



# City of Santa Barbara

## STAFF HEARING OFFICER AGENDA OCTOBER 9, 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  
Mary Ternovskaya, 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, PO 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 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](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 BRUCE BLODORN, APPLICANT FOR 1135 SAN PASCUAL, LLC, 1135 SAN PASCUAL STREET, APN 039-201-003, R-M ZONE (RESIDENTIAL MUTLI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2013-00377)**

This is a request for a one-year time extension for the Tentative Subdivision Map and Modification approved by the Staff Hearing Officer on October 1, 2014 for development at 1135 San Pascual Street. The project is set to expire on October 1, 2019. The approved project consists of a four-unit condominium development comprised of a detached one-story three-bedroom residence with a two-car garage, and a two-story building containing three three-bedroom units each with an attached one-car garage. The project site is adjacent to Old Mission Creek, and the project includes a Habitat Restoration and Enhancement Plan.

The discretionary applications approved for this project are:

1. A Modification to allow the side yard deck (which is greater than ten inches above grade) to encroach into the required six-foot interior setback (SBMC §28.87.062 and 28.92.026.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC Chapters 27.07 and 27.13).

Case Planner: Allison De Busk  
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**III. PROJECTS****A. APPLICATION OF TRAVIS HARDY, APPLICANT FOR OWNER, TRAVIS AND LAUREN HARDY, 1726 SAN ANDRES STREET, APN 043-191-017, R-M ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL 15-27 DU/ACRE (PLN2019-00188).**

The 5,017 square-foot site is currently developed with two residential units and no parking. The proposed project involves a proposal to permit a newly proposed parking configuration: one uncovered parking space for the rear unit and two tandem uncovered parking spaces for the front unit. In addition, the project includes abatement of violations identified in ZIR2017-00454 and ENF2017-01196 by removing unpermitted sheds, a rear closet and a porch addition, and adding a laundry and water heater enclosure. This project will also address the “as-built” footprint and floor area configurations for both the front and rear units.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Parking Modification to allow the second required parking space for the units to be uncovered (SBMC §30.175.030.N.2 and §30.250.030).

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).

Case Planner: Ellen Kokinda

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**B. APPLICATION OF SERENA MCCLINTICK, APPLICANT FOR OWNER, PETER L. BAAY, 435 E. VALERIO STREET, APN 027-123-008, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (PLN2019-00248).**

The 5,909 square-foot site is currently developed with an existing two-story, single family dwelling and detached two-car garage. The proposed project involves a remodel to an existing covered front porch entry. The project also includes the construction of cantilevered trellises, and associated landscape and hardscape improvements.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow a covered front entry porch and cantilevered trellises to encroach into the required 15’ front setback (SBMC §30.20.030.B and §30.250.030).

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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**C. APPLICATION OF KAS SEEFELD, APPLICANT FOR OWNER, TIM AND SUSAN GORHAM, 1211 DEL MAR AVENUE, APN 045-213-003, E-3/S-D-3 ZONE, LOCAL COASTAL PLAN DESIGNATION: 5 DU/ACRE (PLN2018-00679).**

The 6,425 square-foot site is currently developed with a one-story single family dwelling with an attached one-car garage. The proposed project involves both a ground floor and second story addition and interior remodel, and a new, attached two-car garage. The proposal also includes a new driveway, a wider curb cut, new doors and windows, a new rear patio, and landscaping.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Modification to allow a conforming second story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 6' interior setback (SBMC §28.87.030.D 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).

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**D. APPLICATION OF SUSETTE NAYLOR, APPLICANT FOR OWNERS, RICHARD CHILES AND MARITA HAWRYLUK, 1040 MISSION RIDGE ROAD, APN 019-111-012, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MAX 1 DU/ACRE (PLN2019-00198).**

The 17,695 square-foot site is currently developed with an existing split-level, single family dwelling and attached two-car garage. The proposed project involves an interior remodel and residential additions, including the conversion of a portion of the existing garage to habitable space, and an addition to the existing garage to maintain the minimum required two covered parking spaces. The proposal also includes permitting the "as-built" location of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow the proposed garage, bedroom, and terrace additions to encroach into the required 35' front setback (SBMC §30.20.030.A and §30.250.030).

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**