



# City of Santa Barbara

## STAFF HEARING OFFICER

### AGENDA

**AUGUST 11, 2021**

9:00 A.M.

This Meeting Will Be Conducted Electronically  
As Described Below

#### **STAFF:**

Susan Reardon, Staff Hearing Officer/Senior Planner  
Kathleen Goo, Commission Secretary

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**IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS THE STAFF HEARING OFFICER TO HOLD MEETINGS VIA TELECONFERENCES OR OTHER ELECTRONIC MEETING FORMAT WHILE STILL MEETING THE STATE'S OPEN AND PUBLIC MEETING REQUIREMENTS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE STAFF HEARING OFFICER MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:**

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SHOVideos](http://SantaBarbaraCA.gov/SHOVideos),

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:  
<https://attendee.gotowebinar.com/register/8449984770720990992>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (415) 655-0060

PIN: 413-381-549

Webinar ID: 222-871-075

Oral comments during a meeting may be made by electronic participation only.

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the SHO may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are**

**received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

**PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the SHO. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The SHO, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the SHO’s subject matter jurisdiction.

**PUBLIC COMMENT ON AGENDIZED ITEMS:** Members of the public wishing to speak on this matter must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The “raise hand” icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Council. Pooling of time is not permitted during meetings conducted electronically.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov), 2. Call the SHO Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**PUBLIC HEARING PROCEDURE:** 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.

**SPANISH INTERPRETATION:** If you need interpretation of your communications to Staff Hearing Officer from Spanish into English, please contact the SHO Secretary at 805.564.5470, extension 4572 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification of at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** Si necesita una interpretación del español al inglés, para sus comunicaciones a la Staff Hearing Officer, comuníquese con la Oficina del Secretario a 805.564.5470, extensión 4572, o por correo electrónico a [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

**AMERICANS WITH DISABILITIES ACT:** If you need services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 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.

**APPEALS:** Decisions of the SHO may be appealed to the Planning Commission. In order to promote social distancing and protect the health and wellbeing of the public, Community Development will no longer be accepting appeals over the counter. For further information and guidelines on how to appeal a decision to the Planning Commission, please contact Planning staff at (805) 564-5578 as soon as possible. **Appeals and associated fee must be submitted in writing, via email to [PlanningCounter@SantaBarbaraCA.gov](mailto:PlanningCounter@SantaBarbaraCA.gov) and by first class mail postage prepaid within 10 calendar days of the meeting that the SHO took action or rendered a decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**NOTICE:** On Thursday, August 5, 2021 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO).

### NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. ***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

#### 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. **1801 STATE STREET, ZONE: C-G, LAND USE DESIGNATION: COMMERCIAL-MEDIUM HIGH DENSITY RESIDENTIAL, APN: 027-031-014, PLN: 2020-00638, APPLICANT / OWNER: CHRISTOPHER DENTZEL / KANOFKY FAMILY LIMITED PARTNERSHIP**

Proposal to convert 502 square feet (net) of nonresidential floor area to an as-built, one-bedroom residential unit in order to abate the violation in enforcement case ENF2020-00057. The 6,547 square-foot site is currently developed with a mixed-use building consisting of medical offices and one residential studio.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow less than the required amount of open yard and less than the required minimum dimensions of 10 feet by 10 feet. (SBMC §30.140.140 and 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 §15301 (Existing Facilities).

Case Planner: Kathleen Kennedy, Project Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4560

**B. 3344 STATE STREET, ZONE: C-G, LAND USE DESIGNATION: COMMERCIAL-MEDIUM HIGH DENSITY RESIDENTIAL, APN: 053-324-014, PLN: 2020-00641, APPLICANT / OWNER: PAUL ZINK / NICK TENG**

Proposed improvements to an existing hotel. The project would abate the violations in ENF2013-01400 by permitting as-built bathrooms in rooms #5 and #6; remodeling as-built motel room #4½ into hotel storage area; and remodeling/converting approximately 929 square feet of the manager's residential unit to commercial floor area to accommodate a new hotel breakfast area and lobby. A new exterior trellis patio area (open to the sky) is proposed adjacent to the new lobby. Additionally, the project proposes to permit as-built mechanical units. Accessibility (ADA) improvements are also proposed, including a new parking lot arrangement with new ADA parking spaces, ADA path of travel throughout the property, and two motel rooms remodeled to be ADA accessible rooms. New bike parking is also proposed.

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

1. Front Setback Modification to allow alterations to the existing non-residential building located within the required 20-foot front setback along Amapola Drive (SBMC §30.85.030 and SBMC §30.250.030.B);
2. Front Modification to allow alterations to the existing non-residential building located within the required 20-foot front setback along State Street (SBMC §30.85.030 and SBMC §30.250.030.B); and
3. Parking Modification to allow 30 parking spaces to be provided, instead of the 33 required parking spaces (SBMC §30.175 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. A waiver by the ABR for Alternative Landscape Design is also requested.

Case Planner: Megan Arciniega, Project Planner

Email: [MArciniega@SantaBarbaraCA.gov](mailto:MArciniega@SantaBarbaraCA.gov)

Phone: (805) 560-7587

**C. 316 VISTA DE LA CUMBRE, ZONE: RS-7.5 / USS (RESIDENTIAL SINGLE UNIT / UPPER STATE STREET OVERLAY), LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DWELLING UNITS/ACRE), PLN: 2021-00142, APPLICANT / OWNER: HALEY KOLOSIEKE/MAXWELL BAUMHEFNER**

The 10,130 square-foot corner lot is currently developed with a single family residence, attached two car garage and accessory building. The accessory building is located within the required front setback, and was approved with a Modification in 1994. The proposed project involves construction of an addition, approximately 60 square feet in size, and a deck for the accessory building. The accessory building is proposed to be converted to an Accessory Dwelling Unit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow for an addition to the existing accessory structure on-site within the required 20'-0" front 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 to Land Use Limitations).

Contact: Stephanie Swanson, Associate Planner  
Email: [SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4562

### III. ADJOURNMENT