



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

APRIL 26, 2017

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Kathleen Goo, 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 day 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. 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.

TELEVISION COVERAGE: Staff Hearing Officer meetings are 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.

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.
- 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. CONSENT ITEMS

- A. **APPLICATION OF SHELBY MESSNER, ON DESIGN ARCHITECTS, AGENT FOR EDWARD ST. GEORGE; 1236 SAN ANDRES STREET, APN 039-151-001; R-3, MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2006-00364)**

Request for a one year time extension of the Tentative Subdivision Map and Modification approved by the City Council on appeal on July 22, 2008 for 1236 San Andres Street. The extension is being requested pursuant to SBMC §27.07.110. The approvals would expire on July 22, 2017; however, the time extension request was received on March 9, 2017. Staff is recommending that the Staff Hearing Officer approve a one year time extension to July 22, 2018.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

- B. **APPLICATION OF JARRET GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC; 817 NORTH MILPAS STREET, APN 031-042-022; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2005-00667)**

Request for a one year time extension of the Tentative Subdivision Map approved by the Planning Commission on March 15, 2007 for 817 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 15, 2017; however the time extension request was received prior to the expiration date. Staff is recommending that the Staff Hearing Officer approve a one year time extension to March 15, 2018.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

C. APPLICATION OF JARRET GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC; 803 NORTH MILPAS STREET, APN 031-042-028; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00510)

Request for a one year time extension of the Tentative Subdivision Map approved by the City Council on March 23, 2010 for 803 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 23, 2017; however the time extension request was received prior to the expiration date. Staff is recommending that the Staff Hearing Officer approve a one year time extension to March 23, 2018.

Case Planner: Kathleen Kennedy, Associate Planner

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Phone: (805) 564-5470, ext. 4560

III. PROJECTS

A. APPLICATION OF AMY VON PROTZ, AGENT FOR ZACHARY AND JENNIFER KRAMER, 16 WEST LOS OLIVOS STREET, APN 025-191-012, E-3 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5 DWELLING UNITS PER ACRE) (MST2017-00053)

The 6,546 square foot project site is currently developed with a 1,778 square foot single-family residence and attached 330 square foot one-car garage. The proposal is to add 25 square feet at the rear of the house in order to expand the bathroom. The proposal also includes an interior remodel and two new exterior doors. The project will address violations identified in a Zoning Information Report (ZIR2015-00354).

The discretionary application required for this project is an Open Yard Modification to allow the open yard area to be located within the secondary front yard (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: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4563

B. APPLICATION OF SOPHIE CALVIN, AGENT FOR THE MCDERMUT FAMILY, 928 EL RANCHO ROAD, APN 015-060-041, A-2 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DWELLING UNITS PER ACRE) (MST2015-00482)

The 32,386 square foot project site is currently developed with a 1,887 square foot one-story, single-family residence and attached 455 square foot, two-car garage with an attached 283 square foot one-vehicle carport. The proposal is to extend the existing garage by adding 149 square feet to allow for a portion of the garage to be converted to habitable space for a new bathroom and laundry room. The proposal also includes a 73 square foot addition at the rear of the house, 753 square feet of decking, exterior stairs, and 145 linear feet of guardrails, a new spa, and other site improvements. The project will address violations identified in Zoning Information Report ZIR2000-00559. The proposed total of 3,325 square feet on a 32,386 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the garage to be extended into the required 30-foot front setback (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: Betsy Teeter, Planning Technician II

Email: BTeeter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4563

C. APPLICATION OF IHAB GHANNAM, 2609 DE LA VINA STREET, 051-292-003, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2016-00202)

This is a continued hearing from March 1, 2017. The project proposes a Medical Marijuana Storefront Collective Dispensary in an existing commercial space, and includes an operations plan, interior floor plan improvements, minor exterior alterations, and security improvements to the existing commercial building. The application was revised based on comments from the Planning Commission at an appeal hearing on January 14, 2016.

The discretionary application required for this project is a Storefront Collective Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(a), Existing Facilities.

Case Planner: Tony Boughman, Assistant Planner

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IV. ADJOURNMENT