



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

APRIL 24, 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 9:00 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Kelly Brodison, Associate 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: 9:01 A.M.

APPLICATION OF ELIJAH PEARCE, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, PROPERTY OWNER OF 813 EAST CARRILLO STREET, APN 029-251-016, R-M (RESIDENTIAL MULTI-UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (PLN2019-00140)

The 15,000 square-foot site is currently vacant. On March 29, 2017, the Staff Hearing Officer approved a two- and three-story 17-unit affordable housing project to serve the homeless veteran population using the Average Unit-Size Density Incentive Program (AUD). As the project progressed through the Design Review and Building Permit processes, it was discovered that the perimeter walls would be taller than 12 feet in height due to the steep change in grade between the project site and the neighboring properties to the east and the north. The proposed wall and fence would range in height from 10 to 18 feet.

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

1. A wall height modification to allow a new combined retaining wall and wood fence with a maximum height of 13 feet along the east property line (SBMC §30.140.110 and §30.250.020.C); and
2. A wall height modification to allow a new combined retaining wall and wood fence with a maximum height of 18 feet along the north property line (SBMC §30.140.110 and §30.250.020.C).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Kelly Brodison, Associate Planner, gave the Staff presentation and recommendation.

Dale Fathe-Aazam, Housing Authority of the City of Santa Barbara, 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 9:10 p.m., and as no one wished to speak, it closed.

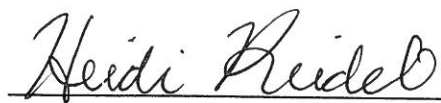
ACTION: **Assigned Resolution No. 013-19**
Approved the Wall Height Modifications, making the findings as outlined in the Staff Report dated April 17, 2019.

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 9:12 a.m.

Submitted by,

A handwritten signature in cursive script that reads "Heidi Reidel". The signature is written in black ink and is positioned above a horizontal line.

Heidi Reidel, Commission Secretary