



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

November 25, 2015

CALL TO ORDER:

Renee Brooke, City Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Renee Brooke, City Planner
Dan Kato, Senior Planner
JoAnne La Conte, Assistant Planner
Betsy Teeter, Planning Technician II
Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

There were no requests.

- B.** Announcements and Appeals.

- 1) Renee Brooke, City Planner announced that the Staff Hearing Officer meeting on December 23, 2015 will be cancelled. The next Staff Hearing Officer meeting will be December 9, 2015 as scheduled.
- 2) The Staff Hearing Officer's denial of the project at 2609 De La Vina Street has been appealed to the Planning Commission. The hearing date has not been set.

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

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

A. APPLICATION OF CHRISTOPHER MANSON HING, ARCHITECT FOR ETHAN FRANKLIN, 1302 SAN MIGUEL AVENUE, APN: 045-042-007, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2015-00221)

The 6,418 square foot site is currently developed with a 1,106 square foot one story single family residence with a 206 square foot basement and an attached 338 square foot two car garage. The proposed project is to add 239 square feet to the existing one story dwelling. The proposal also includes permitting as-built 206 square feet of habitable space in the basement, a new garage door, new windows in the south facing wall of the garage, structural reinforcement of the garage roof and refinishing and adding new railings to the roof deck located above the garage.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including replacement of the garage door and new windows in the south wall facing the street, and the addition of new guardrails on the roof deck located above the garage within the required 20 foot front setback.

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: Christopher Manson Hing, Architect; and Ethan Franklin, Owner.

Ms. Brooke 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 9:05 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 067-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated November 19, 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: 9:09 A.M

B. APPLICATION OF VANGUARD PLANNING LLC, APPLICANT FOR ALAN AND GENICE GALLEGOS, 317 W. CANON PERDIDO STREET, APN: 037-032-004, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE)/PRIORITY HOUSING (MST2015-00276)

The 6,504 square-foot site is currently developed with a two-story, four unit apartment building and a detached two-car garage. The proposed project includes exterior alterations to the apartment building, a 25 square foot first story addition, a 29 square foot second-story addition, permitting 508 square feet of "as-built" second floor additions and permitting an "as-built" attached shed to the apartment building. This project will result in 562 square feet of additions and a total of 3,524 of development on a 6,504 square foot parcel.

The discretionary application required for this project is a Lot Area Modification to allow new floor area that includes proposed first and second-floor additions and "as-built" second floor additions to the apartment building for a property that is non-conforming to residential density (SBMC § 28.21.080 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: Jarrett Gorin, Vanguard Planning, LLC

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

JoAnne La Conte, 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. 068-15

Approved the Lot Area Modification making the findings as outlined in the Staff Report dated November 19, 2015, and revised at the hearing to include: "The "as-built" and proposed additions to the building are appropriate because they will not increase the number of bedrooms or the number of units on site, will not increase the parking demand on site, will preserve rental housing stock and maintain a relatively small unit size, and the additions are not anticipated to adversely impact the adjacent neighbors."

Said approval is subject to the conditions as outlined in the Staff Report dated November 19, 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: 9:24 A.M.

C. APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR LAGUNA INDUSTRIAL PARTNERS, 402 E GUTIERREZ STREET, APN: 031-343-009, M-1 (LIGHT MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2014-00274)

The 3.71 acre site is currently developed with an approximately 83,500 sq. ft. industrial/commercial complex with 153 parking spaces. The proposed project involves a change of use to convert an existing, 10,540 sq. ft. tenant space to a new church and ancillary uses, and rental offices. The proposal includes a minor facade alteration on the south elevation and interior improvements.

The discretionary applications required for this project is a Parking Modification to allow 153 parking spaces to be provided, instead of the 246 required parking spaces. (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 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jose Luis Esparza, Architect; and Miguel Montano, Pastor.

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

Danny Kato, Senior 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. 069-15**
Approved the Parking Modification making the findings as outlined in the Staff Report dated November 19, 2015.

- 1) Said approval is subject to the conditions as outlined in the Staff Report dated November 19, 2015, and as revised at the hearing to include an added condition to ensure that upon any change of tenant in the future, the Parking Demand Study prepared by ATE, dated October 27, 2015, would be reviewed

to make sure that the required parking for the mix of uses on-site would not exceed that provided.

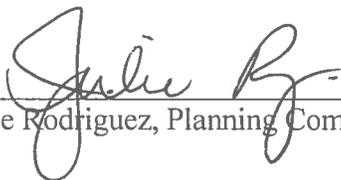
Staff was directed to research whether it is customary to have such a condition recorded on the property title and, if so, to record the condition on the subject property title.

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. Brooke adjourned the meeting at 9:46 a.m.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

