



City of Santa Barbara

STAFF HEARING OFFICER AGENDA NOVEMBER 6, 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 for a project at 225 Mohawk Road (PLN2019-00089).

The project consists of a proposal to convert an existing, detached, one-car garage to a new Accessory Dwelling Unit and to abate violations identified in enforcement case ENF2018-00902 for an unpermitted garage conversion into an illegal dwelling unit. Alterations to the existing 1,445 square foot single-unit residence are proposed under a separate building permit. The 12,194 square foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone and is zoned E-3/S-D-3 (One-Family Residence/Coastal Overlay zone). A Minor Administrative Exception by the Community Development Director is also requested and will be reviewed with the primary residence building permit for the "as-built" 6-foot high wooden fence within 10 feet of the front lot line.

- 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 SEPTEMBER 25, 2019

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).

Contact: Ellen Kokinda, Administrative Analyst II

Email: EKokinda@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4559

III. PROJECT

APPLICATION OF UBALDO DIAZ, APPLICANT FOR OWNER, MANUEL AND MARIA ELENA RODRIGUEZ, 1708 CHINO STREET, APN 043-183-020, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 12 DU/ACRE (PLN2019-00065).

The 3,800 square-foot site is currently developed with a one-story single family residence with a detached one-car garage. The proposed project involves legalizing an “as-built” front porch and trellis in the front setback and demolishing various unpermitted structures and additions on the property including an attached carport, a rear porch addition, and an “as-built” garage addition. The project also includes two minor additions for a new laundry room and storage area, and permitting an “as-built” landing and stairway at the rear 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 for the encroachment of the “as-built” trellis and porch additions within the required 15’-0” front setback (SBMC §30.20.030.B 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 Sections 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

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IV. ADJOURNMENT