



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

JUNE 7, 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:
- Previously noticed item, 1554 Knoll Circle (MST2016-00411), for this agenda will be heard on the June 21, 2017 agenda instead to allow for a new public notice to be distributed.
- 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 JEFF SHELTON ARCHITECT FOR JON THOMAS AND SALLY ANNE TERRELL, PROPERTY OWNERS, 321 E. CANON PERDIDO STREET, APN 029-301-019, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCE: OFFICES AND RESIDENTIAL (MST2009-00220).**

Request for a one year time extension of the Tentative Subdivision Map approved by the Staff Hearing Officer on June 2, 2010. The extension is being requested pursuant to SBMC 27.07.110. The original approved Map would have expired on June 2, 2012. Subsequently, AB 208 and AB 116 extended the map until June 2, 2016, and a previous one year extension was approved extending the approval until June 2, 2017. The proposed new expiration dated would be June 2, 2018.

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- B. **APPLICATION OF JUSTIN SLADE APPLICANT FOR FAE AND WHITNEY PERRY, PROPERTY OWNERS, 617 BRADBURY AVENUE, APN 037-122-006, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2007-00559)**

This is a request for a one year time extension for the Tentative Subdivision Map approved by the City Council on appeal on May 25, 2010 for 617 Bradbury Avenue. The two-year approval was extended four years by the State, and an additional year by the Staff Hearing Officer, resulting in an expiration date of May 25, 2017. Staff received a letter requesting the extension and the required fee on May 4, 2017, prior to the approval expiring on May 25, 2017. The proposed new expiration dated would be May 25, 2018.

Case Planner: Megan Arciniega

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III. PROJECTS

A. **APPLICATION OF DENNIS THOMPSON, ARCHITECT FOR LIZINKA BENTON-RZEZNIK, 1189 N ONTARE ROAD, APN 055-120-034, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2017-00085)**

The 15,599 square foot site is currently developed with a two-story, 1,550 square foot single family dwelling with an attached 187 square foot one-car garage, a detached 372 square foot detached one-car garage and a swimming pool. The proposed project consists of the demolition of a 78 square foot existing laundry room and in its place the construction of a 221 square foot, two-story addition. The first floor of the proposed addition will be an expanded laundry room and a powder room. The second floor of the addition will become a master bathroom and closet. The proposed total of 2,330 square feet is 54% of the maximum allowable floor-to-lot area ratio.

The discretionary application required for this project is a Front Setback Modification to allow the addition to the main dwelling to encroach into the required thirty-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

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B. **APPLICATION OF KATHRYN AND PAUL BERGHOFF, OWNERS, 1624 BATH STREET, APN 027-171-026, R-4, HOTEL-MOTEL-MULIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00015)**

The 11,025 square foot project site is currently developed with a two-story 1,720 square foot historic single-family residential unit, a 1,975 square foot residential duplex, a detached three-vehicle carport and two uncovered parking spaces. The proposed project involves converting the front single-family house into a vacation rental. The project also includes removal of an "as-built" parking pad abutting Bath Street, the addition of a new uncovered parking space at the rear of the vacation rental, relocation of an existing trash and recycling enclosure and alterations to an existing fence to add a pedestrian and vehicle gate. The house is a designated Structure of Merit.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the conversion of residential floor area to commercial floor area within the required six-foot interior setback along the northwest property line (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Development Plan Approval to allow the conversion of 1,720 square feet of residential floor area to nonresidential development (SBMC Chapter 28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code

§21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

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

This is a continued Staff Hearing Officer (SHO) hearing from April 26, 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 and the last SHO hearing.

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.

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IV. ADJOURNMENT