



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

FEBRUARY 17, 2016

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner

JoAnne LaConte, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

#### **I. PRELIMINARY MATTERS:**

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

None.

- B.** Announcements and Appeals.

Ms. Reardon announced:

1. The appeal of the Staff Hearing Officer's partial approval of a project located at 941 Medio Road will be heard by the Planning Commission on March 3, 2016.
2. The appeal of the Staff Hearing Officer's denial of a front setback modification for a project located at 1417 San Miguel Avenue will be heard by the Planning Commission on March 10, 2016.
3. The appeal of the Staff Hearing Officer's approval of a Medical Marijuana Storefront Collective Dispensary 118 N. Milpas Street will be heard by the Planning Commission on March 17, 2016.

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

None.

II. CONSENT ITEMS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF TROY WHITE, AGENT FOR KW FUND V-SANDMAN LLC; 3714-3744 STATE STREET; APN 053-300-023 & -031; C-P/SD-2, R-4/SD-2 AND R-3/SD-2 ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL / MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00443)

Request for a one year time extension of the Tentative Subdivision Map approved by the Planning Commission on April 3, 2014 for 3714-3744 State Street. The extension is being requested pursuant to SBMC 27.07.110.D. The approved Map is currently scheduled to expire on April 3, 2016. The proposed new expiration date would be April 3, 2017.

Case Planner: Allison DeBusk, Project Planner

Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4552.

Ms. Reardon announced that read the Staff Report for the proposed project.

**ACTION:** **Assigned Resolution No. 010-16**  
Approved a two-year time extension to February 19, 2018 for the Tentative Subdivision Map and Condominium Conversion making the findings as outlined in the Staff Report dated February 10, 2016, and as revised at the hearing to expire on February 19, 2018.

Said approval is subject to the original conditions of approval contained in Staff Hearing Officer Resolution No. 007-14.

ACTUAL TIME: 9:03 A.M.

B. APPLICATION OF SYNDI SOUTER, AGENT FOR ANNIE MAXWELL AND MATIE MCPETERS, 115 & 117 EAST VALERIO STREET, APN: 027-111-012, R-2, (TWO-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 UNITS/ACRE) (MST2007-00639)

Request for a three year time extension of the Tentative Subdivision Map approved by the Staff Hearing Officer on February 19, 2014 in order to convert three existing residential units at 115, 117A, and 117B East Valerio Street to condominiums. The extension is being requested pursuant to SBMC 27.07.110.D. The applicant submitted a request for an extension on January 28, 2016, thereby satisfying the City's requirements for an extension. The proposed new expiration date would be February 19, 2019.

Case Planner: Kelly Brodison, Assistant Planner

Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4531.

Present: Syndy Souter, Agent.

Ms. Reardon announced that she read the Staff Report for the proposed project.

**ACTION:** **Assigned Resolution No. 011-16**  
Approved the Time Extension making the findings as outlined in the Staff Report dated February 10, 2016, and as revised at the hearing to expire on February 19, 2018.

### III. PROJECTS:

#### ACTUAL TIME: 9:05 A.M.

A. APPLICATION OF ROBERT FOLEY, ARCHITECT FOR JEFFREY K. LINDGREN, 2955 VENTURA DRIVE, APN: 053-293-004, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00624).

The approximately 7,345 square-foot site is currently developed with an 894 square foot single family dwelling, an attached 220 square foot one-car garage and a detached shed. The proposed project involves construction of a 447 square foot one-story addition, exterior alterations and an interior remodel to the dwelling. The proposed total of 1,561 square feet is 52% of the required maximum guideline floor-to-lot area ratio (FAR). The proposal will address a violation in a Zoning Information Report (ZIR2008-00118). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence with new openings within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Case Planner: JoAnne LaConte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 3320.

Present: Robert Foley, Architect; and Jeff Lindgren.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 012-16**

Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated February 11, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated February 11, 2016.

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

**IV. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:11 a.m.

Submitted by,

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary