



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

SEPTEMBER 25, 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, PO 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 review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

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.
 - 1. Announcement of Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110.C. for a project at 232 Las Ondas (PLN2019-00342). The project includes conversion of an existing 600 square foot detached building containing a two-car garage and accessory space into an accessory dwelling unit, pursuant to California Government Code §65852.2. The existing 980 square foot one-story primary residence would remain unchanged. Two uncovered parking spaces are proposed in the driveway pursuant to Government Code 65852.2. The project site is located within the Non-Appealable Jurisdiction of the City's Coastal Zone.
- 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. **CONTINUED ITEM CONTINUED FROM AUGUST 28, 2019**

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).

This project was originally heard at the Staff Hearing Officer on August 28, 2019, and continued to allow for re-noticing. During the first hearing, the applicant requested an 0'-8" addition within the easterly interior setback to allow for new footings. The Staff Hearing Officer continued the project to allow for public notice of the amended eastern interior setback modification request to include the additional floor area within the interior setback. 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 additions 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 additions also include the construction of a new attached one-car garage and an addition within the easterly interior setback.

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 and an addition 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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III. **PROJECTS**

A. **APPLICATION OF RYAN MILLS, APPLICANT FOR CLAUDIA AND JAMES GLASS, 237 LAS ALTURAS ROAD, APN 019-331-005, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (PLN2018-00534)**

The 6,671 square-foot site is currently developed with a two-story single family residence with an attached two-car garage underneath and a rear deck. The proposed project involves the conversion of the existing garage to habitable floor area, a partial interior remodel, new exterior doors and windows at the newly converted area, the relocation of two uncovered parking spaces with a mechanical turn-table, a new HVAC, and site improvements including a plunge pool and patio. This proposal also includes abatement of violations identified in ZIR2012-00591.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow for the proposed plunge pool to be closer than 15' to the front lot line along Holmcrest Road (SBMC §30.140.210 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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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B. APPLICATION OF MIKE OBER, APPLICANT FOR PAUL STERNE, 2515 MURRELL ROAD, APN 041-292-003, E-3/S-D-3 ZONE (RESIDENTIAL SINGLE UNIT/COASTAL OVERLAY), LOCAL COASTAL PLAN: (5 DU/ACRE) (PLN2019-00351)

The 8,929 square foot site is currently developed with a single family residence with an attached two-car garage. A permit has been issued for an attached Accessory Dwelling Unit (ADU) located at the southeast (rear) of the primary dwelling unit under building permit BLD2018-01118. The proposed project involves the permitting of two “as-built” windows.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow new windows to be located within the required 6’ interior setback (SBMC §28.87.030.D.1.b 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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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C. APPLICATION OF HAROLD POWELL, APPLICANT FOR NOAH LEVIT, 1803 ROBBINS STREET, APN 043-142-010, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/ACRE) (PLN2018-00225)

The 5,706 square-foot site is currently developed with a one-story single family residence with a covered front porch and a detached two-car garage. The proposed project involves a first floor addition and a new, second story addition. Other site improvements include an interior remodel and a new wooden deck at the rear of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Solar Access Modification to allow relief from the Solar Access Ordinance for the second story addition (SBMC §30.140.170 and SBMC §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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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D. APPLICATION OF KIRK GRADIN, APPLICANT FOR TERI BAGGAO TUASON, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 ZONE (TWO UNIT RESIDENTIAL), GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (PLN2019-00192)

The 7,591 square foot site is currently developed with a two-story single family residence with an attached two-car garage. The proposed project involves the construction of a new residential unit with an attached two-car garage, located on a lot within the R-2 zone. The project also includes two Minor Zoning Exception requests to allow for a wall and fence height to exceed 42 inches within 10' of the northerly front lot line, and to allow for the existing southerly and westerly hedges to be maintained at a maximum height of 12' along the lot lines. The project also includes site work such as a new driveway along Alameda Padre Serra, improvements to the public-right-of-way, removal of an existing stone pine tree in the public-right-of-way and replacement with a Park Commission approved tree. Demolition of an "as-built" sink and counter top are proposed as well as the approval of an "as-built" door, the addition of laundry facilities at the lower level of the existing residence, and the replacement of the lower sewer lateral and replacement of a defective wye connection at the City main sewer line. All violations identified in ENF2019-00519 are proposed to be abated under this permit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Lot Area Modification to allow a second residential unit on a R-2 Zone parcel with less than the required lot area for lots with 20-30% slopes (SBMC §30.250.020.B and SBMC §30.20.030.B).

No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project. The staff analysis and CEQA certificate of determination on file supports a required decision-maker finding that the project qualifies for the §15183 CEQA determination.

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IV. ADJOURNMENT