



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

OCTOBER 10, 2018

9:00 A.M.

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

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Heidi Reidel, Commission Secretary

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### CALL TO ORDER

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

### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Stephanie Swanson, Assistant Planner  
Heidi Reidel, Commission Secretary

### I. PRELIMINARY MATTERS

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

Ms. Reardon announced that the decision of the Staff Hearing Officer on a Performance Standard Permit for a Large Family Daycare Home located at 420 Stanley Drive (MST2018-00418) was postponed to the Staff Hearing Officer meeting on October 24, 2018 to allow for a new public notice to be distributed.

- B. Announcements and appeals.

No announcements.

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

No public comment.

## II. PROJECTS

**ACTUAL TIME: 9:02 A.M.**

**A. APPLICATION OF SUSANNA STEENEKEN, ARCHITECT AND PROPERTY OWNER, 2736 EL PRADO ROAD, APN 051-282-025, RS-7.5/USS ZONES (RESIDENTIAL SINGLE UNIT/UPPER STATE STREET AREA OVERLAY ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00249)**

The 11,325 square-foot lot is currently developed with a one-story single family residence with attached rear deck, and detached one-car garage. The proposed project involves a residential addition on the existing main level, as well as construction of a basement level, demolition of the attached rear deck and existing garage, and construction of a new one-car garage. One uncovered parking space is also proposed. The basement level would include an attached accessory structure to serve as the applicant's jewelry making workshop, a home occupation.

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

1. Performance Standard Permit to allow additional residential elements in the proposed residence's and the attached accessory structure than what are typically allowed by the Santa Barbara Municipal Code in order to discourage the creation of illegal dwelling units (SBMC §30.140.150.D.4 and SBMC §30.255.060).

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.

Susanna Steeneken, Architect and Property Owner, gave the Applicant presentation, and was joined by Eileen Felhandler, Architect and Co-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 9:12 a.m.

Thomas Lambert spoke with concerns due to site drainage.

An email from Elizabeth Nansen and Alan Katzer, neighbors, in support of the project was acknowledged.

Public comment closed at 9:15 a.m.

Ms. Reardon stated that the proposed basement floor plan includes several residential building elements such as the kitchenette (dishwasher, mini fridge, counter, and bar sink), full bathroom, exterior access points, and utility sink in the basement area that could result

in separate residential occupancy. The Performance Standard Permit process cannot be used to create a separate residential unit. Ms. Steeneken questioned what elements could remain and allow for a Performance Standard Permit. Ms. Reardon indicated that the kitchenette was the element which could result in the separate residential occupancy. Ms. Steeneken indicated that the project would be revised to remove the kitchenette.

**ACTION:** **Assigned Resolution No. 045-18**  
Approved the Performance Standard Permit, making the findings as outlined in the Staff Report dated October 1, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated October 1, 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 9:23 a.m.

Submitted by,



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Heidi Reidel, Commission Secretary