



City of Santa Barbara

STAFF HEARING OFFICER MINUTES APRIL 12, 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 9:02 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Irma Unzueta, Acting Senior Planner
Allison De Busk, Project Planner
Megan Arciniega, Associate Planner
Betsy Teeter, 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.
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. PROJECTS

ACTUAL TIME: 9:03 A.M.

A. APPLICATION OF DOUGLAS BEARD, AGENT FOR RANDALL TINNEY, 1021 LAGUNA STREET, UNIT 2, APN 029-530-002, R-3 MULTI FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00566)

The project is for an "as-built" air conditioning unit to be located within the required six-foot interior setback on a 15,528 square foot lot located in the El Pueblo Viejo District. The property is part of a six-unit, three-story condominium development. This application will address enforcement case ENF2016-00285.

The discretionary application required for this project is an Interior Setback Modification to allow the air conditioner condenser to encroach into the required six-foot interior setback along the southeast property line (SBMC § 28.21.060 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: Douglas Beard, Architect

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

Public comment opened at 9:09 p.m., and as no one wished to speak, it closed.

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

ACTION: **Assigned Resolution No. 022-17**
Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated April 6 2017.

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: 9:11 A.M.

B. APPLICATION OF JEFF GORRELL, ARCHITECT FOR MOLLER RETAIL INC., 150 SOUTH LA CUMBRE ROAD, APN 051-032-002, C-2/SD-2 (COMMERCIAL) AND SD-2 (SPECIAL DESIGN DISTRICT), GENERAL PLAN DESIGNATION: COMMERCIAL HIGH RESIDENTIAL (MAX 28-36 DU/ACRE) PRIORITY HOUSING (MST2016-00495)

The proposed project is to remove an existing fuel station canopy and construct a new canopy, reconfigure the existing pump islands and add two new pump islands and two new fuel pumps to increase the total gas pumps to six, relocate a curb cut, and reconfigure the existing accessible parking.

The discretionary application required for this project is for a Front Setback Modification to allow the new canopy to encroach into the required 20-foot front setback (SBMC §28.45.008, SBMC §28.66.060, 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: Jeff Gorrell, Architect; and Brian Mercer, Agent for Concerned Fuel, Inc.

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

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 9:18 p.m., and as no one wished to speak, it closed.

Ms. Reardon questioned past changes to the required perimeter landscape planters along street right-of-way of La Cumbre Road. Mr. Gorrell clarified the location of the proposed fuel pumps and the changes to the landscape planters and fencing on the site utilized for visual screening of the fuel pumps from the street and public view.

ACTION: **Assigned Resolution No. 023-17**
Approved the Front Setback Modification, making the findings as outlined in the Staff Report dated April 6 2017, and subject to the condition of approval as outlined in the Staff Report, 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: 9:25 A.M.

C. APPLICATION OF TRISH ALLEN, AGENT FOR COMPTON FAMILY TRUST, 820 CENTINELA LANE, APN 047-110-010, A-1 (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00526)

The proposed project is to demolish an existing two-story, 4,015 square foot, single-family residence and construct a new 5,861 square foot, one-story, single-family residence with a 4,807 square foot basement, including 1,873 square feet of workshop space and a 753 square foot, three-car garage. Additional site improvements include a new swimming pool, hot tub, garden shed, 6' high gate, gate wall, and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor-to-lot-area ratio (FAR). Also proposed is the removal of approximately 8 trees.

The discretionary application required for this project is for a Modification to allow the total garage 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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Present: Trish Allen, Agent; Dave Mendro, NMA Architects; Patrick Berg, NMA Architects; and Mary Compton, Owner.

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

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 9:33 p.m., and as no one wished to speak, it closed.

Correspondence in support from Tina Hammond, Campanil Hill Homeowners Assoc. President; Brian S. Johnson; Stuart and Kamala Heisler; William J. Guilfoyle; John and Virginia Markel; and Michael and Angela Ferraro were acknowledged.

Ms. Reardon pointed out elements proposed on the site plan that were not consistent with the requirements of the Zoning Ordinance and would need to be addressed prior to the submittal of the project for a building permit. In addition, Ms. Reardon noted that if the City adopted an ordinance which prohibits Additional Dwelling Units in this area of the City prior to the issuance of a building permit for this project, then the condition requiring a recorded covenant restricting the oversized garage from being converted to a ADU would no longer apply.

ACTION: **Assigned Resolution No. 024-17**
Approved the Modification to allow a garage greater than 750 square feet, making the findings as outlined in the Staff Report dated April 6, 2017, and subject to the conditions of approval as outlined in the Staff Report, 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: 9:45 A.M.

D. APPLICATION OF BRENT HAAS, 430 CONEJO ROAD, APN 019-050-013, A-1 (ONE FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 DWELLING UNIT PER ACRE) (MST2016-00381)

The proposed project involves the construction of a new two-story, 2,061 gross square foot residence with an attached 355 gross square foot, one-car garage. An uncovered tandem parking space is proposed in front of the garage. Access would be provided by the existing driveway.

The 17,019 square-foot site is currently vacant. Previously, a two-story single-family residence (approximately 1,900 square feet) with an attached two-car carport occupied the site, but it was destroyed in the Tea Fire. Portions of the foundation remain. The parcel is located off Conejo Lane, a private street, and extends to Stanwood Drive (State Route 192) on the north. Sycamore Creek runs along the rear of the property near Stanwood Drive.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a residence, garage, and uncovered parking to encroach into the required 35-foot front setback (SBMC §28.15.060 and §28.92.110); and
2. An Interior Setback Modification to allow a residence to encroach into the required 15-foot interior setback along the western property line (SBMC §28.15.060 and §28.92.110).

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

Present: Brent Haas, Applicant/Owner; and Robert McNall, Adjacent Neighbor

Allison DeBusk, Project Planner, gave the Staff presentation and recommendation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood. She also clarified that the required discretionary applications include a modification to allow one covered and uncovered parking space instead of the required two covered parking spaces.

Mr. Haas and Mr. McNall clarified extent of the property owned to the property lines.

Public comment opened at 9:55 p.m.

Robert McNall, adjacent neighbor, spoke in support and the lack of any negative or adverse impacts of the proposed modification request.

Public comment closed at 9:56 p.m.

ACTION: **Assigned Resolution No. 025-17**
Approved the Parking Modification, Front Setback Modification and Interior Setback Modification, making the findings as outlined in the Staff Report dated April 6, 2017, as revised at the hearing; and subject to the condition of approval as outlined in the Staff Report.

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: 10:13 A.M.

E. APPLICATION OF CRAIG GOODMAN, AGENT FOR TANTRI LLC, 208 OCEANO AVENUE, APN 045-074-007, R-2/SD-3 TWO-FAMILY RESIDENCE ZONE WITH COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 DU/ACRE) (MST2016-00023)

The 8,756 square foot project site is currently developed with a two-story, four-unit apartment building with an attached four-vehicle carport at the front and a two-story duplex with an attached two-car garage at the rear. The proposal is to partially demolish and remodel the existing 1,364 net square foot duplex and reconfigure it into a 1,426 net square foot duplex including an attached tandem four-car garage in the same location. Alterations are also proposed to the existing four-unit apartment building at the front of the site, including architectural enhancements to the façade, ground level entry stairs and ADA ramp. Other site work includes the replacement of existing fencing with new site walls, a new planter, new driveway, and new landscaping. The proposal will abate violations listed in Zoning Information Report ZIR2015-00524.

The discretionary applications required are:

1. A Front Setback Modification to allow alterations to the front building to encroach into the required 20-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110);
2. An Open Yard Modification to allow the reduction of the required open yard area and the 20 foot minimum dimensions for measuring an open yard (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. A Lot Area Modification to convert a 62 net square foot utility room into habitable space for the studio unit of the existing duplex building (SBMC § 28.18.075 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: Craig Goodman, Architect

Irma Unzueta, Senior Planner, gave the Staff presentation and recommendation.

Mr. Goodman clarified the requested lot area modification and proposed conversion of the utility room to habitable space. Ms. Reardon stated that the proposed oak tree removal requires approval by the City Park and Recreation Department. Ms. Unzueta clarified that Tim Downey, City Arborist, had reviewed the condition of the oak tree on the site and approved the proposed oak tree removal.

Public comment opened at 10:34 p.m., and as no one wished to speak, it closed.

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

Ms. Reardon requested that when the project returns to the Architectural Board of Review that the common open yard areas be reviewed to provide more usable resident common social areas, such as a barbeque area.

ACTION: **Assigned Resolution No. 026-17**
Approved the Front Setback Modification, Open Yard Modification and Lot Area Modification making the findings as outlined in the Staff Report dated April 6, 2017, and subject to the Conditions of Approval as outlined in the Staff Report.

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: 10:42 A.M.

F. APPLICATION OF KEITH RIVERA, AGENT FOR FULMER FAMILY TRUST, 1626 SANTA BARBARA STREET, APN 027-192-027, R-3 MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2016-00220)

The proposed project involves construction of a new 2,537 square foot, two-story, single-family dwelling with an attached 471 square foot, two-car garage. The proposed new dwelling unit will be the third dwelling unit on the site, which is currently being developed with a 3,686 square foot duplex and 719 square foot, three-car garage (under construction). The project also includes a Parking Modification request to relieve the requirement to add one uncovered parking space for the duplex, resulting in two covered parking spaces for the new unit, and three covered parking spaces for the duplex as previously approved.

A one-lot subdivision is proposed to create two condominium units for separate ownership: the duplex, and the new two-bedroom unit. Proposed alterations to the site include a new driveway, adjustments to the existing sandstone boundary wall, addition of a new perimeter wall averaging 5 ft. in height, new landscaping, addition of two new storage sheds totaling 110 sq. ft., and 150 cubic yards of fill.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Parking Modification to allow the three existing parking spaces to continue to serve the duplex, without the addition of a fourth space (SBMC §28.90.100 and §28.92.110).

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

Present: Keith Rivera, Architect; and Robert Fulmer, Owner

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

Mr. Rivera clarified that the uncovered parking space shown on Sheet C2.0 is not proposed due to the potential adverse impact it would have on the historic resources of the site.

Public comment opened at 10:53 p.m., and as no one wished to speak, it closed.

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

Ms. Reardon stated that, based on an earlier Historic Structures/Site Report (HSSR) for a previous project, the existing home, sandstone perimeter wall, and Morton Bay Fig tree were found to be eligible to be designated as a Structure of Merit and that the Historic Landmarks Commission directed staff to begin that process. The property owner indicated that he understood that.

Ms. Reardon also stated that the recommendations contained in the arborist report should be implemented prior to the project returning to the ABR so that any further recommendations could be incorporated into the project plans reviewed by the ABR.

Ms. Reardon noted that the combined height of the existing historic sandstone wall and new privacy wall exceeds the Zoning Ordinance height limit and that either an Administrative Fence Height Exemption or an additional Modification would be required to allow it to remain as proposed. She questioned whether any consultations with City staff has occurred regarding the review process for the new privacy wall and whether the HSSR analyzed the effects of this new wall on the historic sandstone wall. The applicant indicated that he had a discussion with the City's Urban Historian on the proposed privacy wall. Ms. Reardon suggested that the applicant apply for the Administrative Fence Height Exception prior to Project Design Approval by the ABR.

Ms. Reardon also requested the Applicant study the private outdoor living space for the one bedroom unit in terms of improving the aesthetic livability, usability and accessibility. She also noted that the AC units located behind the three car garage appear to encroach into the required interior setback and must be removed from the required interior setback.

ACTION: **Assigned Resolution No. 027-17**
Approved the Tentative Subdivision Map, and Parking Modification making the findings as outlined in the Staff Report dated April 5, 2017, subject to the Conditions of Approval as outlined in the Staff Report, 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.

III. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 11:18 a.m.

Submitted by,



Kathleen Goo, Commission Secretary