



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 10, 2013
AGENDA DATE: October 16, 2013
PROJECT ADDRESS: 1940 Mission Ridge Rd. (MST2013-00343)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The project includes a proposal to install multi-light, sidelight windows on either side of an existing pair of French doors on the west end of the second floor of the existing single-family residence. The residence is on the City's List of Potential Historic Resources: "George Washington Smith Spanish Colonial Revival House c. 1919." The discretionary applications required for this project are Front and Interior Setback Modifications to allow alterations to an existing French door within the required setbacks (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 10/16/13

Date Action Required: 1/14/14

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION

Applicant:	Cearnal Andrulaitis	Property Owner:	Parker Family Trust
Parcel Number:	019-083-024	Lot Area:	28,048 sq. ft.
General Plan:	Low Density Residential 1 Du/Acre	Zoning:	A-1
Existing Use:	Residential	Topography:	19%

IV. DISCUSSION

The proposed project involves enlarging an existing opening within the required front setback to install a multi-light sidelight on either side of a pair of existing French doors. The Historic Landmarks Commission (HLC) reviewed and accepted a Historic Structures Report (HSR) for the proposed alteration that was prepared by Post/Hazeltine Associates on September 11, 2013 (Exhibit C). At the same meeting the HLC also took action to list the structure on the City's List of Potential Historic Resources as the "George Washington Smith Spanish Colonial

Revival House c. 1919” (Exhibit D). On September 16, 2013, the project was administratively approved as submitted.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback 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 installation of multi-light, sidelight windows on either side of an existing pair of French doors is an appropriate improvement to a single-family residence and is not anticipate to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 17, 2013
- C. HLC Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

RECEIVED
SEP 17 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

September 17, 2013

Suzanne Riegle
City of Santa Barbara
P.O. Box 1990
630 Garden Street
Santa Barbara, CA 93101

Re: Modification Request for 1940 Mission Ridge Rd., Santa Barbara, CA 93103;
APN# 019-083-024; Zone A-1

Dear Susan,

There is an existing 4,139 sq. ft. house (main residence), an attached 789 sq. ft. unit (guest house), a detached 351 sq. ft. two car garage, and a 338 sq. ft. lower one-car garage. The main house currently encroaches into the front yard and interior yard setbacks. Our proposal is to install two sidelights on both sides of an existing French door facing south (along Mission Ridge Road).

There are two modifications being requested. One is to allow the east sidelight to encroach the front yard set back and the other is to allow the west sidelight to encroach into the interior yard setback. The installation of these sidelight windows is very important to the main house's living room since it will benefit from more natural lighting and south facing views.

Because the house is an early George Washington Smith design, a Historic Resources Report was prepared by Post Hazeltine and the proposed alteration/design was reviewed by HLC and was determined to be appropriate.

Respectfully,

Brian Cearnal, AIA, LEED AP
Cearnal Andrulaitis LLP

cc.: Mr. Greg Parker, Parker Family Trust



DESIGN REVIEW ACTIVITIES SUMMARY

1940 MISSION RIDGE RD (MST2013-00343)

R-ALTERATIONS

Proposal for the installation of multi-light, sidelight windows on either side of an existing pair of French doors on the second floor at the far west end of the south elevation (street facade). Staff Hearing Officer review is requested for zoning modifications. This is on the City's List of Potential Historic Resources: "George Washington Smith Spanish Colonial Revival House c. 1919."

Status: *Pending*

DISP

Date 3

HLC-Historic Structures Report

APVD

09/11/13

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the wings of the house designed by George Washington Smith and remaining landscape elements are eligible for designation as a City Landmark.)

Actual time: 2:51 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Report Preparers; and Greg Parker, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that Staff has reviewed the report and supports the report's conclusions that the installation of sidelights flanking the French doors on the south elevation of the house meets the State CEQA Guidelines of the MEA and the Secretary of the Interior's Standards and that the house is eligible as a City Landmark.

Public comment opened at 2:54 p.m.

Kellam de Forest, local resident, expressed appreciation for an excellent report and commented that there are missing original design plans for the landscape mentioned on page 17 of the report and inquired as to who designed the original landscaping. The report preparers explained that documentation could not be found as to the landscape architect or designer.

Public comment closed at 2:57 p.m.

Motion: To accept the report with amendments:

1. On page 1, second paragraph, insert the word "inches" so that it reads "80-inches tall" rather than "80-tall."
2. On page 8, last paragraph, clarify Isabella Monro-Ferguson Greenway King's maiden name.
3. On page 11, add the biography of the former property owner Mercedes R. Eichholz.
4. On page 36, under point 10.4 Analysis, change "84-inch high" to "80-inch high" to match the project description shown on page 1.
5. Include language describing that the white-colored slurry over the stone stair walls is character-defining and original.

Action: La Voie/Drury, 7/0/0. (Boucher/Orias absent.) Motion carried.

(Request by Staff to add the structure at 1940 Mission Ridge Road to the City's List of Potential Historic Resources.)

Actual time: 3:11 p.m.

Present: Rogelio Solís, Architect

Staff comments: Nicole Hernández, Urban Historian, stated that, based on the evidence described in the Historic Structures/Sites Report, Staff recommends placing the structure on the Potentials List because of its eligibility as a City Landmark.

Motion: To accept Staff's recommendation of placing the structure located at 1940 Mission Ridge Road on the City's List of Potential Historic Resources.

EXHIBIT C

Action: La Voie/Drury, 7/0/0. (Boucher/Orías absent.) Motion carried.