



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MARCH 27, 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

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:02 a.m.

STAFF PRESENT

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

I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

No announcements.

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

No public comment.

II. PROJECT

ACTUAL TIME: 9:02 A.M.

APPLICATION OF JARRETT GORIN, APPLICANT FOR STEVEN HILL, 121 LA VISTA GRANDE, APN 015-141-006, RS-15 ZONE (RESIDENTIAL SINGLE UNIT), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (PLN2019-00001)

The 7,581 square-foot site is currently developed with a one-story single family residence and attached one-car garage. The proposed project involves abating all violations identified in ZIR2018-00410, including an "as-built" interior remodel and residential addition, the "as-built" conversion of an approved carport to a garage, the "as-built" installation of laundry facilities in the residence, "as-built" window and door changes, and the "as-built" location of pool equipment in the interior setback. An "as-built" air conditioning unit is also proposed for legalization.

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

1. Interior Setback Modification to allow for the "as-built" residential addition within the required 10'-0" 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).

Ellen Kokinda, Assistant Planner, gave the Staff presentation and recommendation. Ms. Kokinda explained staff's revised analysis and revised the findings after determining that the "as-built" residential addition does not meet the allowances for additions to nonconforming development specified in SBMC §30.165.050.C.2.

Jarrett Gorin, Applicant, gave the Applicant presentation.

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 9:13 p.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 012-19

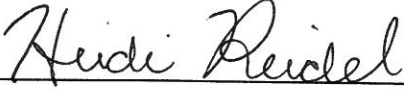
Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated March 18, 2019, and as revised at the hearing.

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 9:15 a.m.

Submitted by,



Heidi Reidel, Commission Secretary

