



City of Santa Barbara

STAFF HEARING OFFICER AGENDA JULY 18, 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.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 1207 Del Mar Ave (MST2018-00224). The project consists of a proposal to convert an existing 371 square foot two-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 ITEMS

- A. **APPLICATION OF JARRETT GORIN, AGENT FOR RTK ASSOCIATES; 500-510 STATE STREET, APN 037-173-020; C-M, COMMERCIAL-MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2013-00302)**

This is a request for a one-year time extension for the Tentative Subdivision Map approved by the Planning Commission on May 14, 2014. The original approved Tentative Subdivision Map would have expired on May 14, 2016; however, a two-year time extension request was received, prior to the expiration date, and extended the approval to May 14, 2018. A second time extension request was received on May 10, 2018, requesting a one-year time extension from May 14, 2018 to May 14, 2019.

Case Planner: Michelle Bedard
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B. APPLICATION OF SHELBY MESSNER, ON DESIGN ARCHITECTS, AGENT FOR EDWARD ST. GEORGE; 1236 SAN ANDRES STREET, APN 039-151-001; R-3, MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2006-00364).

This is a request for a one-year time extension for the Tentative Subdivision Map and Modification approved by the City Council on appeal on July 22, 2008 for 1236 San Andres Street. The project is set to expire on July 22, 2018; however, the time extension request was received on June 14, 2018, prior to the expiration date. The approved project consisted of a two-story, four-unit condominium building with (3) two-bedroom units and (1) three-bedroom unit. Each unit included a two-car garage.

Case Planner: Kathleen Kennedy

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C. APPLICATION OF LEONARD ALKOV, PROPERTY OWNER, 1424 SALINAS PLACE, APN 015-223-001, R-2, TWO-UNIT RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2015-00622)

This is a request for a two year time extension for the Tentative Map approved by the Staff Hearing Officer on September 14, 2016 for a two-unit condominium conversion at 1424 Salinas Place. The original two-year approval has an expiration date of September 14, 2018. Staff received a letter requesting a two year time extension and the required fee on June 20, 2018.

Contact: Tony Boughman, Assistant Planner

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Phone: (805) 564-5470, ext. 4539

III. PROJECTS

A. APPLICATION OF DENNIS THOMPSON, APPLICANT FOR EISENHAUER LIVING TRUST 6/2/1999, 308 SANTA MONICA WAY, APN 045-091-003, E-3/S-D-3 ZONES (ONE-FAMILY RESIDENCE ZONE/COASTAL OVERLAY ZONE), GENERAL PLAN LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (MST2018-00203)

The 6,375 square-foot site is currently developed with a single family residence, approximately 1,180 square feet (net), and attached two-car garage, approximately 376 square feet (net). The proposed project involves converting the existing garage to habitable space for the residence, construction of a new two-car garage with utility room, an interior remodel, a new 3'-6" tall wall in the front yard, and new windows and doors, both inside and outside the required setbacks.

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

1. Front Setback Modification to allow a change of use from a legal non-conforming garage to habitable space in the required front setback, including window changes in the setback (SBMC §28.15.060, SBMC §28.87.030.D.1.b and SBMC §28.92.110); and

2. Interior Setback Modification to allow a change of use from a legal non-conforming garage to habitable space in the required interior setback, including window changes in the setback (SBMC §28.15.060, SBMC §28.87.030.D.1.b 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) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson

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B. APPLICATION OF CRAIG SHALLENBERGER, APPLICANT FOR DANIEL HECKMAN, 1732 CHAPALA STREET, APN 027-101-001, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00781)

The 7,500 square-foot site is currently developed with a residential triplex and a three-car garage. The proposed project involves demolition of the existing garage, construction of two two-car garages, construction of a new utility and mechanical room, and construction of a studio apartment atop the new garages pursuant to the Average Unit-Size Density Incentive Program (AUD Program). Other site improvements, such as hedge trimming along the front lot line, removal of fencing, and a new driveway and curb cut (under a separate Public Works permit) are also proposed. No work to the existing triplex is proposed.

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

1. Front Setback Modification to allow construction of the proposed garages in the required 10'-0" primary front setback (SBMC §30.20.030 and SBMC §30.250.030.B) along Chapala Street, and
2. Open Yard Modification to not provide the required private open yard for the existing triplex and the required 15% of net lot area as common open yard (SBMC §30.140.140.C.2 and SBMC §30.250.030.B).

The discretionary applications under the jurisdiction of the Historic Landmarks Commission required for this project are:

1. Minor Zoning Exception to allow an existing hedge along the eastern interior property line to remain at approximately 12'-0" tall, with a maximum height of 14'-0" tall (SBMC 30.140.110.E.2), and
2. Minor Zoning Exception to allow the existing "as-built" trash enclosure to remain in the remaining front yard with 3'-6" fencing surrounding it (SBMC 30.140.240.A.6).

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

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C. APPLICATION OF BROOKE VANDUYNE, APPLICANT FOR CLAYTON FAMILY TRUST 8/24/03, 324 E VALERIO STREET, APN 027-201-004, R-2 (TWO-UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2018-00097)

The 6,310 square-foot site is currently developed with two single family dwellings and detached two-car garage. The residence at the rear of the lot (Unit 2) has an attached deck. The proposed project involves demolition of an exterior staircase at the rear of Unit 1 and construction of a new deck and patio cover that would encroach into the non-conforming open yard. Bamboo removal is also proposed along the northeast property line and in the center of the parcel between the two units.

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 and for the open yard to not meet the minimum required dimensions (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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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IV. ADJOURNMENT