



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JUNE 26, 2024

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Dan Gullett, Staff Hearing Officer/Principal Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Mr. Gullett called the meeting to order at 9:00 a.m.

STAFF PRESENT

Dan Gullett, Staff Hearing Officer/Principal Planner
Kelly Brodison, Associate Planner
Pilar Plummer, Associate Planner
Holly Garcin, 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.

1. Announcement of the Staff Hearing Officer decision on the Coastal Development Permit to allow a proposed development at 209 Mohawk Rd., (PLN2023-00323), APN 041-342-001, in the Non-Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060). The 11,625-square-foot parcel located in the Coastal Zone Non-Appealable Jurisdiction is currently developed with a 2,043-square-foot, one-story single-unit residence, including a 400-square-foot unfinished basement. Proposal to construct a two-story detached accessory building consisting of a 470-square-foot first floor two-car garage, a 230-square-foot first floor workshop, and a 762-square-foot second floor one-bedroom Accessory Dwelling Unit (ADU) including a 68-square-foot second story balcony, a 249-square-foot roof deck, and exterior ingress/egress stairs. The proposal includes retaining an as-built 76-square-foot lanai in the rear of the parcel. The

proposed total of 3,905 square feet of development on an 11,625-square-foot lot is 99% of the maximum required floor-to-lot area ratio (FAR).

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060).

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. Said approval is subject to the conditions of approval as outlined in the Staff Report dated June 19, 2024.

Assigned Resolution No. 021-24.

The Staff Hearing Officer's decisions concerning the above application for a Coastal Development Permit constitutes the final action of the City and is not appealable pursuant to Santa Barbara Municipal Code §28.44.110.C.

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. CONTINUED ITEM

ACTUAL TIME: 9:03 A.M.

110-150 S. LA CUMBRE RD

Assessor's Parcel Number:	051-032-001; 051-032-002
Zoning Designation:	C-G/USS
Application Number:	PLN2022-00176
Applicant:	Kent Mixon
Owner:	Brilcal Property, LLC

The existing site at 150 S. La Cumbre Road is developed with a gas station, a mini mart, and a hydrogen fueling station. The adjacent property at 110 S. La Cumbre Road is developed with a 2,194-square-foot, one-story, nonresidential building.

The proposal consists of merging the two lots, demolition of the existing 2,194-square-foot nonresidential building and construction of a 922-square-foot, automatic, self-serve, drive-thru carwash with a 116-linear-foot dedicated approach lane for queuing of cars. Two vacuum spaces will be provided adjacent to the existing mini mart located at 150 S. La Cumbre Road, six parking spaces for the fuel station are proposed.

The discretionary application required at this hearing under the purview of the Staff Hearing Officer is a Performance Standard Permit to allow for the self-serve, automated car wash in a C-G Zone.

Staff has determined that the project is exempt from further environmental review pursuant to CEQA §15061(b)(3) ["Common Sense"], which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Kelly Brodison, Associate Planner, gave the Staff presentation with additional site information that 110 S. La Cumbre Road which is developed with a 2,194-square-foot, one-story, nonresidential building, previously used as a pet hospital, and 150 S. La Cumbre Road, developed with a gas station, a mini market, and a hydrogen fueling station. The subject properties are surrounded by three public streets, S. La Cumbre Road, S. La Cumbre Lane, and La Cumbre Plaza Lane.

According to the site plan, the carwash would be accessed from within the property's internal circulation, with a 116-linear-foot dedicated approach lane for queuing of cars. The driveway aprons on La Cumbre Plaza Lane, currently serving the front entrance of the existing pet hospital (north property line), would be removed and replaced with a 150-square foot planter, 4-foot sidewalk, and curb per City standards; the driveway apron on S. La Cumbre Lane nearest the car wash would be improved with a 4-foot wide continuous walk for accessibility; and the sidewalk along S. La Cumbre Road would be widened to meet City standards. The existing 1,685 square foot mini market, six gasoline fueling pump stations, and hydrogen fueling station would remain unchanged. Six vehicle parking spaces and two bicycle parking spaces would be provided for the entire service station.

Kent Mixon, Applicant, gave the Applicant presentation, and was joined by Robert Fowler, Landscape Architect.

Public comment opened at 9:22 a.m., and as no one wished to speak, it closed.

Mr. Gullett announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and appreciates the proposed wider sidewalk dedication, and greener landscaping improvements added to the site.

ACTION:

Assigned Resolution No. 022-24

Approved the Performance Standard Permit (PSP), making the findings as outlined in the Staff Report dated June 19, 2024.

Said approval is subject to the conditions as outlined in the Staff Report dated June 19, 2024.

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. PROJECT:**ACTUAL TIME: 9:24 A.M.****1835 SUNSET AVENUE**

Assessor's Parcel Number: 043-161-002
Zoning Designation: R-M (Residential Multi-Unit)
Application Number: PLN2023-00145
Applicant: Jonathan Villegas
Owner: Zachary Liebhaber

The 3,414-square-foot site is currently developed with a one-story 832-square-foot single-unit residence and detached 149-square-foot single-car garage. The project consists of a proposal to convert the existing garage to an Accessory Dwelling Unit (ADU), and as part of the project, construct a 91-square-foot single-story addition to the structure such that the proposed ADU will be 240 square feet.

The discretionary application under the jurisdiction of the Staff Hearing Officer at this hearing is an Open Yard Modification to allow for a reduction of the required open yard associated with the conversion of the existing garage and addition to accommodate an Accessory Dwelling Unit (SBMC §30.185.040.G.4 and SBMC § 30.250.020).

Staff has determined that the project is exempt from further environmental review under Section 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for construction of a second dwelling unit in a residential zone. No significant project-specific or cumulative environmental impacts are expected because of the project. The project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site; therefore, none of the categorical exceptions (per Guidelines Section 15300.2) apply.

Pilar Plummer, Associate Planner, gave the Staff presentation and recommendation.

Jonathan Villegas, gave the Applicant presentation, and was joined by Zachary Liebhaber, Owner.

Public comment opened at 9:34 a.m., and as no one wished to speak, it closed.

Written correspondence from Judi Brushkin was acknowledged.

Mr. Gullett announced that he read the Staff Report for the proposed project, visited the site and surrounding neighborhood, and addressed parking and regulated ADU housing development by the State Legislature that is outside the SHO purview.

ACTION:**Assigned Resolution No. 023-24**

Approved the Open Yard Modification, making the findings as outlined in the Staff Report dated June 19, 2024.

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.

IV. ADJOURNMENT

Mr. Gullett adjourned the meeting at 9:36 a.m.

Submitted by,



Kathleen Goo, Commission Secretary