



City of Santa Barbara

STAFF HEARING OFFICER AGENDA JUNE 20, 2018

9:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:
Susan Reardon, Staff Hearing Officer/Senior Planner
Krystal M. Vaughn, 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, P.O. 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 consider written comments received after 4:30 p.m. on the Monday before the meeting.

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. 7543. 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.

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 where a hearing is prohibited pursuant to SBMC §28.44.110 for 1506 Shoreline Drive (MST2018-00125). The project includes the conversion of a 242 square foot detached one-car garage to an Accessory Dwelling Unit pursuant to California Government Code §65852.2.
 - 2. Announcement of Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110 for 1130 Del Sol Avenue (MST2018-00067). The project proposes to convert an existing 347 square foot workshop accessory space to an Accessory Dwelling Unit pursuant to California Government Code §65852.2, and permit the as-built 13 square foot shower enclosure.
 - 3. Announcement of Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110 for 115 Oceano Avenue (MST2018-002018 to 00087). The project consists of a proposal to construct a 454 square foot second story above the existing 454 square foot two-car garage to be used as an Accessory Dwelling Unit pursuant to California Government Code §65852.2.
- 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.

IV. PROJECTS**A. APPLICATION OF KEITH RIVERA, ARCHITECT FOR JACK DELANO FAMILY LIMITED PARTNERS, 806 VINE AVENUE, APN 031-023-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00528)**

The proposed project involves relocating an existing 1,631 square foot (net) duplex from 415 Old Coast Highway to the subject 9,494 square foot lot that is currently developed with a 1,283 square foot (net) single family residence. The relocated duplex would be converted to a single family residence and a 680 square feet (net) of new habitable space is proposed as an understory to the residence along with a new 857 square foot (net) three-car garage. Two tandem spaces in the garage would serve the relocated unit, and the third space would serve the existing on-site unit. The existing single family residence on-site will remain, and no work for the unit is proposed. Site work, including new landscaping, hardscaping, grading, utilities, site fences and walls, and below-grade storm water chambers, is also proposed. The project also includes the demolition of an existing 36" tall site wall at the rear of the lot, removal of a hedge along the Olive Street frontage, and demolition of a 60 square foot (net) detached shed in the rear yard.

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

1. Open Yard Modification to allow the proposed open yard to be less than the required 1,250 square feet with less than the required 20'-0" x 20'-0" minimum dimensions (SBMC §30.140.140 and SBMC §30.250.030.B), and
2. Interior Setback Modification to allow two closets and bathroom window to encroach into the required interior setback (SBMC §30.30.20.030.B and §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), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Stephanie Swanson, Assistant Planner

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B. APPLICATION OF STEVE HAUSZ, ARCHITECT, FOR NATHAN VONK AND ERIN SMITH, 1936 CASTILLO STREET, APN 025-352-001, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2018-00183)

The 5,580 square-foot site is currently developed with a single family dwelling, attached one-car garage, accessory room attached to the garage, “as-built” 234 square foot deck with “as-built” overhead trellis, and a detached storage shed. The proposed project involves demolition of the “as-built” overhead trellis, detached storage shed, and attached accessory room, legalization of the “as-built” deck, and construction of 223 square foot (net) addition consisting of a bedroom, bathroom, and laundry area.

The project would abate all violations listed in ZIR2011-00165.

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

1. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 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).

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C. APPLICATION OF CHRISTOPHER DENTZEL, ARCHITECT FOR THOMAS AND PATRICIA FOLEY, 515 BRAEMAR RANCH LANE, APN 047-030-028, A-1/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2017-00737)

The proposed project involves the construction of a new detached 1,148 square foot Accessory Dwelling Unit pursuant to Government Code §65852.2. One uncovered parking space is proposed to serve the Accessory Dwelling Unit. The project site is 1.4 acres and is currently developed with a 3,371 square foot one-story residence and attached 538 square foot two-car garage.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and, because the proposed new Accessory Dwelling Unit would be detached, a Coastal Development Permit is required for the Accessory Dwelling Unit per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary applications required for this project are:

1. A Modification to allow a detached accessory structure to be located in the remaining front yard (SBMC §§28.87.160.B and 28.92.110); and
2. A Coastal Development Permit (CDP2018-00006) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

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D. APPLICATION OF TERI MALINOWSKI, AGENT FOR STEPHANIE ROSE TRUST, FOR A LOT LINE ADJUSTMENT AT 125-127 EUCALYPTUS HILL CIRCLE, APNS 015-231-034 AND -033, RS-15/PUD ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 3 DU/AC (MST2017-00756)

The project consists of a lot line adjustment between two residential condominium lots. The subject lots are a part of a fourplex which is part of a 28-lot Planned Unit Development (PUD). The project proposes to transfer approximately 334 square feet of lot area from Lot 25 (127 Eucalyptus Hill Circle) to Lot 26 (125 Eucalyptus Hill Circle). Currently, the residential unit on Lot 25 is built 5 feet over the property line; the proposed adjustment would rectify the lot line with the existing development. Following the adjustment, proposed Lot 26 would be increased in size from 2,849 square feet to 3,182 square feet and proposed Lot 25 would be reduced in size from 2,699 to 2,365 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. Since both lots are a part of an approved PUD there is no required minimum lot size. No development is proposed as part of the project; however a separate application (MST2018-00027) for a new residential unit at 127 Eucalyptus Hill Circle is being processed concurrently.

The discretionary application required for this project is a Lot Line Adjustment to transfer 334 square feet from 127 Eucalyptus Hill Circle to 125 Eucalyptus Hill Circle (SBMC §27.40, Gov. Code 66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

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V. ADJOURNMENT