



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

DECEMBER 19, 2018

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Susan Reardon, Staff Hearing Officer/Senior Planner  
Heidi Reidel, Commission Secretary

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**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](mailto: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](http://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](http://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](http://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](http://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 RICHARD THORNE, AGENT FOR HOWLAND FAMILY TRUST, 1199 HARBOR HILLS DRIVE, APN 035-312-007, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00025)**

The 10,918 square-foot site is currently developed with a single family dwelling and attached two-car garage. The proposed project includes an interior remodel of the existing ground floor, conversion of the existing crawlspace to a habitable basement level, and construction of decks at the eastern and southern (rear) facades of the residence.

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

1. Front Setback Modification to allow construction of a proposed porch and covered balcony within the required 30'-0" front setback (SBMC Table 30.20.030.A 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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**B. APPLICATION OF TILTON JONES, AGENT FOR REX & HELEN BIRD REVOCABLE TRUST, 3306 CALLE NOGUERA, APN 053-245-006, RS-10/SRP/USS ZONES (RESIDENTIAL SINGLE UNIT/SAN ROQUE PARK SUBDIVISION OVERLAY ZONE/UPPER STATE STREET OVERLAY ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00460)**

The 12,572 square-foot site is currently developed with a single family dwelling, detached two-car garage, and a detached family room. The proposed project involves construction of a residential addition, construction of a utility closet to include a relocated water heater and electric meter, and permitting an “as-built” outdoor barbecue with sink. An unpermitted laundry sink noted in ZIR2001-00239 was removed from the site without a permit; no violations would remain outstanding.

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, designated nonconforming open yard (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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**C. APPLICATION OF KARL KRAS, AGENT FOR JAMES SCHWAN, 632 E. DE LA GUERRA STREET, APN 031-102-004, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (MST2018-00243)**

The 6,250 square-foot site is currently developed with a single family dwelling and detached barn. There is also an “as-built” driveway on the lot. The project proposes demolition of the existing barn and an exterior bathtub, with associated utilities, and construction of a new detached two-car garage with attached storage and laundry facilities, as well as an Accessory Dwelling Unit atop the proposed garage and storage. The project includes abatement of all violations listed in ZIR2016-00573.

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

1. Interior Setback Modification to allow the construction of accessory storage space at the rear of the proposed garage, within the required 6’-0” interior residential setback (SBMC Table 30.20.030.B and SBMC §30.250.030.B).
2. Accessory Square Footage Modification to allow the overall development on the lot to exceed the maximum 1,300 square feet of detached accessory space on a lot of this

size developed with single family residential units, and for the proposed detached accessory building to exceed 1,250 square feet (net) in size (SBMC §30.140.020.J 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 15303 (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

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**D. APPLICATION OF ROBERT J. PESTER, ARCHITECT FOR VADIM KOTYLAR, DESONI MANAGEMENT LLC, OWNER, 900 & 910 PHILINDA AVENUE, APNs 029-313-015 & 029-313-011, C-G, GENERAL COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2018-00141)**

The proposed project involves a lot line adjustment and lot merger so that the existing industrial building at 910 Philinda Avenue, which currently crosses two lot lines, would be wholly located on one parcel. The lot line between 900 Philinda Avenue (APN 029-313-015) and 910 Philinda Avenue (APN 029-313-011) would be adjusted 46.35 feet toward the south. No other changes to the existing development or uses are proposed.

The discretionary application required for this project is a Lot Line Adjustment to transfer 2,317 square feet from 900 Philinda Avenue to 910 Philinda Avenue (Santa Barbara Municipal Code Chapter 27.40).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations In Land Use Limitations.

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**III. ADJOURNMENT**