



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 26, 2013

CALL TO ORDER:

Bettie Weiss, City Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Allison DeBusk, Project Planner
Suzanne Riegle, Assistant Planner
Kelly Brodison, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B.** Announcements and Appeals.

There were no announcements.

- C.** Comments from members of the public pertaining to items not on this agenda.

There were no comments.

II. **PROJECTS:**

ACTUAL TIME: 9:02 A.M.

A. **APPLICATION OF CY JOHNSON FOR FRANCISCAN MOTEL CORPORATION, 109 BATH STREET, APN 033-061-005, R-4/S-D-3 HOTEL-MOTEL-MULTIPLE RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL/MEDIUM HIGH RESIDENTIAL (15-27 UNITS/AC) (MST2013-00122)**

The 17,500 square foot site is currently developed with a two-story 21-room hotel that is part of the larger Franciscan Inn hotel complex at the northwest corner of Bath and West Mason Streets. The proposed project involves the installation of two new air conditioning condenser units with enclosures, located approximately one foot from the northern interior property line.

The discretionary application required for this project is a Setback Modification to allow two new air conditioning condenser units and enclosures to be located within the required 12-foot interior setback (SBMC §28.21.060.B, §28.21.085.A and §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.

Present: Cy Johnson, Applicant.

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

Allison De Busk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:04 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 034-13**
Approved the Setback Modification making the findings as outlined in the Staff Report dated June 19, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated June 19, 2013.

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

ACTUAL TIME: 9:06 A.M.

B. APPLICATION OF ALLEN AND DIANE BELL, 3662 SAN GABRIEL LANE, APN 051-092-002, E-3 ONE-FAMILY RESIDENCE AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/ACRE (MST2013-00215)

The 6,890 square-foot site is currently developed with a 1,273 square foot, one-story residence with a 395 square foot detached two-car garage. The proposed project involves a 146 square foot, one-story addition to the front of the existing residence.

The discretionary applications required for this project is a Setback Modification to allow the addition to encroach into the required 20-foot front setback (SBMC § 28.15.060 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.

Present: Allen and Diane Bell, Applicants/Owners.

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

Suzanne Riegler, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:13 a.m.

- 1) John Chufar spoke in support of the proposed project.
- 2) Bob Evans spoke in support of the proposed project as a positive addition to the neighborhood.

A letter of concerns from Paula Westbury; and several letters of support were acknowledged which were attached to the Staff Report dated June 20, 2013.

ACTION: **Assigned Resolution No. 035-13**
Approved the Setback Modification making the findings as outlined in the Staff Report dated June 20, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated June 20, 2013.

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

ACTUAL TIME: 9:16 A.M.

C. APPLICATION OF RICHARD SIX, LMA ARCHITECTS FOR SUMIDA FAMILY LTD PARTNERSHIP, 3880 STATE STREET, 057-240-046 & 057-240-035, C-2 COMMERCIAL, SD-2 SPECIAL DISTRICT 2 AND R-O RESTRICTED OFFICE ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH MEDIUM RESIDENTIAL (15-27 DU/ACRE) (MST2012-00422)

The 84,334 square-foot site has street frontages on State Street, La Cumbre Road and Via Lucero, is comprised of two parcels (APNs 057-240-035 and 057-240-046), and is currently developed with three commercial buildings totaling 25,328 square feet, with 99 uncovered parking spaces. The proposed project involves the demolition of two retail nursery buildings totaling 2,152 square feet; and construction of a 13-unit, 12,760 square foot, two-story apartment addition to an existing 5,442 square foot, one-story office building, which includes the conversion of 404 square feet of office floor area to accessory space. The proposal also includes the construction of two carport structures totaling 2,682 square feet and providing 13 covered residential parking spaces, a 242 square foot trash enclosure, and installation of accessibility improvements including ramps, vertical lift and revised parking layout. The residential unit mix is comprised of seven one-bedroom and six two-bedroom units. Public improvements along Via Lucero will include the installation of curb, gutter, sidewalk, and parkway along the property frontage, and a slight realignment of Via Lucero. The project will result in a 17,734 square foot, two-story commercial building located at the State Street frontage, and a 15,684 square foot, two-story mixed-use building located at the Via Lucero frontage. A total of 108 on-site parking spaces comprised of 17 assigned, residential parking spaces and 91 unassigned, commercial parking spaces are proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building and open yard to encroach into the SD-2 zones required 20-foot front setback for buildings greater than 15 feet, and ten-foot setback for required open yard. (SBMC § 28.45.008(4) and SBMC § 28.92.110);
2. A Modification of Private Outdoor Living Space (POLS) standards to allow the POLS to be provided in a front yard less than ten feet from the new Right of Way on Via Lucero (SBMC § 28.66.081); and
3. A Parking Modification to provide 108 parking spaces for the project instead of the 123 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 15332 (Infill Exemption).

Present: Richard Six, Architect.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She confirmed with the applicant the two applied conditions in the Staff Report dated June 20, 2013.

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:31 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 036-13**
Approved the Modifications making the findings as outlined in the Staff Report dated June 20, 2013.

Said approval is subject to the conditions as outlined in the Staff Report dated June 20, 2013.

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

ACTUAL TIME: 9:29 A.M.

D. APPLICATION OF KEITH RIVERA, ARCHITECT FOR ARTHUR LOUIE, 836 BATH STREET, APN 037-041-001, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL 28-36 DU/ACRE (MST2012-00385)

The project consists of a one lot subdivision to create two (2) residential condominium units on a 7,336 square-foot lot. The proposed construction consists of structural upgrades and improvements to the existing one-story, three-bedroom house, a new attached two-story, three-bedroom dwelling unit and two attached two-car garages. Demolition of an attached 102 square foot service porch, two detached single-car garages, a 383 square foot, one-bedroom cottage, and two detached storage sheds is included. Also proposed is associated new landscaping, paving and photo-documentation of the property prior to the start of construction. This existing dwelling is on the City's List of Potential Historic Resources: "Residence: Constructed in 1912."

The discretionary applications required for this project are:

1. A Setback Modification to allow a conforming second story addition to an existing legal non-conforming building that will alter the basic, exterior characteristics of the existing building within the interior setback (SBMC § 28.21.060.B and §28.92.110.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Division).

Present: Keith Rivera, Architect; and Arthur Louie, Owner.

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

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:41 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

A letter of concerns from Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 037-13**
Approved the Setback Modification and Tentative Subdivision Map making the findings as outlined in the Staff Report dated June 19, 2013, and as revised at the hearing.

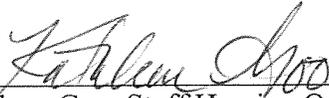
Said approval is subject to the conditions as outlined in the Staff Report dated June 19, 2013, and as revised at the hearing.

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

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 9:46 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary