



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

APRIL 3, 2024

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Ellen Kokinda, Staff Hearing Officer
Kathleen Goo, Commission Secretary

CALL TO ORDER

Mr. Gullett called the meeting to order at 9:04 a.m.

STAFF PRESENT

Dan Gullett, Senior Planner/Staff Hearing Officer
Barbara Burkhart, Assistant Planner
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

B. Announcements and appeals.

No announcements.

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. PROJECT

ACTUAL TIME: 9:04 A.M.

1425 MISSION RIDGE ROAD

Assessor's Parcel Number: 019-103-023
Zoning Designation: RS-25 (Residential Single Unit)
Application Number: PLN2023-00223
Applicant: Natalie Ochsner, Thomas Ochsner Architect
Owner: The R.C. Steiner Living Trust
Russell Steiner, Trustee

The 1.92-acre site is developed with a 4,390-square-foot single-story, single unit residence, with a 3,660-square-foot basement, 550-square-foot attached two-car garage, 704-square-foot detached three-car garage, 480-square-foot detached accessory structure (~~yoga room~~ ADU structure), and a pool, terrace, and landscaping. The existing basement was originally designed as a game room; related plans depict a pool table, ping pong table, an archery/ darts area, a seating area, etc., as well as a separate workshop area, bathroom, and storage and mechanical rooms.

The project consists of a request for a Zoning Modification to grant relief from the accessory building floor area standards. The proposal is to convert the existing basement from a game room to an automobile and memorabilia display room, with the ability to move items in and out for the purpose of storage and display only. The proposal includes removal of an interior, non-bearing wall and permitting of an as-built (unpermitted) interior turn table and bollard. The displays would consist of collectibles ranging from antique cars, bikes, motorcycles, video games, and various airplane parts.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is:

- A. An Accessory Floor Area Modification to allow Accessory Building square footage above the 1,950 square feet allowed by right for the site. (SBMC Table 30.20.030.A and SBMC §30.250.020).

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption.

Barbara Burkhart, Assistant Planner, gave the Staff presentation and recommendation.

Thomas Ochsner gave the Applicant presentation with some further details.

Public comment opened at 9:11 a.m., and as no one wished to speak, and no correspondence was received, it closed.

Mr. Gullett announced that he read the Staff Report for the proposed project and concurred with the staff report's recommended findings and determinations, and added two additional conditions one as recommended by staff with minor amendment and a parking data correction.

ACTION:

Assigned Resolution No. 015-24

Approved the Accessory Floor Area Modification, making the findings as outlined in the Staff Report dated March 27, 2024.

Said approval is subject to the conditions added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Mr. Gullett adjourned the meeting at 9:15 a.m.

Submitted by,



Kathleen Goo, Commission Secretary