



City of Santa Barbara
STAFF HEARING OFFICER
MINUTES
JUNE 3, 2020

9:00 A.M.

This Meeting Was Conducted Electronically
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
Ellen Kokinda, Administrative Analyst
Stephanie Swanson, 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: 9:02 A.M.

APPLICATION OF ANTHONY GRUMBINE AND SERENA MCCLINTICK, APPLICANT FOR PETER BAAY, 435 E VALERIO ST, APN 027-123-008, R-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (PLN2019-00481)

The 5,909 square-foot site is currently developed with a single family residence and detached two-car garage. The proposed project involves construction of a new Accessory Dwelling Unit atop the existing garage.

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

1. INTERIOR SETBACK MODIFICATION TO ALLOW THE CONSTRUCTION OF THE ACCESSORY DWELLING UNIT IN LINE WITH THE EXISTING GARAGE WITH THE NORTHERN INTERIOR SETBACK (CALIFORNIA GOVERNMENT CODE §65852.2 AND SBMC §30.250.030.B);
2. INTERIOR SETBACK MODIFICATION TO ALLOW THE ACCESS STAIRCASE WITHIN THE WESTERN INTERIOR SETBACK (CALIFORNIA GOVERNMENT CODE §65852.2 AND SBMC §30.250.030.B); AND
3. OPEN YARD MODIFICATION TO ALLOW THE ACCESS STAIRCASE TO ENCROACH INTO THE REQUIRED OPEN YARD FOR THE PRIMARY RESIDENCE (SBMC §30.140.140 AND SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Anthony Grumbine, Applicant, gave the Applicant presentation, and was joined by Serena McClintick, Applicant and Peter Baay, Owner.

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 9:29 p.m.

The following individuals spoke:

1. Teddy Gasser
2. Liz Muench

Written correspondence from Teddy Gasser, and Liz and Mike Muench was acknowledged.

Public comment closed at 9:32 p.m.

ACTION:

Approved the Interior Setback Modifications and Open Yard Modification, making the findings as outlined in the Staff Report dated May 25, 2020. **Assigned Resolution No. 010-20**

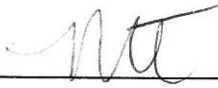
Said approval is subject to the conditions as outlined in the Staff Report dated May 25, 2020, and as revised at the hearing.

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 9:47 a.m.

Submitted by,



Mary Ternovskaya, Commission Secretary

