



City of Santa Barbara

STAFF HEARING OFFICER

AGENDA

JUNE 12, 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

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SHOVideos.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to SHOSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the SHO and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the SHO may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is received before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/SHO. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. ***Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.***

VERBAL PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The SHO, may decline to hear a speaker on the grounds that the subject matter is beyond the SHO's subject matter jurisdiction. General public comment and public comment for matters that are on the agenda is limited to 3 minutes per person. Pooling of time is not allowed for in-person or **virtual public comment**.

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The SHO will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

VIRTUAL PUBLIC COMMENT PARTICIPATION: Members of the public wishing to participate during public comment virtually (electronic participation) must "raise their hand" in the Zoom platform by selecting the virtual hand icon, or by pressing *9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; If using a phone press *6 to unmute.

ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION*:

https://santabarbaraca-gov.zoom.us/webinar/register/WN_9EHprq0YSv-CU4IHuz3REw

Phone number: +1 669 444 9171 | Webinar ID: 893 3376 5270

**applicants and applicant teams are required to participate in person.*

INTERESTED PARTIES: If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to SHOSecretary@SantaBarbaraCA.gov, 2. Call the SHO Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS) addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/SHO. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The order of presentation after the Staff Hearing Officer introduces an item is as follows: 1. Staff Presentation (3 minutes)*; 2. Applicant Presentation (5 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes)*; 5. Staff Hearing Officer questions and comments; 6. Staff Hearing Officer consideration of Findings and Conditions of Approval; and 7. Action taken by the Staff Hearing Officer. **Time may be extended or limited by the Staff Hearing Officer.*

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to SHOSecretary@SantaBarbaraCA.gov, 2. Call the SHO Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS) addressed to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

SPANISH INTERPRETATION: If you need interpretation of your communications to Staff Hearing Officer from Spanish into English, please contact the SHO Secretary at 805.564.5470, extension 4572 or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification of at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: *Si necesita una interpretación del español al inglés, para sus comunicaciones a la Staff Hearing Officer, comuníquese con la Oficina del Secretario a 805.564.5470, extensión 4572, o por correo electrónico a SHOSecretary@SantaBarbaraCA.gov. Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.*

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the SHO may be appealed to the Planning Commission. For further information and guidelines on how to appeal a decision to the Planning Commission, please contact Planning staff at (805) 564-5578 as soon as possible. **Appeals may be filed in person at the Community Development Department at 630 Garden Street or in writing via email to PlanningCounter@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting that the SHO took action or rendered a decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

NOTICE: On Wednesday, June 5, 2024 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SHO.

NOTICE OF DIGITAL PLANS

Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.

I. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.

- 1. Announcement of the Staff Hearing Officer decision on the Coastal Development Permit to allow a proposed development at [3002 SEA CLIFF](#), (PLN2022-00190), APN 047-091-036, in the Non-Appealable Jurisdiction of the City's Coastal Zone Santa Barbara Municipal Code (SBMC) §28.44.060). The 3.01-acre site is currently developed with a 3,070-square-foot single-unit residence and a 409-square-foot attached two-car garage. The project consists of a proposal to construct a new 1,200-square-foot detached two-story Accessory Dwelling Unit (ADU) with a 254-square-foot single-car garage at the lower level.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing are:

- A. 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); and
- B. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 [New Construction or Conversion of Small Structures].

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 will be the final action of the City.

Staff Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov, (805) 564-5470, ext. 4551

- C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

II. CONSENT ITEM**925 JIMENO RD.**

Assessor's Parcel Number: 029-051-010
Zoning Designation: RS-15 (Residential Single Unit)
Application Number: PLN2024-00133
Applicant: Lauren Anderson, A34 Studio
Owner: Larry & Cindy Ameen

The 24,054-square-foot site is currently developed with a 2,654-square-foot, two-story, single-unit residence with a 465-square-foot, attached, two-car garage, which has been partially demolished. The project consists of substantial redevelopment of the existing residence to construct a 744-square-foot basement addition, a 790-square-foot first floor addition, a new 685-square-foot deck at the southwest corner of the first floor, and relocation of an existing shed outside of the existing northerly front setback. The project includes a parking design waiver to allow the existing driveway gates to remain 20-feet from the right-of-way (Jimeno Road).

The discretionary application under the jurisdiction of the Staff Hearing Officer at this hearing is a Front Setback Modification to allow continued encroachment of the residence into the southerly front setback (SBMC Table 30.20.030.A and SBMC §30.250.020).

The project is a substantial redevelopment of the existing residential use and City staff has determined that it is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines §15303 (New Construction or Conversion of Small Structures) which allows for construction of one single-family residence. Staff has reviewed the proposal and site conditions and has determined that the project complies with all conditions of this exemption. In addition, none of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

Staff Contact: Barbara Burkhart, Project Planner,
BBurkhart@SantaBarbaraCA.gov, (805) 564-5470, ext. 4551

III. PROJECT:**110-150 S. LA CUMBRE RD (Postponed to Date-Certain June 26, 2024)**

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 project consists of a proposal to merge two lots known as 110 and 150 S. La Cumbre Road, and demolish the existing 2,194 square-foot building located at 110 S. La Cumbre Road and construct 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. Seven parking spaces for the fuel station and two spaces for the carwash. The discretionary application required for this project is

a Performance Standard Permit to allow for the self-serve, automated car wash use in a C-G Zone per SBMC Chapter 30.215.

The project is exempt from further environmental review under Section 15061 [Comment Sense] of the California Environmental Quality Act (CEQA) Guidelines 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.

Staff Contact: Kelly Brodison, Associate Planner,
KBrodison@SantaBarbaraCA.gov, (805) 564-5470, ext. 4531

PLEASE NOTE: Item III is postponed to date-certain June 26, 2024.

IV. ADJOURNMENT