



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

APRIL 6, 2022

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
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 9:02 a.m.

STAFF PRESENT

Ellen Kokinda, Staff Hearing Officer
Tony Boughman, Associate Planner
Kelly Brodison, Associate Planner
William Russell, Planning Technician
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.

1. Announcement of Staff Hearing Officer decision on a Coastal Development Permit (CDP2022-00005) for a project at 2512 MURRELL RD. (PLN2022-00019), APN 041-291-023 to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060). The project consists of a proposal to construct a new 1,200-square-foot, two-story detached Accessory Dwelling Unit (ADU) in the side yard of the lot, pursuant to California Government Code §65852.2. The subject parcel is currently developed with a 1,920-square-foot single-story residence with an attached two-car garage, which is proposed to remain. The 27,443-square-foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone with a Coastal Land Use Plan Designation of Low Density Residential (max. 3 dwelling units per acre), and is zoned E-3/S-D-3 (One-Family Residence/Coastal Overlay).

Pursuant to Santa Barbara Municipal Code §28.44.110, when a proposed development involves the addition of an Accessory Dwelling Unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided to the public. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The announced decision is the final action of the City.

Ms. Kokinda announced that she read the Staff Report for the proposed project, visited the site and surrounding neighborhood.

ACTION: **Assigned Resolution No. 010-22**
Approved the Coastal Development Permit (CDP) making the findings as outlined in the Staff Report dated March 30, 2022.

Said approval is subject to the conditions as outlined in the Staff Report dated March 30, 2022.

In addition to being able to make the findings for the Coastal Development Permit (CDP), Ms. Kokinda also stated that she could also make the related findings, as follows:

1. The Accessory Dwelling Unit (ADU) project is consistent with the policies of the California Coastal Act, is consistent with the applicable policies of the City's Local Coastal Plan, and all implemental guidelines and provisions within the City's Municipal Code, as described in the Staff Report dated March 30, 2022.
2. From visiting and observing similar ADU developments in the neighborhood, Ms. Kokinda found that the development should not pose any adverse impacts on neighboring properties, as follows:
 - a. The proposed ADU development will not result in any type of adverse effects related to coastal resources, including public views, public access to the coast, or to coastal bluff erosion.
 - b. The proposed ADU development is within the maximum size requirement and therefore meets regulations and all the zoning requirements.
 - c. The proposed project should not pose any adverse noise impacts or lighting nuisance issues with neighboring properties.
 - d. The proposed project follows City's Good Neighbor Guidelines, and should not pose any adverse noise impacts or privacy issues.

Ms. Kokinda has reviewed all the applicable coastal policies, and applicable good neighbor guidelines, and feels confident that the project meets City Ordinance requirements and neighborhood compatibility requirements, and could therefore make the findings to approve the Coastal Development Permit for this project.

- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. PROJECTS**ACTUAL TIME: 9:07 A.M.****A. 2706 CUESTA RD**

Assessor's Parcel Number:	051-281-014
Zoning Designation:	RS (Residential Single Unit)
Application Number:	PLN2021-00345
Applicant / Owner:	Natalie Ochsner / Paradise Trust

The 9,000-square foot lot is developed with a 1,504-square-foot single-unit residence with a 365-square-foot non-habitable basement and a 527-square-foot detached garage. The project consists of a request for a 765-square-foot addition to the existing single family residence, 365 square feet of covered deck, and the conversion of the existing garage into an Accessory Dwelling Unit (ADU).

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow alterations and encroachments into the interior setback (SBMC Table 30.20.030.A and SBMC Chapter 30.250).

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

Liz Hughes, Applicant gave the Applicant presentation.

Public comment opened at 9:16 a.m., and as no one wished to speak, it closed.

Written correspondence from Linda Fernandez was acknowledged.

Ms. Kokinda announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She appreciated that the Applicant reduced the size of the south elevation windows to address any potential privacy impacts. The proposed encroachment is in keeping with the existing line of development and will not pose any negative impacts to the neighbors.

ACTION: **Assigned Resolution No. 011-22**
Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated March 30, 2022.

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.

*** THE HEARING RECESSED FROM 9:23 A.M. TO 9:29 A.M. ***

ACTUAL TIME: 9:29 A.M.

B. 1721 OLIVE ST

Assessor's Parcel Number: 027-122-008
Zoning Designation: R-2 (Two-Unit Residential)
Application Number: PLN2022-00026
Applicant / Owner: Clinton Iwanicha, CMI Architect / Perry Naran

The 5,500-square-foot lot is developed with a 2,439-square-foot two-story single-unit residence with attached carport. The proposed project involves permitting the existing unpermitted 130 square foot kitchen addition on the south side of the house. The addition is set back approximately 3.5 feet from the property line rather than the required 6 feet.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow the addition within the required interior setback (SBMC Table 30.20.030.B and SBMC Chapter 30.250).

Postponed to a Date Certain of May 4, 2022.

III. ADJOURNMENT

Ms. Kokinda adjourned the meeting at 9:30 a.m.

Submitted by,



Kathleen Goo, Commission Secretary