



City of Santa Barbara California

STAFF HEARING OFFICER STAFF MEMO

AGENDA DATE: November 7, 2007

TO: Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Suzanne Johnston, Assistant Planner *(S)*

SUBJECT: 710 Anacapa Street (MST2006-00312)

I. BACKGROUND

The project consists of a new 4,031 square foot, two and one-half story, 34.5 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot mixed-use structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will become a commercial condominium) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered accessible commercial parking space. A portion of the existing stone site wall will be preserved in place and a portion along the driveway will be rebuilt.

The above-referenced project was continued by the Staff Hearing Officer (SHO) on October 10, 2007 for further analysis of the impacts of the project on the potential historic resource, a carpenter's gothic cottage. At the SHO hearing, it was determined that the Historic Structures Report accepted by the Historic Landmarks Commission (HLC) and prepared by Shelley Bookspan did not evaluate the specific project's impact on the distance between buildings or clearly state for the record that the new structure would not have an adverse impact on the cottage. The HLC minutes also did not reflect that these items were a part of their consideration. An addendum, Exhibit B, was prepared by Shelley Bookspan, to address and evaluate these impacts and will be reviewed for acceptance at the Historic Landmarks Commission October 31, 2007 meeting.

II. RECOMMENDATION

The proposed project, with the approval of the required modifications, would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood and the project preserves a structure that is historically significant. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section III of this memorandum, and subject to the conditions of approval in Exhibit A.

III. FINDINGS

The Staff Hearing Officer finds the following:

A. INTERIOR AND REAR YARD MODIFICATIONS (SBMC § 28.21.060 AND §28.92.110.B)

The setback modifications at the interior and rear yard is consistent with the purposes and intent of this Title, and is necessary to:

Secure an appropriate improvement on the lot: Mixed-use is encouraged in the downtown area and the project provides two additional residential units to the housing stock. The project provides more than double the required open yard and more than the required private outdoor living space for each unit.

B. DISTANCE BETWEEN BUILDING MODIFICATION (SBMC §28.21.070 AND §28.92.110.B)

The distance between buildings modification is consistent with the purposes and intent of this Title, and is necessary to:

Secure an appropriate improvement on the lot: The distance between the buildings has been reduced to 10 feet in order to provide separation between the historic resource and the new building, at the direction of the Historic Landmarks Commission. The project provides more than double the required open yard area required and preserves a historic resource.

C. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map, with the approval of the Modifications, is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

D. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element.

The project will provide infill residential development that is compatible with the surrounding neighborhood.

5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibit:

- A. Conditions of Approval
- B. Addendum to Historic Structures Report

STAFF HEARING OFFICER
REVISED CONDITIONS OF APPROVAL

710 ANACAPA STREET
MODIFICATIONS AND TENTATIVE SUBDIVISION MAP
NOVEMBER 7, 2007

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall submit an executed "an Agreement Relating to Subdivision Map Conditions Imposed on Real Property," prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
 4. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas

EXHIBIT A

shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.

- e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
5. **Parking Permits.** Residents will not be eligible for on-street parking permits through the Residential Permit Program.
- B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project:
 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 3. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
 4. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 5. **Anacapa Street Public Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Anacapa Street. As determined by the Public Works Department, the improvements shall include new

and/or remove and replace to City standards, the following: approximately twenty (20) feet of sidewalk, driveway apron modified to meet Title 24 requirements, approximately twenty (20) feet of curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, preserve and/or reset sandstone hitching post in parkway, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

6. **Land Development Agreement.** The Owner shall submit an executed "Agreement for Land Development Improvements," prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
8. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed driveway, subject to the review and approval of the Public Works Director and City Attorney.

C. **Design Review.** The following items are subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following conditions have been satisfied.

1. **Restoration Plan.** A detailed restoration plan for the project be submitted for review and approval by the HLC, in order to preserve and protect the many character-defining features (i.e., very wide-board novelty siding, original windows, trim and barge boards, etc.). The plan should identify the following:
 - a. What percentage of the building is to be preserved.
 - b. What percentage of the building will be restored.
 - c. What materials can and will be salvaged for re-use.
 - d. What steps will be taken if elements of the building cannot be restored.
- ~~1.2.~~ **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway to the units at the rear of the property from the sidewalk using a different walkway material.
- ~~2.3.~~ **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.

~~3.4.~~ **Structure of Merit Designation.** Owner shall submit an application to the Historic Landmarks Commission for designation of the building as a City Structure of Merit and shall waive their right to object to such designation. Such designation determination shall be completed prior to Preliminary Approval of the project.

D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Parcel Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
3. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.

E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
2. **Prepare a Structural Crack Survey and Video Reconnaissance.** At least twenty (20) days prior to the issuance of a building permit, Owner shall notify owners and occupants of the Casa de Covarubias Adobe (2 adobes), Santiago de la Guerra Adobe, and Lugo Adobe of the opportunity to participate in a structural crack survey and video reconnaissance of their property. Prior to the issuance of a building permit, Owner shall prepare a structural crack survey and video reconnaissance of the property of those owners or occupants who express a desire to participate in the survey. The purpose of the survey shall be to document the existing condition of neighboring structures consisting of the Casa de Covarubias Adobe (2 adobes), Santiago de la Guerra Adobe, Lugo Adobe and are more than 150 years old. After each major phase of project development (demolition, grading, and construction), a follow-up structural crack survey and video reconnaissance of the property of those owners and occupants who have elected to participate in the survey shall be required. Prior to issuance of a certificate of occupancy, Owner shall meet with the owners and occupants who have elected to participate in the survey to determine whether any structural damage has occurred due to demolition, grading or construction at the project site. Owner shall be responsible for the cost of repairing any structural damage caused by project demolition, grading, or construction on properties that have elected to participate in the survey.

3. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Stone Archaeological Consulting, dated June 2007. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

~~4. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).~~

- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission, outlined in Section C above.
2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop

appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

- ~~4. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including, at a minimum, an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings, or combustible roof eaves lines unless sprinkler coverage is provided.~~

- 5.4. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.

6-5. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
2. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
3. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September

Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
3. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.

4. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Final Inspection, whichever is earlier.
 5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
 6. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map and Modifications shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

TO: Mr. Carlos Adame

CC: The Peikert Group Architects, and
The City of Santa Barbara Historic Landmarks Commission

FROM: Shelley Bookspan, Ph.D.

DATE: October 22, 2007

RE: Addendum to Historic Structures Report, June 26, 2006, for 710 Anacapa Street, City of Santa Barbara, APN: 031-081-013

As requested, I have reviewed the plans prepared by the Peikert Group Architects, dated July 18, 2007, for the development of the aforementioned site on Anacapa Street, in the El Pueblo Viejo District of the City of Santa Barbara. The Historic Structures Report (HSR) submitted and approved by the City's Historic Landmarks Commission last year ascertained that the original portion of the extant on-site structure, a house constructed between 1886 and 1888, meets the City's standards as historically significant and therefore merits protections as outlined by the City's Master Environmental Assessment document which, in turn, cites standards promulgated by the Secretary of Interior of the United States. At the time that I prepared the HSR, there were no plans yet for the site's development. This addendum provides a discussion of the Peikert Group's plans relative to their effect on the features of the extant house that qualify it as historically significant.

Specific elements of the plan relative to the historic house include:

* Removal of non-qualifying rear and side additions to the structure; restoration of the structure to its former configuration, with replication of its presumed original façade; relocation of the structure nine and one-half feet forward (i.e., toward the street) on the same site; addition of a bathroom to the structure's southeast corner, adding four feet, five inches onto east side of the structure at its southeast corner, and about eleven feet onto the south side at the rear; rehabilitation of the structure using matching materials, and use of the restored structure as commercial space;

* Construction of a three-story, Spanish eclectic structure containing two residential condominium units with underlying ground-level garages behind and unconnected to the historic structure.

Copies of the plans are submitted along with this memorandum. The effects of the proposed changes on the qualifying features of the historic structure are discussed below.

RECEIVED

OCT 24 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B

DISCUSSION

1. On-site changes to the location and configuration of the historic structure.

A. Removal of the non-qualifying and poorly constructed rear and side additions to the structure coupled with on-site relocation and rehabilitation can represent acceptable mitigation measures if appropriate materials and workmanship are employed in the restoration process. If so, then these changes comply with the City of Santa Barbara's guidelines, specifically, mitigation alternative 3:

“Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for preservation contained in the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* should be employed for the preservation of a significant historic structure.”¹ The relevant Secretary of Interior standards applicable to this relocation and restoration are Standards 2, 5, and 6:

Standard 2: “The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.”

This standard requires that the relocation and reconstruction preserve the character of this Carpenter Gothic house. The proposal to remove additions that detracted from its character and to restore its distinctive bargeboard, as well as its façade will assist in illuminating the structure's historic features. The structure's spatial relationship to the street is not contributory to its historic character, except insofar as it is visible to passersby. In fact, in the 120 years since the house was constructed, Anacapa Street has been considerably altered, by the addition of sidewalks and by becoming a paved street. The current relationship of the house to the street, therefore, is not the same as it was originally. What is important to retaining the structure's historic character is that it remain a prominent feature of the Anacapa Street-scape. The planned relocation on the site, nine and one-half feet closer to the street, does not impair that goal.

Standard 5: “Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.”

This standard requires that the restoration of the house employ the types of materials and means of construction that produced the features rendering it of historic significance today. The plans show a drawing of the house with the non-qualifying bay

¹ City of Santa Barbara, *Master Environmental Assessment, Guidelines for Archaeological Resources and Historic Structures and Sites*, January 2002, p. 66.

windows replaced by a narrow, double hung window, with ornamental surround, a replica of the window to the south of the front porch. It also shows ~~well as~~ preserved and repaired bargeboard, preserved stone masonry retaining wall, and other preserved qualifying elements. A written restoration plan would confirm adherence to this standard.

Standard 6: "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

This standard requires preference be given to repairing historic features rather than replicating them. The subject house has been allowed to deteriorate considerably over the years, so it is assumed that a great deal of replacement will be necessary. Such replacements need to be documented, so that there is a record for future generations enabling the distinction between old and newer elements. Again, a written restoration plan would confirm adherence to this standard, also.

B. Attachment of a small addition to the southeast corner of the reconstructed structure, for the purpose of providing an interior bathroom facility, complies with the Secretary of Interior's Standard 9:

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment."

As otherwise restored, the historic house would have a rectangular footprint, with its long axis running north-south. The planned additional room would add another, smaller rectangular element to the rear (east side) of the south wall. In that location, tucked in behind a large tree, it would not be highly visible when the house is viewed from the street, and the smaller rectangle would be readily distinguishable from the original structure. It appears from drawing A4.0, South Elevation, that it is planned for the addition to be lower in height than the gable eaves of the historic house, and that it will be clad in similar horizontal wood siding. Addressing these elements of the construction in a restoration plan, again, would confirm adherence to Standard 9.

2. Addition of new, three-story, Spanish-style structure to rear of the site. My 2006 HSR concluded that the integrity of the historic structure's setting is poor. In multiple ways over the course of more than a century, the residential setting of modest frame structures in which the subject house originated has changed. Now there are commercial structures nearby, a parking lot next door, and large Spanish-style institutional structures across the street. The street itself has been paved, a sidewalk

added, and, very probably, the stone wall separating the house from the sidewalk added as well.

Since the earthquake of 1925, the City of Santa Barbara has consciously promoted Spanish styling as its predominant aesthetic, codifying this preference in the promulgation of the design guidelines for the El Pueblo Viejo District. The endurance of the Carpenter Gothic cottage in such a prominent location, therefore, is particularly notable. The proposed new, adjacent Spanish-style building will not *per se* further deteriorate the setting of the historic structure.

What is more important is that the new construction not impair the qualities of the cottage that render it historically significant, specifically its overall Carpenter Gothic design, its bargeboard detailing, its quiet embodiment of heritage, and its street visibility. From the drawings, it appears that the opposite may be the case. Rehabilitation will restore the design and the decorative bargeboard. The new location of the cottage will enhance its street presence, especially for pedestrians and drivers down Anacapa Street. The cottage will tend to draw the street-level eye away from the larger structure in the rear of the site.

The new construction is set back on the site, separate from the cottage, maximizing the cottage's visibility. The addition of a medium-to-tall planting between the two structures could further promote the visual separation between the two buildings.

ADVISORY RECOMMENDATIONS

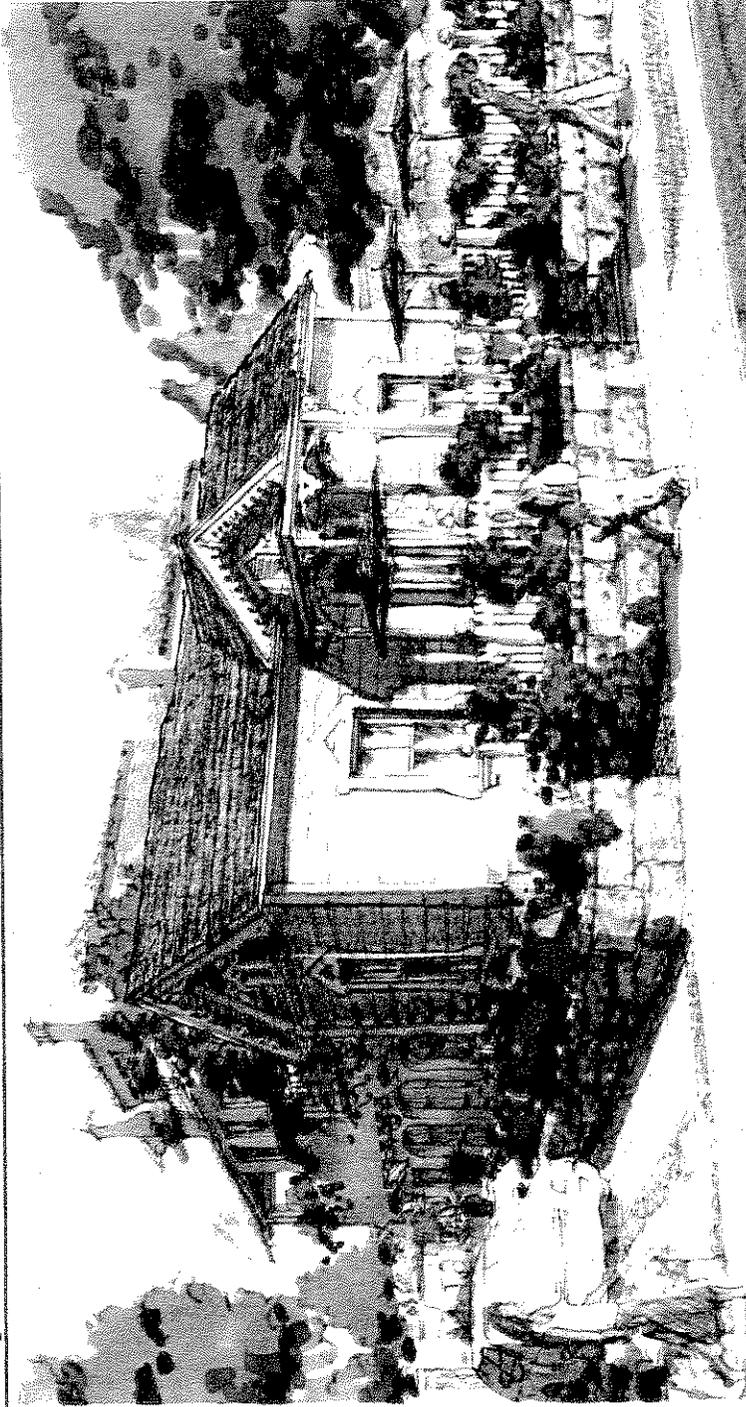
Based on the above discussion and analysis, I submit the following three advisory recommendations:

Recommendation #1: The applicant should prepare, submit, and follow a written restoration plan that demonstrates an understanding of the Secretary on Interior's guidelines for preserving and rehabilitating historic properties and that ensures such guidelines will be followed in the execution of this project.

Recommendation #2: The relocation and restoration project should be documented, with documentation submitted for the historic record.

Recommendation #3: The applicant should consider the feasibility of adding a hedge or a tree or similar planting to what is now depicted as hardscape between the historic building and the new construction, thus enhancing visual separation.

Perspective View along Anacapa Street



PROJECT DESCRIPTION

710 Anacapa Street, Santa Barbara, CA
 APN: 031 081 01 02
 Existing Use: C2
 Existing Use: Vacant
 Site Area: 5,732 SF (0.13 acres)
 Site Slope: 2%
 Cut/Fill: 300 CY Cut
 244 CY Fill
 86 CY Exported

Project Address: 710 Anacapa Street, Santa Barbara, CA

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 Cut/Fill: 300 CY Cut
 244 CY Fill
 86 CY Exported

Height of Proposed Construction: 2 1/2 stories - Max. to Sign = 43' 5"

Required Parking:

- (1) commercial accessible parking space
- (2) residential spaces

Proposed Parking:

- (1) commercial accessible parking space
- (1) single-car residential garage
- (1) two-car residential garage

PROJECT DATA

Lot Coverage:	Existing (Gross)	%	Proposed	%
Buildings	1,502 SF	26%	2,258 SF	39%
Hardscape	2,526 SF	44%	3,211 SF	56%
Landscaping	5,732 SF	100%	5,732 SF	100%

Building Statistics:	Level 1	Level 2	Level 3	Total
Commercial	577 SF			= 577 SF
Residential A	485 SF	59 SF	97 SF	= 1,105 SF
Residential B	299 SF			= 1,105 SF
Res. Total	950 SF	1,585 SF	577 SF	= 3,112 SF
Garage (Open A)	445 SF			= 445 SF
Garage (Open B)	237 SF			= 237 SF
Garage Total	682 SF			= 682 SF
Earth Escalator	60 SF			= 60 SF
Building Total:	2,259 SF	1,585 SF	577 SF	= 4,421 SF

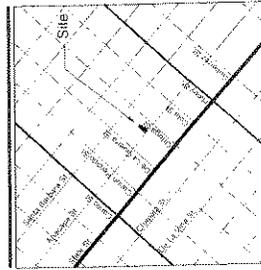
OWNER INFO

Carlos Adams
 1125 Anacapa Road
 Santa Barbara, CA 93103
 805-698-5211

PROJECT LEGEND

- A1.0 COVER SHEET
- A2.0 VICINITY MAP
- A2.1 SITE PLAN
- A2.2 PARKING DIAGRAM
- A3.0 FLOOR PLANS
- A4.0 ELEVATIONS
- A5.0 PROJECT STATISTICS
- C1 PRELIMINARY LANDSCAPE PLAN
- C2 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-1 PRELIMINARY UTILITY PLAN
- TM-1 TENTATIVE MAP

VICINITY MAP



AERIAL PHOTO



Cover Sheet

Scale: N.T.S.

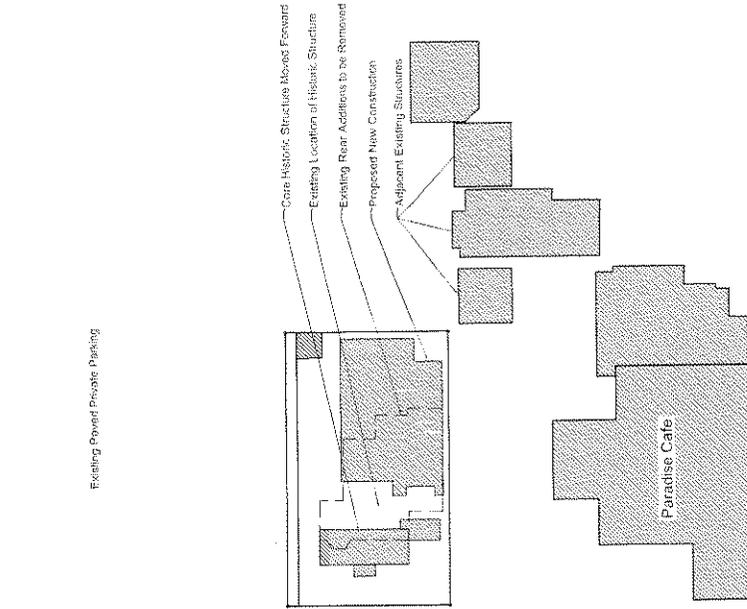
Villa Paradiso

710 Anacapa Street Santa Barbara, California

July 18, 2007



A1.0



Anacapa Street

East Ortega Street

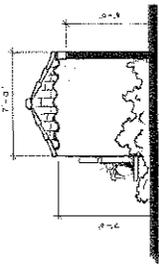
A2.0



Vicinity Map

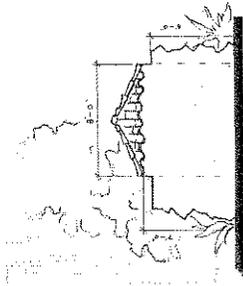
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Villa Paradiso
 710 Anacapa Street Santa Barbara, California
 July 18, 2007



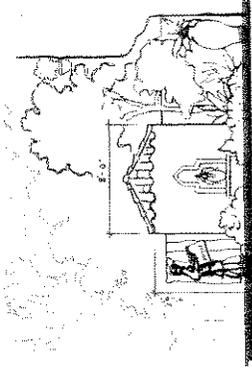
South Elevation - Trash Enclosure

Scale: 1/4" = 1'-0"



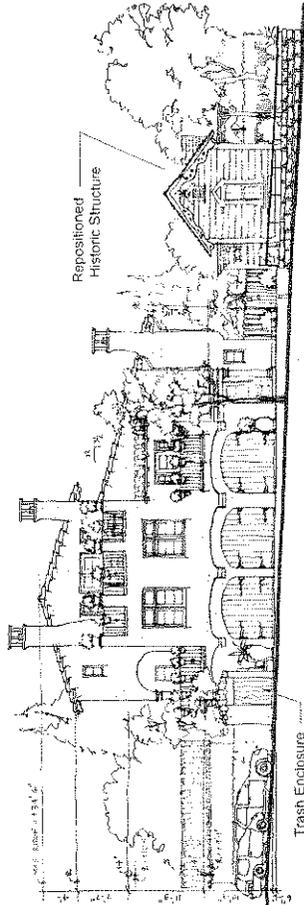
East Elevation - Trash Enclosure

Scale: 1/4" = 1'-0"

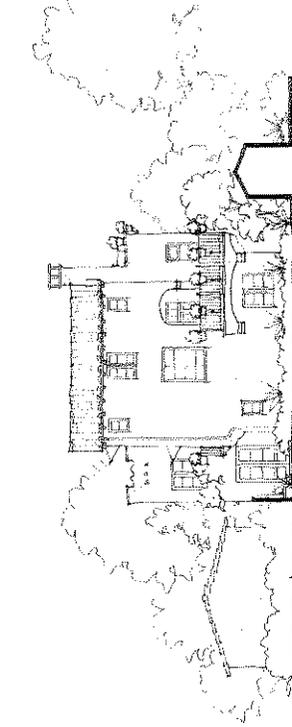


West Elevation - Trash Enclosure

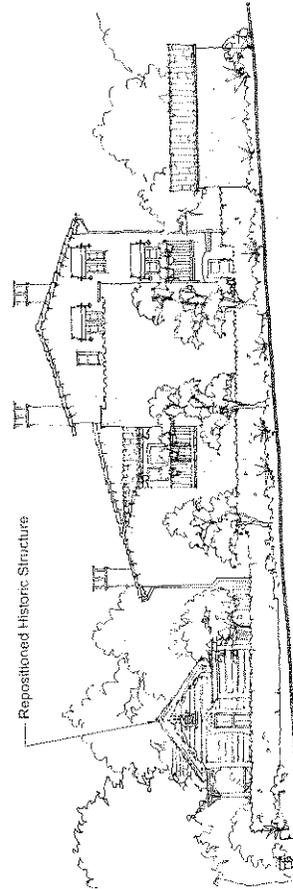
Scale: 1/4" = 1'-0"



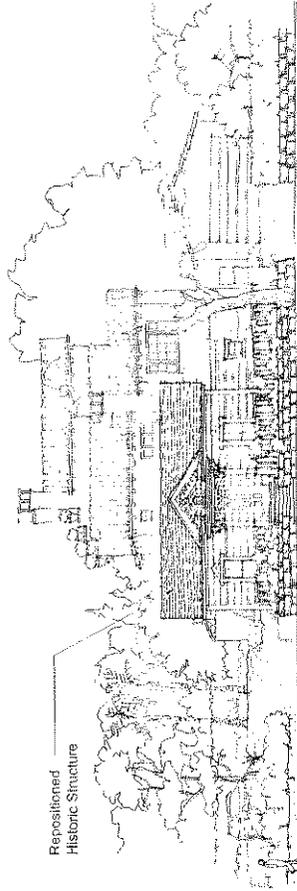
North Elevation



East (Rear) Elevation



South Elevation



West (Front) Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Villa Paradiso

710 Anacapa Street Santa Barbara, California

July 18, 2007

Elevations

Scale: 1/8" = 1'-0"

FA
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A4.0

