



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

July 19, 2006

CALL TO ORDER:

Bettie Weiss, City Planner called the meeting to order at 1:02 p.m.

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Kathleen Kennedy, Assistant Planner
Allison De Busk, Associate Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
No requests.
- B. Announcements and appeals.
No announcements or appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
No comments from the public.

II. PROJECTS:

ACTUAL TIME: 1:05 P.M.

- A. APPLICATION OF W. MICHAEL HACKETT & MARYLOVE THRALLS, 3086 FOOTHILL ROAD, APN 055-193-015, E-3 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00373)

The 7,000 square foot lot is located on the corner of Foothill Road and Calle Laureles. Current development on site consists of a single story residence. The

proposed project involves 650 square feet of the residence which exists without benefit of building permits. The areas included in this figure include the rumpus room, dining room, and laundry closet. Also being proposed is one-uncovered parking space within the required front yard setback facing Calle Laureles. The discretionary application required for this project is a Modification to permit "as-built" additions to be located within the required open yard area and parking within a required yard (SBMC §28.15.060 & 28.90.001).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2006-00373).

Mr. & Mrs. Michael Hackett, Property Owners, present.

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

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms. Weiss asked the applicant regarding the as-built square footage which has changed from 168 square feet to 650 square feet.

Mr. Hackett submitted some neighborhood letter of support for the proposed project.

The Public Hearing was opened at 1:12 p.m., and as no one wished to speak, closed at 1:13 p.m.

Ms. Weiss commented on the 3 1/2 feet of vegetation screening and safety visibility issues regarding the corner lot and parking area.

ACTION: **Assigned Resolution No. 039-06**

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement while meeting the purpose and intent of the ordinance by legalizing existing floor area and replacing the parking that was eliminated. The property has site constraints because it is a corner lot and vegetative screening of the parking area shall improve the parking design.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:18 P.M.

B. APPLICATION OF THOMPSON-NAYLOR ARCHITECTS, FOR COLLIE & JANE CONOLEY, 434 TERRACE ROAD, APN 035-191-031, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00257)

The 6,500 square foot project site is currently developed with 1,754 square foot single family residence with attached 2-car garage. The proposed project involves a remodel of the residence, a new front porch, and second floor with deck. The discretionary application required for this project is a Modification to permit the front porch and the 2nd story deck to be located within the required front and interior yard setbacks respectively (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2006-00257).

Collie & Jane Conoley, Property Owners; and Dennis Thompson, Architect, present.

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

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms Weiss asked

The Public Hearing was opened at 1:21 p.m., and as no one wished to speak, closed at 1:22 p.m.

ACTION:

Assigned Resolution No. 040-06

Approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the site and is consistent with the purpose and intent of the ordinance. The interior yard modification is a result of an angled property line, and is not a substantial encroachment. The second story addition would overlook a roof of the neighbor to the south and not outdoor living space or windows, and is a small encroachment and therefore poses no complications. A survey shall be provided for the record.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:24 P.M.

C. **APPLICATION OF JODY & MARK SHIELDS, 2100 LAGUNA STREET, APN 025-263-016, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2005-00539)**

The project site is located on the corner of Laguna & Padre Streets. The 5,800 square foot site is currently developed with a 1,313 square foot single family residence and 266 square foot detached garage. The proposed project involves 459 square feet of first and second floor additions to the residence, site walls, and legalization of an "as-built" fountain.

The discretionary application required for this project is a Modification to permit the first floor portion of the addition to be located within the required open yard and five-foot (5') separation distance for accessory structures, and for the fountain and site walls to be located within required front and interior yard setbacks (SBMC §28.15.060 & 28.04.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV2005-00539).

Mark Shields, Applicant, present.

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

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms. Weiss questioned staff whether the wall on Padre Street is permitted and legal.

The Public Hearing was opened at 1:29 p.m., and as no one wished to speak, closed at 1:30 p.m.

ACTION: **Assigned Resolution No. 041-06**

Approve the project with minor floor plan revision, making the findings that the Modifications being requested are necessary to secure appropriate improvements on site while meeting the purpose and intent of the ordinance.

Ms. Weiss announced the ten calendar day appeal period.

ACTUAL TIME: 1:36 P.M.

D. APPLICATION OF DAVID TABOR, AGENT FOR ROBERT D. AND DEBORAH D. HART, PROPERTY OWNERS, 3408 & 3412 STATE STREET, APN 053-322-009, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00704)

The project consists of a proposal to convert an existing two-story, mixed-use building into five condominium units. The existing building consists of 3,436 square feet (net) of office space on the first floor, four (4) two-bedroom apartments on the second floor and eighteen parking spaces. An exception to the physical standard requirements for condominium conversions, to allow only one parking space for each residential unit instead of two, is requested.

The discretionary applications required for this project are:

1. Modification to allow encroachments into the front yard setback along State Street (SBMC§28.45.008);
2. Tentative Subdivision Map for a one-lot subdivision for the conversion of four residential units and one commercial office space into five condominium units (SBMC§27.07); and
3. Condominium Conversion Permit to convert one commercial space and four residential apartments to five condominium units, including an exception to the parking requirements (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 15301 (Existing Facilities).

David Tabor, Applicant; and Robert Hart, Property Owner, present.

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation and recommendation.

Ms. Weiss commented on the sidewalk expansion and that the landscape planting on the plans have resulted in a small parking space with existing paving and a cement parking block that should be corrected back to a landscape planting as the original plans stated.

The Public Hearing was opened at 1:47 p.m., and as no one wished to speak, closed at 1:48 p.m.

With regard to the Upper State Street Study and other various projects planned for the area, Ms. Weiss noted that the bulk mass of the building does block the view of the mountains and cautioned the applicant that the building may be a future reference in various studies as a new two-story addition.

ACTION: **Assigned Resolution No. 042-06**

Approval of the Modification and the Tentative Subdivision Map and condominium conversion making the findings contained in Staff Report with the following changes: 1) Findings for Modification A shall include a statement: The Modification to allow the first floor addition to encroach into the front yard; and 2) Findings for Modification B shall include a statement that the project complies with the City's mixed-use parking standard and subject to the revised Conditions of Approval, to include: 1) Condition B1. Landscape Plan Compliance. Shall include statement requiring compliance with approved landscape requirement, and to restore the planter at the southwest corner.

Ms. Weiss announced the ten calendar day appeal period.

**** THE HEARING RECESSED FROM 1:55 P.M. UNTIL 1:59 P.M. ****

ACTUAL TIME: 2:00 P.M.

E. APPLICATION OF BRIAN CEARNAL FOR GRANADA TOWER, LLC, 1210, 1212 AND 1216 STATE STREET (ALSO KNOWN AS THE GRANADA TOWER), APN: 039-183-050, -051, AND -052, C-2 ZONE, GENERAL PLAN DESIGNATION: GENREAL COMMERCIAL / CBD (MST2005-00323)

The proposed project consists of the subdivision of the Granada Tower into two (2) two-bedroom residential condominium units and 34,875 square feet of commercial condominium space. The project also includes a structural retrofit of the building, replacing the existing exterior fire escape with an enclosed staircase, a new roof and roof structure, new window dormers in the roof, creating an outdoor living area on the roof, uncovering original windows on the south elevation of the building and infilling existing windows on north elevation. This building is on the City's Potential Historic Resources list.

The discretionary applications required for this project are:

1. Modification of the residential parking requirement for each of the two residential units (SBMC §28.90);
2. A Modification to allow a change of use (commercial to residential) in a building that is nonconforming to height (SBMC §28.87.030 D);

3. A Modification to allow the private outdoor living space for Residential Unit 1 (7th floor) to be provided within the existing building (SBMC §28.21.081.A); and
4. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and 34,875 square feet of commercial condominium space (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 Guidelines Sections 15301, 15303 and 15315.

Brian Cearnal, Architect; Rob Rossi, Property Owner; Diana Kelley, Project Manager; and Stacey Wilson, Assistant Transportation Planner, present.

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

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

Ms. Weiss' comments and questions:

1. Requested the applicant to clarify some questions regarding construction scheduling and logistics.
2. Expressed concern regarding the parking modification information from the Staff Report which could be viewed as either identifying locations of parking intended for other land uses, i.e. not truly surplus parking, or City parking lots which contradicts City policy.
3. Inquired about methods planned for parking availability and methods for marketing it, and expressed concern regarding size and design of the units.
4. Addressed issues of longer term parking and the significant/unique modification request for two substantial sized units with no on-site parking, and no identified parking easement or agreement.
5. Ms. Weiss expressed concerns for ensuring that leased parking is not already required for other land uses, and that residents may inadvertently use City lots to fill their parking needs.
6. Concurred with staff that it should be made clear that parking in the Granada Garage should remain for merchant and public use, and not intended for residential use since this would be inconsistent with the purpose of the Circulation Element of the City.
7. Commented that she believes the parking demand is less with the conversion to residential than the now existing approved office spaces.

8. Commented on size and design issues regarding variable density requirements of the Zoning Ordinance, and land use element intensity standards, e.g. parking or the size, bulk and scale of the structures.
9. Concurred with the decision by the Historic Landmark Commission for no above roof level encroachments and referred the decision regarding the window changes to the HLC.

The Public Hearing was opened at 2:47 p.m., and as no one wished to speak, closed at 2:48 p.m.

ACTION: **Assigned Resolution No. 043-06**


Approval of the Modification and the Tentative Subdivision Map with revised findings and Conditions of Approval, and adding Condition A9. Off-Site Parking. "Off-site parking, leased or purchased, shall not be required parking by another land use or building."

Ms. Weiss announced the ten calendar day appeal period.

III. ADJOURNMENT

Ms. Weiss adjourned the meeting at 3:04 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary