



City of Santa Barbara

STAFF HEARING OFFICER AGENDA SEPTEMBER 13, 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 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 ALICIA HARRISON, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR 800 SANTA BARBARA STREET LLC, APN: 031-012-028, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00129)**

This is a request for a two year time extension for the Tentative Map approved by the City Council on September 30, 2008, for 800 Santa Barbara Street. The approved Tentative Subdivision Map was originally set to expire on September 30, 2010; however, with the statutory extensions provided by the State and a one-year time extension approved by the Staff Hearing Officer in 2016, the expiration date was extended to September 30, 2017. A second time extension request was submitted prior to this expiration date. Due to specific requirements needed for this particular project to obtain building permits, staff is recommending that the Staff Hearing Officer approve a two-year time extension to September 30, 2019.

The 2008 approved project consists of the demolition of the existing 1,965 square-foot one-story commercial building and the construction of a 14,747 square-foot, two- and three-story mixed-use building containing six residential condominium units and ten commercial condominiums. The residential mix includes five three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet. The commercial condominiums total 4,605 square feet of non-residential floor area. Twenty-seven parking spaces are provided in an underground parking structure, with eleven of those spaces provided to 223 E. De la Guerra Street through a lease agreement. The project is approved under the variable density standards applicable in 2008.

Case Planner: Megan Arciniega, Associate Planner
Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

III. PROJECTS**A. APPLICATION OF FRANK ROGUE, AGENT FOR TERI TUASON, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM-DENSITY RESIDENTIAL (12 DU/ACRE) (MST2014-00422)**

The 7,405 square foot site is currently developed with 1,759 square foot two-story single-family dwelling with an attached 400 square foot two-car garage. The existing residence is legal nonconforming since it encroaches into the 15-foot setback on the easterly side (Alameda Padre Serra). The proposed project involves construction of a new 1,193 square foot three-story attached second unit with a 523 square foot garage. The project also includes changes to the roof pitch of the existing dwelling, and the addition of a 345 square foot roof deck.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow a second unit in a R-2 Zone with less than the required lot area for lots with 10-20% slopes (SBMC §28.18.075.F and §28.92.110); and
2. A Front Yard Setback Modification to allow less than the required setbacks for the existing nonconforming residence to remain in place with substantial exterior alterations (i.e. roof change and second-unit addition) as well as encroachment of a second-floor balcony on the proposed second unit per SBMC §28.87.030.D and §28.92.110; and
3. An Open Yard Modification to allow less than the required open yard area (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 15303, New Construction and Conversion of Small Structures, which includes construction of a second dwelling unit in a residential zone.

Case Planner: Megan Arciniega, Associate Planner

Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

B. APPLICATION OF VICENTE SABORIO, AGENT FOR JOHN AND EVELYN ROBLES, 35 LORINDA PLACE, APN 043-083-030, R-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2017-00489)

The 6,100 square foot site was originally developed with an 831 square foot single-family dwelling and a detached 347 square foot garage. The proposed project proposes to legalize a 302 square foot “as-built” addition, permit a 72 square foot addition, demolish an unpermitted sunroom, storage room and garage awning, and remodel the interior of the dwelling. The proposed total of 1,617 square feet is 60% of the maximum allowable floor-to-lot-area ratio.

The discretionary application required for this project is an Open Yard Modification to allow the “as-built” addition to reduce the size of the open yard area below the minimum dimensions (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: Stephanie Swanson, Planning Technician I

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

C. APPLICATION OF TRISH ALLEN, AGENT FOR JOHN WHITEHURST, 333 W. ORTEGA STREET, APN 037-113-001, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (MST2016-00397)

The 9,375 square foot parcel is currently developed with a two-story, 2,774 square foot, 4-unit apartment building and a detached 760 square foot, four-car garage. The proposed project involves the demolition of the existing garage, and a 2,017 square foot addition consisting of four new apartment units. The eight units on site will have an average size of 660 square feet, and will be developed under the Average Unit Size Density Incentive Program. The project will also include new covered parking, reconfiguration of the existing driveway off of Castillo Street, new landscaping, site walls, and other minor site work.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow a second floor deck to encroach 2 feet into the required 10 foot rear setback (SBMC §28.20.070 and SBMC§28.92.110) and
2. Open Yard Modification to allow the common outdoor living space to have less than the minimum dimensions required by code (SBMC §28.20.070, §28.21.081, and SBMC§28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning.

Case Planner: Stephanie Swanson, Planning Technician I

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

D. APPLICATION OF JIM DAVIS, ARCHITECT FOR HEIDI SWITZER, 315 LA MARINA DRIVE, APN 045-161-004, E-3/SD-3 ZONES ONE-FAMILY RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2017-00412)

The 5,790 square foot site is currently developed with a 1,349 square foot single-family dwelling and a 233 square foot attached one-car garage. The proposed project consists of a 250 square foot first-floor addition, a new second-floor addition of 446 square feet, the demolition of 40 square feet of existing floor area, a 311 square foot partially covered second-floor deck, widening the existing garage door, an interior remodel, and replacement of all existing windows and doors, exterior siding, and roofing materials. The 2,238 square foot proposal is 85% of the maximum allowable floor-to-lot-area ratio.

The discretionary application required for this project is a Front Setback Modification to allow the expansion of the existing garage door opening in the 20-foot required front setback and to allow a conforming second-story addition that will change the basic

exterior characteristics to the existing nonconforming structure. (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: David Eng, Planning Technician II

Email: DEng@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5541

E. APPLICATION OF RYAN HOWE, 118 NORTH MILPAS STREET, APN 017-091-016, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2015-00319)

Proposal for management staff changes and operational changes for an issued Medical Marijuana Storefront Collective Dispensary Permit. Tenant improvements for the dispensary in the existing 2,264 square foot commercial building are currently under construction. The collective has not begun operating.

The discretionary application required for this project is an amendment to the Storefront Collective Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(a), Existing Facilities.

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

IV. ADJOURNMENT