



# City of Santa Barbara

## STAFF HEARING OFFICER AGENDA AUGUST 2, 2017

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

**STAFF:**  
Susan Reardon, Staff Hearing Officer/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.gov/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 ELSA READER, AGENT FOR THE PERLMAN FAMILY ADMINISTRATIVE TRUST, 1833 GARDEN STREET, APN 027-042-013, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2017-00290)**

The 7,513 square foot site is currently developed with 1,588 square foot single-family dwelling with a 437 square foot detached garage. The proposed project involves a 21 square foot entry porch addition, a new exterior door, a new air conditioning unit, a change of exterior building material from stucco to siding, new exterior lighting, a re-roof, and an interior remodel. The proposed total 1,764 square feet is 58% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

- 1. Front Setback Modification to allow the entry porch addition to encroach into the primary front setback (SBMC §28.15.060 and SBMC §28.92.110);
- 2. Front Setback Modification to allow a new exterior door to be located in the secondary front setback (SBMC §28.15.060 and SBMC §28.92.110); and
- 3. Open Yard Modification to allow the air conditioning unit to encroach into the required open yard area (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).

Case Planner: Andrew Perez, Planning Technician I  
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Phone: (805) 564-5470, ext. 4559

**B. APPLICATION OF WARNER YOUNG, ARCHITECT FOR DOROTHY GASSER, 1715 OLIVE STREET, APN 027-123-007, R-2, TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2017-00397)**

The 3,037 square foot site is currently developed with a one-story, 1,508 square foot single-family dwelling and a 145 square foot garage shared with the adjacent property at 435 E Valerio Street. The project proposes to demolish the existing shared garage and build a new 182 square foot, one-car garage at 1715 Olive Street.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the garage to encroach into the eastern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the garage to encroach into the southern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
3. Distance Between Buildings Modification to allow the distance between the garage and dwelling to be less than the five foot separation between buildings on the same lot (SBMC §28.87.062 and SBMC §28.92.110); and
4. Open Yard Modification to reduce the size of the open yard area (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).

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**III. ADJOURNMENT**