



City of Santa Barbara

STAFF HEARING OFFICER AGENDA DECEMBER 6, 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. PROJECTS

A. APPLICATION OF LOREN SOLIN, AGENT FOR SUZANNE DUCA, 2002 GRAND AVENUE, APN 025-346-008, R-2 ZONE (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/AC) (MST2017-00548)

The 4,042 square foot site is currently developed with a one-story single-family dwelling, approximately 695 square feet (net) in size with an attached one-car garage approximately 227 square feet (net) in size. The proposed project includes trimming an existing hedge atop a stone wall to a combined maximum height of 8'-0"; an interior remodel to relocate the main entry from the southern to the eastern façade; a kitchen remodel; a new trash enclosure on the eastern façade; the demolition of an existing 426 square foot wood deck and construction of a new flagstone deck, approximately 494 square feet in size; and the construction of a 135 square foot patio cover on the southern façade. The proposed deck would be located entirely in the primary and secondary front setbacks, and the proposed patio cover would be located entirely in the primary front setback.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

- 1. Primary Front Setback Modification to allow a patio cover and deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B); and
- 2. Secondary Front Setback Modification to allow a deck to encroach into the required 15-foot setback (SBMC §30.20.030.B and SBMC§30.250.030.B).

The discretionary application under the jurisdiction of the Single Family Design Board required for this project is:

- 1. Minor Zoning Exception to allow a trash enclosure to be located in the secondary front setback (SBMC §30.140.240.A.6.a and SBMC§30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson, Assistant Planner

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

B. APPLICATION OF ANDREW ROTEMAN, ARCHITECT FOR LEON AND JOYCE LUNT, 215 CASTILLO STREET, APN 033-022-021, R-4/SD-3 ZONES (HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00369)

The 15,750 square foot site is currently developed with a 15-unit apartment complex and 20 on-site parking spaces. The proposed project involves restriping the parking lot to return the lot to its permitted number of parking spaces (19) and legalizing the “as-built” configuration of those spaces, legalizing the “as-built” removal of parking lot planters, removal of a wooden storage shed that encroaches into the required interior setback, and permitting a new location of the on-site trash bins. An Administrative Review of Minor Exceptions for Fences is required for an “as-built” wood fence to exceed 42 inches along the front lot line at Wilson Street and along the first 10 feet of the interior lot line from the intersection of the front lot line. The project was previously reviewed by the Historic Landmarks Commission and received Project Design Approval and Final Approval on July 26, 2017 without the required Modification.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Open Yard Modification to allow a reduction in the approved open yard to less than 10% of the total lot size (SBMC §28.21.081 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), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

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III. ADJOURNMENT