



City of Santa Barbara

STAFF HEARING OFFICER AGENDA AUGUST 30, 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 GINGER ANDERSEN, 1215 CALLE CERRITO, APN 041-120-015, A-1, ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00552)

The 9,840 square foot site is currently developed with a 1,073 square foot single-family dwelling and a 380 square foot garage. The proposed project involves permitting of the following: an “as-built” conversion of a 180 square foot roof deck over the garage into habitable space, an “as-built” conversion of a window to a sliding glass door on the rear elevation, an “as-built” change to the staircase leading to the main entry, and a minor interior remodel. The proposed project is 54% of the maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the “as-built” conversion of a front porch into habitable space to encroach into the 35-foot required front setback.(SBMC §28.15.060 and SBMC §28.92.110) and;
2. Interior Setback Modification to allow the “as-built” French doors to encroach into the required 15-foot 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, Existing Facilities, and 15305, Minor Alterations to Land Use Limitations.

Case Planner: Andrew Perez
Email: ACPerez@SantaBarbaraCA.gov

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

B. APPLICATION OF BRIAN MILLER, AGENT FOR KEN AND JAN FERRELL, 1585 OVERLOOK LANE, APN 015-151-012, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2017-00395)

The 13,047 square foot site is currently developed with a 1,930 square foot single-family dwelling with a 560 square foot attached garage. The proposed project involves a 269 square foot, two-story addition consisting of an addition to a bedroom and a new residential office on the lower level, an upper level family room, a 68 square foot expansion of the second level deck, and a new outdoor fireplace. The proposed total of 2,759 square feet is 67% of the maximum allowable floor-to-lot-area ratio (FAR).

The discretionary applications required for this project is a Front Setback Modification to allow the two-story addition and deck addition to encroach into the required 30-foot front 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, Existing Facilities, and 15305 Minor Alterations to Land Use Limitations.

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C. APPLICATION OF JAMES LECRON, ARCHITECT FOR ALAN BULLOCK, 232 NATOMA AVENUE, APN 033-062-022, R-4/SD-3 HOTEL-MOTEL MULTIPLE RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00427)

The 17,680 square foot site is currently developed with an 18-unit hotel with a lobby, office, laundry room, guest lounge, a two-bedroom manager's apartment, and a 19-space parking lot with a trash enclosure. The proposed project involves the expansion of an existing 48 square foot patio resulting in a 240 square foot on-grade concrete slab to be used as outdoor dining for the hotel guests. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project is a Front Setback Modification to allow the patio with to encroach into the required 20-foot front setback (SBMC §28.21.060, §28.21.085 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