



City of Santa Barbara

STAFF HEARING OFFICER AGENDA FEBRUARY 14, 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 Monday 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. CONSENT ITEM

APPLICATION OF TOM OCHSNER, ARCHITECT FOR DAVID AND PAT WADORS, PROPERTY OWNERS AT 237 SAN CLEMENTE STREET, APN 045-151-006, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/AC (MST2017-00748 and CDP2017-00016)

The project involves a proposal to convert the 253 square foot accessory space above the garage into an accessory dwelling unit (ADU). The proposal includes installing a shower in the existing 1/2 bath and a full kitchen. The existing 1,032 square foot, one-story residence and detached 414 square foot two-car garage will remain. No additional square footage is proposed. This proposal will abate violations indicated in ENF2017-00396.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and because the new ADU is detached from the main residence, a Coastal Development Permit is required.

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 (i.e., not appealable).

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00016) for a secondary dwelling unit (SBMC §28.44).

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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III. PROJECT

APPLICATION OF LONNIE NELSON, APPLICANT FOR MIKHAIL MESHKOV, 107 COOPER ROAD, APN 041-341-006, E-3/S-D-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2017-00790 & CDP2017-00013)

The project includes conversion of an existing 364 square foot detached garage to a 275 square foot accessory dwelling unit pursuant to Government Code 65852.2, and conversion of the remaining 89 square feet of floor area to accessory space. An uncovered parking space is proposed in the existing driveway. The existing garage encroaches into the required northern interior setback, and the conversion to accessory space within the setback requires approval of an Interior Setback Modification.

The project is located in the Non-Appealable Jurisdiction of the City's Coastal Zone and, because the proposed accessory dwelling unit is detached, a Coastal Development Permit is required 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 portion of the existing detached garage structure located within the required six-foot interior setback to be converted to accessory space (SBMC §28.92.110); and
2. A Coastal Development Permit (CDP2017-00013) to allow a detached accessory dwelling unit in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

Pursuant to Santa Barbara Municipal Code (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) calendars 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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IV. ADJOURNMENT