



# City of Santa Barbara

## STAFF HEARING OFFICER AGENDA JUNE 5, 2019

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.gov/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.

### NOTICE OF CASE NUMBER FORMAT CHANGE

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

#### 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 NATALIE COPE-PHILLIPS, APPLICANT FOR PHILIP BLACK, 331 W. PEDREGOSA ST., APN 027-012-002, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2018-00613)**

The 3,927 square-foot site is currently developed with a one-story single residential unit with a nonconforming detached one-car garage with a storage area. The proposed project involves the demolition of the existing nonconforming one-car garage and storage area and the construction of a two-story, one bedroom Accessory Dwelling Unit with a laundry area to serve both the existing single residential unit and the accessory dwelling unit. The project also includes a reduction in height of the gate, fence and hedge at the front lot line to a maximum height of 3'-6" and the replacement of the gravel center strip in the driveway with planted ground cover.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. An Interior Setback Modification (Southerly Lot Line) to allow the construction of the first-story portion of the two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is zero feet from the southerly lot line instead of the required 6'-0" (SBMC §30.165.080.B.9, SBMC Table 30.20.030.B, and SBMC §30.250.020), and
2. An Interior Setback Modification (Westerly Lot Line) to allow the construction of the first-story portion of a new two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is 1'-0" from the westerly

lot line instead of the required 6'-0;" to allow the construction of a second-story addition located 5'-0" from the westerly interior lot line instead of the required 6'-0;" and to add a new 7'-0" wide landing that encroaches 3'-0" into the interior setback (SBMC §30.165.090.B.9, SBMC Table 30.20.030.B, and SBMC §30.250.030).

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 of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Contact: Ellen Kokinda, Assistant Planner  
Email: [EKokinda@SantaBarbaraCA.gov](mailto:EKokinda@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4559

**B. APPLICATION OF JARRETT GORIN, APPLICANT FOR G6 HOSPITALITY REAL ESTATE, LLC, 443 CORONA DEL MAR DRIVE, APNs 017-322-016 AND 017-322-017, R-4/S-D-3 ZONE (HOTEL-MOTEL-MULTIPLE RESIDENCE), LOCAL COASTAL PLAN LAND USE DESIGNATION: HOTEL AND RESIDENTIAL) (PLN2018-00328)**

The 33,611 square-foot site is currently developed with a hotel (Motel 6) comprised of fifty-two hotel units and one manager's unit and 53 permitted parking spaces (currently 46 "as-built" spaces) that are situated over Assessor Parcel Numbers (APNs) 017-322-016 and 017-322-017. The proposed project involves site improvements such as reroofing, demolition and interior remodeling, fencing, lighting, a new trash enclosure, and resurfacing and redesign of a parking lot totaling 47 parking spaces. The project also proposes the conversion of the existing residential manager's unit to a hotel unit. No net increase in the number of hotel units is proposed. The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. A Parking Modification to allow for a reduction in required parking (SBMC §28.90.100 and SBMC §28.92.110); and
2. An Interior Setback Modification to allow a trash enclosure to be located within the required 12'-0" western interior setback (SBMC §28.21.060.and SBMC §28.92.110).

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), 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

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**III. ADJOURNMENT**