



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

DECEMBER 16, 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](https://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](https://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SHOVideos](https://SantaBarbaraCA.gov/SHOVideos),

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:  
<https://attendee.gotowebinar.com/register/183199939420401167>

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 (631) 992-3221

PIN: 958-963-981

Webinar ID: 794-953-507

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](mailto: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](mailto: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.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov), 2. Call the SHO Secretary at (805) 564-5470, ext. 3308, or 3. Submit a written request via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/SHO](http://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](mailto: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 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**NOTICE:** On Thursday, December 10, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://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.

1. Announcement of Staff Hearing Officer decision on a Coastal Development Permit for a project at **246 Palisades Drive** (PLN2020-00402).

The project consists of a proposal to convert the existing 407-square-foot, two-car garage to a detached Accessory Dwelling Unit (ADU) pursuant to California Government Code §65852.2. No parking is required for the ADU. Two tandem uncovered parking spaces in the existing driveway are proposed to serve the existing primary residence. Approval of an “as-built” driveway gate is also requested. The existing 1,215-square-foot one-story residence is proposed to remain. The 6,075-square-foot parcel is zoned E-3/S-D-3 (One-Family Residence/Coastal Overlay) and is located in the Non-Appealable Jurisdiction of the Coastal Zone. A Coastal Development Permit is required because the new ADU is detached from the main residence. The discretionary application required for this project is a Coastal Development Permit (CDP2020-00020) to allow the proposed development in the Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

- 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 GEBRAN ESBER, 1236 W MICHELTORENA STREET, APN 041-101-009, RS-6 (SINGLE UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00436)**

The 14,166 square-foot site is currently developed with a 1,106 square foot, 3-story single family residence with an attached 457 square foot 2-car garage. The proposed project involves a proposal to abate violations in ENF2018-00963, including permitting an as-built sunroom, garage door, kitchen bay window, and interior alterations. The project includes demolition of an as-built gas fireplace, removal of as-built exterior stairs at the north and west sides of the residence, and removal of an as-built skylight at the second floor den. The project also includes a second floor bedroom addition and a first floor addition to the kitchen area. The project site is located in the Hillside Design District with an average slope of 70%. The proposed total of 1,936 square feet of development is 46% of the maximum guideline floor to lot area ratio (FAR).

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow for the as-built sunroom and cantilevered deck to encroach into the northern interior setback. (SBMC §30.20.030 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.

**B. APPLICATION OF MARK MORANDO, APPLICANT FOR FRANCISCO VASQUEZ, 217 VOLUNTARIO STREET, APN 017-260-016, R-M ZONE (MULTI UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (PLN2020-00436)**

The project consists of a proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include one 3-bedroom unit, four 2-bedroom units and one 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.

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).

Case Planner: Kelly Brodison, Associate Planner  
Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4531

**III. ADJOURNMENT**