



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

JUNE 21, 2017

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Danny Kato, Staff Hearing Officer *pro tem*/Sr. Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Mr. Kato called the meeting to order at 9:00 a.m.

STAFF PRESENT

Danny Kato, Staff Hearing Officer *pro tem*/Senior Planner
Andrew Perez, Planning Technician II
Betsy Teeter, Planning Technician II
Pilar Plummer, Planning Technician I
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: 9:01 A.M.

A. APPLICATION OF JUSTIN VAN MULLEM, AGENT FOR THE CITY OF SANTA BARBARA, 1232 DE LA VINA STREET, APN 039-172-005, PR, PARKS AND RECREATION ZONE, GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE (MST2016-00489)

The 0.8-acre site is currently developed with a one-story, 4,189 square foot structure. The facility provides two large multi-purpose rooms, two offices, restrooms and a warming kitchen. Also on site is an existing parking lot shared by two adjacent City-owned parcels (Spencer Adams Park and Twelve 35 Teen Center). The proposed project consists of minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing two new trellis structures located at the entry and courtyard, a new 6-foot tall wrought iron fencing to enclose a courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance. New landscaping, site lighting, and interior alterations are also proposed.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed courtyard trellis structure to be located within the required 10-foot Interior Setback (SBMC § 28.37.040 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 15301 (Existing Facilities).

Pilar Plummer, Planning Technician, gave the Staff presentation and recommendation.

Justin Van Mullem, Associate Planner, Parks and Recreation Department, gave the Applicant presentation.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:11 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 042-17**
Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated June 15, 2017, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated June 15, 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: 9:13 A.M.

B. APPLICATION OF JARRETT GORIN, APPLICANT FOR JAMES HELTON AND RONALD TEXLEY, 1554 KNOLL CIRCLE DRIVE, APN 015-142-006, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2016-00411)

The 15,561 square foot site is currently developed with a 2,249 square foot single-family residence and a 410 square foot garage attached by a breezeway. The proposed project involves the legalization of the "as-built" conversion of the breezeway to a 247 square foot storage room, and the "as-built" enclosure of 103 square feet of the covered rear deck to habitable space. The converted breezeway will be used for storage only, as it is not proposed as habitable space. The proposed total of 2,906 square feet is 67% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Interior Setback Modification to permit the as-built enclosure of the breezeway in the required ten-foot interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A); and
2. Interior Setback Modification to permit the as-built enclosure of a portion of the covered rear deck in the required ten-foot interior setback (SBMC §28.15.060) and (SBMC §28.92.110.A).

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).

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

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and observed that there were only higher adjacent clerestory windows for lighting purposes that would pose few privacy impacts from the proposed project.

Public comment opened at 9:19 a.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 043-17

Approved the western and eastern Interior Setback Modifications, making the findings as outlined in the Staff Report dated June 15, 2017.

Said approval is subject to the condition as outlined in the Staff Report dated June 15, 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: 9:21 A.M.

C. APPLICATION OF BRYAN MURPHY, ARCHITECT FOR PHIL CONDON, 315 ALAMEDA PADRE SERRA, APN: 031-392-026, R-2, TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2017-00127)

The 17,605 square foot project site is currently developed with a one-story, 1,384 square foot duplex with an attached 220 square foot one-vehicle carport and a detached 400 square foot garage. The proposed project is to replace the existing flat roof with a new sloped roof for the existing duplex, increasing the total roof height.

The discretionary application required for this project is for a Front Setback Modification to allow alterations to the roof of the duplex to encroach into the required 15-foot front setback (SBMC §28.18.060 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).

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

Bryan Murphy, Architect, gave the Applicant presentation.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and observed that the project site is elevated at a minimum 10-12 feet above street level with a lower elevation toward Sycamore Creek and posed few privacy impacts to the street. The slight increase in roof height is acceptable because it is mitigated by the elimination of the parapet that reduces the overall mass of the project.

Public comment opened at 9:27 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 044-17**
Approved the primary and secondary Front Setback Modifications, making the findings as outlined in the Staff Report dated June 15, 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: 9:29 A.M.

D. APPLICATION OF PAUL RUBISON, ARCHITECT FOR ARLENE MONTESANO, 139 LOMA MEDIA: 019-261-014, E-1, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE), (MST2016-00517)

The 7,121 square foot project site is currently developed with a two-story 2,121 square foot single-family residence with an attached two-car garage, located in the Hillside Design District. The proposal would allow the conversion of existing storage area to habitable space, resulting in a new bedroom and bathroom on the lower level within the same building footprint, and a new deck expansion of 54 square feet on the upper level to match the existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze windows, add a new front entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. The project will address violations in ZIR2015-00521 and ENF2016-00852.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations and to allow uncovered parking on the south side of the dwelling to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Front Setback Modification to allow additions and alterations on the south side of the dwelling (secondary front setback) to encroach within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. Open Yard Modification to allow the dimensions of the open yard area to be less than what is required by code (SBMC § 28.15.060 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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

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

Paul Rubison, Architect, gave the Applicant presentation.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and observed that the constrained project site is elevated above street level, from the lower end of Loma Media to the higher end of Loma Media, and poses few privacy and visibility impacts for adjacent neighboring properties. The proposed eave of the front entry and secondary deck are acceptable changes to the proposed project.

Public comment opened at 9:39 a.m., and as no one wished to speak, it closed.

ACTION: **Assigned Resolution No. 045-17**
Approved both Front Setback Modifications and the Open Yard Modification making the findings as outlined in the Staff Report dated June 15, 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: 9:43 A.M.

E. APPLICATION OF MICHAEL CHIACOS, OWNER AND AGENT, 1608 BATH STREET, APN: 027-171-022, R-4, HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00434)

The 6,250 square foot project site is currently developed with a 1,800 square foot residential duplex and detached 380 square foot two-car garage. The proposed project involves converting the rear residential unit (500 square feet) to a hotel unit. No exterior changes are proposed.

On January 18, 2017, a Modification was granted for an Interior Setback Modification to allow the conversion of residential floor area to commercial floor area within the required six-foot interior setback along the southeast property line (SBMC § 28.21.060 and SBMC § 28.92.110). A Condition of Approval was imposed by the Staff Hearing Officer requiring the existing entrance stairway to the front door of the hotel unit to be reoriented so that access is taken directly from the driveway; subject to review and approval by Transportation Division staff. The applicant is requesting that this Condition of Approval be rescinded.

The discretionary application required for this project is an Amendment to the Conditions of Approval requiring the reorientation of the entry stairs to the hotel unit.

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).

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation, and clarified that although there was a previous appeal filed on this project to the Planning Commission, neighbors and the applicant have since come to an understanding and resolution, and the appeal has therefore been dropped and rescinded. Therefore, the applicant is requesting the previous condition imposed for reorientation of the entry stairs to the hotel unit be rescinded.

Michael Chiacos, Owner, gave the Applicant presentation.

Mr. Kato announced that he read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:50 a.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 046-17

Approved the Amendment to the Conditions of Approval as outlined in the Staff Report dated June 15, 2017.

Said approval is subject to the conditions as outlined in the Staff Report dated June 15, 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.

III. ADJOURNMENT

Mr. Kato adjourned the meeting at 9:52 a.m.

Submitted by,



Kathleen Goo, Commission Secretary