



City of Santa Barbara

STAFF HEARING OFFICER AGENDA NOVEMBER 7, 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.
- 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 MATTHEW ARNOLD, AGENT FOR CHRISTOPHER MATTHEW NEAL ARNOLD, 2043 GILLESPIE STREET, APN 043-073-001, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00394)**

The 5,203 square-foot lot is currently developed with a single family residence and detached garage. The proposed project includes permitting an “as-built” enclosure of a rear porch to a laundry room, construction of a residential addition, removal of various open yard encroachments and amenities (trampoline, storage shed, doll house, portable spa), and permitting the “as-built” demolition of a rear deck.

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

1. Open Yard Modification to allow open yard dimensions less than the minimum required 20'-0" x 20'-0" (SBMC §30.140.140.C 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

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

B. APPLICATION OF TRISH ALLEN AND HALEY KOLOSIEKE, AGENTS FOR GRAY FAMILY TRUST 1/8/07, 2401 CHAPALA STREET, APN 025-062-012, RS-7.5 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00090)

The 5,000 square-foot lot is currently developed with a single family residence and attached two-car garage. The subject lot is located at the corner of Chapala Street and W. Junipero Street. The proposed project includes abatement of all violations listed in ZIR2013-00162, including relocation of an air conditioning unit outside the setback, removal of a portable spa, fence trimming of an existing fence to 3'-6" within 10'-0" of the existing driveway, and reduction in height of an "as-built" driveway gate to 3'-6". The proposal also includes hedge trimming, removal of an "as-built" trash enclosure, and permitting an "as-built" deck at the rear entrance to the residence.

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

1. Front Setback Modification to allow the "as-built" deck to be located within the required 20'-0" secondary front setback along W. Junipero Street (SBMC §30.20.030.A and SBMC §30.250.030.B).

The discretionary application under the jurisdiction of the Single Family Design Board required for this project is:

1. Minor Zoning Exception to allow an existing fence and wall combination along the eastern front property line (along W. Junipero Street) to remain at approximately 8'-0" tall, outside 10'-0" of the existing driveway (SBMC §30.140.110 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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson, Assistant Planner

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C. APPLICATION OF GEORGE MANSOUR, AGENT FOR GARY ZENTMYER, 816 ROBLE LANE, APN 019-251-005, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00265)

The 6,479 square-foot lot is currently developed with a three-story single family residence and attached two-car garage. The proposed project includes demolition of round support columns and construction of small additions on all three levels to provide rectilinear corners to change the style of the residence from contemporary to Spanish Colonial/Mediterranean. An interior remodel, demolition of an "as-built" addition at the rear of the residence, removal of a fire pit to abate a violation listed in ZIR2018-00148, and permitting the "as-built" location of an air conditioning unit and replacement of said air conditioning unit with a new unit is also proposed.

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

1. Front Setback Modification to allow a reconfiguration of the existing nonconforming staircase and third story deck in the required 25'-0" front setback from the current architectural style to the proposed architectural style (SBMC §30.20.020.A, SBMC §30.20.030.B.1, and SBMC §30.250.030.B),
2. Interior Setback Modification to allow additions within the required 10'-0" eastern interior setback on all three levels of the residence (SBMC §30.20.020.A and SBMC §30.250.030.B),
3. Interior Setback Modification to allow additions on the first and third levels of the residence within the required 10'-0" western interior setback (SBMC §30.20.020.A and SBMC §30.250.030.B),
4. Open Yard Modification to allow a reduction in the nonconforming open yard (SBMC §30.165.100.B 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

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ITEM POSTPONED: Item II.C has been postponed for re-noticing.

D. APPLICATION OF NOAH GREER OF ON DESIGN ARCHITECTS, AGENT FOR ED ST. GEORGE, PROPERTY OWNER OF 101 S. CANADA STREET, APN -017-231, 016, R-2 (TWO-UNIT RESIDENTIAL) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2016-00536)

The proposed project involves a one-lot subdivision for a three-unit condominium development including construction of a 4,176 square foot two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. An existing 1,046 square foot single family residence would remain, and would be remodeled to include a 754 square foot second story addition above a new 457 square foot two-car garage and a one car carport. Approximately 525 cubic yards of cut and 635 cubic yards of fill is proposed.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

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E. APPLICATION OF RYAN JEFFREY, AGENT FOR SUSAN BUDINGER LONCKI TRUST, 24 W. GUTIERREZ STREET, APN 037-211-020, M-C ZONE (MANUFACTURING COMMERCIAL), GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH RESIDENTIAL (28-36 DU/AC)/ PRIORITY HOUSING OVERLAY (MST2017-00303)

The proposed project consists of the demolition of two single-family residences and a detached garage on a 6,720 square foot lot, and the construction of a new three-story mixed-use building, containing one commercial condominium unit and two residential condominium units. The ground floor would include 752 square feet (net) of commercial space, five covered parking spaces (one commercial and four residential), and two storage spaces for the residential units. One 3,432 square foot (net), three-bedroom residential condominium unit with 1,881 square feet of deck space would be on the second floor and one 3,340 square foot (net) three-bedroom residential condominium unit with 523 square feet of deck space would be on the third floor.

The discretionary applications required for this project are:

1. A Modification to allow less than the required amount of open yard (SBMC §30.140.140 and SBMC Chapter 30.250); and
2. A Tentative Subdivision Map for a one-lot subdivision to create one (1) commercial condominium unit and two (2) residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

Case Planner: Kathleen Kennedy, Project Planner
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III. ADJOURNMENT