for this project is an Interior Setback Modification to allow the “as-built” addition to encroach into the required 6-foot northeastern interior 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 I

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C. APPLICATION OF ADELE GOGGIA, AGENT FOR WILLIAM AND SHARON RICH, 2126 RIDGE LANE, APN 019-161-006, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE) (MST2017-00201)

The 15,046 square foot project site is currently developed with a two-story, 2,211 square foot single-family dwelling and an attached 643 square foot two-car garage. The proposed project consists of a new 395 square foot accessory building to be located in the remaining front yard, and four new window openings on the eastern façade of the dwelling. The proposed total of 3,249 square feet is 75% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Modification to allow an accessory building to be located in the remaining front yard (SBMC §28.87.160.B and SBMC §28.92.110) and;
2. Interior Setback Modification to allow new window openings within the eastern 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