



# City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MAY 9, 2018

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Renee Brooke, City Planner  
Krystal M. Vaughn, Commission Secretary

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## CALL TO ORDER

Ms. Brooke called the meeting to order at 9:00 a.m.

## STAFF PRESENT

Renee Brooke, City Planner  
Stephanie Swanson, Assistant Planner  
Krystal M. Vaughn, Commission Secretary

## I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

Pursuant to California Government Code §65852.2., Ms. Brooke announced the Staff Hearing Officer decision on the Coastal Development Permit for 2392 Cliff Drive (MST2017-00735). The project includes the conversion of an existing 456 square foot detached accessory space (located above the detached garage) into a new Accessory Dwelling Unit (ADU).

**ACTION:**

**Assigned Resolution No. 018-18**

Approved the Coastal Development Permit, subject to the proposed conditions, making the findings as outlined in the Staff Report dated May 2, 2018.

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 PRESTON MANN, AGENT FOR SEAN PRATT, 1307 LA CIMA ROAD, APN 041-023-008, RS-6 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00043)**

The 6,700 square-foot site is currently developed with a one-story single family residence and attached two-car garage. The proposed project involves the construction of a residential addition at the rear of the existing structure, the demolition of an existing planter at the front of the existing residence, the construction of a new wrap-around covered front porch, and an interior remodel.

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

1. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 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) and 15305 (Minor Alterations in Land Use Limitations).

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

Preston Mann, Agent, gave the Applicant presentation.

Ms. Brooke announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:05 a.m., and as no one wished to speak, it closed.

**ACTION:** **Assigned Resolution No. 019-18**  
Approved the Open Yard Modification, making the findings as outlined in the Staff Report dated May 2, 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: 9:11 A.M.**

**B. APPLICATION OF RYAN MILLS, AGENT FOR INGER BUDKE, 743 LITCHFIELD LANE, APN 041-181-010, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2018-00002)**

The 17,656 square-foot site is currently developed with a one-story single family residence and attached two-car garage. The existing residence is non-conforming to the front setback. The proposed project involves the conversion of the existing garage to habitable space, construction of a residential addition underneath the existing residence, construction of a new attached two-car garage at the front of the existing structure, removal of an existing storage shed and playhouse, removal of an existing five-foot tall fence, and construction of a new five-and-a-half foot tall fence along the southern interior property line.

As proposed, the new garage will require a Parking Design Waiver from the Transportation Division for its width.

The driveway apron will be relocated under a separate Public Works permit to document construction in the City's right-of-way.

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

1. Front Setback Modification to allow the proposed garage and architectural projection over the garage to be located in the required 30'-0" front setback (SBMC §30.20.030.A 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) and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation.

Ryan Mills, Agent, gave the Applicant presentation, and was joined by Nik Andjam, Project Manager.

Ms. Brooke 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. 020-18**  
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated May 2, 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. Brooke adjourned the meeting at 9:26 a.m.

Submitted by,

  
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Krystal M. Vaughn, Commission Secretary