



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 24, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Danny Kato, Senior Planner II
Kathleen Kennedy, Associate Planner
Michelle Bedard, Assistant Planner
Betsy Teeter, Planning Technician II
Joanna Kaufman, Planning Technician I
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.

Ms. Reardon announced that there will be a New Zoning Ordinance/Planning Commission Workshop and Open House on Thursday, June 25, 2015 in the David Gebhard Public Meeting Room, 630 Garden Street. The Open House will be from 1:30 p.m. -2:45 p.m. and the Planning Commission meeting will follow at 3:00 p.m.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF BRYAN POLLARD, ARCHITECT FOR GARY AND BETSY MAYER, 2465 CALLE ALMONTE, APN: 041-411-019, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2015-00244)

The 10,454 square foot site is currently developed with a 2,837 square foot two story single family residence and an attached 672 square foot three car garage with an attached workshop. The proposed project includes a 185 s.f. addition to the master bedroom, converting the three car garage to a two car garage and expanding the workshop, and relocating the garage door to directly face the street and for a new driveway and curb cut to the garage. The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including a new window, within the required 30 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Bryan Pollard, Architect.

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

Betsy Teeter, Planning Technician II, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:08 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 032-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated June 18, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated June 18, 2015, 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.

ACTUAL TIME: 9:10 A.M.

B. APPLICATION OF THOMPSON NAYLOR ARCHITECTS INC. FOR CASTAGNOLA FAMILY RESIDUAL TRUST, 331 W. COTA STREET, APN: 037-152-032, R-4, HOTEL-MOTEL-MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING (28-36 DU/ACRE) (MST2015-00112)

The 11,674 square foot site is currently developed with an existing two-story 3,556 square foot four-unit apartment building and eight uncovered parking spaces. The existing apartment building is comprised of three (3) two-bedroom units (Units A, B, & C) and one (1) one-bedroom unit (Unit D). The proposed project involves the construction of 235 square feet of ground floor additions to Unit A. The proposal results in small additions to the living room and bedroom one, and a remodel of the existing bedroom to provide a new closet and bathroom. The proposal will not increase the number of bedrooms, and no alterations are proposed to Units B, C, & D. Other site alterations include the relocation of the stone steps in the front stone wall and restoration of the wall, partial demolition and relocation of the concrete walkway, a new 148 square foot deck with trellis at the front elevation, new entry landing and steps, replacement of the existing mailbox, gate and fence, and landscaping alterations.

The discretionary application required for this project is an Interior Setback Modification to allow an addition within the required six foot interior 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 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Susette Naylor, Architect.

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

Michelle Bedard, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:16 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 033-15**
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated June 18, 2015.

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: 9:17 A.M.

C. APPLICATION OF LORI KARI ARCHITECT FOR WATHNE KAIL S & LORI N RAFFERTY, 507 YANKEE FARM RD, APN: 047-030-022, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 1 DU/AC (MST2015-00170)

The 44,425 square foot site, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing 1,890 square foot, one-story, single-family residence, a 490 square foot workshop, and a 498 square foot detached two-car carport. The proposed project involves the construction of a new 1,250 square foot detached accessory building, comprised of a 750 square foot three (3) car garage and a 500 square foot workshop. The new accessory building will be accessed by a proposed second driveway. The project also includes the construction of a 362 square foot addition, the conversion of an existing 490 square foot workshop, and enclosure of a 53 square foot open breezeway to habitable space for the existing residence, and the creation of three (3) uncovered parking spaces located adjacent to the existing carport. The application will include relocation of the existing fence and gate and landscaping alterations at the proposed second driveway, and the removal of all unpermitted sheds and storage items within the required setbacks.

The discretionary application required for this project is a Modification to allow the total combined garage/carport floor area to exceed the maximum allowable size of 750 square feet (SBMC § 28.87.160 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 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Lori Kari, Architect.

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

Michelle Bedard, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:34 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 034-15**
Approved the Modification making the findings as outlined in the Staff Report dated June 18, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated June 18, 2015, 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.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 10:37A.M.

D. APPLICATION OF ALEX PUJO, ARCHITECT FOR FRANCHISE REALTY INTERSTATE CORP., 3940 STATE ST., 057-233-029, C-2/SD-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC) (MST2015-00137).

The 26,957 square-foot parcel is currently developed with a 2,838 square foot McDonald's fast-food restaurant. The proposed project involves the removal of an existing dolphin play sculpture and the installation of a new playground structure in the front patio. Also proposed is a new three-foot tall safety fence atop an existing one and a half foot tall brick wall.

The discretionary application required for this project is a Front Setback Modification to allow the installation of the playground equipment to encroach into the required 10 foot front setback (SBMC §28.45.008 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 15303 and 15305 (New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations).

Present: Alex Pujo, Architect.

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

Joanna Kaufman, Planning Technician I, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:43 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 036-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated June 18, 2015.

Said approval is subject to the conditions as outlined in the Staff Report dated June 18, 2015.

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

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

ACTUAL TIME: 9:43 A.M.

E. APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 3869 STATE STREET, APN: 051-022-037; -036, C-2/S-D-2 (COMMERCIAL, UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (28-36 DU/AC) (MST2013-00282)

The 45,195 square-foot lot is currently developed with an approximately 13,000 square-foot church and administrative building, a community garden and parking. The proposed project involves the demolition of the existing building and the construction of an affordable senior rental housing development. The project consists of a new 44,029 square-foot (gross), three-story residential building with 57 one-bedroom rental units, a one-bedroom manager's unit, a 1,920 square-foot community room, an administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay area, which allows a density of 37 to 63 dwelling units per acre. The proposed project is being developed under the City's Average Unit-Size Density (AUD) Incentive Program and would be developed at a density of 56 dwelling units per acre with an average unit size of 489 square feet (net).

The discretionary application required for this project is a Parking Modification to allow 16 vehicle parking spaces instead of the required 58 vehicle parking spaces and 4 bicycle parking spaces instead of the required 58 bicycle parking spaces (SBMC § 28.20.070.F and SBMC § 28.92.110).

The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

Present: Lisa Plowman, Planning Manager for RRM Design Group; Skip Szymanski for the Housing Authority of Santa Barbara; Scott Schell from ATE, and Steve Foley, Supervising Transportation Planner.

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

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

Public comment opened at 10:06 a.m.

- 1) Sep Wolf, Daketta La Cumbre - adjacent tenant; expressed concern regarding the modification of existing parking, concern for sufficient future parking, and recommended a shared parking agreement.
- 2) Kip Bradley, Daketta La Cumbre - adjacent tenant; expressed concern regarding the modification of existing parking, and concern for sufficient future parking for assisted living residents at Garden Court and other adjacent residences in the area.

Public comment closed at 10:19 a.m.

A letter of concern was acknowledged regarding the proposed parking modification from Kenneth Levin, adjacent commercial property owner at 3889 La Cumbre Plaza Lane.

Mr. Foley confirmed that Transportation staff had reviewed the parking demand analysis and supported the findings of the analysis.

ACTION: **Assigned Resolution No. 035-15**
Approved the Parking Modification making the findings as outlined in the Staff Report dated June 17, 2015, and as revised at the hearing.

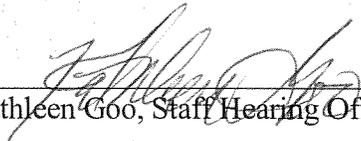
Said approval is subject to the conditions as outlined in the Staff Report dated June 17, 2015, and as revised at the hearing.

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. Reardon adjourned the meeting at 10:45 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary