



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 11, 2016
AGENDA DATE: August 17, 2016
PROJECT ADDRESS: 246 San Clemente (MST2015-00598)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary application required for this project is a Parking Modification to allow one covered parking space to be provided, instead of the two covered parking spaces required (SBMC § 28.90.100 and SBMC §28.92.110).

Date Application Accepted: July 22, 2016

Date Action Required: October 20, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Vanguard Planning, Inc.	Property Owner:	Jewell Family Trust 8/11/14
Parcel Number:	045-015-025	Lot Area:	6,098 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	4% slope

Adjacent Land Uses:

North – Single Family Residential
 South – Single Family Residential

East - Single Family Residential
 West – Single Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1820 sq. ft.	+ 482 = 2,302 sq. ft.
Garage	256 sq. ft.	No Change
Accessory Space	112 sq. ft.	0

C. PROPOSED LOT AREA COVERAGE

Building: 2,122 sf 35 % Hardscape: 1,412 sf 23% Landscape: 2,561 sf 42%

IV. DISCUSSION

The request is to allow one covered parking space at the property, instead of the two-covered parking spaces required by the Zoning Ordinance. The property is non-conforming to current parking requirements with one covered parking space inside a garage. The Zoning Ordinance (SBMC §28,.90.001.B) states that when existing automobile parking is insufficient to meet the requirements for the use with which it is associated or where no such parking has been provided, said building or structures may be altered or enlarged, provided additional parking spaces are provided to meet the standards for the use. However, if an enlargement is more than 50% of the existing net floor area (excluding the garage), then parking shall be brought up to the current standards for the entire lot. Because of previous additions since July 15, 1980, the current proposal will exceed the cumulative total allowance of 50% of the existing net floor area; therefore, two-covered parking spaces are required.

The findings required to grant a parking modification are that the modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area.

Transportation Staff has reviewed the project and has stated that the parking demand for a one-family residence is not dependent on the size of the dwelling, but only on the residential use itself, and that the parking demand for a dwelling is two parking spaces. Transportation staff finds that parking demand for the existing house is two spaces, and the parking demand for the enlarged house would also be two parking spaces, so project would not cause an increase in the demand for parking in the immediate area. Planning Staff believes that the purposes and intent of the Zoning Ordinance is to provide adequate parking for various uses. In the case of single residential units of the size proposed (about 2,300 s.f.), Staff believes that two parking spaces is adequate, and that the Parking Ordinance's allowance for up to a 50% addition without requiring the provision of the additional parking space is a fair way to allow increases before requiring that the parking be brought up to code. Therefore, Planning Staff does not support the request to allow one covered parking space at the property because the modification is not consistent with the purposes and intent of the Zoning Ordinance to provide adequate parking.

This project was reviewed by the SFDB on April 4, 2016, and was forwarded to the Staff Hearing Officer (SHO) with comments.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that although the project would not cause an increase in parking demand in the immediate area, the Modification to allow one covered parking space, instead of the two-covered parking spaces required, is inconsistent with the purposes and intent of the Zoning Ordinance, which is to provide an adequate number of parking spaces (2) for the single residential use, as described in Section IV of the staff report.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 13, 2016 with attachments
- C. Parking Analysis dated May 25, 2016 from Associated Transportation Engineers
- D. SFDB Minutes dated April 4, 2016
- E. Public Comments

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A



ACQUISITION | DESIGN | SETTLEMENT
RECEIVED
JUN 14 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

June 13, 2016

Page 1 of 3

Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Hand Delivered

RE: Modification Request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone

Dear Ms. Reardon:

I represent Carolyn and Jeremy Jewell (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting a modification to Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed project to permit an existing single covered parking space to continue to serve as the parking for an existing Single Family Residence following an addition that will exceed 50% of the aggregate floor area (the "Proposed Addition").

1.0 BACKGROUND AND PROJECT DESCRIPTION

The Subject Property is a 0.14 acre lot located the in the Mesa: East Mesa neighborhood. The site, is occupied by an 1,820 s.f. (net) two story single family residence with a 256 s.f. (net) attached 1-car garage. The 1-car garage is part of the original residence layout and is integral to the first floor plan of the home.

Previous additions to the original floor plan, in combination with the proposed 482 s.f. (net) addition to the residence, result in an aggregate increase of more than 50% of the original floor area since July 15, 1980. No physical characteristics of the proposed addition (such as encroachments into setbacks) trigger a need for modifications to the SBMC. However, the size of the addition triggers a need to comply with current parking requirements, which call for two (2) covered parking spaces per single family residence in the E-1/SD-3 zone district.

As discussed below, there is no way to physically provide two (2) covered parking spaces on the Subject Property without generating a need to completely demolish and reconfigure the existing single family residence and/or to request modifications to SBMC standards for physical requirements such as setbacks or open yard area.

2.0 REQUESTED MODIFICATION TO REQUIREMENT FOR TWO (2) COVERED PARKING SPACES (SBMC Sec. 28.90.100.G.1.a)

2.1 Proposed Modification is Necessary to due to Physical Conditions of the Subject Property

The Subject Property is developed with an existing single family residence that generally complies with required E-3/SD-3 setbacks (a previous modification was granted for the Southeast corner to encroach approximately 1.5 feet into the interior setback). The home includes a 1-car attached garage accessible via a driveway from the San Clement street frontage. The distance between the existing structure and the northern property line is only 6'5" and the distance between the structure and the southern property line narrows to 5' 4". As a result, there is not adequate width in either side yard of the property within which to locate a driveway to provide access to the back of the lot, where a 2-car garage might potentially be developed. **ATTACHMENT A** includes the minutes from the April 4, 2016 Single Family Design Board (the "SFDB") hearing for the Proposed Addition. In addition to providing favorable comments about the project's appearance, the SFDB stated the following:

"The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines"

; and,

"The Board supports the single car garage as adding a secondary covered parking space would be infeasible."

Even if adequate width for a driveway were available on either side of the structure, development of a 2-car garage in the Easternmost portion of the property, which comprises the back yard and outdoor living space, would require City approval of a Modification to SBMC Sec. 28.15.060.C Open Yard requirements, as a new garage structure would eliminate a large portion of the now-compliant Open Yard area.

2.2 Proposed Residential Addition Does Not Generate Demand for Additional Parking

The Proposed Addition has been evaluated by City Transportation Division Staff (Steve Foley) and by a private Traffic Engineering Consultant (Scott Schell of Associated Transportation Engineers). Both of these qualified professionals determined, independently, that the Proposed Addition will not generate any demand for additional parking relative to the current configuration of the single family residence on the site.

ATTACHMENT B is an E-mail from Steve Foley dated August 27, 2015. **ATTACHMENT C** is a letter from Scott Schell dated May 25, 2016. Both letters address the following finding set forth in SBMC Sec. 28.92.100.A.1:

"Parking. A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area." (emphasis added).

In this case, City staff and Owner's traffic engineer have confirmed that the Proposed Addition will not generate an increase in the demand for parking on the site or in the surrounding area. This is essentially due to the fact that no new bedrooms or units are being added as a result of the project.

3.0 BENEFITS OF THE PROJECT

The project will allow for Owner to expand their existing home, in a manner consistent with all applicable SBMC setback and open yard standards, without having to completely demolish and rebuild the structure to comply with current parking requirements. This allows for a minor addition to the existing residence, rather than a much larger scale redevelopment project. The Proposed Addition has far less potential to alter the visual character of the streetscape and neighborhood than a total redevelopment of the Subject Property to provide an additional parking space that is unnecessary, as the Proposed Addition will not generate demand for additional parking on the Subject Property or in the surrounding neighborhood.

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING INC.



Jarrett Gorin, AICP
Principal

ATTACHMENTS

- A. April 4, 2016 Single Family Design Board Minutes
- B. E-mail from Steve Foley dated August 27, 2015
- C. Letter from Scott Schell dated May 25, 2016

cc: Carolyn Jewell (via E-mail)
Jeremy Jewell (via E-mail)

ATTACHMENT A

April 4, 2016 Single Family Design Board Minutes

SFDB-CONCEPT REVIEW (CONT.)**5. 1211 SERRA VISTA LN****E-1 Zone****(4:40)**

Assessor's Parcel Number: 029-510-004
 Application Number: MST2015-00211
 Owner: Cynthia Halpin Mccoy Residence Trust
 Applicant: Vanguard Planning LLC
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Second concept review. Comments only; project requires a Substantial Conformance Determination for increased building height, consistent with Planning Commission Resolution No. 004-16. Project was last reviewed on June 1, 2015.)

Actual time: 5:01 p.m.

Present: Jarrett Gorin, Applicant.

Motion: Postponed indefinitely to Full Board

Action: Miller/James, 6/0/0. Motion carried. (Bernstein absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 246 SAN CLEMENTE****E-3/SD-3 Zone****(5:10)**

Assessor's Parcel Number: 045-152-025
 Application Number: MST2015-00598
 Owner: Jewell Family Trust
 Applicant: Vanguard Planning LLC
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:03 p.m.

Present: Jarrett Gorin, Architect; and Carolyn Jewell, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board supports the general style of the addition.
- 4) Study the detached rear structure and lowering the plate height.
- 5) Study dropping the window sizes on the proposed north elevations of the upstairs bathroom.
- 6) The Board supports the single car garage as adding a secondary covered parking space would be infeasible.
- 7) Study surfaces of driveway to be permeable.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 288 CANON DR

E-2/SD-2 Zone

(5:45)

Assessor's Parcel Number: 053-142-010
 Application Number: MST2015-00549
 Owner: Wayne and Elizabeth Labrie
 Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, tree removals and minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet [of which 1,594 square feet is in a new basement and will receive a 50% FAR credit] on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within the front and two interior setbacks, and for a solar access modification.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:30 p.m.

Present: Wayne Labrie, Architect; and Matthew Labrie.

Public comment opened at 5:58 p.m.

- 1) Sue Wood, adjacent neighbor, submitted letter in support. Expressed support to the proposed project.

An email in opposition was acknowledged and received from; Shawn Graft regarding size, bulk and scale, parking, and neighborhood compatibility.

Letters and emails in support were acknowledged and received from 24 gathered signatures and residents.

Public comment closed at 6:01 p.m.

ATTACHMENT B

E-mail from Steve Foley dated August 27, 2015

From: "Foley, Steven" <SFoley@SantaBarbaraCA.gov>
Date: August 27, 2015 at 12:46:51 PDT
To: 'Carolyn Ann Jewell' <doctorjewell22@gmail.com>
Cc: amy von protz <h2owill7@netscape.net>, "LaConte, JoAnne" <JLaConte@SantaBarbaraCA.gov>
Subject: RE: 246 San Clemente

Hi Carolyn,

I reviewed your project description and referenced it with the required modification findings of the municipal code. The proposal is to allow the non-conforming permitted one parking space to continue as the required parking after an addition increasing the approximate 1,900 s.f. one-family residence to approximately 2,400 s.f. The existing one parking space is proposed to provide the off-street parking space.

Required findings:

28.92.110 Modifications.

*1. **Parking.** A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.*

A parking modification is requested to allow the one parking space instead of two. Two spaces are required by code because the proposed addition will be greater than 50% than existed an earlier pre determined date, triggering a zoning requirement to bring up the parking to current standards. Parking demand at a one family residence as determined by the Institute of Transportation Engineers (ITE) Parking Generation report, is not dependent on size of the dwelling but only on the residential use itself. Therefore, Transportation staff finds that the demand portion of the finding is satisfied.

Please review with JoAnne in Zoning whether the first part of the finding that the modification would not be inconsistent with the purposes and intent of the Zoning Title so that a recommendation to the decision maker can be made to approve the modification.

Thanks,

Steve

Steven J. Foley | Supervising Transportation Planner
City of Santa Barbara | Public Works
630 Garden Street
PO Box 1990 | Santa Barbara, CA 93102
Office: 805.897.2542
sfoley@santabarbaraca.gov

Have you seen our new, draft, Major Issues Checklist? It's intended to be used prior to starting a new project. Here's a link to it: [Santa Barbara - 2015 Major Issues Project Compliance Checklist](#). Please try it out, and give us feedback on it. What's missing, or what could be more helpful?

Our offices are closed every other Friday. Please reference the calendar link below:
http://www.santabarbaraca.gov/Government/City_Calendar

ATTACHMENT C

Letter from Scott Schell dated May 25, 2016

Also

EXHIBIT C



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

May 25, 2016

16041P01

Jeremy & Carolyn Jewell
246 San Clemente Avenue
Santa Barbara, CA 91309

PARKING ANALYSIS FOR THE 246 SAN CLEMENTE AVENUE RESIDENCE, CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following parking analysis for the residence located at 246 San Clemente Avenue in the Mesa area of the City of Santa Barbara. The parking analysis was prepared to support a parking modification for the proposed expansion of the existing residence.

PROJECT DESCRIPTION

The project is proposing to remodel the existing single family residence located at 246 San Clemente Avenue to expand the first and second floors. The project includes a 288 SF (net) 1st floor addition comprising of an expanded kitchen and dining room; and a 194 SF (net) 2nd floor addition comprising of an expanded master bedroom and master bathroom. No new bedrooms will be added to the residence. The existing one-car garage will be retained in its current configuration. The project site plan is attached for reference.

PARKING MODIFICATION

The project is requesting a modification to the City's parking requirements to maintain the existing one-car garage. Two parking spaces are required by code because the cumulative building additions exceed 50% of the net floor area that existed on the site on July 15, 1980, which triggers a zoning requirement to bring the parking supply up to current standards.

In order to support the requested parking modification, the following findings must be made by the City.

92.110 Modifications

1. **Parking.** *A modification or waiver of the parking or loading requirements where, in the particular instance, the modification will not be inconsistent with the purposes and intent of this Title and will not cause an increase in the demand for parking space or loading space in the immediate area.*

PARKING ANALYSIS

The proposed increases in the size of the first floor kitchen and dining room and the second floor master bedroom and bathroom would not generate an increase in parking demands, as no new bedrooms or residential units are proposed. The Institute of Transportation Engineers (ITE) Parking Generation Report provides rates to estimate parking demands for single family residences that are based on the number of units, and are not dependent on size of the units. The increase in the net floor area at the residence would therefore not increase parking demands based on the ITE rates. It is also noted that the site can accommodate parking for a second vehicle in the garage driveway.

Based on this analysis, the findings to support a parking modification based on no increase in parking demands can be made by City staff.

Associated Transportation Engineers



Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS

Attachment: Project Site Plan

Cc: Jarrett Gorin, Vanguard Planning

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 246 SAN CLEMENTE****E-3/SD-3 Zone**

(5:10) Assessor's Parcel Number: 045-152-025
 Application Number: MST2015-00598
 Owner: Jewell Family Trust
 Applicant: Vanguard Planning LLC
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:03 p.m.

Present: Jarrett Gorin, Architect; and Carolyn Jewell, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board supports the general style of the addition.
- 4) Study the detached rear structure and lowering the plate height.
- 5) Study dropping the window sizes on the proposed north elevations of the upstairs bathroom.
- 6) The Board supports the single car garage as adding a secondary covered parking space would be infeasible.
- 7) Study surfaces of driveway to be permeable.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent).

6/12/2016

RECEIVED
AUG 03 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

M. Susan Reardon, Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, Ca 93102-1990

~~PUBLIC COMMENT CORRESPONDENCE~~
DISTRIBUTED ON: 8/4/16
SHO (4):
 STAFF HEARING OFFICER (SUSIE REARDON)
 ORIGINAL TO PLANNING TECH FOR FILE (SMR)
 APPLICANT (AT MTNG)
 SHO SECRETARY (FOR MINS)
~~PUBLIC COMMENT CORRESPONDENCE~~

RE: Modification Request for 246 San Clemente, APN 045-152-025, E-3/SD-3 Zone

Dear Ms. Reardon:

This letter is written in support of the above referenced project. We are neighbors who have been asked to weigh in on this. We have had time to consider all aspects of this proposal; structural aesthetics, parking concerns, neighborhood consensus, etc and after careful consideration could find no real reason not to support this project if the owners should desire to proceed forward. We will be in full view of this project as our home is directly across the street and the front of our home is all glass, so the final result will literally be what we look at from here forward. This means a lot to us, as you can imagine, and we don't make this decision lightly. We feel it will add to the overall neighborhood esthetic, will be in keeping with the desired look and feel of our neighborhood, and will ultimately increase property values. We are willing to put up with the noise, inconvenience and disruption of construction in order to achieve these goals.

Thank you for your consideration.



Bob and Sharon Callis

246 San Clemente Street

Santa Barbara, Ca 93109

6/22/16

Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

RECEIVED
AUG 03 2016

~~PUBLIC COMMENT CORRESPONDENCE~~
DISTRIBUTED ON: 8/4/16
SHO (4):
 STAFF HEARING OFFICER (SUSIE REARDON)
 ORIGINAL TO PLANNING TECH FOR FILE (SMH)
 APPLICANT (AT MTNG)
 SHO SECRETARY (FOR MINS)
CITY OF SANTA BARBARA
PLANNING DIVISION
PUBLIC COMMENT CORRESPONDENCE

Re: Modification Request for 246 San Clemente, APN 045-152-025, E3/SD3 Zone

Dear Ms. Reardon,

We write this letter in support of our neighbors' project as referenced above. We are their immediate neighbors on their North property line and would therefore be the most effected by this expansion. We have reviewed the proposed plans, discussed the project openly with the Jewells, and are very comfortable with it moving forward. We understand there is particular consideration to be made regarding parking and, in regards to this more specifically, do not feel there is any current parking issue related to this property nor that there will be any created by their proposed expansion. We are happy to fully support this project and improve our neighborhood.

Sincerely,



Robbie and Jennifer Church

Homeowners

250 San Clemente Street

Santa Barbara, CA 93109