



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JANUARY 31, 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

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:01 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Stephanie Swanson, Planning Technician I
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. An appeal has been filed of the Staff Hearing Officer's decision to not suspend or revoke a Storefront Dispensary Permit issued to Canopy Club, Inc., located at 118 N. Milpas Street. A Planning Commission appeal hearing will be announced at a later date.
2. Jay Higgins is the new Planning Commission liaison to the Staff Hearing Officer, and Lesley Wiscomb is the alternate.

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 DWIGHT GREGORY, AGENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 2904 STATE STREET, APN 051-132-015, R-MH/USS ZONES (RESIDENTIAL MULTI-UNIT AND HOTEL/UPPER STATE STREET AREA OVERLAY ZONE), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00630)**

The 8,527 square-foot site is currently developed with an 8-unit residential building; seven units are operated by Willbridge as transitional housing for formerly homeless individuals, the eighth unit serves as an office and unit for an on-site manager. The proposed project involves legalizing bar sinks in the seven residential units and legalizing an "as-built" addition of a laundry room and storage area in the interior setback, approximately 80 square feet in size. Building maintenance work is also proposed, to include: roof shingle replacement; door and window replacement in the existing openings; replacing rain gutters as necessary; re-painting the exterior of the building in the same color; replacing all water tanks with tankless water heaters; repairing lumber rot; replacing electrical, mechanical, and plumbing systems as necessary to bring up to current code compliance; removing wood siding and replacing with stucco; and replacing blue fabric awnings as necessary. Site maintenance is also proposed, including hedge trimming within ten feet of the driveway to be no taller than three and a half feet and restriping the parking lot to include seven standard parking spaces.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Interior Setback Modification to allow the "as-built" 80 square foot addition of a laundry room and storage room in the interior setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

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), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Dwight Gregory, an Agent for the Housing Authority, gave the Applicant presentation, and was joined by Miguel Garcia, 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 9:07 a.m., and as no one wished to speak, it closed.

ACTION:**Assigned Resolution No. 004-18**

Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated January 22, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 22, 2018, 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: 9:20 A.M.

B. APPLICATION OF RICK STARNES, ARCHITECT FOR IRENE O'CONNOR, 1035 COYOTE ROAD, APN 021-061-005, RS-1A ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 DU/ACRE) (MST2017-00529)

The 25,177 square-foot site is located in the Hillside Design District and is currently developed with an "as-built" single family residence. The only legally recognized structures on the lot, per archive plans and permit records, are a kiln and 302 square foot (net) tool shed with bathing facilities. The proposed project involves permitting the existing structure as a single family residence, constructing a two-story addition to the residence, constructing an attached two-car carport, and removing unpermitted accessory structures and improvements on the lot, including "as-built" additions to the original tool shed structure, detached accessory buildings, two man-made ponds, a barbeque pit, trellises, planter, and fencing. Two juniper trees, a double olive tree, and three palm trees are proposed for removal. The existing gravel driveway would be repaved with asphaltic concrete. This project would abate all violations listed in ZIR2015-00535 and ENF2015-00314. The proposed residence would be 2,631 square feet, 56% of the guideline maximum floor-to-lot area ratio (FAR).

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Front Setback Modification to allow the permitted accessory structure to be converted to a single family residence, and to allow the proposed residential addition and carport to be located in the front setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

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

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Rick Starnes, 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 9:28 a.m.

Jay Higgins, Planning Commission liaison, questioned how the 10 foot creek setback was established. Ms. Swanson responded that the creek setback was reviewed and accepted by the City Creeks Division and that it was adequate for this project.

Public comment closed at 9:29 a.m.

ACTION: **Assigned Resolution No. 005-18**
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated January 22, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated January 22, 2018, 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.

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:36 a.m.

Submitted by,



Kathleen Goo, Commission Secretary