



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

**AUGUST 14, 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

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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.gov/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.

### **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. CONSENT ITEM**

**APPLICATION OF JARRETT GORIN, APPLICANT FOR RTK ASSOCIATES, 500-510 STATE STREET, APN 037-173-020, M-C ZONE (MANUFACTURING COMMERCIAL), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2013-00302)**

This is a request for a one-year time extension for the Tentative Subdivision Map approved by the Staff Hearing Officer on May 14, 2014 for 500-510 State Street. The approved project involves a one-lot subdivision of an existing 17,812 square foot, two-story building into four commercial condominiums. The approved Tentative Subdivision Map would have expired on May 14, 2019; however, a time extension request was received prior to the expiration of the Map.

The discretionary application approved for this project was a Tentative Subdivision Map for a one-lot subdivision to create four commercial condominium units (SBMC Ch. 27.07).

Contact: Allison De Busk, Senior Planner  
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Phone: (805) 564-5470, ext. 5509

**III. PROJECTS****A. APPLICATION OF JILL HORTON, APPLICANT FOR KAREN LEE HASKELL, 2213 OAK PARK LANE, APN 025-160-011, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2019-00053)**

The 7,460 square-foot site is currently developed with a permitted residence (Building A), a two-car tandem garage (Building B), and an accessory structure with a darkroom and a separate laundry room (Building C). Both Buildings B and C have “as-built” additions and contain “as-built” residential units. The proposed project involves demolition of all “as-built” additions to Building B and conversion back to a two-car tandem garage. The project also consists of the demolition of the “as-built” additions to Building C that are not in line with the permitted portion of the building. The scope of work also includes abatement of all violations listed in ENF2018-00719 and ZIR2018-00368, including removal of items in the garage to make the covered parking accessible and the demolition of sheds in the interior setback (rear). Building C is proposed to be converted to an Accessory Dwelling Unit studio with a separate laundry area to remain.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow for the “as-built” construction of a proposed Accessory Dwelling Unit to remain in the required 6’-0” interior setback (SBMC Table 30.20.030.B and §30.250.060.F).

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

Contact: Ellen Kokinda, Assistant Planner  
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Phone: (805) 564-5470, ext. 4559

**B. APPLICATION OF DON GRAGG, APPLICANT FOR JORDAN & MARIANNE CLARK, 734 W. PEDREGOSA STREET, APN 043-122-019, R-2 ZONE (TWO UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (PLN2019-00110)**

The 4,358 square-foot site is currently developed with a one story single family dwelling with a covered front porch, a side deck, and a detached two-car garage. The house is nonconforming to the easterly interior setback, in that it is built on the property line (zero setback). The garage is nonconforming to the northerly interior setback in that it is built 3’-0” from the property line. The proposed project involves the demolition of an “as-built” storage room at the rear of the garage and construction of a residential addition that would connect the house to the garage. The addition is proposed to have a 3’-6” setback to the

easterly lot line, and a 3'-0" setback to the northerly (rear) property line. The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

- a) Interior Setback Modification (East Property Line) to allow for the encroachment of a residential addition within the required 6'-0" interior setback (SBMC §30.20.030.A and §30.250.060.F); and
- b) Interior Setback Modification (North Property Line) to allow for the encroachment of a residential addition within the required 6'-0" interior setback (SBMC §30.20.030.A and §30.250.060.F).

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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#### IV. ADJOURNMENT