CALL TO ORDER

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

STAFF PRESENT

Danny Kato, Staff Hearing Officer/Senior Planner
Ellen Kokinda, Assistant Planner
Heidi Reidel, 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 NATALIE COPE-PHILLIPS, APPLICANT FOR PHILIP BLACK, 331 W. PEDREGOSA ST., APN 027-012-002, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MAX 15-27 DU/ACRE) (PLN2018-00613)

The 3,927 square-foot site is currently developed with a one-story single residential unit with a nonconforming detached one-car garage with a storage area. The proposed project involves the demolition of the existing nonconforming one-car garage and storage area and the construction of a two-story, one bedroom Accessory Dwelling Unit with a laundry area to serve both the existing single residential unit and the accessory dwelling unit. The project also includes a reduction in height of the gate, fence and hedge at the front lot line to a maximum height of 3'-6" and the replacement of the gravel center strip in the driveway with planted ground cover.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. An Interior Setback Modification (Southerly Lot Line) to allow the construction of the first-story portion of the two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is zero feet from the southerly lot line instead of the required 6'-0" (SBMC §30.165.080.B.9, SBMC Tabl 30.20.030.B, and SBMC §30.250.020), and

2. An Interior Setback Modification (Westerly Lot Line) to allow the construction of the first-story portion of a new two-story Accessory Dwelling Unit in the same location as the existing nonconforming garage and storage area, which is 1'-0" from the westerly lot line instead of the required 6'-0"; to allow the construction of a second-story addition located 5'-0" from the westerly interior lot line instead of the required 6'-0"; and to add a new 7'-0" wide landing that encroaches 3'-0" into the interior setback (SBMC §30.165.090.B.9, SBMC Table 30.20.030.B, and SBMC §30.250.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Ellen Kokinda, Assistant Planner, gave the Staff presentation and recommendation.

Natalie Cope-Phillips, Applicant, gave the Applicant presentation, and was joined by Philip Black, Owner.

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 9:19 p.m.
Written correspondence from Brian Barnwell and Concha Acosta was acknowledged.

Public comment closed at 9:19 p.m.

**ACTION:** Approved the Interior Setback Modifications, making the findings as outlined in the Staff Report dated May 27, 2019.

Said approval is subject to the conditions as outlined in the Staff Report dated May 27, 2019, 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:** 9:23 A.M.

### B. APPLICATION OF JARRETT GORIN, APPLICANT FOR G6 HOSPITALITY REAL ESTATE, LLC, 443 CORONA DEL MAR DRIVE, APNs 017-322-016 AND 017-322-017, R-4/S-D-3 ZONE (HOTEL-MOTEL-MULTIPLE RESIDENCE), LOCAL COASTAL PLAN LAND USE DESIGNATION: HOTEL AND RESIDENTIAL (PLN2018-00328)

The 33,611 square-foot site is currently developed with a hotel (Motel 6) comprised of fifty-two hotel units and one manager’s unit and 53 permitted parking spaces (currently 46 “as-built” spaces) that are situated over Assessor Parcel Numbers (APNs) 017-322-016 and 017-322-017. The proposed project involves site improvements such as reroofing, demolition and interior remodeling, fencing, lighting, a new trash enclosure, and resurfacing and redesign of a parking lot totaling 47 parking spaces. The project also proposes the conversion of the existing residential manager’s unit to a hotel unit. No net increase in the number of hotel units is proposed. The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. A **Parking Modification** to allow for a reduction in required parking (SBMC §28.90.100 and SBMC §28.92.110); and

2. An **Interior Setback Modification** to allow a trash enclosure to be located within the required 12'-0" western interior setback (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 Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures) and 15305 (Minor Alterations in Land Use Limitations).

Ellen Kokinda, Assistant Planner, gave the Staff presentation and recommendation.

Jarrett Gorin, Applicant, gave the Applicant presentation, and was joined by April Palencia, Vanguard Planning.

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 9:46 p.m.

Written correspondence from Stephanie Diaz was acknowledged.

Public comment closed at 9:46 p.m.

**ACTION:**

Approved the Modifications, making the findings as outlined in the Staff Report dated May 27, 2019.

Said approval is subject to the conditions as outlined in the Staff Report dated May 27, 2019.

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 9:53 a.m.

Submitted by,

[Signature]

Heidi Reidel, Commission Secretary