



City of Santa Barbara

STAFF HEARING OFFICER AGENDA JANUARY 17, 2018

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/CityTVProgramGuide](http://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. PROJECTS

- A. **APPLICATION OF ED DE VICENTE, ARCHITECT FOR RAY MAHBOOB, MOHAMED MAHBOOB AND GITY MAHBOOB, 29 E. CABRILLO BLVD., APN 033-112-006, HRC-2/SD-3 (HOTEL AND RELATED COMMERCE 2 AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2016-00540)**

The proposed project involves renovations and additions to an existing two-story structure on a 14,148 square foot lot to create space for two restaurant tenants. The project includes a complete remodel of the building façades along E. Cabrillo Blvd. and Anacapa St., including changes to the building articulation, windows, doors, lighting, and finish details. The project includes the demolition of existing floor area to create outdoor dining areas, an “as-built” addition at the rear of the building for restroom and circulation, and the conversion of an existing residential unit on the second floor to additional restaurant space.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow alterations to portions of an existing building that is non-conforming to the required 20-foot front setback along E. Cabrillo Boulevard(SBMC § 28.92.110); and
2. A Front Setback Modification to allow alterations to portions of an existing building that is non-conforming to the required 20-foot front setback along Anacapa Street (SBMC § 28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Allison DeBusk, Project Planner
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B. APPLICATION OF RICHELE MAILAND, APPLICANT FOR JOSEPH L. GAGNON REVOCABLE TRUST, 240 MOHAWK ROAD, APN 041-326-009, E-3/S-D-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2017-00547)

The project includes the conversion of an existing 281 net square foot detached garage to an Accessory Dwelling Unit (ADU) pursuant to Government Code 65852.2. As part of the conversion of garage to an ADU, a new roof with an increased roof pitch is proposed, as well as a new window and the conversion of a portion of the structure to storage space. The project also proposes a 228 net square foot addition to the structure, the construction of a new patio cover, and two uncovered parking spaces in a tandem configuration on a repaved driveway. The existing garage to be converted into the ADU and the proposed addition are located within the required interior setbacks and, therefore, require approval of Interior Setback Modifications.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and, because the new ADU created is detached, a Coastal Development Permit is required for the ADU per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary applications required for this project are:

1. An Interior Setback Modification along the northern property line to allow a change to the roof pitch and conversion from a garage to storage for a nonconforming structure located within the required six-foot interior setback (SBMC §28.92.110);
2. An Interior Setback Modification along the eastern (rear) property line to allow a change to the roof pitch, a new window and an extension of the existing nonconforming structure with a new window located within the required six-foot interior setback (SBMC §28.92.110); and
3. A Coastal Development Permit (CDP2017-00007) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendar days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

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C. APPLICATION OF RICHARD REDMOND, ARCHITECT FOR NOPAL INVESTMENT COMPANY, LLC, PROPERTY OWNERS OF 707 AND 709 KIMBALL AVENUE, APNS 017-161-006 AND 017-161-005, M-1/SD3 ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: INDUSTRIAL (MST2017-00052 AND CDP-2017-00003)

The project consists of the addition of 2,992 square feet of non-residential floor area to an existing 3,325 square foot building, to be occupied by industrial, warehouse, and office uses. A total of 7 parking spaces are proposed. The project includes the voluntary merger of 707 and 709 Kimball Avenue. The 8,600 square foot lot is in the M-1, Light Manufacturing Zone and the Non-Appealable jurisdiction of the City's Coastal Zone with a Local Coastal Plan Designation of Industrial.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2017-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44); and
2. A Development Plan to allow the construction of 2,992 square feet of nonresidential floor area (SBMC Chapter 28.85).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

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III. ADJOURNMENT