



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

APRIL 11, 2018

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Krystal M. Vaughn, 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 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. 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. 7543. 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 JARRETT GORIN, AGENT FOR JERRY STARK, 205 NATOMA AVENUE, APN 033-063-006, R-4/S-D-3 ZONES (HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00064)

The 5,564 square-foot site is currently developed with a two-story, 2,084 square foot (net) multi-residential complex with three residential units and an attached two-car garage. The existing multi-residential structure is non-conforming to the six-foot southern and western interior setbacks. The proposed project involves a new three and a half foot tall fence along the front lot line facing Natoma Avenue, and work on the second story unit (205 Natoma) that would include an interior remodel, the addition of five awnings, replacement of one window with bi-fold doors, the addition of a balcony on the northern (front) elevation, and the addition of a Juliet balcony on the western elevation.

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

1. Front Setback Modification to allow the proposed balcony to encroach into the required ten-foot front setback facing Natoma Avenue (§28.21.060.A and SBMC §28.92.110.B); and
2. Interior Setback Modification to allow the proposed Juliet balcony to encroach into the required six-foot interior setback (§28.21.060.B and SBMC §28.92.110.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) and 15305 (Minor Alterations in Land Use Limitations).

Contact: Stephanie Swanson, Assistant Planner
Email: SSwanson@SantaBarbaraCA.gov

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

B. APPLICATION OF MISAEL CONTRERAS, AGENT FOR GRANT DAVIS, 948 EAST CARRILLO ROAD, APN 029-316-001, R-2 (TWO-UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2018-00004)

The 2,718 square foot triangular-shaped site is currently developed with a single-family residence. The proposed project involves the conversion of an existing basement to habitable space and a residential addition to accommodate new stairs to access the basement level.

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

1. Front Setback Modification to allow the proposed addition to encroach into the required 15'-0" front setback (SBMC §30.20.030.B and SBMC §30.250.030.B); and
2. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15101 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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C. APPLICATION OF CRAIG GOODMAN, AGENT FOR CHARLES AND SYLVIA BUTLER REVOCABLE TRUST, 1412 CASTILLO STREET, APN 039-052-024, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00529)

The 8,172 square foot site is currently developed with 2 one-story single residential units, a detached oversized one-car garage/workshop, and accessory building. The proposed project involves construction, demolition, and remodeling of every structure on the lot. The proposed project would result in a four-unit Average Unit-Size Density project. Improvements on the lot include:

Unit 1 (existing single residential unit at the front of the lot): Construction of a new covered porch, construction of an attached one-car carport, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, two-bathroom unit. The existing unit is non-conforming to the western interior setback and front setback and would continue the non-conformity.

Unit 2 (existing single residential unit at the middle of the lot): Construction of a new front, side, and rear porches, legalization of an "as-built" addition to the rear of the unit, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, three-bathroom unit. The existing unit is non-conforming to the western interior setback and would continue the non-conformity.

Unit 3: Construction of new second story two-bedroom, two-bathroom unit atop the proposed garage and atop an existing accessory building that will be converted to Unit 4.

Unit 4 (existing accessory building at the rear of the lot): Conversion of accessory building to a residential unit, new windows and doors, interior remodel, and addition resulting in a two-bedroom, two-bathroom residential unit.

Garage: Demolition of existing one-car garage/workshop and construction of a two-car garage. The existing garage is non-conforming to the eastern interior setback; the proposed garage would continue the existing non-conformity.

Site improvements such as hardscaping, landscaping, uncovered parking, partial demolition and reconstruction of the site wall along the front lot line, the demolition of an "as-built" trellis in the existing driveway, and Storm Water Management Plan (SWMP) improvements are also proposed. Access is proposed to be relocated from an existing driveway curb-cut to one on the adjacent property (1416 Castillo Street), with an access easement to be recorded. The existing on-site curb-cut would be removed with a separate Public Works permit.

The project would abate the violations listed in ENF2016-01132.

The discretionary applications under the jurisdiction of the Architectural Board of Review required for this project are:

1. Minor Zoning Exception to allow the proposed site wall along the front lot line to exceed 42 inches in height (SBMC §30.140.110.E.2.a and SBMC §30.245.030); and
2. Minor Zoning Exception to allow door and window changes in the interior setback within five feet of the property line (SBMC §30.165.040.B.2.a and SBMC §30.245.030).

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

1. Front Setback Modification to allow the proposed covered front porch for Unit 1 to encroach into the required ten-foot front setback (SBMC §30.20.030.B and SBMC §30.250.030.B);
2. Interior Setback Modification to allow the proposed garage to encroach into the required three-foot interior setback for covered parking (SBMC §30.20.030.B and SBMC §30.250.030.B); and
3. Open Yard Modification to allow the proposed common open yard to be less than the required 15% lot area and less than the required ten-foot by ten-foot dimensions, and for ground level private open yards to have less than the required ten-foot by ten-foot dimensions (SBMC §30.140.140.2 and SBMC §30.250.030.B).

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

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III. ADJOURNMENT