



City of Santa Barbara

STAFF HEARING OFFICER AGENDA SEPTEMBER 26, 2018

9:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:
Susan Reardon, Staff Hearing Officer/Senior Planner
Heidi Reidel, 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. CONSENT ITEM

APPLICATION OF BRUCE BLODORN, AGENT FOR 1135 SAN PASCUAL LLC, 1135 SAN PASCUAL STREET, APN 039-201-003, R-M RESIDENTIAL MULTI-UNIT ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2013-00377)

This is a request for a one-year time extension for the Tentative Subdivision Map and Modification approved by the Staff Hearing Officer on October 1, 2014 for property located at 1135 San Pascual Street. The project is set to expire on October 1, 2018 and a one-year time extension is requested. The approved project consists of a four-unit condominium development comprised of a detached one-story three-bedroom residence with a two-car garage and a two-story building containing three three-bedroom units each with an attached one-car garage. The project site is adjacent to Old Mission Creek, and the project includes a Habitat Restoration and Enhancement Plan.

The discretionary applications approved for this project are:

1. A Modification to allow the side yard deck (which is greater than ten inches above grade) to encroach into the required six-foot interior setback (SBMC §28.87.062 and 28.92.026.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC Chapters 27.07 and 27.13).

Contact: Allison DeBusk, Project Planner
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4552

III. PROJECT**APPLICATION OF GREG CHRISTMAN, APPLICANT FOR PEAK10, LIMITED PARTNERSHIP, 881 PASEO FERRELO, APN 029-321-006, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00163)**

The 7,506 square-foot lot is currently developed with a three-story single family residence and detached garage with a permitted Accessory Dwelling Unit under construction underneath the garage. The proposed project involves residential and deck additions on the second and third stories; an interior remodel; exterior changes to doors, windows and siding; and a request to allow the existing hedges to be maintained at 23'-0" along the eastern and western interior property line.

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

1. Interior Setback Modification to allow construction of the proposed deck and dining room expansion on the second floor and master bedroom expansion on the third floor within the required 10'-0" eastern interior setback (SBMC §30.20.030 and SBMC §30.250.030.B), and
2. Interior Setback Modification to allow construction of the proposed powder room and deck expansion on the second floor within the required 10'-0" western interior setback (SBMC §30.20.030 and SBMC §30.250.030.B), and
3. Hedge Height Modification to allow existing hedges along both the eastern and western interior property lines to exceed 14'-0" in height and be maintained at approximately 23'-0" in height (SBMC §30.140.110.E.2.b and §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).

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

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

IV. ADJOURNMENT