



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JANUARY 15, 2020

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Mary Ternovskaya, 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
Michelle Bedard, Assistant Planner
Mary Ternovskaya, 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.****A. APPLICATION OF ELSA READER, APPLICANT FOR SIMON MAIDA, 206 E VICTORIA, APN 029-122-001, C-G ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL HIGH DENSITY (MAXIMUM 28-36 DU/AC) (PLN2016-00528)**

The 12,000 square foot parcel is currently developed with three existing buildings, a Victorian (office) building, a detached accessory (storage) building and an existing nonresidential building (neighborhood market). The Victorian (office) building was originally a residence (circa 1888) and was converted to office use in 1980. The Victorian building and accessory building are designated Structures of Merit: "Bernasconi Residence and Barn." The proposal involves the reconversion of the office building into a single-residential unit, and restoration of the building. The detached accessory/storage structure is proposed to remain and serve the proposed residence. The neighborhood market is proposed to remain. Proposed site alterations include a revised parking configuration to provide a total of six vehicle parking spaces (five-standard and one-accessible) and four bicycle parking spaces to serve the neighborhood market, and retention of two existing uncovered parking spaces to serve the single-residential unit. Other site alterations include a new trash/recycling enclosure, permitting "as-built" A/C units, and new site landscaping. The proposal includes abatement of violations of enforcement case ENF2016-00262.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow a reduction in the required open yard to not meet the 15% net lot area and the required minimum 10'-0" x 10'-0" dimensions (SBMC §30.140.140 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 Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Michelle Bedard, Assistant Planner, gave the Staff presentation and recommendation.

Elsa Reader, Applicant, gave the Applicant presentation, and was joined by Natalie Philips, CSA Architects.

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 9:12 p.m., and as no one wished to speak, it closed.

ACTION:**Assigned Resolution No. 001-20**

Approved the Open Yard Modification, making the finding as outlined in the Staff Report dated January 8, 2020, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated January 8, 2020.

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 9:17 a.m.

Submitted by,



Mary Ternovskaya, Commission Secretary

