



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

MARCH 1, 2017

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Tony Boughman, Assistant Planner
Betsy Teeter, Planning Technician II
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

Susan Reardon, Senior Planner announced that agenda Item II.C, 1703 Chapala St. has been continued for further review by the Historic Landmarks Commission prior to returning to the March 29, 2017 SHO meeting.

- B. Announcements and Appeals.

There were no announcements.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JOE ANDRULAITIS, ARCHITECT FOR HHM HOSPITALITY, 202 WEST CABRILLO BLVD, APN: 033-092-008, HRC-1/SD-3, OCEAN RELATED COMMERCIAL AND COASTAL ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (15-27 UNITS/ACRE) (MST2016-00173)

The 25,812 square foot project site is currently developed with a two-story, 13,562 square foot hotel known as the Hotel Milo. The proposed project is for an “as-built” canopy located at the front entrance of the hotel along West Cabrillo Boulevard. The unpermitted conversion of a storage room to a new unit and the violations identified in ENF2016-00235 will also be addressed.

The discretionary application required for this project is for a Front Setback Modification to allow the canopy to encroach into the required 20 foot front setback (SBMC §28.22.060 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).

Present: Joe Andrulaitis, Architect.

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

Mr. Andrulaitis clarified that the new unit that was previously a storage room has been reconverted back to a storage room.

The Public Hearing was opened at 9:06 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

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

ACTION: **Assigned Resolution No. 012-17**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated February 23, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated February 23, 2017, and as revised at the hearing.

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

ACTUAL TIME: 9:08 A.M.

B. APPLICATION OF JASON GRANT, ARCHITECT FOR STEPHANIE KWOCK, 1704 PATERNA ROAD, APN: 019-184-008, E-1, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), (MST2016-00377)

The 17,605 square foot project site is currently developed with a two-story, 3,417 square foot single family dwelling, a detached two room accessory structure with an attached front deck and a detached 511 square foot garage. The proposed project is to add a pitched roof to the existing garage to match the roof of the main dwelling. The unpermitted roof deck on the garage will be removed and violations identified in a Zoning Information Report (ZIR2014-00258) will be addressed.

The discretionary application required for this project is for a Front Setback Modification to allow alterations to the roof of the garage to encroach 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).

Present: Jason Grant, Architect.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 013-17**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated February 23, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated February 23, 2017, and as revised at the hearing.

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

*** THE FOLLOWING AGENDA ITEM WAS CONTINUED TO THE MARCH 29, 2017 SHO HEARING. ***

C. APPLICATION OF BRYAN MURPHY, ARCHITECT FOR WELL BEING CAPITOL FUND TRUST, 1703 CHAPALA STREET, APN: 027-092-014, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE), (MST2016-00274)

The proposed project is for the addition of three (3) new units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade) 2,610 net square foot single-family dwelling unit to create a four (4) unit building and to expand the existing 340 square foot detached one car garage into a conforming two car garage with the addition of 60 square feet. Also proposed is a new spa and deck with a new laundry room, storage room and bicycle carport below. Three (3) uncovered parking spaces, including an accessible space, will also be added. The three (3) new units will be one bedroom with an average unit size of 1,034 square feet and are being developed using the Average Unit Density (AUD) Program (Priority Housing Overlay) on a 9,750 square foot lot, with a density of 21 dwelling units per acre (du/ac). Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches.

The discretionary applications required for this project are:

1. Front Setback Modification to allow uncovered parking in the required 10 foot Valerio Street front setback (SBMC §28.21.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot interior setback (SBMC §28.21.060 and SBMC §28.92.110); and
3. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot rear setback SBMC §28.21.060 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 15183.

Continued indefinitely to the Historic Landmarks Commission for further review prior to return to the March 29, 2017 SHO hearing.

ACTUAL TIME: 9:15 A.M.

D. 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)

The project proposes a Medical Marijuana Storefront Collective Dispensary in an existing commercial space, and includes 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.

Present: Ihab Ghanam, Applicant; Rebecca Eggeman, Legal Counsel; and Bill Wolf, Pacific Architects.

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

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

Ms. Eggeman clarified elements contained in the proposed Operation and Security plans.

The Public Hearing was opened at 9:36 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in opposition from Florence Sanchez was acknowledged and a synopsis of the email was read into the record.

Ms. Reardon discussed various elements and details regarding the proposed floor plan, Operations Plan, and Security Plan and directed the applicant team to respond to the comments provided at this hearing in the Operations and Security Plans as well as study additional floor plan configurations that would relocate the waiting area closer to the front entrance and providing a direct line of site from the proposed security guard desk to the front door.

ACTION:

Continued to the March 29, 2017 SHO hearing.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 11:00 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary