



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

MAY 23, 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.
 - 1. Announcement of Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110 for 1506 Shoreline Drive (MST2018-00125). The project includes the conversion of a 242 square foot detached one-car garage to an 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. CONSENT ITEM

REQUEST FOR A ONE YEAR TIME EXTENSION FOR THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL ON APPEAL ON MAY 25, 2010 FOR 617 BRADBURY AVENUE.

The two-year approval was extended four years by the State, and two additional one-year extensions were approved by the Staff Hearing Officer, resulting in an expiration date of May 25, 2018. Staff received a letter requesting a one year time extension and the required fee on April 16, 2018.

The discretionary applications approved for this project are a Modification to allow the required common open area to be located in the front yard, and/or smaller than the required dimensions (SBMC §28.21.081.A.3 and §28.92.110.A); and a Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (SBMC 27.07 and 27.13).

Contact: Tony Boughman, Assistant Planner
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Phone: (805) 564-5470, ext. 4539

III. PROJECT

APPLICATION OF KEITH RIVERA, ARCHITECT FOR JACK DELANO FAMILY LIMITED PARTNERS, 806 VINE AVENUE, APN 031-023-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00528)

The proposed project involves relocating an existing 1,631 square foot (net) duplex from 415 Old Coast Highway to the subject 9,494 square foot lot that is currently developed with a 1,283 square foot (net) single family residence. The relocated duplex would be converted to a single family residence and a 680 square feet (net) of new habitable space is proposed as an understory to the residence along with a new 857 square foot (net) three-car garage. Two tandem spaces in the garage would serve the relocated unit, and the third space would serve the existing on-site unit. The existing single family residence on-site will remain, and no work for the unit is proposed. Site work, including new landscaping, hardscaping, grading, utilities, site fences and walls, and below-grade storm water chambers, is also proposed. The project also includes the demolition of an existing 36" tall site wall at the rear of the lot, removal of a hedge along the Olive Street frontage, and demolition of a 60 square foot (net) detached shed in the rear yard.

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

1. Open Yard Modification to allow the proposed open yard to be less than the required 1,250 square feet with less than the required 20'-0" x 20'-0" minimum dimensions (SBMC §30.140.140 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), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

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IV. ADJOURNMENT