



City of Santa Barbara

STAFF HEARING OFFICER AGENDA OCTOBER 11, 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. CONSENT ITEMS

- A. **APPLICATION OF MARK TRAVERS, ARCHITECT AND OWNER, 1240 W. MICHELTORENA STREET, APN: 041-101-010, RS-6-RESIDENTIAL SINGLE UNIT, 6,000 SQUARE FEET MINIMUM LOT SIZE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2014-00555)**

This is a request for a two-year time extension for Modifications approved by the Staff Hearing Officer on October 14, 2015. The approved project is set to expire on October 14, 2017, and the owner submitted a time extension request on September 18, 2017. The project received design approval by the Single Family Design Board on January 5, 2016, and the owner submitted for building plan check review on February 21, 2017, and plan check corrections were received in May 2017. Staff is recommending that the Staff Hearing Officer approve a two-year time extension to October 14, 2019.

The 2015 approved project consists of a new three-story, 2,011 square foot, single-family residence on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. A total of eight specimen oak trees will be removed and replaced with 40 oak saplings. The proposal includes approximately 952 cubic yards of grading under the main building footprint and to widen the improved public road in front of the residence to a width of 20 feet clear. The floor-to-lot area ratio (FAR) is 74% of the required maximum FAR.

The approved project included the following discretionary approvals:

- 1. A Front Setback Modification to allow the first story of the residence to encroach into the required fifteen-foot front setback (SBMC §28.15.060, §28.15.065 and §28.92.110);
- 2. A Front Setback Modification to allow the garage and the upper stories of the residence to encroach into the required twenty-foot front setback (SBMC §28.15.060, §28.15.065 and §28.92.110);

3. An Open Yard Modification to allow the additional open yard for sloped lots to be reduced to less than the required 160 square feet (SBMC §28.15.060 and §28.92.110); and
4. An Over Height Wall/Fence Modification to allow the proposed retaining walls and related safety railing within ten feet of the front lot line to exceed a maximum height of three and one-half feet (SBMC §28.87.170 and §28.92.110).

Case Planner: Jessica Grant, Acting Senior Planner

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III. PROJECTS

A. APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, RS-25, RESIDENTIAL SINGLE UNIT, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DWELLING UNITS/ACRE) (MST2017-00355)

The 17,437 square foot project site is currently developed with a two-story 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The proposal is to construct a 146 square foot addition to an existing second-story 283 square foot deck located entirely in the 30-foot primary front setback.

The proposed deck extension was previously reviewed by the Staff Hearing Officer on May 24, 2017 (MST2017-00084) in conjunction with modifications to approve additions and alterations in both the primary and secondary front setbacks, as well as an open yard modification. As part of that project, a deck extension was approved in the secondary front setback up to the plane of the existing deck, for an eight-foot encroachment and total deck size of 547 square feet. A 178 square foot portion of the previously approved deck is located in the primary front setback; however, a Modification was not reviewed for it. The Modification request is now being pursued under the current proposal.

The proposed deck extension would encroach an additional four feet into the primary front setback, with a total depth of 12 feet into the required 30-foot setback. The total size of the subject deck, including both the previously approved and the proposed extension, would be 693 square feet, 506 square feet of which is in the required secondary front setback.

The previously approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot area ratio (FAR). No additional floor area is proposed under the subject project.

The discretionary applications required for this project are a Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 30-foot secondary front setback, and a Primary Front Setback Modification to allow a previously approved deck extension on the west side of the dwelling to encroach within the required 30-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B).

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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B. APPLICATION OF JAMES LECRON, ARCHITECT FOR AKILA KRISH, 1117 HARBOR HILLS DR, APN 035-314-019, RS-15 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION: LOW-DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2017-00431)

The proposed project involves demolishing an existing 2,075 square foot, one-story, single-family dwelling with an attached 460 square foot two-car garage, and constructing a new 2,939 square foot, one-story, single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow portions of the new dwelling to be constructed within the required front setback. (SBMC § 30.20.030.A and SBMC § 30.250.020.B)

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: David Eng, Planning Technician II

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C. APPLICATION OF TAI YEH, ARCHITECT FOR CHERYL ANN II, LLC, 2146 RIDGE LN., APN 019-161-001, RS-25 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION: LOW-DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2017-00375)

The 13,649 square foot project site is currently developed with a 1,430 square foot, one-story, single-family dwelling and an attached 285 square foot one-car garage. The proposal involves a 318 square foot addition to the garage to create a 603 square foot two-car garage with a work bench and sink, new window and man door. A total of 2,033 square feet of development is proposed.

The discretionary application required for this project is a Front Setback Modification to allow additions and alterations to the garage within the required 35-foot setback. (SBMC § 30.20.030.A and SBMC § 30.250.020.B).

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: David Eng, Planning Technician II

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D. APPLICATION OF JIM DAVIS, ARCHITECT FOR ALEX AND KRIS BRODIE, 3360 BRAEMAR DRIVE, APN 047-030-020, A-1/S-D-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN, DESIGNATION: LOW DENSITY RESIDENTIAL (MST2017-00304)

The project includes the conversion of an existing 556 square foot accessory structure to an Accessory Dwelling Unit (ADU) pursuant to Government Code 65852.2. As part of the conversion the accessory structure, the project proposes removal of the wood deck currently attached to the structure and replacement with permeable paving, as well as construction of a new covered entry, porch, 6-foot wood access gate, driveway, and single uncovered parking space. The existing residence and accessory structure to be converted into the ADU are located within the required front setback; therefore, alterations to the structures require approval of a Front Setback Modification.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and because the new ADU created is detached, a Coastal Development Permit is required for the ADU per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendar days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City (i.e., not appealable).

The applicant is also proposing other alterations to the existing 1,751 square foot single-story residence including 13 square feet of demolition, 412 square feet of additions, changes to the roof, and replacement of a 6-foot wide window with an 8-foot wide door, as well as the demolition of two storage sheds (119 square feet and 128 square feet). The improvements to the existing single family residence are exempt from Coastal Development Permit requirements per SBMC 28.44.070.D.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow alterations to the residence and accessory structure (Accessory Dwelling Unit) that are non-conforming to the front setback (SBMC §28.92.026.A); and
2. A Coastal Development Permit (CDP2017-00004) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

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 or Conversion of Small Structures.

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IV. ADJOURNMENT