



City of Santa Barbara

STAFF HEARING OFFICER MINUTES 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

CALL TO ORDER

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

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Tony Boughman, Assistant Planner
Kelly Brodison, Assistant 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.
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. CONSENT ITEMS

ACTUAL TIME: 9:03 A.M.

A. 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.

Kelly Brodison, Assistant Planner, was present to answer questions.

Tom Ochsner, Architect, was present to answer questions.

Ms. Reardon announced that she read the Staff Report for the proposed project located Non-Appealable Jurisdiction of the City's Coastal Zone, and also visited the site and surrounding neighborhood. She also announced that she received a public comment letter from two neighbors, Dan & Dinah Stovall and Inga Rose, and responded to the issues contained in that letter.

ACTION:**Assigned Resolution No. 006-18**

Approved the Coastal Development Permit (CDP2017-00016) for a secondary dwelling unit, making the findings as outlined in the Staff Report dated February 7, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated February 7, 2018.

*** THE HEARING RECESSED FROM 9:10 TO 9:22 A.M. ***

III. PROJECTS

ACTUAL TIME: 9:22 A.M.

A. 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) 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.

Item postponed indefinitely due to the Applicant's absence.

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:22 a.m.

Submitted by,



Kathleen Goo, Commission Secretary