



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

FEBRUARY 13, 2017

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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**PUBLIC HEARING PROCEDURE:** This agenda is subject to change. Applicants and interested parties should plan to arrive at 9:00 a.m.

The order of presentation after the Staff Hearing Officer introduces an item is as follows: 1. Staff Presentation (3 minutes)\*; 2. Applicant Presentation (5 minutes)\*; 3. Public Hearing\*; 4. Additional response by Applicant/Staff (5 minutes)\*; 5. Staff Hearing Officer questions and comments; 6. Staff Hearing Officer consideration of Findings and Conditions of Approval; and 7. Action taken by the Staff Hearing Officer. *\*Time may be extended or limited by the Staff Hearing Officer.*

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Staff Hearing Officer will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SHO Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** Staff Hearing Officer meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SHOVideos](http://SantaBarbaraCA.gov/SHOVideos).

**APPEALS & SUSPENSIONS:** Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, the Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within 10 calendar days of the date of the Staff Hearing Officer decision.

## **I. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

## **II. PROJECTS**

### **A. APPLICATION OF DWIGHT GREGORY, AIA, ARCHITECT FOR JAMES AND PATRICIA LAWSON TRUST 07/28/09, 3959 MARICOPA DRIVE, APN 057-232-005, RS-7.5/USS ZONES (RESIDENTIAL SINGLE UNIT/UPPER STATE STREET OVERLAY ZONE), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2018-00594)**

The 6,968 square-foot site is currently developed with a single family residence and attached two-car garage. The proposed project involves legalization of an “as-built” family room addition in the interior setback, construction of a new addition – consisting of a master bedroom suite – behind the “as-built” family room, demolition of an “as-built” patio cover at the rear of the family room, partial demolition of an “as-built” patio cover at the rear of the residence, legalization of the remaining patio cover at the rear of the residence, demolition of a storage shed, and installation of a new air conditioning unit.

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

1. Interior Setback Modification to allow for permitting the “as-built” family room and construction of a residential addition in the required 6’-0” western interior setback (SBMC Table 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

Case Planner: Stephanie Swanson, Assistant Planner

Email: [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4569

**B. APPLICATION OF BART MILLAR, APPLICANT FOR KRONSTADT-FOUHSE FAMILY TRUST 2/10/17, 339 MESA LANE, APN 041-292-020, E-3/S-D-3 ZONES (ONE-FAMILY RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: 5 DWELLING/ACRE (MST2018-00639)**

The 6,098 square-foot site is currently developed with a single family residence and detached two-car garage. The proposed project involves infilling an existing covered porch to construct a residential addition, constructing a new front porch, and relocating the opening of an existing garden wall opening to match the location of the new front porch. Legalization of an “as-built” outdoor shower, to abate a violation noted in ZIR2016-00226, and trimming hedges at the rear of the property to the maximum allowed 8’-0” is also proposed.

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

1. Front Setback Modification to allow for the residential addition and porch construction within the required 20’-0” front setback (SBMC §28.15.060.A, SBMC §28.87.030.D, and SBMC §28.92.110.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). You are invited to attend this hearing and address your comments to the Staff Hearing Officer. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SHO Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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**C. APPLICATION OF RYAN HOWE, APPLICANT, MERRY MILPAS LLC, OWNER, 118 NORTH MILPAS STREET, APN 017-091-016, C-G (COMMERCIAL GENERAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2015-00319)**

The approved Medical Marijuana Storefront Collective Dispensary known as “The Canopy” proposes to amend its approved Dispensary Permit. Revisions are proposed to the Operations Plan and Security Plan, and would allow serving patients age 18 and over, would remove residency requirements for patients, and would increase security guard coverage. Other revisions consist of removal and additions of management members, and changes to the Canopy’s By-Laws, Board Resolutions, and Articles of Incorporation. The proposed changes, with City staff’s recommended revisions, would be consistent with current State Law and City Ordinance. No changes are proposed for the existing 2,264 square foot commercial building or the site.

The discretionary application required for this project is an Amendment to the Medical Cannabis Dispensary permit (SBMC §30.185.250.C).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(a) (Existing Facilities).

Case Planner: Tony Boughman, Assistant Planner  
Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4539

**III. ADJOURNMENT**