



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

JANUARY 30, 2019

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

---

**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 ROD BRITTON, APPLICANT FOR PETE AND CHRISTINE FELDMAN, 426 GARDEN STREET, APN 031-281-022, M-C ZONE (MANUFACTURING COMMERCIAL), GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC)/PRIORITY HOUSING (MST2017-00681)**

The 2,500 square-foot site is currently developed with a two-story warehouse. An “as-built” residential unit currently occupies the second floor. The proposed project involves legalization of the “as-built” unit, including conversion of a portion of the ground floor to a residential garage, construction of a carport to serve the remaining warehouse on the ground level, and a second floor deck atop the carport to serve the residential unit. Site and building improvements such as new fencing, hedge trimming, window and door replacement, a new trash enclosure, and reroofing are also proposed.

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

- 1. Open Yard Modification to allow for the required open yard to be on the second level, rather than the ground floor (SBMC §30.140.140.E.2 and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

Case Planner: Stephanie Swanson, Assistant Planner

Email: [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)

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

**B. APPLICATION OF MARK MORANDO, APPLICANT FOR UNTERTHINER RUDI A/LYNDA TRUSTEES (FOR) UNTERTHINER FAMILY TRUST 1/28/92, 406 CORONA DEL MAR, APN 017-321-002, R-4/S-D-3 ZONES (HOTEL MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00258)**

The 10,000 square-foot site is currently developed with an eight-unit, two-story multi-family development and two detached carports (eight total parking spaces) with attached storage and laundry facilities. The proposed project involves legalization of an “as-built” addition to one of the units on the second floor, which included enclosing a porch. All violations listed in ENF2016-01838, including electrical and termite damage issues, would be abated as part of this project. The “as-built” legalization of a fenced enclosure for one of the rear-facing ground floor units is also proposed, as well as site improvements such as hedge trimming and “No Parking” stencils near electrical meters on the ground floor.

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

1. Lot Area Modification to allow for an increase in the square footage of one existing residential unit on a lot developed with nonconforming density (SBMC §28.87.030.E.1 and SBMC §28.92.110.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](mailto:SSwanson@SantaBarbaraCA.gov)

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

**III. ADJOURNMENT**