



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

AUGUST 30, 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

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, Assistant Transportation Planner
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

Ms. Reardon announced the following:

1. Today's SHO meeting will be Andrew Perez's last meeting as he has been promoted to Assistant Transportation Planner and reassigned to the Transportation Division.
2. On August 24, 2017, the Planning Commission denied the appeal, filed by neighbors, of the Staff Hearing Officer's approval of a Storefront Collective Dispensary Permit located at 2609 De La Vina Street. The Commission upheld the SHO decision to issue the Storefront Collective Dispensary Permit with additional Conditions of Approval.
3. Staff received an appeal, filed by the applicant, of the Staff Hearing Officer's June 15, 2017 revocation of a Storefront Collective Dispensary Permit located at 3617 State Street. The public hearing for the appeal has been scheduled on the Planning Commission agenda of September 7, 2017.

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

No public comment.

II. PROJECTS

ACTUAL TIME: 9:01 A.M.

A. **APPLICATION OF GINGER ANDERSEN, 1215 CALLE CERRITO, APN 041-120-015, A-1, ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00552)**

The 9,840 square foot site is currently developed with a 1,073 square foot single-family dwelling and a 380 square foot garage. The proposed project involves permitting of the following: an "as-built" conversion of a 180 square foot roof deck over the garage into habitable space, an "as-built" conversion of a window to a sliding glass door on the rear elevation, an "as-built" change to the staircase leading to the main entry, and a minor interior remodel. The proposed project is 54% of the maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the "as-built" conversion of a front porch into habitable space to encroach into the 35-foot required front setback.(SBMC §28.15.060 and SBMC §28.92.110) and;
2. Interior Setback Modification to allow the "as-built" French doors to encroach into the required 15-foot interior 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, Existing Facilities, and 15305, Minor Alterations to Land Use Limitations.

Andrew Perez, Assistant Transportation Planner, gave the Staff presentation and recommendation.

Ginger Andersen, Owner, 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.

ACTION: **Assigned Resolution No. 057-17**
Approved the Front and Interior Setback Modifications, making the findings as outlined in the Staff Report dated August 24, 2017.

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.

ACTUAL TIME: 9:13 A.M.

B. APPLICATION OF BRIAN MILLER, AGENT FOR KEN AND JAN FERRELL, 1585 OVERLOOK LANE, APN 015-151-012, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2017-00395)

The 13,047 square foot site is currently developed with a 1,930 square foot single-family dwelling with a 560 square foot attached garage. The proposed project involves a 269 square foot, two-story addition consisting of an addition to a bedroom and a new residential office on the lower level, an upper level family room, a 68 square foot expansion of the second level deck, and a new outdoor fireplace. The proposed total of 2,759 square feet is 67% of the maximum allowable floor-to-lot-area ratio (FAR).

The discretionary applications required for this project is a Front Setback Modification to allow the two-story addition and deck addition 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, Existing Facilities, and 15305 Minor Alterations to Land Use Limitations.

Andrew Perez, Assistant Transportation Planner, gave the Staff presentation and recommendation.

Brian Miller, Designer, gave the Applicant presentation, and was joined by Jan Ferrell, Owner.

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 9:18 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 058-17**
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated August 24, 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.

ACTUAL TIME: 9:22 A.M.

C. APPLICATION OF JAMES LECRON, ARCHITECT FOR ALAN BULLOCK, 232 NATOMA AVENUE, APN 033-062-022, R-4/SD-3 HOTEL-MOTEL MULTIPLE RESIDENCE ZONE AND COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00427)

The 17,680 square foot site is currently developed with an 18-unit hotel with a lobby, office, laundry room, guest lounge, a two-bedroom manager's apartment, and a 19-space

parking lot with a trash enclosure. The proposed project involves the expansion of an existing 48 square foot patio resulting in a 240 square foot on-grade concrete slab to be used as outdoor dining for the hotel guests. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project is a Front Setback Modification to allow the patio with to encroach into the required 20-foot front setback (SBMC §28.21.060, §28.21.085 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).

Andrew Perez, Assistant Transportation Planner, gave the Staff presentation and recommendation.

Jim LeCron, Architect, 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 9:27 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 059-17**
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated August 24, 2017.

Said approval is subject to the conditions added 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.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:34 a.m.

Submitted by,



Kathleen Goo, Commission Secretary