



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

JULY 31, 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

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 SARAH BRONSTAD, APPLICANT FOR OWNER, JAQUELINE M. PAGE TRUST, 1701 LA VISTA DEL OCEANO DRIVE, APN 035-480-058, RS-15 ZONE, GENERAL LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DWELLING UNITS/ACRE (PLN2019-00087).**

The 16,247 square-foot site is currently developed with two-story single family residence with a three-car garage and a swimming pool. The project involves a proposal to permit an "as-built" trash enclosure located within the front and interior setbacks. This is the last outstanding unpermitted item to close building permit BLD2006-00415.

The discretionary application required for this project is:

- A. A Front Setback Modification to allow for an "as-built" trash enclosure to encroach into the required 30' front setback (SBMC §28.15.060.A and SBMC §28.92.110.B).**
- B. An Interior Setback Modification to allow for an "as-built" trash enclosure to encroach into the required 10' easterly interior setback (SBMC §28.15.060.B and SBMC §28.92.110.B).**

**Due to the age of this project, it is being reviewed under Title 28, rather than Title 30.

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

Case Planner: Ellen Kokinda, Assistant Planner
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B. APPLICATION OF SARAH BRONSTAD, APPLICANT FOR OWNER, CLAUDIA ARANGO, 1708 LA VISTA DEL OCEANO DRIVE, APN 035-480-060, RS-15 ZONE, GENERAL LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DWELLING UNITS/ACRE (PLN2005-00022).

The 44,356 square-foot site is currently developed with two-story single family residence with a three-car garage and a swimming pool. The project involves a proposal to permit an “as-built” built-in gas barbeque and sink within the secondary front setback. This is the last outstanding unpermitted item to finalize building permit BLD2006-00400.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow for an “as-built” built-in gas barbeque and sink to encroach into the required 30’ secondary front setback (SBMC §28.15.060.A and SBMC § 28.92.110.B). **

** Due to the age of this project, it is being reviewed under Title 28, rather than Title 30.

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

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C. APPLICATION OF CAMERON PORTER, OWNER, 216 VISTA DEL MAR, APN 047-052-009, E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (PLN2015-00545)

The 9,583 square-foot site is currently developed with a one-story single family dwelling with a covered front entry and an attached two-car garage. The proposed project involves a substantial redevelopment (demolition and reconstruction) of the majority of the existing building, a new roof, a first floor addition and a second-story addition including a roof deck. The project also includes site improvements including a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The discretionary application required for this project is:

- A. A Front Setback Modification to allow for a change to the basic exterior characteristics of the residential building (SBMC §28.87.030.D.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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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III. ADJOURNMENT