



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

MAY 9, 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  
Krystal M. Vaughn, Commission Secretary

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**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. 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](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.
  - 1. Announcement of Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110 for 2392 Cliff Drive (MST2017-00735). The project includes the conversion of an existing 456 square foot detached accessory space (located above the detached garage) into a new Accessory Dwelling Unit (ADU) pursuant to California Government Code §65852.2.
- 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 PRESTON MANN, AGENT FOR SEAN PRATT, 1307 LA CIMA ROAD, APN 041-023-008, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00043)**

The 6,700 square-foot site is currently developed with a one-story single family residence and attached two-car garage. The proposed project involves the construction of a residential addition at the rear of the existing structure, the demolition of an existing planter at the front of the existing residence, the construction of a new wrap-around covered front porch, and an interior remodel.

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

- 1. 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 Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15101 (Existing Facilities) 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 RYAN MILLS, AGENT FOR INGER BUDKE, 743 LITCHFIELD LANE, APN 041-181-010, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00002)**

The 17,656 square-foot site is currently developed with a one-story single family residence and attached two-car garage. The existing residence is non-conforming to the front setback. The proposed project involves the conversion of the existing garage to habitable space, construction of a residential addition underneath the existing residence, construction of a new attached two-car garage at the front of the existing structure, removal of an existing storage shed and playhouse, removal of an existing five-foot tall fence, and construction of a new five-and-a-half foot tall fence along the southern interior property line.

As proposed, the new garage will require a Parking Design Waiver from the Transportation Division for its width.

The driveway apron will be relocated under a separate Public Works permit to document construction in the City's right-of-way.

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

1. Front Setback Modification to allow the proposed garage and architectural projection over the garage to be located in the required 30'-0" front setback (SBMC §30.20.030.A 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 15101 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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**III. ADJOURNMENT**