



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

FEBRUARY 23, 2011

CALL TO ORDER:

Bettie Weiss, Staff Hearing Officer/City Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Bettie Weiss, Staff Hearing Officer/City Planner
Suzanne Riegle, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
Ms. Weiss announced a scheduled appeal to the Planning Commission on March 10, 2011, for 1233 Mission Ridge Road, a Performance Standard Permit application for an additional dwelling unit that was previously approved at the January 26, 2011 SHO hearing.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JEFF GORRELL, ARCHITECT FOR GLENNON MUELLER, 420 E. ANAPAMU STREET, APN 029-173-005, R-3, MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 12 UNITS/ACRE (MST2005-00442)

The project is a request for a two-year time extension of the expiration date of the Tentative Map and Condominium Conversion approved by the Planning Commission on January 31, 2007. The project consists of adding two new, attached two-bedroom condominium units to an existing three-bedroom single-family residence for a total of three condominiums, and three new attached two-car garages. The unit sizes would be 1,382, 1,140 and 1,305 net square feet. An existing one-car garage would be demolished. The existing single-family residence has been determined to be worthy of City Landmark designation and will remain unaltered, with the exception of the removal of three windows on the south elevation, where the rear units will be attached. A new laundry room will also be added to the existing unit, which would not include exterior alterations.

The discretionary applications previously approved for this project were:

1. A Modification to allow a second story building element to encroach into the interior yard setback (SBMC §28.21.060 and §28.92.110.B);
2. A Modification to allow the private outdoor living space for Unit A to have less than the minimum required dimensions (SBMC §28.21.081 and §28.92.110.B); and
3. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC §27.07 and §27.13).

Present: Faye Perry, Architect; and Glennon Mueller, Owner.

Ms. Weiss announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and instructed the applicant to prepare for the necessary full design review process for the requested proposed multi-unit project.

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

The Public Hearing was opened at 9:04 a.m.

With no one wishing to speak, the Public Hearing was closed at 9:05 a.m.

A letter of concern from Ms. Paula Westbury was acknowledged.

ACTION: **Assigned Resolution No. 005-11**
Approved the two-year time extension to January 31, 2014, for the Tentative Map and Condominium Conversion Permit with the finding that the project continues to be consistent with the General Plan and Zoning Ordinance, as it was at the time it was originally approved.

Said approval is subject to the original Conditions of Approval as stated in the Staff Hearing Officer Resolution of Approval No. 008-07, dated January 31, 2007 (Staff Report, Exhibit A).

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: 9:10 A.M.

B. APPLICATION OF TOM HALE, AGENT FOR SCOTT AND LISA BURNS, AND F. EDWARD MCCAULEY, 222 E JUNIPERO ST AND 2319 GARDEN STREET, 025-132-003, -007 & -019, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL: 3 UNITS/ACRE (MST2010-00334)

The project consists of a Voluntary Lot Merger and Lot Line Adjustment, involving three lots (APNs 025-132-003, 025-132-007, and 025-132-019), with the intent of eliminating the third lot (025-132-019). The common property owners of 2319 Garden Street (APN's 025-132-007), a 15,000 square foot lot, and a vacant interior lot (APN 025-132-019), a 5,021.4 square foot lot, has proposed a voluntary lot merger to result in a 20,021.4 square foot lot, which will be referred to as resulting Parcel 1. The interior property line of resulting Parcel 1 (2319 Garden Street) which is shared with the adjacent property at 220 E Junipero Street (APN 025-132-007; Parcel 2) will then be adjusted. Parcel 2 will receive 2,230.6 square feet of lot area from Parcel 1 for a total lot size of 8,774.8 square feet. The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger to merge parcels existing Parcel 1 (APN 015-132-007) and existing Parcel 3 (APN 025-132-019) to create a single parcel (SBMC§27.30 & Gov. §66451.11)
2. A Lot Area Modification to allow the creation of a new parcel (Parcel 2) which does not meet the minimum 15,000 sf lot of the E-1 Zone. (SBMC §28.15.080 & §28.92.110).
3. Street Frontage Modification. Proposed Parcels 1 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
4. Street Frontage Modification. Proposed Parcels 2 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
5. A Lot Line Adjustment (LLA) to change the property line between the merged parcel at 2319 Garden Street (APN 025-132-007) and existing parcel at 220 E Junipero Street (APN 025-132-003) (SBMC §27.40 & Gov. Code §66412)

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

Present: Russ Banko, Agent.

Ms. Weiss announced that she read the Staff Report for the proposed project and reviewed the photographs of the site and surrounding neighborhood (a site visit to the site was deemed unnecessary due to Ms. Weiss' familiarity with the surrounding neighborhood).

A letter of concern from Ms. Paula Westbury was acknowledged.

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

With no one wishing to speak, the Public Hearing was closed at 9:12 a.m.

ACTION:

Assigned Resolution No. 006-11

Approved the Modifications of lot area and that the street frontage requirements are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to prevent unreasonable hardship and promote uniformity of improvement, because the project eliminates a vacant lot by dividing the land between two adjacent parcels, thereby increasing conformance with the Zoning Ordinance, as described in Sections V. and VI.B of the Staff Report; and that the proposed lot line adjustment is appropriate for the area and consistent with the City's General Plan and Building and Zoning Ordinances, as shown in Section V and VI of the Staff Report. The lot line adjustment would create two legal lots that conform to the zoning requirements in the E-1 zones as described in Sections V. and VI.C of the Staff Report.

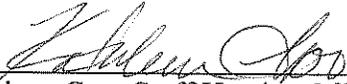
Said approval is subject to the Conditions of Approval as stated in Exhibit A of the Staff Report.

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 9:18 p.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary