



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

JANUARY 16, 2019

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 BRIAN MILLER, APPLICANT FOR DARREN A. PETERSON, 2315 CHAPALA STREET, APN 025 113 011, RS-7.5 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00171)**

The 6,534 square-foot site is currently developed with a one-story single family residence and detached one-car garage. The proposed project involves demolition of the existing garage and construction of a detached two-car garage, as well as an interior remodel of the existing residence and construction of a basement and second level addition. Site improvements such as hedge removal, landscaping, and removal of "as-built" improvements (portable space, water softener, and air conditioning unit) are also proposed.

The discretionary application required for this project is:

1. Open Yard Modification to allow for less than the required 1,250 square feet of open yard (SBMC §30.140.140 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 15301 (Existing Facilities), 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

B. APPLICATION OF CHRIS COTTRELL, APPLICANT FOR DAWN CLOSE LIVING TRUST, 2217 OAK PARK LANE, APN 025-160-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2018-00496)

The 11,447 square-foot site is currently developed with a two-unit residential development. A two-car garage was once on-site, and was removed without the benefit of permits, as noted in ENF2013-00959. The proposed project involves construction of four uncovered parking spaces, in lieu of the required two covered and two uncovered, to abate ENF2013-00959. Site improvements such as relocating fencing, trimming bamboo, and parking area improvements are also proposed.

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

1. Parking Modification to allow for four uncovered parking spaces instead of the required two covered and two uncovered (SBMC Table 30.175.040 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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C. APPLICATION OF DIANA COSTEA, AGENT FOR BETH AND DARREN LANG, 301 VISTA DE LA CUMBRE, APN 053-091-002, RS-7.5/USS ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2018-00666)

The proposed project involves a 234 square foot second-story addition to an existing non-conforming 1,868 square foot single-unit residence located on a 7,405 square foot lot. The existing residence consists of a 392 sf garage on the first floor with a 1,476 sf residence above (second floor). The existing second floor of this residential structure encroaches into the required six foot interior setback by approximately six inches, along the southern property line. The proposed addition would expand a bedroom at the rear of the second floor of the existing residence. The expansion would continue the plane of the existing exterior building wall that is located in the setback.

The discretionary application required for this project is:

1. Interior Setback Modification to allow the construction of a bedroom expansion on the second story within the required six-foot interior setback (SBMC Table 30.20.030.A 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).

Case Planner: Megan Arciniega, Project Planner
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III. ADJOURNMENT