



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

AUGUST 28, 2019

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Mary Ternovskaya, 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 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. CONSENT ITEMS

- A. **APPLICATION OF JARRETT GORIN, APPLICANT FOR 127 WCP LLC, 127 W. CANON PERDIDO ST, APN 037-042-002, C-2 ZONE (COMMERICAL ZONE), GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MAX 28-36 DU/ACRE) (PLN2011-00294)**

This is a request for a one year extension for the Tentative Map approved by the Staff Hearing Officer on November 16, 2011 for 127 W. Canon Perdido St. The project consists of a one-lot subdivision to create three commercial condominium units in an existing 12,070 square foot commercial building on an 18,025 square foot lot. The only physical development proposed is the construction of three trash enclosures, one for each commercial condominium. The approved Tentative Subdivision Map would have expired on November 16, 2018.

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

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

B. APPLICATION OF JARRETT GORIN, APPLICANT FOR 803 NORTH MILPAS LLC, 803 N. MILPAS STREET, APN 031-042-028, C-2 ZONE (COMMERCIAL ZONE), GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MAX 28-36 DU/ACRE) (PLN2006-00510)

This is a request for a one-year time extension for the Tentative Subdivision Map approved by the City Council on appeal on March 23, 2010 for 803 N. Milpas St. The approved project consists of a mixed-use development containing five mixed-use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,407 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. The approved Tentative Subdivision Map would have expired on March 23, 2019.

The discretionary applications approved for this project were:

1. Tentative Subdivision Map for a one-lot subdivision to create five (5) mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium (SBMC §27.07 and 27.13);
2. Development Plan for the proposed development, including the 3,129 square feet of commercial development, which requires a Measure E Minor allocation of 1,000 square feet and a Small Addition allocation of 131 square feet (SBMC §28.87.300); and
3. Modification of the parking and loading requirements to reduce the parking by three parking spaces (SBMC §28.92.110.A.1).

Case Planner: Allison De Busk

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III. PROJECT

APPLICATION OF JAMES BELL, APPLICANT FOR OWNER, WHIPPS-GOMES REVOCABLE TRUST, 1114 DEL SOL AVENUE, APN 045-062-013, E-3/S-D-3 ZONE, LOCAL COASTAL PLAN: 5 DWELLING UNITS/ACRE (PLN2019-00169).

The 8,494 square-foot site is currently developed with a one story single family residence with a covered front porch, covered rear patio, and an attached one-car garage. The proposed project involves an addition and an interior remodel to the existing single family dwelling including a conversion of the existing one-car garage (non-habitable space) to habitable space. The addition also includes the construction of a new attached one-car garage.

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

1. Interior Setback Modification – to allow alterations of first floor window openings within the required 6'-0" easterly interior setback (SBMC §28.87.030.D.1.b and §28.92.110);
2. Interior Setback Modification – to allow a bedroom and laundry room addition to encroach into the required 6'-0" westerly interior setback and to allow a change of use for the one-

car garage (non-habitable space) to be converted to habitable space (SBMC §28.87.030.E and §28.92.110).

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).

Contact: Ellen Kokinda

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IV. ADJOURNMENT