



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 14, 2006
AGENDA DATE: June 21, 2006
PROJECT ADDRESS: 420 W. Gutierrez Street (MST2004-00007)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Associate Planner *KSK*

I. PROJECT DESCRIPTION

The project consists of a proposal to convert an existing two-story, three-unit apartment building into three condominium units. The existing building consists of one (1) two-bedroom unit, two (2) three-bedroom units and four attached covered parking spaces. Unit A is an existing 825 square foot, two-bedroom unit that would be converted to a 750 square foot, one-bedroom unit with an attached one-car garage. Unit B is an existing 1,293 square foot, three-bedroom unit that would be converted to a 1,374 square foot, two-bedroom unit with an attached two-car tandem garage. Unit C is an existing 1,158 square foot, three-bedroom unit that would be converted to a 1,187 square foot, three-bedroom unit with an attached two-car garage. An exception to the physical standard requirements for condominium conversions, to allow only one parking space for Unit A instead of two, is requested.

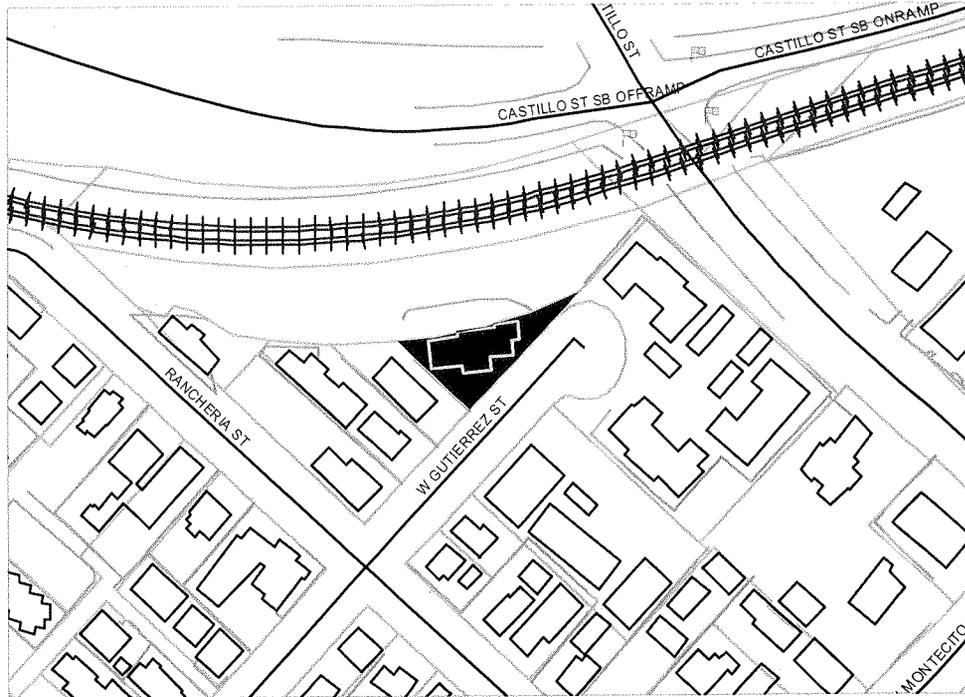
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- Tentative Subdivision Map for a one-lot subdivision to create three residential condominium units (SBMC§27.07); and
- Condominium Conversion Permit to convert three residential units to three condominium units, including a waiver of the parking requirements (SBMC§28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 420 W. Gutierrez Street

APPLICATION DEEMED COMPLETE: May 10, 2006
DATE ACTION REQUIRED PER MAP ACT: July 27, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Laura Hanson Design	Property Owner: Stephen F. LeRoy
Parcel Number: 037-191-007	Lot Area: 7,545 square feet; (8,780 sq. ft. including landscaping easement)
General Plan: Residential, 12 Units/Acre	Zoning: R-4, Hotel-Motel-Multiple Residence
Existing Use: 3 unit apartment building	Proposed Use: 3 condominium units
	Topography: 9%
Adjacent Land Uses:	
North: Multi-Family Residential	East: Multi-Family Residential
South: Multi-Family Residential	West: Single-Family Residential

B. PROJECT STATISTICS

LOT COVERAGE (including easement):

	<u>Existing</u>	<u>Proposed</u>
-Building:	2,919 square feet (33 %)	3,040 square feet (35 %)
-Landscaping:	3,159 square feet (36 %)	4,081 square feet (46 %)
-Paving/Driveway:	<u>2,702 square feet (31 %)</u>	<u>1,659 square feet (19 %)</u>
	8,780 square feet (100 %)	8,780 square feet (100 %)

UNIT SIZE (Existing):

- Unit A: 825 sq. ft., two-bedroom unit with one-car garage
- Unit B: 1,293 sq. ft., three-bedroom unit with one-car garage
- Unit C: 1,158 sq. ft., three-bedroom unit with two-car garage

UNIT SIZE (Proposed):

- Unit A: 750 sq. ft., one-bedroom unit with one-car garage
- Unit B: 1,374 sq. ft., two-bedroom unit with two-car tandem garage
- Unit C: 1,187 sq. ft., three-bedroom unit with two-car garage

COMMON OPEN SPACE AREA:

- Required: 878 square feet (10 % of lot area)
- Provided: 983 square feet (13 % of lot area)

PRIVATE OUTDOOR LIVING SPACE AREAS:

Unit A:

- Required: 140 square feet (first floor)
- Provided: 542 square feet

Unit B:

- Required: 160 square feet (first floor) or 96 square feet (second floor)
- Provided: 251 square feet

Unit C:

- Required: 160 square feet (first floor) or 96 square feet (second floor)
- Provided: 386 square feet

PARKING:

- Existing: 4 covered spaces
- Required: 6 covered spaces
- Provided: 5 covered spaces

V. DISCUSSION

Prior Review: On April 21, 2005, a proposal for a condominium conversion at the project site was reviewed by the Planning Commission. The proposal included two new uncovered parking spaces within the remaining front yard with one of the uncovered spaces located within the interior setback. The front stairs of Unit A were to be relocated to accommodate the new uncovered parking spaces. The proposed project was denied because the aesthetic finding could not be made, there would be unsafe backing maneuvers, and the project did not meet the neighborhood vision.

The proposed project was denied "without prejudice" as there was general support from the Planning Commission for a redesigned project that would reduce the project to two units, reduce the number of bedrooms, remove parking from the front yard and/or incorporate the additional parking into the building. Since the denial by the Planning Commission, the applicant has returned to the architectural Board of Review (ABR) on two occasions and returned to the Planning Commission for two lunch meetings.

On August 22, 2005, the ABR commented that the project had improved, recommended that a separate entry be provided for each unit and that the landscaping be enhanced to the maximum extent possible. On October 6, 2005, the project was reviewed at a Planning Commission lunch meeting with the discussion focusing on the amount of paving in the front yard and the proposed parking spaces. At the January 5, 2006, Planning Commission lunch meeting, the applicant presented two scenarios. The Planning Commission was supportive of the scenario that included a covered tandem garage for Unit B and increased landscaping along the front of the property. On March 20, 2006, the ABR provided positive comments regarding the revised proposal including the resolution of the previous parking problems and the change to two separate driveway entrances. The ABR made suggestions to improve the entries and other architectural elements and requested additional landscaping, especially vine pockets and shrubbery placement adjacent to the entry areas and street façades. These items will be addressed by the applicant prior to the next ABR hearing.

Current Proposal: In response to comments from both the Planning Commission and the ABR, the applicant has incorporated the following into the current project design:

- Reduce Unit A from a two-bedroom unit to a one-bedroom unit
- Reduce Unit B from a three-bedroom unit to a two-bedroom unit
- Enlarge the one-car garage for Unit A
- Enlarge the one-car garage for Unit B to a two-car tandem garage
- Demolish rear porch/ storage area of Unit B to create larger private patio
- Provide new entry stairs for Unit A
- Provide new entry stairs and porch for Unit B
- Demolish balcony of Unit C to allow for new staircase
- Demolish unpermitted trash enclosure located within the front yard setback
- Trash and recycling to be accommodated within private garages
- Provide two separate driveways, with backing out only

- Relocate the northern driveway apron
- Reduce amount of driveway paving
- Replace concrete driveway with permeable pavers
- Increase landscaping in front yard and throughout project

Parking Requirement: An exception to the physical standard requirements for condominium conversions, to allow only one parking space for Unit A instead of two, is requested by the applicant. Staff is generally supportive of allowing only one parking space for units that are 750 square feet or less based on the assumption that these units are more conducive to small-sized households which have reduced vehicle ownership averages.

Environmental Review: Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

VI. RECOMMENDATION/FINDINGS

Staff recommends that the Staff Hearing Officer make the following findings and approve the project with the attached Conditions of Approval (Exhibit A):

A. TENTATIVE MAP (SBMC §27.07.100)

The tentative subdivision map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed condominium conversion and the density of development, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project is not likely to cause substantial environmental damage, and associated improvements will not cause serious public health problems or conflict with easements, acquired by the public at large, for access through or use of property within the proposed development.

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is legally non-conforming with the density requirement of the Land Use Element of the General Plan.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.

5. The units have not been "affordable rental units" therefore; affordability restrictions do not apply to the project.
6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than four units.
7. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.

Exhibits:

- A. Conditions of Approval
- B. Proposed Site Plan
- C. Planning Commission Minutes of April 21, 2005
- D. Architectural Board of Review Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

420 W. GUTIERREZ STREET
TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION
JUNE 21, 2006

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be memorialized in an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" reviewed as to form by the City Attorney and as to content by the Community Development Director and/or Public Works Director that shall be recorded by the Owners concurrent with the Parcel Map and prior to issuance of a Certificate of Occupancy for the condominium conversion permit:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Allowed Development.** The development of the Real Property approved by the Planning Commission on June 21, 2006 is limited to three condominiums and the improvements shown on the set of plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 5. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - (a) **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - (b) **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking

of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.

- (c) **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - (d) **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.
- B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit (as applicable):
- 1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
- C. **Required Prior to Building Permit Issuance.** The following shall be finalized and specified in written form and submitted with the application for a building permit:
- 1. **Gutierrez Street Public Improvements.** Owner shall submit building plans for construction of improvements along the subject property road frontage on Gutierrez Street. As determined by the Public Works Department, the improvements shall include replacement of City standard sidewalk, City standard driveway apron(s), underground utilities, preserve and/or reset contractor stamp and/or survey monuments, drought-tolerant parkway landscaping, and provide adequate positive drainage. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
 - 2. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
- D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:
- 1. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading,

contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

2. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

Notwithstanding the prohibition above, when, based on required construction type or other appropriate reasons, it is necessary to do work outside the hours allowed, owner/contractor may request a waiver from the construction hour limitations from the Chief of Building and Safety in accordance with the procedure outlined in SBMC§9.16.015, Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of the intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
6. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

<hr/>		
Property Owner		Date
<hr/>		
Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.

- E. **Public Works Submittal Prior to Parcel Map Recordation.** Owners shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Parcel Map.
1. **Building Permit Required for Conversion.** Evidence that a conversion permit has been issued for the conversion of the three-unit apartment building to condominiums.
 2. **Water Rights Assignment.** Owners shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property. This assignment shall be documented by a written instrument approved as to form by the City Attorney and recorded in the Office of the County Recorder.
 3. **Parcel Map Preparation.** Owners shall submit a Parcel Map to the Public Works Department acceptable for recordation. The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy for the condominium conversion permit, the Owners of the Real Property shall submit the following or evidence of completion of the following to the Public Works Department:
1. **Recordation of Parcel Map.**
 2. **Agreement Recordation.** Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.

3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of the City Arborist.
 4. **Cross Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
 5. **Complete Public Improvements.** Public improvements constructed as shown on the building plans.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval, per SBMC Section 28.07.110.a & .b, unless the subdivider requests an extension of time, not to exceed two (2) years beyond the expiration of the original two (2) years expiration date or per the allowances provided in the Subdivision Map Act. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code section 27.07.110 or the provisions of the California Subdivision Map Act.

Chair Maguire opened the public comment at 1:19 p.m., and with no one wishing to speak, the public comment was closed.

III. NEW ITEMS

ACTUAL TIME: 1:19 P.M.

A. APPLICATION OF MOLLY MURPHY, LAURA HANSON DESIGN, AGENT FOR STEPHEN F. LEROY, PROPERTY OWNER, 420 W. GUTIERREZ STREET, APN 037-191-007, R-4: MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00007)

The project consists of a proposal to convert an existing three unit apartment building into three condominium units. The existing building consists of one (1) two-bedroom unit and two (2) three-bedroom units. Four covered parking spaces currently exist on the site. Two additional uncovered parking spaces are proposed.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of three (3) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert three (3) residential units to three (3) condominium units (SBMC§28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions) and Section 15303 (conversion of small structures).

Kathleen Kennedy, Assistant Planner gave an overview of the project.

Molly Murphy, Laura Hanson Design, presented the project.

Chair Maguire opened the public hearing at 1:23 p.m., and with no one wishing to speak, the public hearing was closed.

Commissioners' comments and questions:

1. Stated that it is a difficult site, that the project is not condominium quality, and that the aesthetic findings cannot be made.
2. Stated that the architecture is nice, but the uncovered parking in the front is not supportable and not consistent with the neighborhood. There is too much concrete in the front yard.
3. Commented that the trash area is not very accessible for Unit A.
4. Commented that there is no problem with keeping the project as rentals. Also, stated that a conversion to condominiums would result in affordability by design.
5. Commented that there is a safety concern about the backing of vehicles onto the sidewalk and would like to see differentiated paving from the front door of Unit A to the sidewalk.

Jan Hubbell, Senior Planner, and Ms. Kennedy responded regarding the landscape plan.

Stephen F. LeRoy, Owner, asked for suggestions as to what they would like to see to get this project approved.

MOTION: Mahan/White

Resolution No. 030-05

Denied without prejudice the condominium conversion, because the aesthetic finding cannot be made; there would be unsafe backing maneuvers, and the project does not meet the neighborhood vision.

Comments to the motion:

Steven LeRoy, asked the Planning Commission to share with him about the proposal to do a more drastic design to unit A.

The Commissioners stated:

1. The Commission is encouraging him to redesign the project and that is why it is being denied without prejudice.
2. There is general support for a redesigned project that would reduce the project to two units, reducing the number of bedrooms, removing parking from the front yard and/or moving the additional parking into the building. Separate the vehicular space from the public sidewalk or possibly three units with a major redesign.

Ms. McLaughlin addressed the Planning Commission regarding how the number of bedrooms determines the number of parking spaces needed.

This motion carried by the following vote:

Ayes: 6 Noes: 1 (Myers) Abstain: 0 Absent: 0

Chair Maguire announced the ten calendar day appeal period.

ACTUAL TIME: 1:51 P.M.

B. APPLICATION OF MIKE GONES, AGENT FOR RAFI JAVID, PROPERTY OWNER, 1218 & 1224 HARBOR HILLS DRIVE, APNS 035-180-089 & 035-180-098, E-1 ZONES, GENERAL PLAN DESIGNATION: THREE UNITS PER ACRE (MST97-00764)

The proposed project involves a lot line adjustment between two lots, 1218 Harbor Hills Drive (APN 035-180-089) and 1224 Harbor Hills Drive (APN 035-180-098). The existing lot at 1218 Harbor Hills Drive is 31,163 square feet in area, and would be 30,000 square feet following the lot line adjustment. Existing on the site is a residence with a detached garage. The existing lot at 1224 Harbor Hills Drive is 26,686 square feet in size, and would be 27,767 square feet following the lot line adjustment. The lot at 1224 Harbor Hills Drive is currently vacant, and would, as part of the revised application, include a 3,236 square foot single-family residence with an attached 708 square foot garage and grading in excess of 500 cubic yards outside the main building footprint. Upon adjustment, two (2) legal lots would remain. In addition to the lot line adjustment, the proposed



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

420 W GUTIERREZ ST

MST2004-00007

R-CONDO CONVERSIC

Page: 1

Project Description:

This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.

Activities:

3/20/2006

ABR-Concept Review (Continued)

(Fifth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL FOR A CONDOMINIUM CONVERSION AND A TENTATIVE SUBDIVISION MAP.)

(5:54)

Stephen F. Leroy, Owner; and Laurie Hanson, Designer, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project has definitely improved by solving the previous parking problems, resolved some existing non-conforming conditions on the rear setback, and now possesses the desired two separate driveway entrances to illuminate the expansive current condition of almost all paving. 2) The identifiable entries are a definite enhancement and obvious from the street, but there is an opportunity to enhance the porch elements, especially at Unit A and at the second floor entry porch above the garages at Unit B. 3) The proposed gable end treatments at the front elevation, with the added-on trust elements, would better serve the project by having individual roof elements over the second-floor windows with supporting brackets and posts that tie into the architecture below to add more charm. 4) The Board would support integration of higher quality garage doors, preferably with some top fenestration. 5) There are continued alignment issues with the driveways and curb cuts, and the applicant shall verify the curb cuts are actually in the true and existing locations prior to going to the Planning Commission. 6) The Board requests more additional landscaping, especially vine pockets and shrubbery placement adjacent to the entry areas and street façades.

Action: Mosel/Sherry, 6/0/1 (Manson Hing absent, Mudge abstained).

Project Description:

This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.

Activities:**2/28/2006*****ABR-Resubmittal Received***

Revised project based on comments received at PC lunch meeting.

8/22/2005***ABR-Concept Review (Continued)***

(Fourth concept review. The applicant has revised the project following denial of previous proposal by the Planning Commission.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A CONDOMINIUM CONVERSION AND A TENTATIVE SUBDIVISION MAP.)

(3:32)

Laura Hanson, Agent; and Stephen Leroy, Owner; present.

Motion: Continued indefinitely with the following comments: 1) The Board appreciates the housing of all of the automobiles; as it is an important part of the condominium conversion. 2) The applicant should study the condominium conversion standards to find ways to separate the entries and to provide individuality of the units, taking into consideration the architectural character of the quality of condominium design standards.

3) Suggestions were made to strengthen the entries by introducing different stair entries for Units B and C and to create a pedestrian entry off of the street for all units. 4) Given the amount of breadth of the concrete drive, the Board would like to see enhanced landscaping to the maximum extent possible. 5) The applicant is to provide verification with the Transportation Department that Unit A's garage meets the standards.

Action: Bartlett/Wienke, 6/0/0.

2/14/2005***ABR-Concept Review (Continued)***

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A CONDOMINIUM CONVERSION AND A TENTATIVE SUBDIVISION MAP.)

(4:50)

Project Description:

This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.

Activities:

Molly Murphy, Agent and Stephen F. LeRoy, Owner, present.

Motion: Continued indefinitely to Planning Commission and back to the Consent Calendar with the following comments: 1) Most of the Board finds the project is a difficult project as it relates to condominium conversion standards. If this were a new project, the Board would have difficulty approving the project. However, based on its location, the Board generally would like the project to proceed. 2) The two parking spaces on the west elevation could be acceptable providing there is more opportunity to increase the landscape. 3) The applicant is to provide more greenery on the east elevation and would like to see a more defined entry. 4) The Board would like the east driveway moved more westerly to provide for more landscaping. 5) The Board is concerned with the trash location.

Action: Manson-Hing/Eichelberger, 3/2/1. Pierron, Mudge opposed. Bartlett abstained.

1/25/2005

ABR-Resubmittal Received

Per Kathleen more positive comments before PC. Concept cont.

11/22/2004

ABR-Concept Review (Continued)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A CONDOMINIUM CONVERSION AND A TENTATIVE SUBDIVISION MAP.)

4:44

Molly Murphy, Agent, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:

1) The Board appreciates the difficulties with the dense and the uniquely shaped lot. 2) The Board finds the front yard parking arrangement problematic with possible adverse negative visual impact. 3) Restudy the parking layout to further reduce the hardscape and maximize the landscape. 4) The applicant is to provide a full landscape plan which includes upgrading the existing materials between the driveway aprons. 5) Restudy replacing the existing street tree nearest to the proposed parking spaces with a more aggressive specimen. 6) The Board understands that permeable pavers at the new parking spaces are proposed and they are acceptable by the Board.

Action: Christoff/Bartlett, 5/0/0

Project Description:

This is a revised project. Proposal to convert an existing 3,196 square foot, three unit, two-story apartment building with an attached 791 square foot garage to three condominiums. A small addition of 385 square feet and one new covered parking space are proposed. The existing trash enclosure is proposed to be relocated out of the front yard setback.

Activities:

10/29/2004 ***ABR-Resubmittal Received***

10/11/2004 ***ABR-Concept Review (Continued)***

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A CONDOMINIUM CONVERSION AND A TENTATIVE SUBDIVISION MAP.)

(5:13)

Molly Murphy, Agent; and Laura Hanson, present.

Motion: Continued indefinitely and return back to the Consent Calendar with the following comments: 1) Restudy the entire parking layout to maximize the landscape and minimize the hardscape. 2) Study a more logical arrangement of the driveway location. 3) The applicant is to study curb cut and driveway issues with transportation before returning to the Consent Calendar. 4) The modification request is not visually acceptable without a mitigating landscape plan provided for the front. 5) New hardscaping should use permeable pavers. 6) Relocation of the trash bin is acceptable.

Action: Chrtistoff/Eichelberger, 6/0/0.

9/13/2004 ***ABR-Resubmittal Received***

9/2/2004 ***ABR-Concept Review (New)***

Per kathleen they were kicked out and need more info before resub at ABR.

8/5/2004 ***ABR-Resubmittal Received***

*ABR submittal received for demo of existing stairs and relocation of existing trash bin.
Adam Nares*