



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MARCH 15, 2017

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Jessica Grant, Project Planner
David Eng, Planning Technician II
Andrew C. Perez, Planning Technician II
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. Reardon announced that:

1. Item C, 813 E. Carrillo Street, has been continued to the March 29, 2017 Staff Hearing Officer meeting and will be re-noticed for that meeting.
2. Item D, 509 W. Los Olivos Street and 2121 Oak Park Lane, has been moved to Consent and will be reviewed first on the agenda.

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

No public comment.

* The following item was heard out of order. *

II. CONSENT ITEM

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF TONY TOMASELLO, AGENT FOR WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS STREET AND 2121 OAK PARK LANE, APNS 025-210-012, 025-210-004, and 025-210-011, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2007-00470)

The proposed project involves a request for a one year time extension for the Tentative Map, Modifications, and Condominium Conversion Permit approved by the Planning Commission on June 4, 2009. The approved Map was originally valid for two years or June 4, 2011, but with the passage of state legislation, the Tentative Map and associated approvals were extended to June 4, 2017.

The discretionary applications approved for this project were a Tentative Subdivision Map to allow a one-lot subdivision to create 13 residential condominium units (SBMC 27.07 and 27.13) and Condominium Conversion Permit to convert four existing residential units to three condominium units (SBMC 28.88). There were also two Modifications to allow a reduction of the required 15 foot front setback for the three-story building on W. Los Olivos St. (SBMC §28.92.026.A) and to allow a reduction of the required 15 feet of separation between buildings (SBMC §28.92.026.A). The condominiums would serve as housing for Westmont College employees.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Present: Tony Tomasello, Agent; and Randy Jones, representing Westmont College
Jessica Grant, Project Planner, gave the Staff presentation and recommendation.

ACTION: **Assigned Resolution No. 014-17**
Approved the requested one-year time extension to June 4, 2018, for the Tentative Subdivision Map, Modifications, and Condominium Conversion Permit.

Said approval is subject to the conditions as outlined in Exhibit A of the Staff Report dated March 8, 2017.

It was announced that the approval of the time extension is not appealable to the Planning Commission.

III. PROJECTS

ACTUAL TIME: 9:05 A.M.

B. APPLICATION OF TOM OCHSNER, ARCHITECT FOR JOHN MUTHUN, 1135 HARBOR HILLS DRIVE, APN 035-314-005, E-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE) (MST2016-00484)

The 10,309 square foot site is currently developed with a 1,990 square foot single-family dwelling and a 302 square foot garage connected by a breezeway. The proposed project involves a 493 square foot addition and interior remodel of the existing dwelling, and a 162 square foot addition to the existing garage, entry pergola, and new landscaping. The project proposes an addition to the garage to be built in line with the existing structure that is nonconforming to the front setback. Additionally, the project proposes alterations to the roof height and pitch in the setback in a portion of the existing dwelling that is legally non-conforming to the required interior setback.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a 162 square foot addition to the existing garage to encroach into the 30-foot required front setback in the E-1 zone. (SBMC §28.15.060 and SBMC§28.92.110); and
2. Interior Setback Modification to allow alterations to the roof height and pitch in the north 10-foot required interior setback in the E-1 zone (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 Sections 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Tom Ochsner, Architect

Andrew Perez, Planning Technician II, gave the Staff presentation and recommendation.

Mr. Ochsner gave the Applicant presentation.

Public comment opened at 9:14 p.m.

The following people expressed opposition:

1. Attorney Hudson McCormick (accompanied by Nancy Engstrom, neighbor) spoke in opposition due to loss of private views, existing setbacks that violate the current CCRs on the property, non-compliance with the Good Neighbor Policies, and reported inaccurate story poles.
2. Correspondence from James Scafide in opposition was acknowledged.

Public comment closed at 9:19 p.m.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and clarified the north interior setback roof pitch detail, and that her purview covers only the portion of the project within the required setbacks. Ms. Reardon further clarified that the new roof eaves could encroach no more than 2 feet into the required interior setbacks.

ACTION:

Assigned Resolution No. 015-17

Approved the Front and Interior Setback Modifications, making the findings as outlined in the Staff Report dated March 9, 2017, and as revised at the hearing.

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

ACTUAL TIME: 9:26 A.M.

C. APPLICATION OF STEVE HAUSZ, ARCHITECT FOR KANE FAMILY TRUST, 226 OLIVER RD, APN 045-081-016, E-3/SD-3 SINGLE FAMILY RESIDENTIAL ZONE AND THE APPEALABLE JURISDICTION OF THE COASTAL ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2016-00546)

The 6,517 square foot parcel, located in the Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing one-story, 1,327 square foot single-family dwelling. The parcel includes a 347 square foot attached two-car carport that has been converted into a garage through the addition of an "as-built" garage door, and an attached 176 square foot storage shed. The project involves replacing the existing 13'-11" single garage door with two new 8' wide garage doors, replacing two aluminum windows on the west elevation with a single vinyl window in a new location, permitting an "as-built" man door on the south elevation of the garage, and relocating roof support beams in the garage. No new square footage is proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification for garage door alterations and new window openings within the required 20' front setback to the east (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow a new door opening within the required 6' interior setback to the south. (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 to Land Use Limitations).

Present: Steve Hausz, Architect

David Eng, Planning Technician II, gave the Staff presentation and recommendation.

Mr. Eng gave an updated project description clarifying that in City records, the garage is a carport that was converted into a garage without permits. The posted and mailed notice description noted the garage as if it is already existing as a garage. The man door to the garage was listed as "new," but it is actually "as-built." The project description contained in the Staff Report reflects the updated project description.

Mr. Hausz gave the Applicant presentation.

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 9:32 p.m., and as no one wished to speak, it closed.

Correspondence from James and Meredith Byrne in support of the proposed changes but expressing concerns regarding the potential for a future roof deck was acknowledged. Ms. Reardon clarified that a future roof deck would require a new Modification if it were proposed within the required setbacks and design review by the Single Family Design Board, as well as a building permit.

Public comment closed at 9:33 p.m.

ACTION:

Assigned Resolution No. 016-17

Approved the Front Setback Modification, and denied the Interior Setback Modification, making the findings as outlined in the Staff Report dated March 8, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated March 8, 2017, and as revised at the hearing.

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

***The following agenda item was continued to March 29, 2017. ***

D. APPLICATION OF TONY TOMASELLO, APPLICANT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 813 E. CARRILLO STREET, APN 029-251-016, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2015-00602) CONTINUED TO THE MARCH 29, 2017 MEETING.

Proposal for a residential project using the Average Unit Density Incentive Program (AUD). The proposed project includes the demolition of the existing 1,428 square foot two-story single-family residence and the construction of a two- and three-story 17-unit affordable housing project to serve the homeless veteran population. The project site is a 15,000 square foot lot in the R-3 zone with a General Plan Land Use Designation of Medium High Density Residential (15-27 du/acre). The project consists of 16 single-room occupancy (SRO) units within a 7,386 square foot two- and three-story building and one 950 square foot, two-story, two-bedroom manager's unit with a one-car carport. A total

of seven parking spaces and seventeen bicycle parking spaces are proposed. The average unit size is 334 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum allowed density of 27 dwelling units per acre.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow 17 dwelling units (density of 49 dwelling units per acre) on a lot with a maximum allowed density of 9 dwelling units (density of 27 dwelling units per acre) (SBMC §28.20 and §28.92.110);
2. An Interior Setback Modification to allow the proposed building to encroach into the required 6 foot interior setback (SBMC §28.20.070.B and §28.92.110); and
3. A Parking Modification to allow a reduction in required parking from 17 vehicle spaces to 7 vehicle spaces (SBMC §28.92.110).

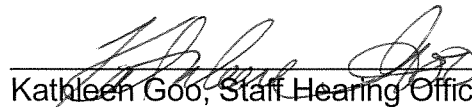
The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Continued to the March 29, 2017 Staff Hearing Officer meeting to allow for a revised public notice.

IV. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:41 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary