



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MAY 23, 2018

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

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

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Tony Boughman, 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.

1. Ms. Reardon announced that the following items are postponed to the June 20, 2018 Meeting:

1. Item I.B.1, Staff Hearing Officer decision on a Coastal Development Permit where a hearing is prohibited pursuant to SBMC §28.44.110 for 1506 Shoreline Drive (MST2018-00125)
2. Item III, 806 Vine Avenue.

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. CONSENT ITEMS

ACTUAL TIME: 9:02 A.M.

REQUEST FOR A ONE YEAR TIME EXTENSION FOR THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL ON APPEAL ON MAY 25, 2010 FOR 617 BRADBURY AVENUE.

The two-year approval was extended four years by the State, and two additional one-year extensions were approved by the Staff Hearing Officer, resulting in an expiration date of May 25, 2018. Staff received a letter requesting a one year time extension and the required fee on April 16, 2018.

The discretionary applications approved for this project are a Modification to allow the required common open area to be located in the front yard, and/or smaller than the required dimensions (SBMC §28.21.081.A.3 and §28.92.110.A); and a Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (SBMC 27.07 and 27.13).

Tony Boughman, Assistant Planner, was available for questions.

Ms. Reardon announced that she read the Staff Report for the proposed project.

ACTION: **Assigned Resolution No. 021-18**
Approved the one-year time extension, to May 25, 2019 for the Tentative Map and the Zoning Modification, making the findings as outlined in the Staff Report dated May 16, 2018.

Said approval is subject to the conditions as outlined in Staff Hearing Officer Resolution No. 062-09 dated July 15, 2009.

III. PROJECTS

APPLICATION OF KEITH RIVERA, ARCHITECT FOR JACK DELANO FAMILY LIMITED PARTNERS, 806 VINE AVENUE, APN 031-023-009, R-M ZONE (RESIDENTIAL MULTI-UNIT), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2017-00528)

The proposed project involves relocating an existing 1,631 square foot (net) duplex from 415 Old Coast Highway to the subject 9,494 square foot lot that is currently developed with a 1,283 square foot (net) single family residence. The relocated duplex would be converted to a single family residence and a 680 square feet (net) of new habitable space is proposed as an understory to the residence along with a new 857 square foot (net) three-car garage. Two tandem spaces in the garage would serve the relocated unit, and the third space would serve the existing on-site unit. The existing single family residence on-site will remain, and no work for the unit is proposed. Site work, including new landscaping, hardscaping, grading, utilities, site fences and walls, and below-grade storm water chambers, is also proposed. The project also includes the demolition of an existing 36" tall site wall at the rear of the lot, removal of a hedge along the Olive Street frontage, and demolition of a 60 square foot (net) detached shed in the rear yard.

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

1. Open Yard Modification to allow the proposed open yard to be less than the required 1,250 square feet with less than the required 20'-0" x 20'-0" minimum dimensions (SBMC §30.140.140 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), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Item postponed to the June 20, 2018 agenda.

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:04 a.m.

Submitted by,



Krystal M. Vaughn, Commission Secretary