



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 26, 2013  
**AGENDA DATE:** October 2, 2013  
**PROJECT ADDRESS:** 1727 Santa Barbara Street (MST2013-00348)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *for DYBK*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

Proposal to reconstruct two seven-foot tall pillars and reinstall a pair of wrought iron gates with a maximum height of seven feet at the front property line. The development of the vacant parcel is currently being reviewed under a separate application (MST2013-00276). The discretionary application required for this project is a Wall Height Modification to allow the entry columns and gate to exceed the maximum allowable height of 42 inches (SBMC §28.87.170 and SBMC §28.92.110).

Date Application Accepted: 8/22/13

Date Action Required: 11/20/13

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Ken Dickson	Property Owner:	Peter & Dorian Hirth
Parcel Number:	027-111-017	Lot Area:	10,200 sq. ft.
General Plan:	Low Density Residential 3 du/acre	Zoning:	E-1
Existing Use:	Vacant	Topography:	4% avg. slope

### IV. DISCUSSION

The proposed project involves the reconstruction of two seven-foot tall pillars, and reinstallation of wrought iron gates. In February 2008, a project was approved (MST2006-00529) for the previous owner. The approved plans stated that the existing site wall, pillars and gates were to remain unaltered. The site wall, pillars and gates are a continuation of the walls that surrounded multiple parcels that were previously owned by the same owner. In May 2010, a building permit (BLD2008-00758) was issued to begin construction. In July 2013, the City

was notified that the entry pillars and gates were removed to gain access to the lot to begin grading. Construction under the existing building permit was halted. In June 2013, a revised project was submitted to the City. The revised development of the vacant parcel is currently being reviewed under a separate application (MST2013-00276). On July 15, 2013, as a part of the redevelopment proposal, the SFDB directed the applicant that the wall, pillars and gate must be restored. The Board stated that the requested fence height modification was appropriate and did not pose any consistency issues with the Single Family Residence Design Guidelines.

The requested Wall Height Modification is to allow the seven-foot tall pillars and gate to exceed the maximum allowable height of 3'-6" at the front property line. The previous driveway width at the time of the original installation was less than ten feet wide. The applicant is proposing a minimum ten-foot width between the entry columns and to reinstall the previous gates. It is Staff's understanding that the gates are proposed to be locked in an open position on the private property because the gates when closed will not span the entire width of the proposed ten-foot driveway. When vehicular gates are located at the front property line, Transportation Staff requires that the proposed gates be remote-actuated and open in towards the private property. In addition, the existing driveway apron must be replaced with a wider driveway approach to serve the proposed driveway and to prevent vehicles from driving over the curb. The applicant is advised that any work that is proposed in the Public right-of-way will require Public Works review and approval. In conclusion, Staff generally does not support the construction of over height walls and gates when they are located at the front property line. However, in this instance, the SFDB felt strongly that the restoration of the wall, gate, and pillars is consistent with the pattern of development of the neighborhood and directed the applicant to restore the wall to match the previous installed design. As described previously, the wall, pillars, and gates are a continuation of the wall, pillars, and gate design of the front of the subject property and the property located at 1731 Santa Barbara Street. Staff is supportive of the request to restore the wall, pillars, and gates to a maximum height of seven feet. The proposed wall height is consistent with the pattern of development in the neighborhood.

**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 wall height is consistent with the pattern of development in the neighborhood and the widened driveway will provide improved vehicular access to the site.

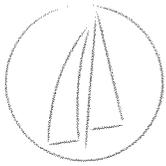
Said approval is subject the following conditions:

1. The reinstalled gates must open inward, towards the private property, and be maintained in the open position.
2. If the applicant chooses to install gates other than the previously removed gates, then the reconstruction of the wall, pillars, and gate shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the Wall Height Modifications is still valid.
3. If the previously removed gates, at the front property line, are replaced with operable gates, then the gates shall be remote-actuated and open in towards the private property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 20, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegler, Assistant Planner  
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WINDWARD  
ENGINEERING

General Partners -  
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Steven C. Reichel, P.E.  
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Applicant: Ken Dickson on behalf of Peter & Dorian Hirth

8/20/2013

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

RECEIVED  
AUG 22 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Re: Modification Request for 1727 Santa Barbara Street; 027-111-017; E-1**

Dear Staff Hearing Officer:

Two non-conforming (7-ft tall +/-) masonry entry columns were removed due to deterioration and the net opening width not allowing for a reasonable driveway width.

By direction of the Single Family Design Board, the modification being requested is to allow for the replacement of the masonry columns with the wider spacing. The details are to match the original columns.

Sincerely,

Ken Dickson  
[ken@windwardeng.com](mailto:ken@windwardeng.com)

**EXHIBIT B**



## DESIGN REVIEW ACTIVITIES SUMMARY

**1727 SANTA BARBARA ST (MST2013-00276)**

**R-SFR**

*This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.*

**Status:**

**DISP**

**Date 3**

**SFDB-Concept Review (New) - PH**

**CONT**

**07/15/13**

(Action may be taken if sufficient information is provided. The previous project was approved by SFDB on February 19, 2008.)

Actual time: 5:11 p.m.

Present: Jarrett Gordon, Applicant.

Public comment opened at 5:26 p.m.

- 1) Annette Muse, opposition (submitted letter); expressed concerns regarding lack of proper permits and approval of the Single Family Design Board.
- 2) Paul Suding, opposition; expressed concerns regarding replacement of vegetation, overall footprint of the property and privacy.
- 3) Mary Suding, opposition (submitted letter); expressed concerns regarding the architectural style, and the removal of trees and historical brick pillars.
- 4) Philip Suding, opposition; expressed concerns regarding loss of vegetation and bio-mass replacement, the removal of the brick columns, overall footprint, site lines and neighborhood compatibility. Also requested that the architecture be of exemplary quality.

Letters of expressed concerns from Mary Suding, Annette Muse, and Doug Muse were acknowledged.

Public comment closed at 5:37 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study neighborhood compatibility and conforms to guidelines.
- 2) Study reducing the FAR.
- 3) Address the removal of the trees.
- 4) Address the removal of the pillars.
- 5) Study creating a smaller footprint.
- 6) Study neighborhood compatibility in terms of the quality of the design.

Action: Bernstein/No seconder, Motion failed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the overall architectural style of the residence for neighborhood compatibility, specifically in consideration of the

architectural styles of the two adjacent residences. Due to the sensitive historical neighborhood district the proposed design style must be exemplary and of the highest quality possible. If staying with Classic Spanish Colonial Architecture, study the works of Myron Hunt, Wallace Neff, George Washington Smith and Bertram Goodhue, architects who are noted for classic Spanish colonial architecture. Alternately, consider an alternate architectural style that is more compatible with the neighborhood, suggestions included a Monterey style architecture.

- 2) Be sensitive to the neighbors' concerns and improve communication with adjacent neighbors in particular.
- 3) Create a harmonious and cohesive design.
- 4) Restore the brick columns and wrought iron gate, that were removed, to the original height and look.
- 5) Replace the removed Cedar tree with another compatible, minimum 60-inch box tree specimen, and to match the biomass of the Cedar tree that was removed.
- 6) Study the possibility of the wall being not on the property line.
- 7) Study reducing the FAR.
- 8) The Board looks forward to reviewing a complete site landscape plan, and will carefully review the plan for an appropriate remediation for the Pittosporum trees that were removed.

Action: Miller/Pierce, 6/0/0. Motion carried. (Sweeney absent).

**SFDB-Concept Review (Cont.)**

**CONT**

**08/12/13**

(Second concept review. The project was last reviewed by SFDB on July 15, 2013. The previous project was approved by SFDB on February 19, 2008.)

Actual time: 7:49 p.m.

Present: Mark Wienke, Architect; and Jessica Harlin, Landscape Architect.

Public comment opened at 8:06 p.m.

- 1) Mary Suding; expressed concerns with the quality of architecture and neighborhood compatibility.
- 2) Phil Suding; expressed concerns regarding neighborhood compatibility. Expressed he was satisfied with the landscape architecture.

Public comment closed at 8:08 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the general approach to the front property line wall and hedge is acceptable.
- 2) Reintroduce a replica of the original columns on each side of the driveway, as requested at the July 15, 2013, hearing.
- 3) The Board understands that the new driveway width must meet current zoning standards therefore the reintroduction of the original gates in a fixed open position perpendicular to driveway entry is acceptable.
- 4) The Board could embrace the current design approach, but request a reduction in size, moving closer to the 85% floor-to-to-let area ratio (FAR).
- 5) Study a reduction in height of the main entry element.
- 6) Study the French doors coming off the second floor.
- 7) Study smaller windows to the south.
- 8) Study the window openings on the front elevation of the garage.
- 9) Provide detailing of corbels and beam outriggers.
- 10) Study the hallway connecting element between the garage and the main portion of the house to be more transparent to the entry court.
- 11) Study the proportions and sizes of the doors and windows on the entire front elevation.
- 12) The Board appreciates the effort to introduce some whimsy at the chimney cap but wants to see a further study of the intent, and would also like the chimney to be scaled back proportionately.
- 13) Provide further study/information on planter boxes at the second floor windows.
- 14) The Board finds the general landscape approach is acceptable.
- 15) The proposed 60 inch box tree to replace the cedar tree appears to be acceptable.
- 16) Study re-evaluation of the ground covers.
- 17) Study the back arches for a smoother transition.
- 18) Consider a mirador on right side elevation and/or the front elevation.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

**SFDB-Concept Review (Cont.)**

**APVD**

**08/26/13**

(Third concept review. Action may be taken if sufficient information is provided. The project was last reviewed on August 12,

2013. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption prior to Project Design Approval.)

Actual time: 5:33 p.m.

Present: Mark Weinke, Architect.

Public comment opened at 5:47 p.m.

- 1) Mary Suding; thanked the Board for their efforts and expressed some concern with the north elevation, the front entrance and the front portion of the garage. Is ok with the FAR.
- 2) Phil Suding; agreed with Mary Suding's comments.
- 3) Scott Armstrong, contractor for the project; explained some of the project's history from the owners' perspective.

Public comment closed at 5:54 p.m.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:

- 1) The Single Family Design Board finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA certificate of determination on file for this project.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 3) Neighborhood compatibility is met when considering that Santa Barbara St. has a variety of architectural styles.
- 4) The landscape plan presented has been worked out in detail with adjacent property owners. The Board finds the landscape plan to be compatible with the neighborhood.
- 5) The Board would encourage that when the City reviews the Fences, Screens, Walls and Hedges Ordinance (SBMC 28.87.170), the City allow the Board to have some flexibility to encourage in this case the higher hedge and wall components, due to the historical context of the block. (\*Note a separate application will be pursued for a zoning modification to rebuild new, over-height, pillars to replace the original pillars and gate which were previously removed.)
- 6) Study the window and venting elements on the front elevation at the garage.
- 7) Study the prominence and embellishment of front entry door.
- 8) Study how the front door relates to the Juliette balcony above it.
- 9) The Board finds the arched element with the covered patio area on the rear elevation to be acceptable.
- 10) The general height is acceptable.
- 11) The Board appreciates the scale and proportions of front entry massing & recognizes that it's below the previously allowed building height.
- 12) Study the wood Mirador. Consider using some dimension of solid paneling at the base.
- 13) Study detailing of vertical and horizontal elements that create window fenestration.
- 14) Study sizes and shapes of the smaller windows on the right elevation. Reduce and study the number and location of square windows, included in all facades, but particularly on the elevation that encloses the staircase to the second floor.
- 15) Study windows shown on the right elevation that encompass the passageway between the garage and main house. Further recess the windows in the wall to emphasize the scale and thickness of the wall .
- 16) Study the chimney cage element; study a smaller design.

Action: Sweeney/Zimmerman, 5/1/0. Motion carried. (Miller opposed, Pierce absent).