



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

AUGUST 12, 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 THE STAFF HEARING OFFICER TO HOLD MEETINGS VIA TELECONFERENCES OR OTHER ELECTRONIC MEETING FORMAT WHILE STILL MEETING THE STATE'S OPEN AND PUBLIC MEETING REQUIREMENTS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE STAFF HEARING OFFICER MAY PARTICIPATE ELECTRONICALLY. 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/6549135866476578320>

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 (213) 929-4212

PIN: 856-234-949

Webinar ID: 674-783-659

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 SHO Meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record. If you have any questions please contact the SHO Secretary at SHOSecretary@SantaBarbaraCA.gov or 805.564.5470, extension 3308. You may also submit written correspondence via US Postal Service (USPS); addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

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, upon majority vote, 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 this matter 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 Council. 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.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308. 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.

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 the Planning Commission, please contact the Planning staff at (805) 564-5578 as soon as possible. **Appeals and associated fee must be submitted in writing, via email to PlanningCounter@SantaBarbaraCA.gov and 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, August 6, 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. PROJECTS**A. APPLICATION OF KEVIN MEANEY, APPLICANT FOR JIM MARTIN, 1726 CALLE BOCA DEL CANON, APN 041-062-021, E-3/S-D-3 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00028)**

The 6,730 square-foot site is currently developed with a single family residence. The proposed project involves permitting “as-built” work to abate all violations listed in ENF2019-00310, including the conversion of a one-car garage to habitable space, enclosing the front entry porch, window and door replacement, demolition and reconstruction of a rear deck and fire pit, and interior improvements including remodeling, plumbing, and electrical. An “as-built” patio cover is also proposed for removal, along with retrofitting an “as-built” retaining wall. A new two-car garage, roof, landscaping, and front yard fence is proposed.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

Front Setback Modification to allow for the new two-car garage to encroach into the required 20'-0" front setback for street-facing parking (SBMC Table 30.20.030.A 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).

Case Planner: Stephanie Swanson, Associate Planner

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4562

B. APPLICATION OF ESTEBAN SOLIS, APPLICANT FOR CHARLIE TUCKER, 2033 EL CAMINO DE LA LUZ , APN 045-100-035, E-3/S-D-3 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2019-00641)

The project consists of the conversion of a 190-square-foot attached garage to habitable space for an existing 620-square-foot one-story single family dwelling, and to add a new 162-square-foot attached one-car carport. The proposed carport would be partially located within the required front setback. The proposal also includes permitting two as-built accessory structures: one detached 120-square-foot building and one attached 64-square-foot building. Site improvements including driveway replacement, landscaping (including tree relocation on the lot), and pavers are also proposed. The project consists of some “as-built” fences, decks, a spa, and an outdoor shower. All violations listed under ENF2018-01086 would be abated under this application. The 5,227-square-foot subject parcel is zoned E-3/S-D-3 and is located in the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Coastal Development Permit (CDP2020-00001) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060 and SBMC §28.44.110.A.2) and
2. Front Setback Modification to allow construction of a carport within the required front setback along El Camino de la Luz (SBMC §28.15.060.A.5 and SBMC §28.92.110.B.).

Case Planner: Christina McGuire, Planning Technician II

Email: CMcGuire@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5465

III. ADJOURNMENT