



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

December 7, 2016

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Megan Lowery, Associate Planner
Tony Boughman, Assistant Planner
Michelle Bedard, Assistant Planner
Betsy Teeter, Planning Technician II
Daniel Gullet, Supervising Transportation Planner
Krystal Vaughn, 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.

Ms. Reardon announced an appeal has been filed on the Staff Hearing Officer's November 9, 2016 partial approval of a Front Setback Modification by the applicant and neighbors of a project located at 825 Roble Lane. The appeal has been scheduled to be heard by the Planning Commission on January 12, 2017.

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

There were no comments.

II. CONSENT ITEMS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF CLAY AURELL, ARCHITECT FOR LEED SANTA BARBARA LLC, 617 BRADBURY AVENUE, 037-122-006, C-2 COMMERCIAL ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/RESIDENTIAL 12 UNITS/ACRE (MST2007-00559)

The project consists of the demolition of an existing duplex, and the construction of a sustainable, 5,897 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,508 square feet, two-bedroom, and three-story units at the rear of the lot. The commercial units are a total of 983 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings.

The discretionary applications required for this project are:

1. A Modification to allow the required common open area to be located in the front yard, and/or smaller than the required dimensions (SBMC §28.21.081.A.3. and §28.92.110.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (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 Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Use Divisions).

Present: Justin Slate, applicant.

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

Public comment opened at 9:01 a.m.

Justin Slate, applicant, asked questions regarding the SHO process and whether there were any objections to the extension request.

Public comment closed at 9:05 a.m.

ACTION: **Assigned Resolution No. 078-16**
Approved the one-year time extension, to May 25, 2017, for the Open Area Modification and Tentative Subdivision Map making the findings as outlined in the Staff Report dated November 30, 2016, subject to the original Conditions of Approval in Staff Hearing Officer Resolution No. 062-09.

It was announced that the ten calendar day appeal period does not apply to this project.

III. PROJECTS:

ACTUAL TIME: 9:05 A.M.

A. APPLICATION OF RICK STARNES, ARCHITECT FOR BERRETT FAMILY TRUST, 1035 COYOTE ROAD, APN 021-061-005, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (MST2016-00003).

The 33,977 square-foot site is currently developed with an existing nonconforming 428 square foot one-story workshop/storage building and a detached 65 square foot “as-built” accessory building. The proposed project involves permitting 120 square feet of “as-built” additions to the workshop/storage building (total 428), a change of use of the existing nonconforming workshop/storage building to a single-family residence, demolition of the “as-built” 65 square foot accessory building and construction of a new 361 square foot two-car carport and attached trash enclosure. The proposal will abate violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 809 square feet on a 33,977 square foot lot, located within the Hillside Design District, is 18% of the maximum guideline floor to-lot-area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use and the construction of a new two-car carport to be located within the required 35-foot front setback (SBMC § 28.87.030, and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the change of use of the existing nonconforming workshop/storage building to residential use to be located within the required 15-foot interior setback (SBMC § 28.87.030, and SBMC § 28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Present: Rick Starnes, Architect.

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

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

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 079-16**
Approved the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated December 01, 2016, and as revised at the hearing.

Said approval is subject to the conditions added 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: 9:19 A.M.

B. APPLICATION OF AB DESIGN STUDIO, INC., LAURALEE BOYLE, ARCHITECT FOR EVERQUEST LODGE INC., 3344 STATE STREET, APN: 053-324-014, C-2/SD-2 (COMMERCIAL) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2016-00280)

The proposed project is for additions and alterations to an existing non-conforming two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition which will house a new breakfast counter, dining area, preparation kitchen, restroom and an upper roof deck for guest dining. The work will also involve exterior renovations, including new doors, windows, building siding, and roofs throughout the buildings, a new inner courtyard with an exterior fireplace, a new pool and spa enclosure and replacement of hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, an ADA ramp, and permeable paving. Two 30' tall Queen Palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project also addresses zoning violations identified in Enforcement Case ENF2013-01400, requiring the conversion of the garage and a portion of the manager's unit back to their original uses.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback along Amapola Drive (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110);
2. Front Setback Modification to allow additions and alterations to the existing non-conforming building located within the required 20-foot front setback

along State Street (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110); and

3. Parking Modification to allow 30 parking spaces to be provided, instead of the 32 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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Lauralee Boyle, 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 9:27 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 080-16**
Approved both Front Setback Modifications and the Parking Modification making the findings as outlined in the Staff Report dated December 07, 2016.

Said approval is subject to the condition added 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: 9:32 A.M.

C. APPLICATION OF CARLOS GRANO, ARCHITECT FOR DIANA MCNEILL, 3910 MARICOPA DRIVE, APN: 057-223-014, E-3 (SINGLE FAMILY RESIDENCE) AND SD-2 (SPECIAL DESIGN DISTRICT 2) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00610)

The proposed project is to demolish the existing attached 303 sq. ft. garage and to construct a new attached 303 square foot two vehicle carport. A new 45 sq. ft. enclosed entry will be added to the 1,651 sq. ft. one-story single family dwelling. The proposal also includes removal and replacement of the existing roof, window and door changes and an interior remodel to the single family dwelling. The proposed total of 1,994 square feet on the 7,061 square foot lot is 68% of the guideline maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are two Interior Setback Modifications to allow the removal and replacement of the existing roof for the single family dwelling that will increase the building height in the interior setbacks and for window and door changes to the dwelling in the required six-foot interior setback on both the easterly and westerly sides of the property (SBMC § 28.87.030 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review

Present: Carlos Grano, 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 9:37 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 081-16**
Approved the two Interior Setback Modifications making the findings as outlined in the Staff Report dated December 07, 2016.

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: 9:40 A.M.

D. APPLICATION OF STEPHEN V. HARREL, ARCHITECT FOR HARREL PROPERITES, LLC, 1115 GARDEN STREET, APN: 029-162-013, R-0 (RESTRICTED-OFFICE) ZONE, GENERAL PLAN DESIGNATION: OFFICE/HIGH DENSITY RES (28-36 DU/AC)/PRIORITY HOUSING OVERLAY (37-63 DU/AC) (MST2016-00170)

The proposed project is a new three (3) story building, with four (4) units and four (4) covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet, a roof deck above the third level and 800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot, with a density of 38 dwelling units per acre (du/ac).

The discretionary application required for this project is a Modification to allow the private outdoor living space of the front unit to be located five feet of the front lot line instead of the required 10 feet (SBMC §28.21.081 and §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 15183.

Present: Stephen V. Harrel, 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.

Public comment opened at 9:48 a.m.

1. Paul Spieler, spoke in opposition of the project and expressed concerns regarding parking and the size, bulk, and scale of the project.
2. Allison Allen, neighbor, gave her time to the following speaker, Barbara Allen.
3. Barbara B. Allen, spoke in opposition of the project. She expressed support of AUD program and appreciates the architecture however, she expressed concerns regarding parking and feels the project doesn't fit in with the neighborhood specifically the size, bulk, and scale.
4. Thomas Paul Smith, neighbor, spoke in opposition of the project and expressed concerns regarding parking; size, bulk, and scale; and, loss of Courthouse view.
5. Joe Spieler, spoke in opposition of the project and expressed concerns regarding parking. He suggested that the parking be placed underground and complimented the project on its architecture.
6. Thomas Castelo, spoke in opposition of the project and expressed concerns regarding parking and loss of view of the Courthouse. He did however extend his compliments regarding the architecture of the building.

Public comment closed at 10:05 a.m.

ACTION: **Assigned Resolution No. 082-16**
Approved the Modification to allow the private outdoor living space for Unit D to be located five feet from the front property line making the findings as outlined in the Staff Report dated December 1, 2016, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated December 01, 2016 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: 10:11 A.M.

E. APPLICATION OF MELISA CINARLI TURNER, AGENT FOR 420 EAST CARRILLO PROPERTIES LLC, 414 & 420 EAST CARRILLO STREET, APN 029-302-023 & 029-302-019, C-2 ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2016-00174)

Proposal for a new mixed-use project using the Average Unit-Size Density Incentive Program. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and an 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. Approximately 3,145 square feet of landscaping is proposed.

The discretionary application required for this project is Parking Modification to provide less than the required number of parking spaces (SBMC §28.92.110.1).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Present: Melisa Cinarli Turner, Agent; and Scott Shell, AICP, PTP, transpiration engineer.

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

Megan Lowery, Associate Planner, gave the Staff presentation and recommendation.

Public comment opened at 10:31 a.m.

1. Michael J Hofmann, spoke in opposition and expressed concerns regarding public parking.
2. K.A. Force spoke in opposition and expressed concerns regarding parking.
3. Paul Portney, spoke in opposition of the project and expressed concerns regarding the commercial space and feels it should not be a convenience store as there are many in the surrounding area.

Public comment closed at 10:42 a.m.

ACTION: **Assigned Resolution No. 083-16**
Approved the Parking Modification making the findings as outlined in the Staff Report dated November 30, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated November 30, 2016, 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: 10:55 A.M.

F. APPLICATION OF FRANK ROGUE, ARCHITECT FOR TERI TUASON, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (MST2014-00422)

The 7,405 square-foot site is currently developed with 1,759 square foot two-story single family dwelling with an attached 400 square foot two-car garage. The existing residence is legal non-conforming since it encroaches into the 15 foot setback on the easterly side (Alameda Padre Serra). The proposed project involves construction of a new 1,348 square foot three-story attached second unit with a 523 square foot garage. The project also includes changes to the roof pitch of the existing dwelling, and the addition of a 316 square foot roof deck.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow less than the required setbacks for the existing non-conforming residence to remain in place with substantial exterior alterations (i.e. roof change and second-unit addition) (SBMC § 28.87.030.D and § 28.92.110);
2. A Lot Area Modification to allow a second unit in an R-2 Zone with less than the required lot area for lots with 10-20% slopes (SBMC § 28.18.075.F and § 28.92.110); and
3. An Open Yard Modification to allow less than the required open yard area (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 15183.

Present: Frank Rogue, Architect; and Teri Tuason, Owner.

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

Megan Lowery, Associate Planner, gave the Staff presentation and recommendation. Ms. Lowery indicated that the proposed roof deck, the tower element, and second story pop-out near the tower element encroach into the front setback but were not noted on the public notice as requiring a Modification. Therefore no action could be taken on those elements today.

Mr. Rogue indicated that the proposed roof deck could be relocated out of the front setback but wanted to confer with the property owner on the other elements.

Public comment opened at 11:37 a.m.

1. B.J Danetra, spoke in opposition of the project and expressed concerns regarding the size and height of the project. She also express concerns regarding privacy, because of the proposed roof deck, and loos of views.
2. Trudi Ramsey, opposes the project and gave her time to speak to previous speaker, B.J Danetra.
3. Sema Gamson, agrees with B.J Danetra's comments and also expressed traffic concerns.

Public comment closed at 11:41 a.m.

Ms. Reardon questioned whether the Architectural Board of Review was aware of the required front setback modification for the change in the roof at the time they were reviewing that portion of the project. Staff indicated that they were not aware of it.

A recess was taken to allow the applicant to discuss with the property owner how she wanted to proceed with the elements that encroach into the front setback.

*** THIS ITEM WAS RECESSED AT 11:48 A.M. AND RESUMED AT 11:56 A.M. ***

The applicant requested a continuance so that the additional required modifications could be properly noticed.

Ms. Reardon stated that she was supportive of the roof deck being relocated so as to not encroach into the front setback and gave the applicant direction to return to the Architectural Board of Review during the continuance for comments specifically on the change of the roof height within the front setback and the tower element and adjacent second story pop-out, also located within the front setback. She also requested additional information regarding the proposed use, including landscape and hardscape, within the flat open areas adjacent to the new unit.

ACTION:

Continued indefinitely at the applicant request.

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 12:03 a.m.

Submitted by,



Krystal Vaughn, Commission Secretary

