



City of Santa Barbara

STAFF HEARING OFFICER AGENDA NOVEMBER 20, 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.
- 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. PROJECTS

A. **APPLICATION OF TRACY BURNELL, ARCHITECT FOR DARCIE BURK, 1615 HILLCREST ROAD, APN 019-021-013, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (PLN2019-00477)**

The 26,571 square-foot site is currently developed with an existing one-story single residential unit and a detached two-story accessory building (two-car garage, with accessory space above). The proposed project involves an interior alteration to permit an "as-built" shower within the existing upper-floor of the detached accessory building. No exterior alterations are proposed.

The discretionary application required for this project is a Performance Standard Permit to allow additional residential amenities within a detached accessory building (SBMC §30.140.150.D.4 and SBMC §30.255.060).

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).

Case Planner: Michelle Bedard, Assistant Planner
Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5581

B. APPLICATION OF REJANE LEAO, DESIGNER FOR MIRAN KOJIAN, 429 E MICHELTORENA STREET, APN 027-252-029, R-M ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (PLN2019-00387)

The 2,310 square foot lot is currently developed with an existing one-story, single residential unit. An existing one-car garage is provided off-site (APN: 027-252-018). The proposed project involves a major interior remodel, the conversion of the existing enclosed front porch to habitable space, relocation of the water heater, a small bathroom addition at the location of the existing water heater, and replacement and alteration of existing windows. Minor Zoning Exceptions are requested by the Single Family Design Board (SFDB) to allow window alterations located within the required interior setbacks.

The discretionary application required for this project is an Interior Setback Modification to allow a small addition to encroach into the interior setback of an existing nonconforming residence. (SBMC §30.140.150.D.4 and SBMC §30.250.060).

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).

Case Planner: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5581

C. APPLICATION OF PAUL ASHLEY, ARCHITECT FOR OWNER, XORIN BALBES, 365 EL CIELITO ROAD, APN 021-082-005, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DU/ACRE (PLN2018-00432).

The 96,324 square-foot site is currently developed with a single family residence with an attached three-car garage and a swimming pool. The project involves a proposal to allow the location of accessory structures including an “as-built” pool equipment shed and a chicken coop to be located in the front yard. The project also includes an “as-built” second maintenance driveway and parking space located off of El Cielito Lane in the front setback. A Minor Zoning Exception to be reviewed and considered by the Single Family Design Board is requested for a trash enclosure located within the front yard. The proposal is also to permit “as-built” site alterations including new site steps and patios, site walls and fences, and replacement of existing hardscape surfaces. This permit will abate violations identified in enforcement case ENF2018-00446.

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

1. A Front Yard Modification to allow accessory structures (including a pool equipment shed, and a chicken coop) located within the front yard (SBMC§30.140.090.C.7 and §30.250.060.F);
2. A Front Setback Modification – to allow improvements including a second driveway and parking located within the front (secondary) setback off of El Cielito Lane (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 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Ellen Kokinda, Planning Analyst
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III. ADJOURNMENT