



City of Santa Barbara

STAFF HEARING OFFICER AGENDA OCTOBER 24, 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. 4572. 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 Performance Standard Permit where a hearing is prohibited pursuant to California Health and Safety Code Section 1597.46(a)(3) for 420 Stanley Drive (MST2018-00418). The proposed project involves legalization of a Large Family Day Care Home (up to fourteen children) to operate within an existing single family residence in a single family zone (SBMC §30.20.020; SBMC §30.185.230; and SBMC §30.255.060).

Pursuant to the California Health and Safety Code Section 1597.46(a)(3), when a Large Family Day Care Home is proposed, the application shall be reviewed by the Staff Hearing Officer without a public hearing. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The applicant or other affected person may request a hearing before the Staff Hearing Officer on this project by completing and filing a hearing request with the Planning Division on or before October 23, 2018. A public hearing date would then be scheduled. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15274 (Family Day Care Homes).

- 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 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 nonconforming garage to habitable space in the required 20-foot 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 nonconforming garage to habitable space in the required six-foot interior setback, including window changes in the setback (SBMC §28.15.060, SBMC §28.87.030.D.1.b and SBMC §28.92.110); and
3. Coastal Development Permit to allow the construction on a parcel located between the sea and the first public road paralleling the sea that will result in an increase of 10% or more of internal floor area of the existing structure in the Appealable Jurisdiction of the Coastal Overlay Zone (California Code of Regulations, Title 14, Section 13250, SBMC §28.44.060, and SBMC §28.44.110.A.2).

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, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

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

B. APPLICATION OF DENNIS THOMPSON, AGENT FOR PATRICIA E. RICE, 2307 WELLINGTON AVENUE, APN 025-121-008, RS-7.5 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00310)

The 5,805 square-foot lot is currently developed with a single family residence and detached garage. The proposed project involves an interior remodel, demolition of existing exterior stairs, door and window replacement that includes a new bay window, exterior alterations such as lighting and siding, permitting an "as-built" water softener, and a proposed rear deck.

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

1. Open Yard Modification to allow construction of the proposed deck, that exceeds 3'-6" in height, within the required open yard (SBMC §30.140.140.E.2 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).

Case Planner: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

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

C. APPLICATION OF JOHN EISENBEISZ, ARCHITECT FOR DOUGLAS J. CICILEO, 717 WESTERN AVENUE, APN 039-032-033, R-2 ZONE (TWO-UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2018-00197)

The 5,663 square-foot lot is currently developed with a single family residence. The proposed project involves construction of a new two-car garage with attached laundry room and Accessory Dwelling Unit atop the garage, as well as a new driveway. The project also includes hedge and tree removal. The project would abate ENF2016-00835 that involves removal a garage being demolished and not replaced.

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

1. Front Setback Modification to allow construction of the proposed garage and Accessory Dwelling Unit above to encroach within the required 20'-0" front setback (SBMC §30.20.020 and SBMC §30.250.030.B).

The discretionary applications under the jurisdiction of the Single Family Design Board required for this project are:

1. Minor Zoning Exception to allow an existing fence along the southern interior lot line to exceed 8'-0" in height (SBMC §30.140.110.E and SBMC §30.245.030), and
2. Minor Zoning Exception to allow an existing fence along the western front lot line to exceed 3'-6" in height (SBMC §30.140.110.E and SBMC §30.245.030).

The discretionary application under the jurisdiction of the Public Works Director required for this project is:

1. Minor Zoning Exception to allow an existing fence along the western front lot line to exceed 3'-6" within 10'-0" of a driveway (SBMC §30.140.230 and SBMC §30.245.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

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

D. APPLICATION OF ADELE GOGGIA, APPLICANT FOR JOHN AND CATHERINE MOORE, 2014 GARDEN STREET, APN 025-331-016, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00103)

The 13,750 square-foot site is currently developed with a two-story 3,571 square foot (net) single-family residence, a 337 square foot detached two-car garage, and 147 square foot shed. The existing residence is a designated Structure of Merit known as the Crocker Row House #2 and important for its Mission Revival style. The residence is non-conforming to the ten-foot eastern and western interior setback. The proposed project involves a remodel and site alterations to the residence including demolition of the non-conforming sun-room to be replaced with a conforming first-floor breakfast room, alterations to windows and doors, re-roofing, improvements to the existing covered porch, and restoration of the historic stylobate at the front of the residence. Also proposed is demolition of the existing two-car garage and shed, for a new 745 square foot two-car garage and storage structure, hardscape and landscape improvements, removal of 10 non-specimen trees, and relocation of two fruit trees.

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

1. Interior Setback Modification to allow reconstruction of the historic stylobate in the required 10'-0" western interior setback (§30.20.030.A and §30.250.060.E).

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: Pilar Plummer, Planning Technician

Email: PPlummer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

III. ADJOURNMENT