



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

JULY 17, 2019

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

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

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. 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. 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 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. See [SantaBarbaraCA/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at 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 JACOB NIKSTO, ARCHITECT FOR JULIE NAKAGAMA, 34 W. MISSION STREET, APN 025-311-017, C-G ZONE (COMMERCIAL GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL-MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2017-00666)

The proposed project involves the demolition of an existing non-historic garage to accommodate accessible parking and to provide additional paved parking space improvements including a new walkway, new handrails at the exterior stairs, and replacement of entry landings. The project also involves a change of use from Mixed Use to Commercial Use, with a proposed land use designation of "Business and Professional Offices."

The discretionary application required for this project is:

- 1. Parking Modification to allow for the reduction of required parking spaces from five (5) spaces to three (3) spaces (SBMC §30.175.040 and §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 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Ellen Kokinda, Assistant Planner
Email: EKokinda@SantaBarbaraCA.gov

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

B. APPLICATION OF DYLAN HENDERSON, ARCHITECT FOR SUSAN ELLEN MONAGHAN TRUST, 1130 OLAS AVENUE, APN 045-061-017, E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (PLN2019-00045)

The project consists of a proposal to demolish an existing detached two-car garage and construct a new, 588 square foot detached two-car garage with a 584 square foot Accessory Dwelling Unit above. Other site improvements include removal of an “as-built” fountain in the interior setback, permitting the “as-built” water softener, and installation of two air conditioning units to serve the primary residence and the proposed Accessory Dwelling Unit. Alterations to the existing 1,569 square foot single-unit residence are proposed under a separate building permit. The 10,890 square foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone. A Parking Design Waiver by the Public Works Director to allow backing out onto the street for a driveway exceeding 75 feet in length that does not provide a turnaround area on site (SBMC §28.90.045.B) is required. A Minor Administrative Exception by the Community Development Director is also requested for the “as-built” 6’-8” high wooden entry gate along the front lot line.

Because the project is located within the Non-Appealable Jurisdiction of the City’s Coastal Zone, and because the proposed new Accessory Dwelling Unit would be detached from the primary dwelling, a Coastal Development Permit is required for the Accessory Dwelling Unit per Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary applications required for this project are:

- A. A Coastal Development Permit (CDP2018-00012) to allow a detached Accessory Dwelling Unit in the Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.070); and
- B. A Modification to allow the total net floor area of the garage to exceed 500 square feet (SBMC §28.87.160.D and §28.92.110.A.2).

Pursuant to SBMC §28.44.110, when a proposed development involves the addition of an Accessory Dwelling Unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided to the public. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

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III. ADJOURNMENT