



City of Santa Barbara

STAFF HEARING OFFICER MINUTES JANUARY 26, 2022

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
Allison De Busk, Senior Planner
Tony Ruggieri, City TV Production Supervisor
Robert Dostalek, Associate Planner
Kelly Brodison, Associate Planner
William Russell, Assistant Planner
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.
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. PROJECTS

ACTUAL TIME: 9:02 A.M.

A. 2824 SERENA ROAD

Assessor's Parcel Number: 051-212-009

Zoning Designation: RS-7.5/RSS

Application Number: PLN2021-00369

Applicant / Owner: Jarrett Gorin / Kathleen Kleine Living Trust

Proposal for a new 104-square-foot addition to the existing single unit residence. The project also includes 280 square feet of new deck, the conversion of the existing garage into a Junior Accessory Dwelling Unit (JADU), a new enclosed staircase, and a new one-car uncovered parking space.** (See Exhibits A and B.)

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow alterations and encroachment into the northwestern interior setback (SBMC Table 30.20.030.A and SBMC §30.250.020).

***The conversion of the garage to a JADU, the enclosed staircase, and the proposed uncovered parking space do not require discretionary approval by the Staff Hearing Officer and are subject to the standards in SBMC 30.185.040 (ADU Ordinance).*

Staff has determined that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) which allows for alterations and additions for existing facilities and 15305 (Minor Alterations in Land Use Limitations) which is applicable to the requested Zoning Modification.

Robert Dostalek, Associate Planner, gave the Staff presentation and recommendation.

Jarrett Gorin, Applicant, gave the Applicant presentation.

Public comment opened at 9:13 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.

ACTION:

Assigned Resolution No. 002-22

Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated January 20, 2022.

Said approval is subject to the conditions as outlined in the Staff Report dated January 20, 2022, 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.

ACTUAL TIME: 9:23 A.M.

B. 418 N. SALSIPUEDES ST

Assessor's Parcel Number: 031-293-019

Zoning Designation: M-I (Manufacturing Industrial)

Application Number: PLN2021-00380

Applicant / Owner: Helen Bea Bin Kang, AB Design Studio / James D. Andros

The 19,597 square foot lot is currently developed with an 8,806 square foot Quonset hut building operating as a beverage manufacturer with an approximately 617 square foot office space and a 1,160 square foot wine tasting area.

The proposed project consists of an interior tenant improvement to convert an approved industrial kitchen to a commercial kitchen. The project would maintain the existing front Retail / Tasting Area, as well as the existing beverage manufacturing use and mezzanine office. With this project, the total accessory use floor area within the building would increase to 2,440 square feet. Refer to Exhibits A and B for Project Plans and Applicant Letter, respectively.

The discretionary application required for this project is a Performance Standard Permit for accessory uses to allow a portion of the existing building to be converted to commercial floor area (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

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

Clay Aurell, Architect, and Eric Behr, Lead Project Manager from AB Design Studio, gave the Applicant presentation.

Public comment opened at 9:59 a.m., and no public comment was submitted.

The following individual spoke:

1. Ian Cutler

Public comment closed at 10:03 a.m.

Ms. Kokinda announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and acknowledged the required findings to be made. In addition, she acknowledged the efforts to preserve manufacturing uses when updating the Title 30 Zoning ordinance responding to the requested Performance Standard Permit request.

ACTION:

Assigned Resolution No. 003-22

Denied the Performance Standard Permit (PSP), concurring with the findings and determinations as outlined and assessed by staff in the Staff Report dated January 19, 2022, and as further clarified 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. Kokinda adjourned the meeting at 10:22 a.m.

Submitted by,



Kathleen Goo, Commission Secretary