



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

MAY 24, 2017

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Kathleen Goo, Commission Secretary

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### CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Andrew Perez, Planning Technician II  
Kathleen Goo, Commission Secretary

### I. PRELIMINARY MATTERS

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

Ms. Reardon announced that:

1. The previously noticed item, 940 Alston Road (MST2016-00444), for this agenda has been postponed indefinitely.
2. The previously noticed item, 1624 Bath Street (MST2017-00015), for this agenda will be heard on the June 7, 2017 agenda, to allow for a new public notice to be distributed.
3. Item II.B, 3617 State Street (MST2014-00438), has been continued to a Special Staff Hearing Officer meeting to be held on Wednesday, May 31, 2017, per stipulated agreement between the management members identified in the approved application and the City Attorney's Office.

B. Announcements and appeals.

No announcements.

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

No public comment.

## II. PROJECTS

**ACTUAL TIME: 9:03 A.M.**

**A. APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, A-2, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DU/ACRE) (MST2017-00084)**

The 17,437 square foot project site is currently developed with a two story 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The proposal is to construct a 37 square foot lower-floor addition and convert the 79 square foot non-habitable mechanical/utility room on the lower floor to habitable space. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet is 79% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the front entry deck and stairway, two new windows, and conversion of the mechanical room to habitable space located on the north side of the dwelling to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Front Setback Modification to allow two expanded decks and a stairway and an enlarged door and window located within the secondary front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Open Yard Modification to allow the open yard area to be located within the secondary front (SBMC § 28.15.060 and 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).

Andrew Perez, Planning Technician II, gave the Staff presentation and recommendation.

Jim Davis, Applicant, gave the Applicant presentation.

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

Public comment opened at 9:09 a.m., and as no one wished to speak, it closed.

Ms. Reardon stated the 4-foot extension of the upper level deck into the secondary (south) front setback was not consistent with the pattern of development in the neighborhood and had the potential to negatively impact the visual character of the street frontage. Ms. Reardon stated that the portion of the deck extension along the west elevation was appropriate as it would not encroach further into the secondary (south) front setback. The

applicant agreed to remove the four foot deck extension within the south front setback from the project description.

**ACTION:**

**Assigned Resolution No. 035-17**

Approved the primary Front Setback Modification, the Open Yard Modification, and the secondary Front Setback Modification with the stipulation that the requested 4-foot additional extension of the upper level deck to the south is removed from the application, making the findings as outlined in the Staff Report dated May 18, 2017, and as revised 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.

\* The following Agenda Item has been continued to a Special Meeting on May 31, 2017. \*

**B. NOTICE OF HEARING TO SUSPEND OR REVOKE THE APPLICATION OF JOSEPH ALLEN, 3617 STATE STREET, APN: 051-051-005, C-P/SD-2 RESTRICTED COMMERCIAL/ SPECIAL DISTRICT 2 ("UPPER STATE STREET AREA") ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2014-00438) CONTINUED PER STIPULATED AGREEMENT TO A SPECIAL SHO MEETING ON MAY 31, 2017**

The subject of this hearing is consideration to suspend or revoke a Medical Marijuana Storefront Collective Dispensary Permit application approved by the Planning Commission on June 4, 2015 per SBMC Chapter 28.80. The dispensary would be located in an existing tenant space in Ontare Plaza. Interior improvements are proposed.

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

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:27 a.m.

Submitted by,

  
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Kathleen Goo, Commission Secretary