



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 18, 2007
AGENDA DATE: April 25, 2007
PROJECT ADDRESS: 617-623 De La Vina Street (MST2007-00053)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *Dyk*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 1 acre lot has frontage onto both De la Vina and Bath Streets. Current development on site consists of 2 single family residences, 16 residential cottages, (2) 2-car garages, a 7-car carport, and 3 open parking spaces. The proposed project involves an upgrade to the existing electric service for the 16 cottages, including new sub panels at the rear of each unit and a "meter pack". The discretionary application required for the project is a Modification to permit the installations within the required six-foot (6') interior yard setbacks (SBMC §28.21.060).

Date Application Accepted: March 1, 2007 Date Action Required: June 1, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: James Boudet	Property Owner: Nancy Smith
Parcel Number: 037-121-009	Lot Area: 46,350 sf
General Plan: 12 units per acre	Zoning: R-3/R-4
Existing Use: Residential	Topography: Flat
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	16 Units of Various Sizes	No Change
Garage	(2) 2-car gar& 7car carport	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

IV. DISCUSSION

The development, known at the Casalino Bungalow Court, is on the City's list of potential Historic Resources and therefore required review by the Historic Landmark Commission (HLC). The HLC reviewed the project once, gave favorable comments, and forwarded the application to the Staff Hearing Officer, and then back to HLC Staff for final approval.

The proposed project involves the upgrade of an existing electrical service that has been deemed a fire hazard. The project involves a new subpanel on the rear of each unit and the installation of a 16-unit "meter pack" which will be installed behind unit #623D. The location was determined by Southern California Edison (SCE) and the proximity to an adjacent power pole. Because the installation is proposed within the required interior yard setback, a Modification is required. It is Staff's position that the installation is a necessary improvement for safety, will result in undergrounding of the utilities, and its location, against an alley, will not have adverse impacts to any adjacent property.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of the upgraded electrical meters, and is consistent with the purpose and intent of the Zoning Ordinance, as the meter pack is similar to a wall, which would be an allowed encroachment.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated 1/16/07
- C. HLC Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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JEB
ELECTRIC

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805.882.9165
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Date: 1/16/07

Staff Hearing Officer
City of Santa Barbara
P.O.Box 1990
Santa Barbara, CA 93102-1990

RE: Electrical Upgrade Request for 617-623 De La Vina; Assessor's Parcel
#037121009; Land Use Zone #0518.

Dear Staff Hearing Officer:

1. There is an existing electrical service for (16) units that is a fire hazard and needs to be upgraded. The proposal is to construct a new (16) unit "meter pack" against the fence behind unit#623D facing the back of the cottage. And to install subpanels on each cottage with new underground lines to replace existing fused panels.
2. The modification requested is to allow new electrical "meter pack" to encroach into setback. The encroachment will allow panels to have adequate working space required to service panels. The proposed panel location is needed, because there is not enough room in existing location for new electrical panels.
3. The benefits of having new "meter pack" encroaching into the required setback are: It will allow more use of the back yard and allows maximum working space.

Sincerely,

James Boudet
JEB Electric, Owner

EXHIBIT B



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2007-00053

R-ALTERATIONS

617 DE LA VINA ST

Page: 1

Project Description:

This is on the City's List of Potential Historic Resources: Casalino Bungalow Court. Proposal to remove old meter service and install a new electrical meter pack and new subpanels on 16 residential units. New lines will be installed underground. Staff Hearing Officer approval will be required for a zoning modification to allow the meter pack to be located in the interior yard setback.

Activities:

2/21/2007 ***HLC-Consent (New)***

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A ZONING MODIFICATION.)

Continued indefinitely to the Staff Hearing Officer with positive comments and then to the Historic Landmarks Commission Staff for final approval.

2/21/2007 ***HLC-Notice Prepared-PC/SHO Req***

2/1/2007 ***HLC-Posting Sign Issued***

EXHIBIT C