



# City of Santa Barbara

## STAFF HEARING OFFICER AGENDA JANUARY 31, 2018

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

---

**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 Monday 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 DWIGHT GREGORY, AGENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 2904 STATE STREET, APN 051-132-015, R-MH/USS ZONES (RESIDENTIAL MULTI-UNIT AND HOTEL/UPPER STATE STREET AREA OVERLAY ZONE), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00630)**

The 8,527 square-foot site is currently developed with an 8-unit residential building; seven units are operated by Willbridge as transitional housing for formerly homeless individuals, and the eighth unit serves as an office and unit for an on-site manager. The proposed project involves legalizing bar sinks in the seven residential units and legalizing an “as-built” addition of a laundry room and storage area in the interior setback, approximately 80 square feet in size. Building maintenance work is also proposed, to include: roof shingle replacement; door and window replacement in the existing openings; replacing rain gutters as necessary; re-painting the exterior of the building in the same color; replacing all water tanks with tankless water heaters; repairing lumber rot; replacing electrical, mechanical, and plumbing systems as necessary to bring up to current code compliance; removing wood siding and replacing with stucco; and replacing blue fabric awnings as necessary. Site maintenance is also proposed, including hedge trimming within ten feet of the driveway to be no taller than three and a half feet and restriping the parking lot to include seven standard parking spaces.

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

1. Interior Setback Modification to allow the “as-built” 80 square foot addition of a laundry room and storage room in the interior setback (SBMC §30.20.030.B and SBMC §30.250.030.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 (Existing Facilities), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson, Assistant Planner

Email: [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)

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

**B. APPLICATION OF RICK STARNES, ARCHITECT FOR IRENE O'CONNOR, 1035 COYOTE ROAD, APN 021-061-005, RS-1A ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE) (MST2017-00529)**

The 25,177 square-foot site is located in the Hillside Design District and is currently developed with an “as-built” single-family residence. The only legally recognized structures on the lot, per archive plans and permit records, are a kiln and 302 square foot (net) tool shed with bathing facilities. The proposed project involves permitting the existing structure as a single-family residence, constructing a two-story addition to the residence, constructing an attached two-car carport, and removing unpermitted accessory structures and improvements on the lot, including “as-built” additions to the original tool shed structure, detached accessory buildings, two man-made ponds, a barbeque pit, trellises, planter, and fencing. Two juniper trees, a double olive tree, and three palm trees are proposed for removal. The existing gravel driveway would be repaved with asphaltic concrete. This project would abate all violations listed in ZIR2015-00535 and ENF2015-00314. The proposed residence would be 2,631 square feet, 56% of the guideline maximum floor-to-lot area ratio (FAR).

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

1. Front Setback Modification to allow the permitted accessory structure to be converted to a single-family residence, and to allow the proposed residential addition and carport to be located in the front setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Stephanie Swanson, Assistant Planner

Email: [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)

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

**III. ADJOURNMENT**