



City of Santa Barbara

STAFF HEARING OFFICER MINUTES OCTOBER 6, 2021

9:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

STAFF:

Ellen Kokinda, Staff Hearing Officer/Planning Analyst
Kathleen Goo, Commission Secretary

CALL TO ORDER

Ms. Kokinda called the meeting to order at 9:00 a.m.

STAFF PRESENT

Ellen Kokinda, Staff Hearing Officer/Planning Analyst II
Stephanie Swanson, Associate Planner
Tony Ruggieri, City TV Production Supervisor
William Russell, Planning Technician II
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals.

Ms. Kokinda thanked applicants and public participants who took part in the recent Land Development Team Customer Experience Survey announced at the last meeting. Staff is currently analyzing survey results, and will report results of the customer survey to the City Council's Land Development Team Oversight Subcommittee.

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.

A. 1129 OLIVE STREET, ZONE: R-M (RESIDENTIAL MULTI-UNIT), LAND USE DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL, APN: 029-173-009, PLN2021-00250, APPLICANT/OWNER: KARL KRAS/DAVID KEYMER

The 6,000 square-foot site is currently developed with a duplex and a one-car garage. The proposed project involves includes demolition of the existing one-car garage and construction of a new two-car garage with a roof deck on top. The garage will house one vehicle for each unit. An interior remodel to convert some of the square footage of Unit B to an artist studio for Unit A and additional site work such as new stairs and accompanying walls are also proposed.

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

1. A Front Setback Modification to allow for improvements within the required front setback along Olive Street (SBMC Table 30.20.030.B and SBMC §30.250.030.B);
2. An Interior Setback Modification to allow for improvements within the required eastern interior setback (SBMC Table 30.20.030.B and SBMC §30.250.030.B); and
3. An Open Yard Modification to allow for open yard to be located on a roof deck atop the proposed garage (SBMC §30.140.140.E.2 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).

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

Karl Kras, Applicant, gave the Applicant presentation.

Public comment opened at 9:11 a.m., and as no one wished to speak, and no public comment was submitted, it closed.

Ms. Kokinda announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and found the proposed front, interior, and open yard modifications to the project site location as appropriate improvements to the lot consistent with the purpose and intent of the Santa Barbara Municipal Code. Public privacy and nuisance concerns will be addressed by the required condition of a roof deck planter to be maintained on the roof deck with a minimum width of 3'-0" to preserve separation between users of the roof deck and the adjacent neighbor.

ACTION:

Assigned Resolution No. 047-21

Approved the Front Setback Modification, Interior Setback Modification, and Open Yard Modification making the findings as outlined in the Staff Report dated September 29, 2021.

Said approval is subject to the conditions as outlined in the Staff Report dated September 29, 2021.

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. Kokinda adjourned the meeting at 9:23 a.m.

Submitted by,



Kathleen Goo, Commission Secretary