



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JULY 24, 2024

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Dan Gullett, Staff Hearing Officer
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
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 3333 BRAEMAR DR., (PLN2023-00452), APN 047-081-006, in the Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060). The 50,779-square-foot parcel located in the Coastal Zone Non-Appealable Jurisdiction is currently developed with a 4,359-square-foot existing primary residence, a 749-square-foot detached garage, a 550-square-foot horse barn, and a 113-square-foot shed. The project proposes a 558-square-foot detached Accessory Dwelling Unit (ADU) to be constructed above the garage (currently under construction PLN2019-00291 and BLD2021-02945). Demolition of the existing shed and barn and construction of a new barn is under a separate permit (PLN2023-00510). The proposed total of 6,329 square feet of development on a 50,779-square-foot lot is 125% of the maximum guidelines 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 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 July 17, 2024.

Assigned Resolution No. 025-24.

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. PROJECT ITEM

ACTUAL TIME: 9:03 A.M.

A. 3333 BRAEMAR DR.

Assessor's Parcel Number:	047-081-006
Zoning Designation:	A-1/S-D-3 (One-Family Residence/Coastal Overlay).
Application Number:	PLN2023-00510
Applicant:	Shelby Messner Janke, SEPPS, Inc.
Owner:	Lani and Tim Collins

The project consists of demolition of the existing detached 550-square-foot horse barn accessory structure and a 113-square-foot shed. The project proposes to construct a new detached 1,063-square-foot horse barn accessory structure and associated 113-square-foot water tank accessory structure, in the Coastal Zone Non-Appealable Jurisdiction. A single-unit residence and detached garage with an Accessory Dwelling Unit (ADU) above are under separate permits. The proposed horse barn and water tank require a ministerial Coastal Exemption and review and approval of a floor area zoning Modification by the Staff Hearing Officer to exceed the maximum allowable detached accessory structure square footage for the lot. The proposed total of 6,842 square feet of development on a 50,779-square-foot lot is 135% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is an Accessory Floor Area Modification to allow the total aggregate floor area to exceed the 500 square feet allowed for the site. (SBMC §28.87.160 and SBMC §28.92.110):

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15303 allows for the construction of accessory structures, and after review of the proposal and site conditions, the project complies with all conditions of this exemption. There would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, 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 exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

Holly Garcin, Assistant Planner, gave the Staff presentation and recommendation.

Shelby Messner Janke, SEPPS, Inc., gave the Applicant presentation.

Public comment opened at 9:15 a.m., and since no public comment was submitted, and no one wished to speak, it closed.

Mr. Gullett announced that he visited the site and surrounding neighborhood, read and agrees with the findings in the Staff Report for the proposed project, and agrees with comments made by the Single Family Design Board that the request is an appropriate improvement that is compatible with the agriculturally zoned neighborhood, as the City is presently working to amend the Coastal Zoning Ordinance to allow additional accessory space on parcels large enough to accommodate such requests.

ACTION:

Assigned Resolution No. 026-24

Approved the Accessory Floor Area Modification, making the findings as outlined in the Staff Report dated July 17, 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. ADJOURNMENT

Mr. Gullett adjourned the meeting at 9:22 a.m.

Submitted by,



Kathleen Goo, Commission Secretary