



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 20, 2011
AGENDA DATE: July 27, 2011
PROJECT ADDRESS: 2300 De la Vina Street (MST2011-00239)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*

I. PROJECT DESCRIPTION

The 10,695 square foot project site is currently developed with a two-story, eight-unit residential building and five uncovered parking spaces. The proposed project involves replacing the building foundation and all exterior plaster, replacing windows and doors, and remodeling the interior of the building. The discretionary application required for this project is a Modification to allow alterations to the building located within the required ten-foot (10') front setback (SBMC §28.21.060 and §28.92.110). No new floor area is proposed.

Date Application Accepted: June 30, 2011 Date Action Required: September 29, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer (SHO) approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Cernal Andrulaitis, LLP	Property Owner:	Priscilla Jacobs
Parcel Number:	025-113-017	Lot Area:	10,695 sq. ft.
General Plan:	Residential, 12 units/acre	Zoning:	R-4
Existing Use:	Multi-Family	Topography:	Flat

Adjacent Land Uses:

North - Duplex (2-story)
 South - Pueblo Street

East - Multi-Family Residential (2-story)
 West - De la Vina Street

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	5,110 sq. ft.	5,110 sq. ft.
Garage	N/A	N/A
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,785 sf; 25% Hardscape: 3,158 sf; 28% Landscape: 5,351 sf; 47%

IV. DISCUSSION

This project was reviewed by the Historic Landmarks Commission on June 22, 2011 and forwarded to the SHO with positive comments. The proposed project involves replacing the building foundation and all exterior plaster, replacing windows and doors, and remodeling the building to accommodate reconfigured residential units. The bedroom count (three studios and five one-bedroom units) and overall square footage of the building will remain the same after the remodel project.

A request for Modification approval is necessary to allow changes to the size and location of windows on the south elevation (Pueblo Street) as part of the overall building remodel and enhancement. The project would reduce the number of windows on the south façade from ten to eight windows, and from approximately 144 square feet of window opening to approximately 122 square feet of opening.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed window changes are appropriate for the overall refurbishment of the building, will provide for aesthetic enhancement, and will not impact adjacent neighbors or the general public.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 2, 2011
- C. HLC Minutes

Contact/Case Planner: Renee Brooke, AICP, Senior Planner
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Phone: (805) 564-5470 x5564



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

June 2, 2011

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RECEIVED
JUN 06 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Modification Request for 2300 De La Vina Street; 025-113-017; R-4

Dear Staff Hearing Officer,

There is an existing 8 unit residential apartment building (5569 sq. ft) on the property of 2300 De La Vina St. The building was originally a mixed use structure consisting of apartments and a corner grocery store. In 1943 they removed the grocery store and converted the space to include two more rental units. It is in very poor condition and the purpose of this project is to bring back the building's integrity and improve the living units. We intend to remove and replace the rotting foundation, remove and replace the exterior stucco to match the original exterior color, remove and replace all windows, and upgrade all of the interior space. We have been working very closely with our historian Alex Cole to ensure that all work being done is consistent with the secretary of the interior standard for historic structures.

The modification being requested is to install several larger windows on the South (Pueblo Street) side of the building within the ten-foot setback. It is apparent when looking at the South Elevation that there was no aesthetic thought put into the sizing or placement during the installation of the existing windows. Furthermore there have been changes to windows on this elevation over time. Please note that not all of the windows are getting larger, some of them are actually getting smaller. The proposed window locations and sizes are more concise and pleasing to the eye.

The benefits of installing the new windows within the setback include bringing integrity back to the building, bringing order back to the South elevation, and in general making the neighborhood a more attractive place to visit and live. In addition, a historic building is being restored and important rental units are being preserved and enhanced.

We hope that after comparing the existing and proposed elevations you will see the benefit of this modification request.

Respectfully,

A handwritten signature in black ink, appearing to be 'P. Jacobs', written over a horizontal line.

cc: Priscilla Jacobs

encl.: Four sets of plans, completed project statistics forms, supplemental statistical information, site photos, letter from preservation planning associates, and one set of plan reductions

FINAL REVIEW**8. 1816 STATE ST**

C-2/R-1 Zone

(4:24) Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(Final Approval of the project is requested. Project was last reviewed on May 25, 2011. Project requires compliance with Planning Commission Resolution No. 018-10.)

Present: Bryan Murphy, Architect

Motion: Continued two weeks to the Consent Calendar for final details and drawings.

Action: La Voie/Orias, 6/0/0. (Suding stepped down. Shallenberger absent.) Motion carried.

CONSENT CALENDAR**NEW ITEM: PUBLIC HEARING****A. 2300 DE LA VINA ST**

R-4 Zone

Assessor's Parcel Number: 025-113-017
 Application Number: MST2011-00239
 Owner: Bartlein Robert & Jacobs Priscilla
 Applicant: Natalie Greenside
 Architect: Cearnal Andrulaitis

(This is on the City's List of Potential Historic Resources: "Hall Apartments & Grocery." Proposal to replace the building foundation and all exterior plaster, replace windows and doors, and remodel the interior of a two-story, eight unit apartment building. Staff Hearing Officer review is requested for zoning modifications to allow changes in window sizes and locations within the front setback on Pueblo Street. No new floor area is proposed.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a zoning modification.)

Continued indefinitely to the Staff Hearing Officer with positive comments.