



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

APRIL 8, 2020

9:00 A.M.

This Meeting Will Be Conducted Electronically
As Described Below

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Mary Ternovskaya, Commission Secretary

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. OFFICERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SHOVideos,

ELECTRONIC PARTICIPATION: Join meeting electronically at:

<https://attendee.gotowebinar.com/register/9178391422142247182>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

+1 (914) 614-3221

PIN: 197-082-820

Webinar ID: 674-299-659

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to SHOSecretary@SantaBarbaraCA.gov prior to the beginning of the meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the SHO. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the

meeting is 30 minutes. The SHO may decline to hear a speaker on the grounds that the subject matter is beyond the SHO's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the SHO. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/SHO. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: 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.

APPEALS: Decisions of the SHO may be appealed to the Planning Commission. In order to promote social distancing and protect the health and wellbeing of the public, Community Development will no longer be accepting appeals over the counter. For further information and guidelines on how to appeal a decision to City Council, please contact the Planning staff at (805) 564-5578 as soon as possible. **Appeals and associated fee must be submitted in writing, by first class mail postage prepaid within 10 calendar days of the meeting that the SHO took action or rendered a decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, April 2, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SHO.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

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. CONTINUED ITEM CONTINUED FROM MARCH 25, 2020**APPLICATION OF HEIDI JONES, APPLICANT FOR P3 SANTA BARBARA LLC, 1964 LAS CANOAS ROAD, APN 021-010-028, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (PLN2019-00426)**

The 35-acre site is located within the Extreme Foothill High Fire Hazard Area, and is currently developed with a residential rehabilitation treatment center. The proposed project involves construction of a new 325 square foot accessory structure to house a new fire sprinkler pump system that will provide critical fire infrastructure to service the property's fire protection system. The project also includes the complete replacement of the existing domestic water and fire sprinkler water supply lines to the subject property, and replacement of the domestic water pump system located within the existing pump house. Other site alterations include associated site landscaping, irrigation, and grading.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Yard Modification to allow a detached accessory building to be located within the Front Yard (SBMC §30.140.020 and SBMC §30.250.030.B).

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: Michelle Bedard, Associate Planner

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5385, ext. 5501

III. PROJECTS**A. APPLICATION OF PAUL POIRIER, APPLICANT FOR R. POLTL & ASSOCIATES, 29 S MILPAS STREET, APN 017-171-024, C-R ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (PLN2020-00016)**

The project proposes alterations to an existing shopping center. Alterations include a façade alteration for a new gable roof at the south end of the shopping center, the replacement of four parking spaces with four shopping cart corrals where customers return shopping carts in the parking lot, and reconfiguration of a group of five existing parking spaces and installation of one new space.

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

1. A Parking Modification to allow a reduction of four parking spaces for the shopping center parking lot which is nonconforming to the required number of parking spaces (SBMC §30.175.040.B.2).
2. A Setback Modification to allow the addition of a new parking space, and reconfiguration of parking spaces within the 10-foot C-R Zone front setback along Carpinteria Street (SBMC Table 30.25.030).

3. A Setback Modification to allow alterations to the roof to increase its height within the 10-foot C-R Zone front setback along Carpinteria Street (SBMC §30.165.040.B and SBMC Table 30.25.030).

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: Tony Boughman, Associate Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

B. APPLICATION OF BRETT ETTINGER, APPLICANT FOR MATT DAVIS, OWNER, 1431 OLIVE STREET, APN 029-022-007, R-M ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (PLN2019-00428)

The 6,250 square-foot site is currently developed with single residential unit and detached carport. The project involves demolition of the existing 120 square foot carport and 105 square feet of the existing residence, and construction of a new 400 square foot detached garage and 900 square foot accessory dwelling unit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements or standards and location requirements for single residential units (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Megan Arciniega, Project Planner

Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

C. APPLICATION OF TED MEEDER, APPLICANT FOR JON BLAKE, OWNER, 2316 CLIFF DRIVE, APN 041-242-024, R-S 7.5 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00117)

The 4,938 square foot property is currently developed with a 788 square foot single residential unit and 374 square foot attached single-car garage. The proposed project involves demolition of the existing garage and construction of a new 495 square foot detached garage and storage area with a 482 square foot accessory dwelling unit above it.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements for single residential units (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Megan Arciniega, Project Planner
Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

IV. ADJOURNMENT