



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 6, 2016  
**AGENDA DATE:** October 13, 2016  
**PROJECT ADDRESS:** 246 San Clemente Street (MST2015-00598)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 2567  
 Beatriz Gularte, Senior Planner  
 Danny Kato, Senior Planner *DK*

### I. PURPOSE OF HEARING

The applicant is appealing the decision of the Staff Hearing Officer for a requested Modification. Please refer to the appellant's letter dated August 29, 2016 (Exhibit A).

### II. PROJECT DESCRIPTION

The proposed project involves a 288 square foot first-floor addition and a 194 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and qualifies for a Coastal Exemption.

### III. REQUIRED APPLICATIONS

The discretionary application required for this project is a Parking Modification to allow one covered parking spaces to be provided, instead of the two covered parking spaces required. (SBMC §28.90.100 and SBMC §28.92.110).

A Parking Modification is required because the proposed and previous additions to the single family residence exceed 50% of the floor area since 1980.

### IV. BACKGROUND

On August 17, 2016, the Staff Hearing Officer (SHO) considered a proposal to allow the expansion of a house without providing the required parking space. Please refer to the SHO Staff Report dated August 11, 2016 (Exhibit B). The SHO denied the requested Modification, making the finding in SHO Resolution #050-16 (Attachment A of Appeal Letter, Exhibit A).

On August 29, 2016, the property owner appealed the SHO's decision. The appeal letter states that the addition does not increase parking demand; that specific site constraints make the addition of a second parking space infeasible or would trigger the need for an alternate Modification; that Staff's interpretation of the purpose and intent of the Zoning Ordinance was incorrect; and that Staff's interpretation of the Zoning Ordinance applies different standards to similar lots in the same neighborhood.

**V. RECOMMENDATION**

Staff recommends that the Planning Commission deny the appeal, and uphold the SHO's decision to deny the subject application, making the findings in Section VIII this report.

**VI. SITE INFORMATION**

<b>Applicant:</b>	Carolyn Jewell		
<b>Property Owner:</b>	Jewell Family Trust 8/11/14		
<b>Site Information</b>			
<b>Parcel Number:</b>	045-015-025	<b>Lot Area:</b>	6,098 sq. ft.
<b>General Plan:</b>	Low Density Residential (Max. 5 du/acre)	<b>Zoning:</b>	E-3/SD-3
<b>Local Coastal Plan:</b> Non-Appeal Jurisdiction			
<b>Existing Use:</b>	Single Family Residence	<b>Topography:</b>	4% slope
<b>Adjacent Land Uses</b>			
<b>North</b> - Single Family Residential		<b>East</b> - Single Family Residential	
<b>South</b> - Single Family Residential		<b>West</b> - Single Family Residential	

**VII. DISCUSSION**

Staff agrees with most of the appellants' arguments; however, we believe that our interpretation of the purpose and intent is correct. Staff believes that the purpose and intent of the 50% rule is to allow a limited amount of expansion to a house with nonconforming parking before its parking must be brought up to code.

The provision of the Parking Ordinance that requires parking to be brought up to code for additions of greater than 50% does not specify a date from which to start counting the additions, and up until the mid-late 1990s, Staff's position was that a project could add 50% of the floor area that existed at the time the application was submitted. However, upon reflection, Staff determined that this was most likely not the intent of the drafters of the ordinance, as it would essentially allow a bigger addition each time it was used, and could result in unlimited additions without requiring the parking to be brought up to code. For instance:

In Year 1, a 400 square foot house could add 200 square feet without bringing the parking up to code, for a total of 600 square feet.

In Year 2, the now 600 square foot house could add 300 square feet without bringing the parking up to code, for a total of 900 square feet.

In Year 3, the now 900 square foot house could add 450 square feet without bringing parking up to code, for a total of 1,350 square feet, ad infinitum.

Planning Staff does not believe that the purpose and intent of the 50% rule was to allow unlimited additions over time, because if that was the original drafters' intent, there would not have been a

need for the 50% rule. Staff believes that the purpose and intent of this provision was to allow a certain amount of expansion of buildings before bringing the parking up to code, and that the 50% was meant to be counted from the building that existed at the time the provision was adopted: July 15, 1980.

In 1985, a two-story addition was constructed to the original house, bringing the total to the current 1,820 square feet. That addition was less than 50% of the floor area that existed on July 15, 1980. The currently proposed addition is 482 square feet, and the proposed total square footage of 2,302 square feet is approximately 65% of the floor area that existed in 1980; therefore, either the parking must be brought up to code in order to proceed with the addition, or a Modification must be requested.

As stated in the SHO Staff Report, the findings required to grant a parking modification are that the modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. Transportation Staff determined that the addition would not cause an increase in the demand for parking spaces in the immediate area.

As stated previously, Staff believes that the purpose and intent of this provision is to allow a limited expansion to houses with nonconforming parking before requiring that their parking be brought up to code, and that allowing further expansions is not appropriate. The Staff hearing officer agreed, and made the following finding:

Although the Parking Modification to allow one covered parking space, instead of the two-covered parking spaces required, would not cause an increase in parking demand in the immediate area, it is inconsistent with the purposes and intent of the Zoning Ordinance to provide an adequate number of parking spaces (2) for the single residential use. The parking demand is based on the residential use, therefore the parking demand for the single family residence would continue to be two covered parking spaces. The Zoning Ordinance allows for up to a cumulative 50% increase in floor area without triggering the requirement to bring the existing parking spaces up to current code. This project, along with previous additions, exceeds that allowance and therefore, is not consistent with the Zoning Ordinance's requirement to provide adequate parking for the use.

### **VIII. RECOMMENDATION AND FINDINGS**

The Planning Commission can choose to uphold the appeal and grant the Parking Modification requested, or deny the appeal and approve the Parking Modification as requested or with revised conditions.

Staff recommends that the Planning Commission deny the appeal and uphold the SHO's decision to deny the subject Parking Modification application, making the same finding as was made by the Staff Hearing Officer, below:

#### **DENIAL FINDING**

The Planning Commission finds that although the Parking Modification to allow one covered parking space instead of the two-covered parking spaces required would not cause an increase in parking demand in the immediate area, it is inconsistent with the purposes and intent of the Zoning Ordinance to provide an adequate number of parking spaces (2) for the single residential use. The parking demand is based on the residential use; therefore, the parking demand for the single family residence would continue to be two covered parking spaces. The Zoning Ordinance allows for up to a cumulative 50% increase in floor area without triggering the requirement to bring the existing parking spaces up to current code. This project, along with previous additions, exceeds that allowance and therefore is not consistent with the Zoning Ordinance's requirement to provide adequate parking for the use.

#### **APPROVAL FINDING**

If the Planning Commission desires to uphold the appeal, and approve the project, Staff has included the basic Parking Modification approval finding, and recommends that the Planning Commission add its reasons for approving the Modification after the word, "because."

The Planning Commission finds that the Parking Modification to allow one covered parking space instead of the two covered parking spaces required is consistent with the purposes and intent of the Zoning Ordinance, and would not cause an increase in the parking demand in the immediate area, because...

#### **Exhibits:**

- A. Applicant's Appeal Letter, dated August 29, 2016 (with attachments)
- B. SHO Staff Report, dated August 11, 2016 (with exhibits)
- C. SHO Minutes, dated August 17, 2016
- D. Site Plan

August 29, 2016

Julie Rodriguez, Secretary of the Planning Commission  
Planning Division, Community Development Department  
630 Garden Street, Santa Barbara, California

RECEIVED  
AUG 29 2016

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Re: Appeal to Planning Commission of Staff Hearing Officer ruling on August 17<sup>th</sup>, 2016 for modification request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone**

Dear Commissioners,

We are the property owners of the above referenced property (the "Subject Property") and are respectfully submitting an appeal to the Planning Commission in regards to an August 17<sup>th</sup>, 2016 Staff Hearing Officer (SHO) decision to deny a request for a modification to Santa Barbara Municipal Code requirement for parking at our Single Family Residence. The primary goals of our proposed addition are to increase the functionality of the ground floor kitchen and optimize views from the existing second story master bedroom for our family, while maintaining consistency with the neighborhood and avoiding unnecessary excessive demolition of the existing structure, which would be required in order to comply with current parking standards. There is no alternate functional solution to avoid triggering the need for this modification.

We believe our particular project, given it's scope and unique site constraints, should be considered for this single parking modification. Although our home would remain non-conforming regarding parking (SMBC 28.90.100.G.1), the proposal is in fact consistent with the "purpose and intent" of the "Fifty Percent Rule" (SBMC 28.90.001) as described by Parking Modification (SBMC 28.92.110) section of the Zoning Ordinance.

Staff's current rigid interpretation of the Zoning Ordinance results in the effective application of different standards to lots with similar size, topography, and zoning classification in the same neighborhood. Owners are given different rights and privileges based on a totally arbitrary standard: the size of their existing home as of a particular date. We are being deprived of rights that others have due to this interpretation. Modifications are in place specifically to address situations like this. For this reason, we assert that the SHO determination that our requested modification is not consistent with the purpose and intent of the Zoning Ordinance is improper, and is not supported by evidence in the administrative record.

#### **Background and Description**

The Subject Property is a 1,068 square foot Single Family Residence, with an attached 1-car garage, located on a 0.14 acre lot in the East Mesa neighborhood. The structure was built in 1951 and there have been two additions: the first in 1979 (188 square feet) and the second in 1985 (686 square feet) that brought the home up to it's current two-story 1,820 s.f. (net) with a 256 s.f. (net) attached 1-car garage size.

These previous additions in aggregate with the currently proposed 482 s.f. (net) expansion of the existing kitchen and master bedroom would exceed 50% of the existing floor area that existed as of July

EXHIBIT A

15, 1980. According to Staff's current interpretation of SBMC 28.90.001, this triggers the need for this parking modification to comply with current parking requirements, being two covered spaces for all single family residences in our E-1/SD-3 zone (SBMC 28.90.100.G.1). We spent months working with planners and designers to come up with alternative parking solutions, and were unable to find any supported by both Zoning and Parking. For this reason, we applied for a Parking Modification (SBMC 28.92.110) to remain non-conforming with our single car garage rather than the two covered spaces required by the Zoning Ordinance.

#### SBMC 28.90.100.G.1 Single Residential Unit or Group Home

*"General Rule. Two (2) required. Both of the required spaces shall be provided within a garage or carport located on the lot."*

#### SBMC 28.90.001.B "50% Rule"

*"Where automobile parking space provided and maintained on a lot in connection with a main building or structure at the time this title becomes effective is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, said building or structure may be altered or enlarged, provided additional automobile parking spaces are provided to meet the standards for use in conformity with the requirements set forth in this chapter for the enlargement, extension or addition proposed. However, if an enlargement is more than fifty percent (50%) of the existing net floor area (excluding the garage), then parking shall be brought up to the current standards for the entire lot."*

#### SBMC 28.92.110 Modifications

*"Parking. A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in demand for parking space or loading space in the immediate area "*

Our modification request, as heard by the SHO on August 17<sup>th</sup>, was to allow us to remain non-conforming regarding parking at our residence after a small addition to our kitchen and existing master bedroom that would exceed 50% of aggregate floor area as of July 15<sup>th</sup>, 1980 but only 26% of currently existing square footage. Please note the above wording of SBMC 28.92.110, stating the requirement for the modification as written is not to MEET, but to not INCREASE demand. Additionally, SBMC 28.90.001.B does not specify that "50% of the existing net floor area" is to be calculated in aggregate, nor does the ordinance identify an specific date from which such aggregate calculation should be measured.

During our modification hearing, the SHO noted the "unfairness" of the "50% Rule" in her own words (please refer to hearing video on planning website). However, our request was denied on the grounds that though the proposed addition "would not cause an increase in parking demand in the immediate area, it is inconsistent with the purposes and intent of the Zoning Ordinance to provide an adequate number of parking spaces (2) for the single residential use. The parking demand is based on residential

use, therefore the parking demand for the single family residence would continue to be two covered parking spaces.” (Attachment A: Staff Hearing Officer Resolution 050-16)

## **1.0 Modification Appeal Justification**

### **1.1 Addition to our Single Family Residence kitchen and existing bedroom does not increase our parking demand**

Please refer to Staff Hearing Officer resolution and video from August 17<sup>th</sup>, 2016 as she agrees with parking experts that the demand for parking will not increase with the proposed project. (Attachment A: Staff Hearing Officer Resolution 050-16)

**Attachment B:** Pre-Case Information City Transportation Division Staff (Steve Foley)

*“Parking demand at a one family residence as determined by the Institute of Transportation Engineers (ITE) Parking Generation report, is not dependent on size of the dwelling but only on the residential use itself. Therefore, Transportation staff finds that the demand portion of the finding is satisfied.”*

**Attachment C:** Traffic Engineering Consultant (Scott Schell of Associated Transportation Engineers)

*“The proposed increases in the size of the first floor kitchen and dining room and second floor master bedroom and bathroom would not generate an increase in parking demands, as no new bedrooms or residential units are proposed.”*

### **1.2 Specific site constraints make the addition of a second covered parking space infeasible and/or would trigger the need for an alternate modification**

Our property is an existing single-family residence that generally complies with required E-3/SD-3 setbacks (with the exception of a minor side setback modification granted in 1985 for the Southeast corner of the existing home). The current structure includes a 1 car attached garage. Side setbacks are 6’5” and 5’4” and the lot is slightly tapered in. Front setback is 20’ to the garage and 25’ to the front of the house. These constraints do not allow the addition of a covered parking spot to the existing garage, in the front of the home out of the front setback, nor a driveway down the side of the house. Additionally, a 2-car garage could not be constructed in the back yard as this would trigger a need for an Open Yard modification to SBMC 28.15.060.C. Similarly, a tandem parking option would not achieve the primary goal of improving flow in the kitchen/living space but would increase the bulk and size of the expansion as well as encroach on the side setback, triggering need for a side setback modification. Though it now could be supported by parking per Dan Gullett, he agrees with the original sentiment Steve Foley at the inception of this project that tandem parking is not a preferable configuration.

**Attachment D:** Email from Steve Foley, Supervising Transportation Planner

*"Tandem parking can be supported by Transportation, it's just not a preferable configuration. As you state it's functionally difficult parking because cars need to be jockeyed around, requiring additional maneuvering in the street. If parking is in the setback, it would function better if it wasn't tandem because of the maneuvering issues."*

The Single Family Design Board agreed not only that our proposed project would be appropriate and consistent with the neighborhood, but specifically that adding a second covered parking space to our specific structure would be **"infeasible."**

**Attachment E: Single Family Design Board Hearing Minutes April 4<sup>th</sup>, 2016**

*"The board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines"*

*"The Board supports the single car garage as adding a secondary covered parking space would be infeasible"*

### 1.3 Consistency with the "purpose and intent" of the Zoning Ordinance

Staff interpreted the purpose and intent of the ordinance to be to *"provide adequate parking."* We agree that the *"purpose and intent"* of SMBC 28.90.100.G.1 stating a requirement of two parking spaces for single family home does directly address the adequacy of parking. However, we would argue that in fact the *"purpose and intent"* of SBMC 28.90.001 "50% Rule," which is the ordinance triggered by our addition, is also to allow homeowners to make modest and appropriate additions to existing homes, many of which originally were built with single car garages, without the need for full demolition and rebuilding of existing structure. The definition of modest and appropriate may have changed in the past 36 years, and though we do not meet the square footage cut off of the 50% Rule as currently *interpreted* by Zoning, it is not because our addition is not appropriate nor consistent with the *"purpose and intent"* of the ordinance, but rather simply because the second addition to our home was made in 1985 rather than the 1970's.

The Zoning Ordinance itself does not specify that *"50% of the existing net floor area"* is to be calculated in aggregate, nor does the adopted ordinance language identify an arbitrarily selected date from which such aggregate calculation should be measured. City staff have, without the benefit of a duly processed ordinance amendment procedure, put in place an effective ordinance requirement that aggregate square footage is calculated *"as of July 15<sup>th</sup> 1980."* This arbitrarily established date was never provided to the public for input or comment, and it is unclear whether this arbitrarily selected date was ever put before City decision makers. Regardless of the how it was selected, the fact remains that this cutoff date, and the determination that *"50% of existing area"* means aggregate area added since the arbitrarily selected 1980 date, are currently not part of the adopted Zoning Ordinance Language. Further review of past City approvals indicates that the City has not always applied Section 28.90.001.B in the manner that it is being applied to this project.

One example of this is 132 Las Ondas, Parcel #045-162-017, just 0.2 miles from the Subject Property and in the same East Mesa neighborhood. In it's current state this property is a 2,247 square foot single family home on a smaller, 0.13 acre lot with a single car garage. Review of the street file reveals a 1988 permit for addition to an existing 842 square foot home with a 263 square foot single car garage, which was completed in 1992 at a larger size of 420 square feet. An open yard modification was granted with this addition. Two additional additions were permitted in 1998 and 1999 for 628 square feet and 275 square feet, respectively, without any need for a parking modification or addition of a second parking space. Both the 1998 and 1999 additions would have required parking modifications with the current interpretation of the Zoning Ordinance, but there was a period of time in the 90's where the interpretation of the 50% rule was limiting expansion of the single family home by 50% of existing at the time of application, not the arbitrary 1980 date. By 1999, during a Zoning plan check, this interpretation was changed as Staff stated the 275 square foot addition "*cannot be pursued at this time unless a two car garage is proposed.*" The only resolution to this is "*BKD comment 6/9/99 pursuant to discussions with the City's attorney's office, the subject proposal, as phased can proceed.*" (**Attachment F**) This is how a home in the identical neighborhood as the Subject Property on a smaller lot with a single covered parking space would be limited to 1263 square feet by the current interpretation by Staff of the Zoning Ordinance was allowed to expand to nearly 1,000 square feet greater without adding additional parking.

The Modification process is specifically in place to allow for appeals to qualified personnel in modern times to grant **specific** exceptions to necessarily rigid and often outdated written Zoning Ordinances. The wording of the ordinance, such as "*purpose and intent*" rather than "*the purpose and intent of the Zoning Ordinance to provide an adequate number of parking spaces*" therefore allows current personnel to interpret the ordinances in a reasonable manner based on individual situations and over the course of time.

Unlike the demand portion of the modification requirement, there is no hard evidence that can be provided to prove that our addition would not violate the "*purpose and intent*" of the ordinance, as this is left up to interpretation by the governing body at the time. All we can do is present the case that we currently have no problem meeting our current parking demand and that the demand for parking will not increase with our addition as supported by professionals specializing in the area, including the Staff Hearing Officer. What year the second addition was made to our house has no true bearing on the adequacy of our parking. Essentially we are non-conforming regarding parking and our addition will not make us more non-conforming.

This is not only because our property continues to be a Single Family Residence, but also because the nature of our addition does not increase the occupancy (ie. additional bedrooms or bathrooms) of the home. Though square footage as of July 15<sup>th</sup>, 1980, rather than type of addition or cumulative size is what Zoning is currently using as determining factor of when parking may be non-conforming versus conforming, we feel that common sense dictates that such an expansion as ours would not cause an new and troublesome parking inadequacy. Additionally, this was not always the case as prior interpretations in the 1990's of the same ordinance was an increase in square footage literally of currently existing square footage, not of an arbitrary date. Therefore

interpretation of the ordinance has changed over time by Zoning, not the ordinance itself through the appropriate avenues, including community input.

The SHO's finding in this case is essentially that the need for this modification, in and of itself, is inconsistent with the purpose and intent of the Zoning Ordinance. This is entirely inconsistent with the manner in which the SHO routinely grants modifications for all other Zoning Ordinance standards that may be modified. Furthermore, as discussed above, the need for this modification is not generated by the language of the Zoning Ordinance as written, but instead is generated by an interpretation of that language by City staff which was never adopted or adequately vetted by the Public or by City decision makers, and Staff's adoption of the completely arbitrary July 15, 1980 date as a cutoff for area calculations.

#### 1.4 Staff's current interpretation of the Zoning Ordinance applies different standards to similar lots in the same neighborhood.

As previously stated, Staff's current rigid interpretation of the Zoning Ordinance results in the effective application of different standards to lots with similar size, topography, and zoning classification in the same neighborhood. Owners are given different rights and privileges based on a totally arbitrary standard: the size of their existing home as of a particular date. We are being deprived of rights that others have due to this interpretation.

The 132 Las Ondas case is an example of changing interpretation of the Ordinance that seemed to occur during the course of the property's development. However, there are numerous properties in the immediate vicinity to the Subject Property whom have been able to remain non-conforming in regards to parking by some means or another.

Additionally, it not unprecedented for Staff to grant parking modifications to allow expansions of homes beyond 50% in the East Mesa neighborhood. For example, a parking modification was granted for 214 Las Ondas, Parcel Number 045-162-026, on a 0.14 acre lot 0.2 miles from the Subject Property, in 1983 in association with a 1,369 square foot addition to allow *"one (1) covered off-street parking space instead of the required two (2) covered spaces and to be 4'6" from the interior lot line instead of being set back the required 6 feet"*. As this addition was both a greater than 50% of existing square footage as of 1980 and 50% of existing at the time of application being 1983, it is unclear which interpretation of the 50% rule was in place at the time as both would trigger the need for this modification. As per the Staff Hearing Resolution notes, a parking modification was granted and deemed to *"not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in demand for parking."* (Attachment G) Notably, this 1983 addition to a single-family home on the identical size lot in the same neighborhood three blocks from the Subject Property was three times greater in square footage than that proposed for the Subject Property. 214 Las Ondas was 2,426 square feet with an attached 1-car garage in 1999 at the time of an additional permit application.

These examples are few but are from our limited research into immediately neighboring properties. There are surely numerous other examples within the same residential zone that could be encountered

with further research as single car garages in expanded homes are very commonplace on this area of the Mesa where all were originally ~1000 square foot single family homes.

## **2.0 Benefits of the project**

The project would allow us to expand our home in a functional way with minimal environmental and neighborhood impact. The addition would be significantly less intrusive and more responsible than a complete tear down, as would be required due to site constraints to add a second covered parking space, and since the remainder of the home is in sound and updated condition. It would not significantly increase the bulk and size nor create more runoff, and therefore is supported by the Single Family Design Review Board. The current proposal also includes the conversion of an existing concrete driveway to a more environmentally friendly semipermeable surface, as well as the removal of a pre-existing accessory structure that sits slightly in the setback, so these could be seen as additional benefits to Zoning compliance and the environment overall.

We feel it would not only improve our ability to enjoy our home with our family but also would improve our street and our neighborhood. This sentiment is shared by neighbors whom sent letters of support for our project to the Staff Hearing Officer (**Attachment H**) and continue to support us in our process. We have been through multiple iterations in order to assure we meet all other Zoning requirements and explored all other feasible options, and though we realize a modification is in essence asking for to be the exception to a rule, we feel this request is reasonable, responsible, and respectful of our neighbors and our community's regulations. We hope you agree, and we respectfully request that you approve our Modification.

Sincerely,

Carolyn and Jeremy Jewell  
Homeowners  
246 San Clemente  
Santa Barbara, CA 93109

[Doctorjewell22@gmail.com](mailto:Doctorjewell22@gmail.com)  
805.722.495 cell



**Attachment A: Staff Hearing Officer Resolution 050-16**





# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 050-16 246 SAN CLEMENTE MODIFICATION AUGUST 17, 2016

**APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)**

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 11, 2016.
2. Site Plans
3. Correspondence received in support of the project:
  - a. Bob and Sharon Callis, Santa Barbara, CA.
  - b. Robbie and Jennifer Church, Santa Barbara, CA.
  - c. Oscar Zavala and Jill Hurd, Santa Barbara, CA.

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer denied the subject application making the following findings and determinations that although the Parking Modification to allow one covered parking space, instead of the two-covered parking spaces required, would not cause an increase in parking demand in the immediate area, it is inconsistent with the purposes and intent of the Zoning Ordinance to provide an adequate number of parking spaces (2) for the single residential use. The parking demand is based on the residential use, therefore the parking demand for the single family residence would continue to be two covered parking spaces. The Zoning Ordinance allows for up to a cumulative 50% increase in floor area without triggering the requirement to bring the existing parking spaces up to current code. This project, along with previous additions, exceeds that allowance and therefore is not consistent with the Zoning Ordinance's requirement to provide adequate parking for the use.

This motion was passed and adopted on the 17<sup>th</sup> day of August, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.)  
or;

- b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
  - i. an Issuance of a Certificate of Occupancy for the use, or;
  - ii. one (1) year from granting the approval.



**Attachment B: Pre-Case Information City  
Transportation Division Staff (Steve Foley)**





**City of Santa Barbara**  
**Pre-Case Information**

**246 SAN CLEMENTE**

**PRE2015-00784**

**APN: 045-152-025**

*This is a hard copy of a Preliminary Case in the City of Santa Barbara's project tracking database. The purpose of the Preliminary Case is to document decisions or conclusions that are made regarding property development inquiries that are discussed by Staffmembers. Please confirm that what is written in this printout is the same information that you received verbally by Staff.*

**Project Description:**

One- family residence addition

**Staff Contact:** Steven J. Foley

**Issues Discussed & People Present:**

Parking modification to allow one parking space instead of two after 50% enlargement rule is triggered. **No option available to provide second space except demolition.**

**Decisions/Conclusions:**

Email to owner 8-27-2015:

Hi Carolyn,

I reviewed your project description and referenced it with the required modification findings of the municipal code. The proposal to is to allow the non-conforming permitted one parking space to continue as the required parking after an addition increasing the approximate 1,900 s.f. one-family residence to approximately 2,400 s.f. The existing one parking space is proposed to provide the off-street parking space.

Required findings:

28.92.110 Modifications.

1. Parking. A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area. A parking modification is requested to allow the one parking space instead of two. Two spaces are required by code because the proposed addition will be greater than 50% than existed an earlier pre determined date, triggering a zoning requirement to bring up the parking to current standards. **Parking demand at a one family residence as determined by the Institute of Transportation Engineers (ITE) Parking Generation report, is not dependent on size of the dwelling but only on the residential use itself. Therefore, Transportation staff finds that the demand portion of the finding is satisfied.**

Please review with JoAnne in Zoning whether the first part of the finding that the modification would not be inconsistent with the purposes and intent of the Zoning Title so that a recommendation to the decision maker can be made to approve the modification.

Thanks, Steve

**Activities:**

<u>Date 1</u>	<u>Date 3</u>	<u>Description and Notes</u>	<u>Disposition</u>	<u>Done By</u>
---------------	---------------	------------------------------	--------------------	----------------



**Attachment C: Traffic Engineering Consultant  
(Scott Schell of Associated Transportation  
Engineers)**





# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.

Scott A. Schell, AICP, PTP

May 25, 2016

16041P01

Jeremy & Carolyn Jewell  
246 San Clemente Avenue  
Santa Barbara, CA 91309

## ***PARKING ANALYSIS FOR THE 246 SAN CLEMENTE AVENUE RESIDENCE, CITY OF SANTA BARBARA***

Associated Transportation Engineers (ATE) has prepared the following parking analysis for the residence located at 246 San Clemente Avenue in the Mesa area of the City of Santa Barbara. The parking analysis was prepared to support a parking modification for the proposed expansion of the existing residence.

### **PROJECT DESCRIPTION**

The project is proposing to remodel the existing single family residence located at 246 San Clemente Avenue to expand the first and second floors. The project includes a 288 SF (net) 1st floor addition comprising of an expanded kitchen and dining room; and a 194 SF (net) 2nd floor addition comprising of an expanded master bedroom and master bathroom. No new bedrooms will be added to the residence. The existing one-car garage will be retained in its current configuration. The project site plan is attached for reference.

### **PARKING MODIFICATION**

The project is requesting a modification to the City's parking requirements to maintain the existing one-car garage. Two parking spaces are required by code because the cumulative building additions exceed 50% of the net floor area that existed on the site on July 15, 1980, which triggers a zoning requirement to bring the parking supply up to current standards.

In order to support the requested parking modification, the following findings must be made by the City.

### **92.110 Modifications**

1. **Parking.** *A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.*

### **PARKING ANALYSIS**

The proposed increases in the size of the first floor kitchen and dining room and the second floor master bedroom and bathroom would not generate an increase in parking demands, as no new bedrooms or residential units are proposed. The Institute of Transportation Engineers (ITE) Parking Generation Report provides rates to estimate parking demands for single family residences that are based on the number of units, and are not dependent on size of the units. The increase in the net floor area at the residence would therefore not increase parking demands based on the ITE rates. It is also noted that the site can accommodate parking for a second vehicle in the garage driveway.

Based on this analysis, the findings to support a parking modification based on no increase in parking demands can be made by City staff.

Associated Transportation Engineers



Scott A. Schell, AICP, PTP  
Principal Transportation Planner

SAS

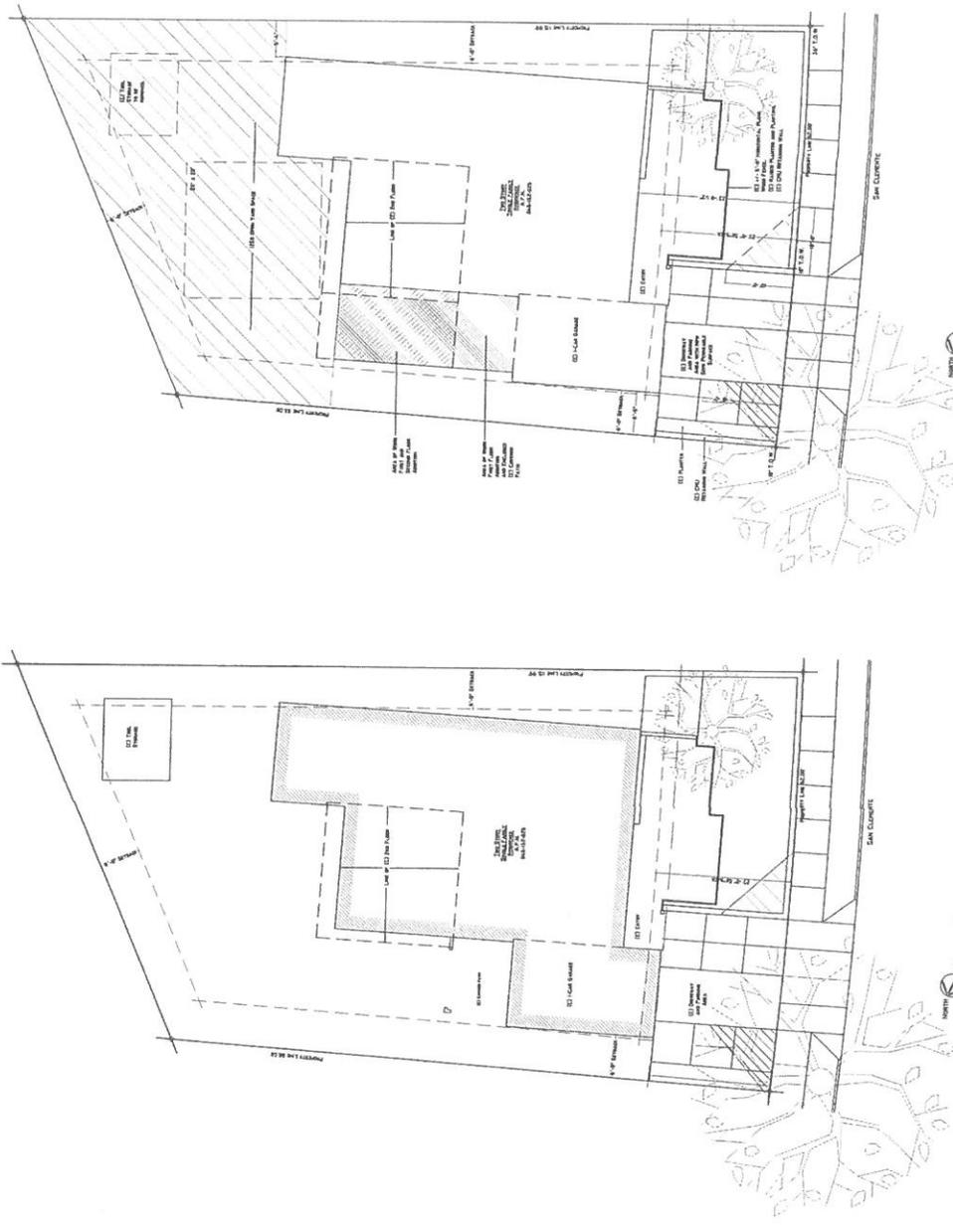
Attachment: Project Site Plan

Cc: Jarrett Gorin, Vanguard Planning

**SITE MANAGEMENT PRACTICES**

EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND TO PREVENT POLLUTANTS FROM BEING TRANSPORTED VIA SHEET FLOW, CHANNELS, AND CHANNELS. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT POLLUTANTS FROM BEING TRANSPORTED VIA SHEET FLOW, CHANNELS, AND CHANNELS. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT POLLUTANTS FROM BEING TRANSPORTED VIA SHEET FLOW, CHANNELS, AND CHANNELS.

... (repetitive text) ...



**SITE PLAN - EXISTING - 246 SAN CLEMENTE**  
SCALE: 1/8" = 1' - 0"

**SITE PLAN - PROPOSED - 246 SAN CLEMENTE**  
SCALE: 1/8" = 1' - 0"

**PROJECT DATA / BUILDING ANALYSIS**

**OWNER:** JERRY AND CAROLYN JEWELL  
246 SAN CLEMENTE, CA 92099  
TEL: 760-723-9557

**PROJECT ADDRESS:** 246 SAN CLEMENTE, CA 92099

**APN:** 064-010-020  
**LOT AREA:** 0.14 ACRES (6098.27 SQ FT)  
**CONSTRUCTION TYPE:** TYP. RES. 1-1/2 ST.  
**CONSTRUCTION YEAR:** N/A  
**ACTUAL HEIGHT:** N/A  
**NEARBY ZONING:** N/A  
**NEARBY USES:** N/A  
**NEARBY PROJECTS:** N/A  
**NEARBY DEVELOPERS:** N/A  
**NEARBY CONTRACTORS:** N/A  
**NEARBY ARCHITECTS:** N/A

**EXISTING CONDITIONS:**  
EXISTING LEVEL: 15.00' OF GROUND  
EXISTING AREA: 15.00' OF GROUND  
EXISTING PERMITS: 15.00' OF GROUND  
EXISTING UTILITIES: 15.00' OF GROUND  
EXISTING STRUCTURES: 15.00' OF GROUND  
EXISTING LANDSCAPE: 15.00' OF GROUND  
EXISTING PAVING: 15.00' OF GROUND  
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EXISTING PAVING: 15.00' OF GROUND  
EXISTING FENCES: 15.00' OF GROUND  
EXISTING SIGNAGE: 15.00' OF GROUND

**CONTACT INFORMATION**

**OWNER:** JERRY AND CAROLYN JEWELL  
246 SAN CLEMENTE, CA 92099  
TEL: 760-723-9557

**ARCHITECT:** JERRY AND CAROLYN JEWELL  
246 SAN CLEMENTE, CA 92099  
TEL: 760-723-9557

**CONTRACTOR:** JERRY AND CAROLYN JEWELL  
246 SAN CLEMENTE, CA 92099  
TEL: 760-723-9557

**LIST OF DIMENSIONS**

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

1. 15.00' OF GROUND

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**SCALE: 1/8" = 1' - 0"**

**DATE: 11/16/2015**

**RESIDENTIAL REHABILITATION - KITCHEN ADDITION/REMODEL, BATHROOM ADDITION/REMODEL, WINDOW CHANGE**

**JERRY AND CAROLYN JEWELL**  
246 SAN CLEMENTE  
SANTA BARBARA, CA 93109



**Attachment D: Email from Steve Foley, Supervising  
Transportation Planner**



**From:** "Foley, Steven" <[SFoley@SantaBarbaraCA.gov](mailto:SFoley@SantaBarbaraCA.gov)>  
**Date:** October 30, 2015 at 11:24:01 PDT  
**To:** 'Carolyn Ann Jewell' <[doctorjewell22@gmail.com](mailto:doctorjewell22@gmail.com)>  
**Subject:** RE: 246 San Clemente

Hi Carolyn,

Answers follow below.

Thanks,

Steve

**Steven J. Foley** | Supervising Transportation Planner  
**City of Santa Barbara** | Public Works  
630 Garden Street  
PO Box 1990 | Santa Barbara, CA 93102  
Office: 805.897.2542  
[sfoley@santabarbaraca.gov](mailto:sfoley@santabarbaraca.gov)

Have you seen our new, draft, Major Issues Checklist? It's intended to be used prior to starting a new project. Here's a link to it: [Santa Barbara - 2015 Major Issues Project Compliance Checklist](#). Please try it out, and give us feedback on it. What's missing, or what could be more helpful?

Our offices are closed every other Friday. Please reference the calendar link below:  
[http://www.santabarbaraca.gov/Government/City\\_Calendar](http://www.santabarbaraca.gov/Government/City_Calendar)

**From:** Carolyn Ann Jewell [<mailto:doctorjewell22@gmail.com>]  
**Sent:** Thursday, October 29, 2015 5:27 PM  
**To:** Foley, Steven  
**Subject:** Re: 246 San Clemente

Steve,

Thank you for your response. A few other questions if you don't mind.

Is there any particular reason Parking supports this project with the existing parking other than the fact that an addition to a single family dwelling in and of itself does not result in an increase in parking demand? **No. Transportation's prerogative is to provide Community Development Department an assessment of whether the project will cause an increase in parking demand. As I've previously stated, single-family residential parking demand is not correlated to unit size. Therefore, the particular reason Transportation could support the demand assessment of the modification is that parking demand will not be affected by the project.** What I mean is, is there anything about our project that supports that lack of increase in demand, for example: existing large driveway cutout allowing for movement of car in and out of garage; proposed expansion entailing only an increase in size of the kitchen and existing bedroom, not increasing the number of bedrooms or occupancy; house located in a low traffic area without parking congestion; etc?

Also, could you explain a bit more why tandem parking is not a viable option/not supported by parking? **The parking demand for the site is two spaces. The site currently can legally accommodate one space in the garage. Therefore, any additional parking would either be in the setback or the street. Tandem parking can be supported by Transportation, it's just not a preferable configuration. As you state it's functionally difficult parking because cars need to be jockeyed around, requiring additional maneuvering in the street. If parking is in the setback, it would function better if it wasn't tandem because of the maneuvering issues.** We personally don't desire a tandem spot because we know it's not functional, but I would love your expert take on why it actually is a worse option than a single covered spot from a parking demand and function standpoint.

Thanks again for your time,  
Carolyn



**Attachment E: Single Family Design Board  
Hearing Minutes April 4<sup>th</sup>, 2016**



**SFDB-CONCEPT REVIEW (CONT.)**

**5. 1211 SERRA VISTA LN**

**E-1 Zone**

**(4:40)**

Assessor's Parcel Number: 029-510-004  
 Application Number: MST2015-00211  
 Owner: Cynthia Halpin Mccoy Residence Trust  
 Applicant: Vanguard Planning LLC  
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

**(Second concept review. Comments only; project requires a Substantial Conformance Determination for increased building height, consistent with Planning Commission Resolution No. 004-16. Project was last reviewed on June 1, 2015.)**

Actual time: 5:01 p.m.

Present: Jarrett Gorin, Applicant.

**Motion: Postponed indefinitely to Full Board**

Action: Miller/James, 6/0/0. Motion carried. (Bernstein absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**503-530**

**6. 246 SAN CLEMENTE**

**E-3/SD-3 Zone**

**(5:10)**

Assessor's Parcel Number: 045-152-025  
 Application Number: MST2015-00598  
 Owner: Jewell Family Trust  
 Applicant: Vanguard Planning LLC  
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

**(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)**

Actual time: 5:03 p.m.

Present: Jarrett Gorin, Architect; and Carolyn Jewell, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

**Motion:** **Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board supports the general style of the addition.
- 4) Study the detached rear structure and lowering the plate height.
- 5) Study dropping the window sizes on the proposed north elevations of the upstairs bathroom.
- 6) The Board supports the single car garage as adding a secondary covered parking space would be infeasible.
- 7) Study surfaces of driveway to be permeable.

**Action:** Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent).

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **7. 288 CANON DR**

**E-2/SD-2 Zone**

**(5:45)** Assessor's Parcel Number: 053-142-010  
 Application Number: MST2015-00549  
 Owner: Wayne and Elizabeth Labrie  
 Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, tree removals and minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet [of which 1,594 square feet is in a new basement and will receive a 50% FAR credit] on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within the front and two interior setbacks, and for a solar access modification.)

**(Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 5:30 p.m.

Present: Wayne Labrie, Architect; and Matthew Labrie.

Public comment opened at 5:58 p.m.

- 1) Sue Wood, adjacent neighbor, submitted letter in support. Expressed support to the proposed project.

An email in opposition was acknowledged and received from; Shawn Graft regarding size, bulk and scale, parking, and neighborhood compatibility.

Letters and emails in support were acknowledged and received from 24 gathered signatures and residents.

Public comment closed at 6:01 p.m.

**Attachment F: 132 Las Ondas Permits and  
Resolution**





# CITY OF SANTA BARBARA MASTER APPLICATION

APPLICATION NO. \_\_\_\_\_

E/P/S 54.00  
 S/U 11.00  
 P/R 204.00 TL  
 5740 00 1 10 1988

PROJECT STREET ADDRESS 132 LAS ONDAS  
 PARCEL NO. 45-162-17 LAND USE ZONE E-3  
 OWNER OF PROPERTY Richard Rotman  
 ADDRESS 132 LAS ONDAS 93109  
 BUSINESS NAME \_\_\_\_\_ OWNER \_\_\_\_\_ PHONE: \_\_\_\_\_  
 PERSON TO CONTACT REGARDING THIS APPLICATION  
 NAME Richard Rotman (CIRCLE ONE: OWNER) ARCHITECT, TENANT, CONTRACTOR, AGENT  
 ADDRESS 132 LAS ONDAS 93109 PHONE 962-1414

REC'D BY: \_\_\_\_\_

**PROJECT DESCRIPTION:**

<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel/Alter. <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Chg. of Use <input type="checkbox"/> Grading <input type="checkbox"/> Other	<b>RESIDENTIAL</b> #Bldgs. _____ #Stories _____ #Units _____ #Bdrms _____ <b>OTHER</b> _____ _____	<b>COMMERCIAL</b> #Bldgs. _____ #Stories _____ Use or occupancy _____ Hrs. of Operation _____ to _____	SIZE Lot _____ x _____ #sq. ft. _____ Bldg. _____ #sq. ft. <u>842</u> Bldg. _____ #sq. ft. _____ Bldg. _____ #sq. ft. <u>263</u> Addition #sq. ft. _____ Remd/Alter. area #sq. ft. _____ Amt. Paving #sq. ft. _____ Amt. Grading #cu. yd. _____ Fence Ht. Length _____ Other Size _____	<b>LOCATION</b> <input type="checkbox"/> El Pueblo Viejo <input type="checkbox"/> Brinkerhoff <input type="checkbox"/> High Fire Area <input type="checkbox"/> 20% Slope <input type="checkbox"/> Flood Zone <input type="checkbox"/> Coastal Zone/SD3 <input type="checkbox"/> Outer State St./SD2 <input type="checkbox"/> Near Creek <input type="checkbox"/> Near St. Hwy <input type="checkbox"/> Special Study Area
---	---	--	---	---

**DESCRIBE SPECIFIC REQUEST, PROPOSAL and/or SCOPE OF WORK (written explanation of what application is for).**

To add 2nd bathroom + closet + dining room

**EXISTING CONDITION: (give number, size, use of any existing bldgs., no. existing parking spaces on site).**

2 bedroom, 1 bath

**ENVIRONMENTAL ASSESSMENT**

GENERAL PLAN USE DESIGNATION: \_\_\_\_\_ AVERAGE SLOPE OF PARCEL \_\_\_\_\_  
 SURROUNDING LAND USES: \_\_\_\_\_ SLOPE OF BLDG. AREA \_\_\_\_\_  
 NORTH \_\_\_\_\_ SOUTH \_\_\_\_\_ IF FILL OR EXCAVATION SITE: \_\_\_\_\_  
 EAST \_\_\_\_\_ WEST \_\_\_\_\_ EXISTING PARCEL ELEV. \_\_\_\_\_  
 FINISHED PARCEL ELEV. \_\_\_\_\_

Proposed site Use:      EXISTING      NEW PROPOSED      REMOVED USE

a. Net building square footage \_\_\_\_\_  
 b. Building foot print \_\_\_\_\_  
 c. Paving square footage \_\_\_\_\_  
 d. Open space/landscaping \_\_\_\_\_  
 e. Number of parking spaces \_\_\_\_\_  
     (covered/uncovered)

**PLANNING COMMISSION REVIEW**

REVIEW REQUESTED:

Site Plan Approval     Conditional Use Permit     Appeal  
 Dev. Plan Approval     Gen. Plan Amendment     Annexation  
 Rezoning     Plan-Specific     Lot Line Adjustment  
 Variance     OTHER \_\_\_\_\_     Tentative Sub-Div. Map

JUSTIFICATION: \_\_\_\_\_

LETTER ATTACHED:     YES     NO

Environmental Assessment:    Started Date \_\_\_\_\_    Completed Date \_\_\_\_\_

**SUB-DIVISION REVIEW COMMITTEE**

REVIEW REQUESTED:

Concept     Tentative Map    # \_\_\_\_\_ Existing Lots  
 Preliminary Map     Lot Line Adjustment    # \_\_\_\_\_ Proposed Lots  
 OTHER \_\_\_\_\_

**LANDMARKS COMMITTEE REVIEW**

REVIEW REQUESTED:

Consent     Concept     Preliminary     Final  
 In Progress     Extension     Chg. After Final     Appeal  
 Other \_\_\_\_\_

COMMENTS \_\_\_\_\_

**ARCHITECTURAL BOARD OF REVIEW**

REVIEW REQUESTED:

Consent     Concept     Preliminary     Final  
 In Progress     Extension     Chg. After Final     Appeal  
 Other \_\_\_\_\_

COMMENTS \_\_\_\_\_

**MODIFICATION**

REQUEST: \_\_\_\_\_

Municipal Code Section: \_\_\_\_\_

Reason (A letter may be attached to describe in detail): \_\_\_\_\_

HEARING BODY:     Modification Hearing Officer     Planning Commission

**SIGN COMMITTEE REVIEW**

SIGN DESCRIPTION:

Wall     Hanging     Window     Awning     Projecting     Ground  
 OTHER \_\_\_\_\_

SIZE (sq. ft.) New \_\_\_\_\_ Existing \_\_\_\_\_

Color(s) \_\_\_\_\_

Material \_\_\_\_\_

COPY - Size & Wording \_\_\_\_\_

LINEAL BLDG. FRONTAGE (width) AT MAIN ENTRANCE \_\_\_\_\_

ILLUMINATED? \_\_\_\_\_ Type \_\_\_\_\_ Amount \_\_\_\_\_

EXEMPTION REQUEST?     YES     NO    COST of Materials & Labor \_\_\_\_\_

**CONSTRUCTION PERMIT**

TYPE OF PERMIT REQUESTED:

BUILDING     ELECTRICAL     PLUMBING     MECHANICAL  
 GRADING     DEMOLITION     SIGN     SOLAR  
 OTHER \_\_\_\_\_

ARCHITECT/DESIGNER/ENGINEER    City Lic. \_\_\_\_\_

Name Wayne Freeman Design    Phone \_\_\_\_\_  
 Address 2745 E. HARBOR    State Lic. \_\_\_\_\_

CONTRACTOR: VENTURA 93001    City Lic. \_\_\_\_\_

Name \_\_\_\_\_    Phone \_\_\_\_\_  
 Address \_\_\_\_\_    State Lic. \_\_\_\_\_

**SIGNATURE**

I, THE UNDERSIGNED UNDERSTAND APPROVAL OF THIS PROJECT DOES NOT WAIVE ANY REQUIREMENTS, LAWS, OR ORDINANCES OF THE CITY OF SANTA BARBARA AND THAT ALL STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Date: 10/18/88 Signature Marcia Rotman  
 (Applicant)

I HEREBY AUTHORIZE THE ABOVE NAMED CONTACT PERSON TO ACT AS MY AGENT IN ALL MATTERS PERTAINING TO THIS APPLICATION.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
 (Owner)



CITY OF SANTA BARBARA MASTER APPLICATION

BLD98-0312

APPLICATION NO.

1482.00  
1142 AM  
05505

PROJECT STREET ADDRESS 192 Las Ondas

PARCEL NO. 15-162-17

LAND USE ZONE E3, SD-3

OWNER OF PROPERTY Marcia & Rick Pateman  
ADDRESS 8065 E. Baseline Rd., Mesa, AZ 85208

BUSINESS NAME OWNER PHONE:

PERSON TO CONTACT REGARDING THIS APPLICATION  
NAME Kirk B. Cradick, AIA (CIRCLE ONE) OWNER, ARCHITECT, TENANT, CONTRACTOR, AGENT  
ADDRESS 300 E. Canon Perdido St., No. B-2 PHONE 564-4423

non-app  
LCP-\$105.00  
TOTAL:\$105.00  
03-12-1998:1:41 PM  
RCPT#:02-06188  
REC'D BY [Signature]

PROJECT DESCRIPTION:

RESIDENTIAL: #Bldgs. 1, #Stories 2, #Units, #Bdrms. COMMERCIAL: #Bldgs., #Stories, Use or occupancy, Hrs. of Operation. SIZE: Lot 6,000, Bldg. 1275, Addition 620. LOCATION: El Pueblo Viejo, Brinkerhoff, High Fire Area, 20% Slope, Flood Zone, Coastal Zone/SD3, Outer State St./SD2, Near Creek, Near St. Hwy, Special Study Area.

DESCRIBE SPECIFIC REQUEST, PROPOSAL and/or SCOPE OF WORK (written explanation of what application is for).

Addition to (e) residence of 620 sq ft. Remodel of (e) residence 1275 sq ft. Relocation of (e) 1-car garage of 237 sq ft.

EXISTING CONDITION: (give number, size, use of any existing bldgs., no. existing parking spaces on site).

Existing residence = 1275 sq ft. Existing 1-car garage = 237 sq ft.

ENVIRONMENTAL ASSESSMENT

GENERAL PLAN USE DESIGNATION: SURROUNDING LAND USES: NORTH, SOUTH, EAST, WEST. AVERAGE SLOPE OF PARCEL: SLOPE OF BLDG. AREA. IF FILL OR EXCAVATION SITE: EXISTING PARCEL ELEV., FINISHED PARCEL ELEV. Proposed site Use: EXISTING, NEW PROPOSED, REMOVED USE. a. Net building square footage, b. Building foot print, c. Paving square footage, d. Open space/landscaping, e. Number of parking spaces (covered/uncovered).

PLANNING COMMISSION REVIEW

REVIEW REQUESTED: Site Plan Approval, Conditional Use Permit, Appeal, Dev. Plan Approval, Gen. Plan Amendment, Annexation, Rezoning, Plan-Specific, Lot Line Adjustment, Variance, OTHER, Tentative Sub-Div. Map. JUSTIFICATION: LETTER ATTACHED: YES, NO. Environmental Assessment: Started Date, Completed Date.

SUB-DIVISION REVIEW COMMITTEE

REVIEW REQUESTED: Concept, Tentative Map, Existing Lots, Preliminary Map, Lot Line Adjustment, Proposed Lots, OTHER.

MODIFICATION

REQUEST: Municipal Code Section, Reason (A letter may be attached to describe in detail). HEARING BODY: Modification Hearing Officer, Planning Commission.

LANDMARKS COMMITTEE REVIEW

REVIEW REQUESTED: Consent, Concept, Preliminary, Final, In Progress, Extension, Chg. After Final, Appeal, Other. COMMENTS:

SIGN COMMITTEE REVIEW

SIGN DESCRIPTION: Wall, Hanging, Window, Awning, Projecting, Ground, OTHER. SIZE (sq. ft.) New, Existing. Color(s), Material, COPY - Size & Wording. LINEAL BLDG. FRONTAGE (width) AT MAIN ENTRANCE. ILLUMINATED? Type, Amount. EXEMPTION REQUEST? YES, NO. COST of Materials & Labor.

ARCHITECTURAL BOARD OF REVIEW

REVIEW REQUESTED: Consent, Concept, Preliminary, Final, In Progress, Extension, Chg. After Final, Appeal, Other. COMMENTS:

CONSTRUCTION PERMIT

TYPE OF PERMIT REQUESTED: BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GRADING, DEMOLITION, SIGN, SOLAR, OTHER. ARCHITECT/DESIGNER/ENGINEER: Name, Address, City Lic., Phone, State Lic. CONTRACTOR: Name, Address, City Lic., Phone, State Lic.

SIGNATURE

I, THE UNDERSIGNED UNDERSTAND APPROVAL OF THIS PROJECT DOES NOT WAIVE ANY REQUIREMENTS, LAWS, OR ORDINANCES OF THE CITY OF SANTA BARBARA AND THAT ALL STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Date: 2/12/98 Signature: Kirk B. Cradick (Applicant)

I HEREBY AUTHORIZE THE ABOVE NAMED CONTACT PERSON TO ACT AS MY AGENT IN ALL MATTERS PERTAINING TO THIS APPLICATION. Date: 2/14/98 Signature: Marcia Pateman (Owner)



# CITY OF SANTA BARBARA MASTER APPLICATION

APPLICATION NO. BUD99-0388  
MS 799-00785

PROJECT STREET ADDRESS 132 Las Oudas  
PARCEL NO. 45-162-17 LAND USE ZONE E-3, SD-3  
OWNER OF PROPERTY Maria & Kirk Potman  
ADDRESS 132 Las Oudas  
BUSINESS NAME \_\_\_\_\_ OWNER \_\_\_\_\_ PHONE: \_\_\_\_\_  
PERSON TO CONTACT REGARDING THIS APPLICATION  
NAME KIRK B. CRAPIN, AIA  
ADDRESS 300 E. Canon Palmdale St., Ste. D-1 (CIRCLE ONE: OWNER, ARCHITECT, TENANT, CONTRACTOR, AGENT) PHONE 562-4423

TOTAL: \$ 110.00  
REC'D 09 17 99 11:50 AM  
RCPT# 02-000181

### PROJECT DESCRIPTION:

<input type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel/Alter.	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Chg. of Use	<input type="checkbox"/> Grading	<input type="checkbox"/> Other
<b>RESIDENTIAL</b>		<b>COMMERCIAL</b>		<b>LOCATION</b>			
#Bldgs. <u>1</u>	#Stories <u>1</u>	#Bldgs. _____	Use or occupancy _____	Lot _____ #sq. ft. _____	Bldg. _____ #sq. ft. _____	<input type="checkbox"/> El Pueblo Vlejo	<input type="checkbox"/> Brinkerhoff
#Units _____	#Bdrms _____	Use or occupancy _____	Use or occupancy _____	Bldg. _____ #sq. ft. _____	Bldg. _____ #sq. ft. _____	<input type="checkbox"/> High Fire Area	<input type="checkbox"/> 20% Slope
<b>OTHER</b>		His. of Operation _____	His. of Operation _____	(Addition) _____ #sq. ft. <u>275 #</u>	Remd/Alter. area _____ #sq. ft. _____	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Coastal Zone/SD3
		to _____	to _____	Amt. Paving _____ #sq. ft. _____	Amt. Grading _____ #cu yd. _____	<input type="checkbox"/> Outer State St./SD2	<input type="checkbox"/> Near Creek
				Fence Ht. _____ Length _____	Other _____ Size _____	<input type="checkbox"/> Near St. Hwy	<input type="checkbox"/> Special Study Area

### DESCRIBE SPECIFIC REQUEST, PROPOSAL and/or SCOPE OF WORK (written explanation of what application is for).

(u) 2nd floor addition to residence. Foundation improvements were approved on previous permit.

### EXISTING CONDITION: (give number, size, use of any existing bldgs., no. existing parking spaces on site).

(1) residence.  
(1) parking spaces, covered

### ENVIRONMENTAL ASSESSMENT

GENERAL PLAN USE DESIGNATION: \_\_\_\_\_ AVERAGE SLOPE OF PARCEL \_\_\_\_\_  
SURROUNDING LAND USES: \_\_\_\_\_ SLOPE OF BLDG. AREA \_\_\_\_\_  
NORTH \_\_\_\_\_ SOUTH \_\_\_\_\_ IF FILL OR EXCAVATION SITE: \_\_\_\_\_  
EAST \_\_\_\_\_ WEST \_\_\_\_\_ EXISTING PARCEL ELEV. \_\_\_\_\_  
FINISHED PARCEL ELEV. \_\_\_\_\_

Proposed site Use: EXISTING NEW PROPOSED REMOVED USE

a. Net building square footage \_\_\_\_\_  
b. Building foot print \_\_\_\_\_  
c. Paving square footage \_\_\_\_\_  
d. Open space/landscaping \_\_\_\_\_  
e. Number of parking spaces (covered/uncovered) \_\_\_\_\_

### PLANNING COMMISSION REVIEW

REVIEW REQUESTED:  
 Site Plan Approval  Conditional Use Permit  Appeal  
 Dev. Plan Approval  Gen. Plan Amendment  Annexation  
 Rezoning  Plan-Specific  Lot Line Adjustment  
 Variance  OTHER  Tentative Sub-Div. Map

JUSTIFICATION: coastal non-appealable

LETTER ATTACHED:  YES  NO

Environmental Assessment: Started Date \_\_\_\_\_ Completed Date \_\_\_\_\_

### SUB-DIVISION REVIEW COMMITTEE

REVIEW REQUESTED:  
 Concept  Tentative Map  Existing Lots  
 Preliminary Map  Lot Line Adjustment  Proposed Lots  
 OTHER \_\_\_\_\_

### MODIFICATION

REQUEST:  
Municipal Code Section \_\_\_\_\_  
Reason (A letter may be attached to describe in detail) \_\_\_\_\_

HEARING BODY:  Modification Hearing Officer  Planning Commission

### LANDMARKS COMMITTEE REVIEW

REVIEW REQUESTED:  
 Consent  Concept  Preliminary  Final  
 In Progress  Extension  Chg. After Final  Appeal  
 Other \_\_\_\_\_

COMMENTS \_\_\_\_\_

### SIGN COMMITTEE REVIEW

SIGN DESCRIPTION:  
 Wall  Hanging  Window  Awning  Projecting  Ground  
OTHER \_\_\_\_\_  
SIZE (sq ft) New \_\_\_\_\_ Existing \_\_\_\_\_  
Color (s) \_\_\_\_\_  
Material \_\_\_\_\_  
COPY - Size & Wording \_\_\_\_\_

LINEAL BLDG. FRONTAGE (width) AT MAIN ENTRANCE \_\_\_\_\_  
ILLUMINATED? \_\_\_\_\_ Type \_\_\_\_\_ Amount \_\_\_\_\_  
EXEMPTION REQUEST?  YES  NO COST of Materials & Labor \_\_\_\_\_

### ARCHITECTURAL BOARD OF REVIEW

REVIEW REQUESTED:  
 Consent  Concept  Preliminary  Final  
 In Progress  Extension  Chg. After Final  Appeal  
 Other \_\_\_\_\_

COMMENTS \_\_\_\_\_  
NR strength per # 11.  
Dyk 2/23/99

### CONSTRUCTION PERMIT

TYPE OF PERMIT REQUESTED:  
 BUILDING  ELECTRICAL  PLUMBING  MECHANICAL  
 GRADING  DEMOLITION  SIGN  SOLAR  
 OTHER \_\_\_\_\_

ARCHITECT/DESIGNER/ENGINEER  
Name \_\_\_\_\_ City Lic. \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
State Lic. \_\_\_\_\_

CONTRACTOR  
Name \_\_\_\_\_ City Lic. \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
State Lic. \_\_\_\_\_

**SIGNATURE**

I, THE UNDERSIGNED UNDERSTAND APPROVAL OF THIS PROJECT DOES NOT WAIVE ANY RE-  
QUIREMENTS, LAWS, OR ORDINANCES OF THE CITY OF SANTA BARBARA AND THAT ALL  
STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Date: 2/23/99 Signature: K. Crapin (Applicant)

I HEREBY AUTHORIZE THE ABOVE NAMED CONTACT PERSON TO ACT AS MY AGENT IN ALL  
MATTERS PERTAINING TO THIS APPLICATION.

Date: 2/23/99 Signature: Maria & Kirk Potman (Owner)

**CITY OF SANTA BARBARA**  
**PLAN CHECK SUMMARY - ALL DEPARTMENTS**  
**Case Number BLD99-0388**

Site Address: 132 LAS ONDAS

R-ADDITION

Date Printed: 08/05/99

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**PROJECT DESCRIPTION**

Addition of 2nd floor to (E) SFR.

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**PLAN CHECK CORRECTIONS**

The following list contains plan check corrections from the Building and Safety Division, the Planning Division, and the Public Works Department. If you have any questions, please contact the appropriate plan checker (phone numbers at the bottom of this list).

**A.I.S. OKAY**

**Zoning Plan Check PLCK**

02/26/99

2-26-99 - plan check by Marina Gudgeon 564-5470

1. This project cannot be pursued at this time unless a two car garage is proposed. The sf of this addition plus the sf of the previous addition exceeds 50% of the existing floor area.

1992  $\square$  = 842

2. Due to the floor plan configuration a Zoning Compliance Declaration is required. Attach a legal description to the attached declaration. Have the legal owner(s) signature(s) notarized and then have the document recorded at the County Recorder's Office. Once the document has been recorded, request a non-certified copy of the document and return the copy to the Planning and Zoning Counter at 630 Garden Street. Final zoning approval cannot be granted until the Planning and Zoning Division Staff have received a copy of the recorded document.

2015  $\square$  = 2247

3. The property is located in the Coastal Zone and requires a Coastal Exclusion prior to zoning approval being granted for this proposal.

1 car  
GARAGE

4. Shade the open yard area on the site plan as reviewed and approved by R. Durbiano in 10-97.

5. The hot tub is located illegally in the front and interior yards.

6. Delete the remark "re-built in (n) location shown".

7. Call out the length of the counter in the family room.

8. Call out the max. dimension of the bar sink at 12".

9. NPO exempt per #11.

06/09/99 (BKD): Pursuant to discussions with the City Attorney's office the subject proposal, as phased can proceed. The applicant pursued the proposal as suggested by City Staff, and having relied on Staff advice, the Attorney's office has determined that this proposal can proceed as phased without the need for an additional covered parking space. Any questions can be directed to Brent Daniels. (BKD)

7-22-99 - plan check by Marina Gudgeon 564-5470

1. Show compliance with the solar ordinance on the elevations.



**Attachment G: 214 Las Ondas Parking  
Modification Document**





# CITY OF SANTA BARBARA

Buildings & Safety  
1235 Chapala Street  
[963-1663]

## VALIDATION

ZNPC 15.00  
PLCK 194.00  
BLDG 189.00  
STAT 58.00  
PLBG 64.00  
ELEC 39.00  
MECH 38.00  
PLCK 123.00  
P/S 30.00  
CHECK 504.00 TL

## PERMIT APPLICATION WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

PROJECT ADDRESS 214 LAS ONDAS		ASSESSOR PARCEL NO. 45-16-106	
APPLICANT: <input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> LEASOR			
OWNER'S NAME: Richard Box		PHONE: 963-3091	
ADDRESS: same		CITY: ZIP:	
CONTRACTOR'S NAME: OWNER/BUILDER			
ADDRESS:		CITY: STATE LIC. NO.:	
ARCHITECT/DESIGNER OR ENGINEER: Dale Pekaric - Fineline		PHONE: 965-1725	
ADDRESS: 345 Calle Laureles		CITY: ZIP:	
LEND/LI: ISSUED BY: 5/11/80 1 07/12/84			
CLASS OF WORK: <input type="checkbox"/> NEW <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> ADDITION		USE OF BLDG: <input type="checkbox"/> RETAIL <input checked="" type="checkbox"/> S.F. FAMILY <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> GARAGE	
<input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> REPAIR		<input type="checkbox"/> OFFICE <input type="checkbox"/> DUPLEX <input type="checkbox"/> APARTMENT <input type="checkbox"/> CARPORT	
<input type="checkbox"/>		<input type="checkbox"/> RESTAURANT <input type="checkbox"/> OTHER	
Flood Zone: N/A	Fire Sprinklers Req. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Type of Const.: DW	Occup. Group: R-3
Use Zone: E3	No. of Stories: 2	No. of Units: 1	No. of Bedrms.: 4
TYPE OF PERMIT (Describe proposed use and work)			SQUARE FOOTAGE
<input checked="" type="checkbox"/> BUILDING WOOD STUD & STUCCO 1ST & 2ND STORY ADJNS DETACHED			NEW BLDG.
1-CAR CARPORT, ATTACHED 1-CAR GARAGE			ADDN. 1369
<input checked="" type="checkbox"/> ELECTRICAL RESIDENTIAL WIRING, LIGHTS, OUTLETS			REMODEL OR FINISH AREA
<input checked="" type="checkbox"/> MECHANICAL 40,000 BTU F.A.U. & RELATED DUCTWORK			ACCESSORY BLDG.
(1) PREFAB METL FIRE PLACE			GARAGE OR CARPORT
<input checked="" type="checkbox"/> PLUMBING (1) TUB (2) SHOWERS (3) KITCHEN (4) LAV (1) WH			DECK OR PAVING
<input type="checkbox"/> GRADING			NO. OF EXISTING BLDGS.
<input type="checkbox"/> OTHER N/A			
<input type="checkbox"/> SPECIAL CONDITIONS:			

### NOTICE (Please check appropriate box in each paragraph)

THIS PERMIT BECOMES NULL AND VOID if work or construction authorized is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days any time after work is commenced.

- (1a) I certify that I am licensed under the State Contractor's License Law and my contractor's license is in full force and effect; or
- (1b) I certify that I am exempt from Business and Professions Code # 7031.5 under:  #7044-Owner/builder,  #7048-Price of labor and material less than \$200, or  Other

AND

- (2a) I certify that I have on file with the City of Santa Barbara—Building & Safety a certificate of workers' compensation insurance; Insurer \_\_\_\_\_, Policy # \_\_\_\_\_, Expiration date \_\_\_\_\_, or a Certificate of Consent to self-insure by the Director of Industrial Relations; or

- (2b) I certify that I am exempt under Labor Code # 3800 because:  the permit is for work of \$100 or less, or  that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

AND

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true, correct and complete. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I am the owner of the structure listed on this permit or I represent the owner and am acting with the owner's full knowledge and consent.

Executed at City of Santa Barbara on 7-12-84

Owner or Contractor

### DEPARTMENT USE ONLY

APPROVALS	DATE APPROVED	APPROVED BY	REMARKS	PLAN CHECK
ENVIRONMENTAL REVIEW				DATE REC'D/FEE PD.
LANDMARKS / ARCH. BO. OF REVIEW	N/A			PLCK 123.00 TL
PLANNING COMMISSION				7861 11/14/83
FIRE DEPT.	11/18/83	Webster		
PUBLIC WORKS	N/A			
ZONING	5/22/84	M. Moeschlin		
Modification	2/ /83		Approved w/conditons	29,000

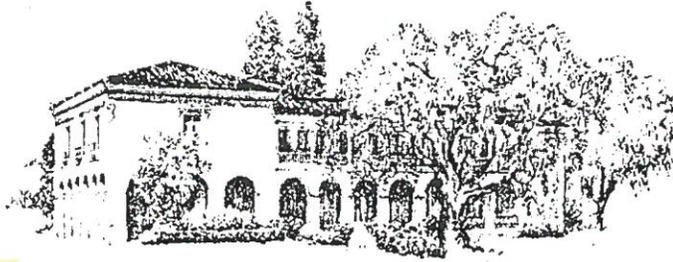


APPROVED BY: *Handwritten Signature*

VALUATION:

# CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPT.  
Redevelopment • Environmental Review  
Planning • Zoning • Building • Housing



1235 CHAPALA STREET  
P.O. DRAWER P-P  
SANTA BARBARA, CA 93102  
(805) 963-1663

February 23, 1983

Mr. Richard Box  
214 Las Ondas  
Santa Barbara, Ca. 93109

Subject: 214 Las Ondas

Dear Mr. Box:

At a public hearing held on February 23, 1983, the Modification Hearing Officer approved your request for a modification to 214 Las Ondas, to permit one (1) covered off-street parking space instead of the required two (2) covered spaces and to be four (4) feet six (6) inches from the interior lot line instead of being set back the required six (6) feet, and subject to the following conditions:

1. If the hot tub now existing on the easterly property line is to remain on the property, a building permit will be obtained for the hot tub and it will be relocated to a legal location.
2. The existing fence on the easterly lot line will be reduced to a maximum height of eight (8) feet.
3. The owner waives the right to protest the formation of any and all public improvement districts.

In taking this action, the Hearing Officer made the findings required by Municipal Code Section 28.92.026, that is, the modification of parking space or loading space requirements will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area and is necessary to secure an appropriate improvement on the property.

This decision may be appealed to the Planning Commission by filing an appeal with the Division of Land Use Controls not later than March 5, 1983. If not appealed within that time, the action is final.

If you have any existing zoning violation on the property it must be corrected within thirty (30) days of this action.

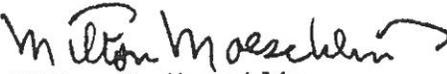
Mr. R. Box  
Ref: 214 Las Ondas

2

2/23/83

Pending the outcome of any appeal action your next administrative step should be to apply for a building permit.

Very truly yours,

  
Milton R. Moeschlin  
Modification Hearing Officer

MRM/amg

cc: File



**Attachment H: Neighbor Support Letters x3**



6/12/2016

M. Susan Reardon, Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, Ca 93102-1990

RE: Modification Request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone

Dear Ms. Reardon:

This letter is written in support of the above referenced project. We are neighbors who have been asked to weigh in on this. We have had time to consider all aspects of this proposal; structural aesthetics, parking concerns, neighborhood consensus, etc and after careful consideration could find no real reason not to support this project if the owners should desire to proceed forward. We will be in full view of this project as our home is directly across the street and the front of our home is all glass, so the final result will literally be what we look at from here forward. This means a lot to us, as you can imagine, and we don't make this decision lightly. We feel it will add to the overall neighborhood esthetic, will be in keeping with the desired look and feel of our neighborhood, and will ultimately increase property values. We are willing to put up with the noise, inconvenience and disruption of construction in order to achieve these goals.

Thank you for your consideration.



Bob and Sharon Callis

246 San Clemente Street

Santa Barbara, Ca 93109

6/22/16

Ms. Susan Reardon, Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 246 San Clemente, APN 045-152-025, E3/SD3 Zone

Dear Ms. Reardon,

We write this letter in support of our neighbors' project as referenced above. We are their immediate neighbors on their North property line and would therefore be the most effected by this expansion. We have reviewed the proposed plans, discussed the project openly with the Jewells, and are very comfortable with it moving forward. We understand there is particular consideration to be made regarding parking and, in regards to this more specifically, do not feel there is any current parking issue related to this property nor that there will be any created by their proposed expansion. We are happy to fully support this project and improve our neighborhood.

Sincerely,

Handwritten signatures of Jennifer Church and Robbie Church. The signature of Jennifer Church is written above the signature of Robbie Church.

Robbie and Jennifer Church

Homeowners

250 San Clemente Street

Santa Barbara, CA 93109

July 20, 2016

Ms. Susan Reardon, Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 246 San Clemente, APN 045-152-025, E3/SD3 Zone

Dear Ms. Reardon,

We write this letter in support of our neighbor's project as referenced above. We are neighbors who live across the street. The Jewels have shared and reviewed the proposed plans and we fully are aware of the potential impact on our street and views. Having had a remodel to accommodate our growing family we understand the need for expansion and modifications. So we are happy to fully support this project and improve our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Oscar Zavala & Jill Hurd". The signature is written in a cursive, flowing style.

Oscar Zavala and Jill Hurd  
245 San Clemente Street  
Santa Barbara, CA. 93109





# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 11, 2016  
**AGENDA DATE:** August 17, 2016  
**PROJECT ADDRESS:** 246 San Clemente (MST2015-00598)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner *DJK*  
Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC §28.92.110).

Date Application Accepted: July 22, 2016

Date Action Required: October 20, 2016

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the project.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Vanguard Planning, Inc.	Property Owner:	Jewell Family Trust 8/11/14
Parcel Number:	045-015-025	Lot Area:	6,098 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	4% slope

#### Adjacent Land Uses:

North – Single Family Residential  
South – Single Family Residential

East - Single Family Residential  
West – Single Family Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1820 sq. ft.	+ 482 = 2,302 sq. ft.
Garage	256 sq. ft.	No Change
Accessory Space	112 sq. ft.	0

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,122 sf 35 %      Hardscape: 1,412 sf 23%      Landscape: 2,561 sf 42%

**IV. DISCUSSION**

The request is to allow one covered parking space at the property, instead of the two-covered parking spaces required by the Zoning Ordinance. The property is non-conforming to current parking requirements with one covered parking space inside a garage. The Zoning Ordinance (SBMC §28, 90.001.B) states that when existing automobile parking is insufficient to meet the requirements for the use with which it is associated or where no such parking has been provided, said building or structures may be altered or enlarged, provided additional parking spaces are provided to meet the standards for the use. However, if an enlargement is more than 50% of the existing net floor area (excluding the garage), then parking shall be brought up to the current standards for the entire lot. Because of previous additions since July 15, 1980, the current proposal will exceed the cumulative total allowance of 50% of the existing net floor area; therefore, two-covered parking spaces are required.

The findings required to grant a parking modification are that the modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area.

Transportation Staff has reviewed the project and has stated that the parking demand for a one-family residence is not dependent on the size of the dwelling, but only on the residential use itself, and that the parking demand for a dwelling is two parking spaces. Transportation staff finds that parking demand for the existing house is two spaces, and the parking demand for the enlarged house would also be two parking spaces, so project would not cause an increase in the demand for parking in the immediate area. Planning Staff believes that the purposes and intent of the Zoning Ordinance is to provide adequate parking for various uses. In the case of single residential units of the size proposed (about 2,300 s.f.), Staff believes that two parking spaces is adequate, and that the Parking Ordinance's allowance for up to a 50% addition without requiring the provision of the additional parking space is a fair way to allow increases before requiring that the parking be brought up to code. Therefore, Planning Staff does not support the request to allow one covered parking space at the property because the modification is not consistent with the purposes and intent of the Zoning Ordinance to provide adequate parking.

This project was reviewed by the SFDB on April 4, 2016, and was forwarded to the Staff Hearing Officer (SHO) with comments.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that although the project would not cause an increase in parking demand in the immediate area, the Modification to allow one covered parking space, instead of the two-covered parking spaces required, is inconsistent with the purposes and intent of the Zoning Ordinance, which is to provide an adequate number of parking spaces (2) for the single residential use, as described in Section IV of the staff report.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 13, 2016 with attachments
- C. Parking Analysis dated May 25, 2016 from Associated Transportation Engineers
- D. SFDB Minutes dated April 4, 2016
- E. Public Comments

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3320





# City of Santa Barbara California

## \*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\*

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.



June 13, 2016

Page 1 of 3

Ms. Susan Reardon, Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

Hand Delivered

**RE: Modification Request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone**

Dear Ms. Reardon:

I represent Carolyn and Jeremy Jewell (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting a modification to Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed project to permit an existing single covered parking space to continue to serve as the parking for an existing Single Family Residence following an addition that will exceed 50% of the aggregate floor area (the "Proposed Addition").

## **1.0 BACKGROUND AND PROJECT DESCRIPTION**

The Subject Property is a 0.14 acre lot located the in the Mesa: East Mesa neighborhood. The site, is occupied by an 1,820 s.f. (net) two story single family residence with a 256 s.f. (net) attached 1-car garage. The 1-car garage is part of the original residence layout and is integral to the first floor plan of the home.

Previous additions to the original floor plan, in combination with the proposed 482 s.f. (net) addition to the residence, result in an aggregate increase of more than 50% of the original floor area since July 15, 1980. No physical characteristics of the proposed addition (such as encroachments into setbacks) trigger a need for modifications to the SBMC. However, the size of the addition triggers a need to comply with current parking requirements, which call for two (2) covered parking spaces per single family residence in the E-1/SD-3 zone district.

As discussed below, there is no way to physically provide two (2) covered parking spaces on the Subject Property without generating a need to completely demolish and reconfigure the existing single family residence and/or to request modifications to SBMC standards for physical requirements such as setbacks or open yard area.

## 2.0 REQUESTED MODIFICATION TO REQUIREMENT FOR TWO (2) COVERED PARKING SPACES (SBMC Sec. 28.90.100.G.1.a)

### 2.1 *Proposed Modification is Necessary to due to Physical Conditions of the Subject Property*

The Subject Property is developed with an existing single family residence that generally complies with required E-3/SD-3 setbacks (a previous modification was granted for the Southeast corner to encroach approximately 1.5 feet into the interior setback). The home includes a 1-car attached garage accessible via a driveway from the San Clement street frontage. The distance between the existing structure and the northern property line is only 6'5" and the distance between the structure and the southern property line narrows to 5' 4". As a result, there is not adequate width in either side yard of the property within which to locate a driveway to provide access to the back of the lot, where a 2-car garage might potentially be developed. **ATTACHMENT A** includes the minutes from the April 4, 2016 Single Family Design Board (the "SFDB") hearing for the Proposed Addition. In addition to providing favorable comments about the project's appearance, the SFDB stated the following:

*"The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines"*

; and,

*"The Board supports the single car garage as adding a secondary covered parking space would be infeasible."*

Even if adequate width for a driveway were available on either side of the structure, development of a 2-car garage in the Easternmost portion of the property, which comprises the back yard and outdoor living space, would require City approval of a Modification to SBMC Sec. 28.15.060.C Open Yard requirements, as a new garage structure would eliminate a large portion of the now-compliant Open Yard area.

### 2.2 *Proposed Residential Addition Does Not Generate Demand for Additional Parking*

The Proposed Addition has been evaluated by City Transportation Division Staff (Steve Foley) and by a private Traffic Engineering Consultant (Scott Schell of Associated Transportation Engineers). Both of these qualified professionals determined, independently, that the Proposed Addition will not generate any demand for additional parking relative to the current configuration of the single family residence on the site.

**ATTACHMENT B** is an E-mail from Steve Foley dated August 27, 2015. **ATTACHMENT C** is a letter from Scott Schell dated May 25, 2016. Both letters address the following finding set forth in SBMC Sec. 28.92.100.A.1:

*"Parking. A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area." (emphasis added).*

In this case, City staff and Owner's traffic engineer have confirmed that the Proposed Addition will not generate an increase in the demand for parking on the site or in the surrounding area. This is essentially due to the fact that no new bedrooms or units are being added as a result of the project.

### 3.0 BENEFITS OF THE PROJECT

The project will allow for Owner to expand their existing home, in a manner consistent with all applicable SBMC setback and open yard standards, without having to completely demolish and rebuild the structure to comply with current parking requirements. This allows for a minor addition to the existing residence, rather than a much larger scale redevelopment project. The Proposed Addition has far less potential to alter the visual character of the streetscape and neighborhood than a total redevelopment of the Subject Property to provide an additional parking space that is unnecessary, as the Proposed Addition will not generate demand for additional parking on the Subject Property or in the surrounding neighborhood.

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING INC.



Jarrett Gorin, AICP  
Principal

### ATTACHMENTS

- A. April 4, 2016 Single Family Design Board Minutes
- B. E-mail from Steve Foley dated August 27, 2015
- C. Letter from Scott Schell dated May 25, 2016

cc: Carolyn Jewell (via E-mail)  
Jeremy Jewell (via E-mail)



# **ATTACHMENT A**

April 4, 2016 Single Family Design Board Minutes

**SFDB-CONCEPT REVIEW (CONT.)**

**5. 1211 SERRA VISTA LN**

**E-1 Zone**

**(4:40)**

Assessor's Parcel Number: 029-510-004  
 Application Number: MST2015-00211  
 Owner: Cynthia Halpin Mccoy Residence Trust  
 Applicant: Vanguard Planning LLC  
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

**(Second concept review. Comments only; project requires a Substantial Conformance Determination for increased building height, consistent with Planning Commission Resolution No. 004-16. Project was last reviewed on June 1, 2015.)**

Actual time: 5:01 p.m.

Present: Jarrett Gorin, Applicant.

**Motion: Postponed indefinitely to Full Board**  
**Action: Miller/James, 6/0/0. Motion carried. (Bernstein absent).**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**6. 246 SAN CLEMENTE**

**E-3/SD-3 Zone**

**(5:10)**

Assessor's Parcel Number: 045-152-025  
 Application Number: MST2015-00598  
 Owner: Jewell Family Trust  
 Applicant: Vanguard Planning LLC  
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

**(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)**

Actual time: 5:03 p.m.

Present: Jarrett Gorin, Architect; and Carolyn Jewell, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board supports the general style of the addition.
- 4) Study the detached rear structure and lowering the plate height.
- 5) Study dropping the window sizes on the proposed north elevations of the upstairs bathroom.
- 6) The Board supports the single car garage as adding a secondary covered parking space would be infeasible.
- 7) Study surfaces of driveway to be permeable.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent).

### CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

#### 7. 288 CANON DR

E-2/SD-2 Zone

(5:45)

Assessor's Parcel Number: 053-142-010  
 Application Number: MST2015-00549  
 Owner: Wayne and Elizabeth Labrie  
 Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, tree removals and minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet [of which 1,594 square feet is in a new basement and will receive a 50% FAR credit] on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within the front and two interior setbacks, and for a solar access modification.)

**(Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 5:30 p.m.

Present: Wayne Labrie, Architect; and Matthew Labrie.

Public comment opened at 5:58 p.m.

- 1) Sue Wood, adjacent neighbor, submitted letter in support. Expressed support to the proposed project.

An email in opposition was acknowledged and received from; Shawn Graft regarding size, bulk and scale, parking, and neighborhood compatibility.

Letters and emails in support were acknowledged and received from 24 gathered signatures and residents.

Public comment closed at 6:01 p.m.



# **ATTACHMENT B**

E-mail from Steve Foley dated August 27, 2015

**From:** "Foley, Steven" <[SFoley@SantaBarbaraCA.gov](mailto:SFoley@SantaBarbaraCA.gov)>  
**Date:** August 27, 2015 at 12:46:51 PDT  
**To:** 'Carolyn Ann Jewell' <[doctorjewell22@gmail.com](mailto:doctorjewell22@gmail.com)>  
**Cc:** amy von protz <[h2owill7@netscape.net](mailto:h2owill7@netscape.net)>, "LaConte, JoAnne" <[JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov)>  
**Subject:** RE: 246 San Clemente

Hi Carolyn,

I reviewed your project description and referenced it with the required modification findings of the municipal code. The proposal is to allow the non-conforming permitted one parking space to continue as the required parking after an addition increasing the approximate 1,900 s.f. one-family residence to approximately 2,400 s.f. The existing one parking space is proposed to provide the off-street parking space.

Required findings:

**28.92.110 Modifications.**

*1. **Parking.** A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.*

A parking modification is requested to allow the one parking space instead of two. Two spaces are required by code because the proposed addition will be greater than 50% than existed an earlier pre determined date, triggering a zoning requirement to bring up the parking to current standards. Parking demand at a one family residence as determined by the Institute of Transportation Engineers (ITE) Parking Generation report, is not dependent on size of the dwelling but only on the residential use itself. Therefore, Transportation staff finds that the demand portion of the finding is satisfied.

Please review with JoAnne in Zoning whether the first part of the finding that the modification would not be inconsistent with the purposes and intent of the Zoning Title so that a recommendation to the decision maker can be made to approve the modification.

Thanks,

Steve

**Steven J. Foley** | Supervising Transportation Planner  
**City of Santa Barbara** | Public Works  
630 Garden Street  
PO Box 1990 | Santa Barbara, CA 93102  
Office: 805.897.2542  
[sfoley@santabarbaraca.gov](mailto:sfoley@santabarbaraca.gov)

Have you seen our new, draft, Major Issues Checklist? It's intended to be used prior to starting a new project. Here's a link to it: [Santa Barbara - 2015 Major Issues Project Compliance Checklist](#). Please try it out, and give us feedback on it. What's missing, or what could be more helpful?

Our offices are closed every other Friday. Please reference the calendar link below:  
[http://www.santabarbaraca.gov/Government/City\\_Calendar](http://www.santabarbaraca.gov/Government/City_Calendar)

# **ATTACHMENT C**

Letter from Scott Schell dated May 25, 2016

Also



# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.  
Scott A. Schell, AICP, PTP

May 25, 2016

16041P01

Jeremy & Carolyn Jewell  
246 San Clemente Avenue  
Santa Barbara, CA 91309

## ***PARKING ANALYSIS FOR THE 246 SAN CLEMENTE AVENUE RESIDENCE, CITY OF SANTA BARBARA***

Associated Transportation Engineers (ATE) has prepared the following parking analysis for the residence located at 246 San Clemente Avenue in the Mesa area of the City of Santa Barbara. The parking analysis was prepared to support a parking modification for the proposed expansion of the existing residence.

### **PROJECT DESCRIPTION**

The project is proposing to remodel the existing single family residence located at 246 San Clemente Avenue to expand the first and second floors. The project includes a 288 SF (net) 1st floor addition comprising of an expanded kitchen and dining room; and a 194 SF (net) 2nd floor addition comprising of an expanded master bedroom and master bathroom. No new bedrooms will be added to the residence. The existing one-car garage will be retained in its current configuration. The project site plan is attached for reference.

### **PARKING MODIFICATION**

The project is requesting a modification to the City's parking requirements to maintain the existing one-car garage. Two parking spaces are required by code because the cumulative building additions exceed 50% of the net floor area that existed on the site on July 15, 1980, which triggers a zoning requirement to bring the parking supply up to current standards.

In order to support the requested parking modification, the following findings must be made by the City.

**92.110 Modifications**

1. **Parking.** *A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.*

**PARKING ANALYSIS**

The proposed increases in the size of the first floor kitchen and dining room and the second floor master bedroom and bathroom would not generate an increase in parking demands, as no new bedrooms or residential units are proposed. The Institute of Transportation Engineers (ITE) Parking Generation Report provides rates to estimate parking demands for single family residences that are based on the number of units, and are not dependent on size of the units. The increase in the net floor area at the residence would therefore not increase parking demands based on the ITE rates. It is also noted that the site can accommodate parking for a second vehicle in the garage driveway.

Based on this analysis, the findings to support a parking modification based on no increase in parking demands can be made by City staff.

Associated Transportation Engineers



Scott A. Schell, AICP, PTP  
Principal Transportation Planner

SAS

Attachment: Project Site Plan

Cc: Jarrett Gorin, Vanguard Planning



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 246 SAN CLEMENTE****E-3/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 045-152-025  
Application Number: MST2015-00598  
Owner: Jewell Family Trust  
Applicant: Vanguard Planning LLC  
Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

**(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)**

Actual time: 5:03 p.m.

Present: Jarrett Gorin, Architect; and Carolyn Jewell, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board supports the general style of the addition.
- 4) Study the detached rear structure and lowering the plate height.
- 5) Study dropping the window sizes on the proposed north elevations of the upstairs bathroom.
- 6) The Board supports the single car garage as adding a secondary covered parking space would be infeasible.
- 7) Study surfaces of driveway to be permeable.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent).



6/12/2016

RECEIVED  
AUG 03 2016

CITY OF SANTA BARBARA  
PLANNING DIVISION

M. Susan Reardon, Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, Ca 93102-1990

~~PUBLIC COMMENT CORRESPONDENCE~~  
DISTRIBUTED ON: 8/4/16  
SHO (4):  
 STAFF HEARING OFFICER (SUSIE REARDON)  
 ORIGINAL TO PLANNING TECH FOR FILE (SMR)  
 APPLICANT (AT MTNG)  
 SHO SECRETARY (FOR MINS)  
PUBLIC COMMENT CORRESPONDENCE

RE: Modification Request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone

Dear Ms. Reardon:

This letter is written in support of the above referenced project. We are neighbors who have been asked to weigh in on this. We have had time to consider all aspects of this proposal; structural aesthetics, parking concerns, neighborhood consensus, etc and after careful consideration could find no real reason not to support this project if the owners should desire to proceed forward. We will be in full view of this project as our home is directly across the street and the front of our home is all glass, so the final result will literally be what we look at from here forward. This means a lot to us, as you can imagine, and we don't make this decision lightly. We feel it will add to the overall neighborhood esthetic, will be in keeping with the desired look and feel of our neighborhood, and will ultimately increase property values. We are willing to put up with the noise, inconvenience and disruption of construction in order to achieve these goals.

Thank you for your consideration.



Bob and Sharon Callis

246 San Clemente Street

Santa Barbara, Ca 93109

6/22/16

Ms. Susan Reardon, Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

RECEIVED  
AUG 03 2016

~~PUBLIC COMMENT CORRESPONDENCE~~  
DISTRIBUTED ON: 8/A/16  
SHO (4):  
 STAFF HEARING OFFICER (SUSIE REARDON)  
 ORIGINAL TO PLANNING TECH FOR FILE (SMR)  
 APPLICANT (AT MTNG)  
 SHO SECRETARY (FOR MINS)  
CITY OF SANTA BARBARA  
PLANNING DIVISION  
PUBLIC COMMENT CORRESPONDENCE

Re: Modification Request for 246 San Clemente, APN 045-152-025, E3/SD3 Zone

Dear Ms. Reardon,

We write this letter in support of our neighbors' project as referenced above. We are their immediate neighbors on their North property line and would therefore be the most effected by this expansion. We have reviewed the proposed plans, discussed the project openly with the Jewells, and are very comfortable with it moving forward. We understand there is particular consideration to be made regarding parking and, in regards to this more specifically, do not feel there is any current parking issue related to this property nor that there will be any created by their proposed expansion. We are happy to fully support this project and improve our neighborhood.

Sincerely,



Robbie and Jennifer Church

Homeowners

250 San Clemente Street

Santa Barbara, CA 93109

**ACTUAL TIME: 9:24 A.M.**

**C. APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)**

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jarrett Gorin, Applicant; and Jeremy Jewell, Owner.

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

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Two emails in support were acknowledged that were included as exhibits in the Staff Report dated August 11, 2016, from Bob and Sharon Callis and Robbie and Jennifer Church. And an additional email in support from Oscar Zavala and Jill Hurd was acknowledged.

Ms. Reardon clarified for the Applicant the reasons why she could not make the required findings to approve the requested Parking Modification.

**ACTION:** Assigned Resolution No. 050-16  
Denied the Parking Modification making the findings as outlined in the Staff Hearing Resolution No. 050-16.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.



