

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 26, 2015
AGENDA DATE: April 1, 2015
PROJECT ADDRESS: 424 Plaza Rubio (MST2014-00600)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 6,300 square-foot site is currently developed with a 1,619 square foot two-story single family residence, a detached 225 square foot one-car garage, a cellar and a lap pool with a trellis cover above. The proposed project involves construction of 59 square feet of one-story additions and a 19 square foot second story addition to the dwelling, removing an "as-built" air conditioning unit and installation of a new air conditioning unit, window and door changes and an interior remodel to the dwelling. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard. This house is on the City's List of Potential Historic Resources: "Spoor House".

The discretionary applications required for this project are:

1. Front Setback Modification to allow first and second story additions with new doors and windows to the residence within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an addition with a new door and windows and an air conditioning unit for the residence within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: February 5, 2015 Date Action Required: May 6, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the Front and Interior Setback Modifications, except for the powder room addition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Becker	Property Owner:	Stephen W. Harby Revocable Trust
Parcel Number:	025-263-005	Lot Area:	6,300 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	5 % slope

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West – Mission Historical Park (Rose Garden)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,619 sq. ft.	1,697 sq. ft.
Garage	225 sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 1,358 sf 21.5% Hardscape: 2,738 sf 43.4% Landscape: 2,204 sf 35%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .44 Proposed FAR: .30 = 70% of Max. Allowed FAR

IV. DISCUSSION

The project was reviewed by the Historic Landmarks Commission (HLC) on January 14, 2015, and was forwarded to the Staff Hearing Officer (SHO) with positive comments. The proposal is to construct 59 square feet of one-story additions and a 19 square foot second-story addition to the dwelling, to remove an "as-built" air conditioning unit and install a new air conditioning unit, and for window and door changes and an interior remodel to the dwelling. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard.

Front Setback Modification

The existing dwelling is non-conforming to the required 30-foot front setback, as most of the dwelling is located in the required front setback. The dwelling, at its closest point, is located approximately nine feet from the front property line. The proposed, approximately 30 square foot first floor powder room addition with two new windows and one new door, along the east side of the property is located approximately 17 feet from the front property line, and a portion of the first floor informal dining room addition (approximately 24 square feet) with one new

door at the rear of the dwelling is located approximately 28 feet from the front property line. In addition, a portion of the second-story addition (approximately 9 square feet) for the master closet is also located at the rear of the dwelling, approximately 28 feet from the front property line and three new windows are proposed on the second-floor in the required front setback. Staff is in support of the proposed front setback modifications because of the site constraints associated with the existing development on site, the small size of this E-1 zoned lot, the proposed additions are consistent with the Secretary of the Interior's Standards for Rehabilitation and because the new doors and windows are not anticipated to adversely impact the adjacent neighbor's or the visual openness of the street frontage.

East Interior Setback Modification

The existing dwelling is non-conforming to the east interior setback as it is located approximately 8 ½ feet from the east interior property line. There is a five foot high wall and patio area with awning above located along the east side of the property that is proposed to be enclosed by removing the awning, extending the titled roof to meet the wall and extending the wall by approximately 2 feet, which will result in an approximately 30 square foot powder room addition. The proposed powder room addition includes two new first story windows, one of which faces the street, and one new door that faces the rear of the property. In addition, two new windows are proposed on the existing second-story of the dwelling that are located approximately 8 ½ feet from the interior property line, and a new air conditioning unit that is screened by an existing four foot high wall is proposed to be located approximately 8½ feet from the interior property line. Staff supports the modification for the location of the air conditioning unit, as it is screened from view and the unit complies with the allowable decibel levels for mechanical equipment as outlined in the Santa Barbara Municipal Code (SMBC). Staff supports the new second story windows, as the new windows are small and are not anticipated to adversely impact the adjacent neighbors due to their location by the existing shared driveway and away from the neighbor's rear yard.

However, Planning staff does not support the proposed powder room addition because it is proposed to be located only five feet from the east interior property line and because an addition could be constructed at the rear of the dwelling by the brick patio, and such addition would have minimal encroachment into the required front setback, and no encroachment into an interior setback. However, this option would still require a front setback modification, may not be as supportable by the HLC and may not meet the Secretary of the Interior's Standards for rehabilitation.

Environmental Review

The property is on the City's List of Potential Historic Resources. The City Historian has reviewed the project, and has stated that a Historic Structures/Sites Report is not necessary at this time, as the construction of the addition does not have a negative impact to the potential historic significance of the contributing structure of the proposed Mission Garden Historic District, as it meets all of the evaluation design guidelines. A staff evaluation was submitted to

the HLC members that reviewed how the proposal met the criteria required to meet the Secretary of the Interior's Standards for Rehabilitation. Should the project significantly change, a Historic Structures Report may be required.

The project site is located within an area mapped as Mission Archeology, American Archeological (1870-1900) and Early 20th Century Archeological (1900-1920) sensitivity areas. A Phase 1 Cultural Resource Survey of the property, prepared by Macfarlane Archeological Consultants, dated November 27, 1989, concluded that it is unlikely that artifacts will be encountered during construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition that the standard unanticipated archaeological discovery condition shall be reproduced on the plans prior to submittal for building permit.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification for all requested items except the powder room is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed new windows and doors and the first and second story additions in the front setback (except for the powder room addition) are appropriate because of the site constraints associated with the current development on site, and because the additions and alterations meet the Secretary of the Interior's Standards for Rehabilitation and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The Staff Hearing Officer finds that the East Interior Setback Modification for the two new second story windows and one new first story window on the existing dwelling and the air conditioning unit is consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed new windows and air conditioning unit are appropriate because of the site constraints associated with the current development on site, the air conditioning unit will be screened from view and will comply with the noise criteria outlined in the SBMC and the alterations are not anticipated to adversely impact the adjacent neighbors.

The Staff Hearing Officer finds that the Front and East Interior Setback Modifications for the powder room addition are not consistent with the purpose and intent of the Zoning Ordinance and are not necessary to secure an appropriate improvement of the lot. The proposed location of the powder room addition is not appropriate, as it does not provide adequate setback from the interior property line. In addition, the Interior Setback Modification, as proposed, is found to be inconsistent with the purposes and intent of the Zoning Ordinance as there appear to be other locations on site where additions to the dwelling could be constructed that would not require an Interior Setback Modification.

Said approval is subject to the following conditions:

1. The project shall be redesigned to eliminate the powder room encroachment into the east interior setback.
2. The following language shall be added to the plans submitted for building permit:

“Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to 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 a 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 Environmental Analyst grants authorization.

If a 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 Environmental Analyst grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 5, 2015
- C. Email from Richard Love, dated December 29, 2014
- D. HLC Minutes dated January 14, 2015
- E. Memorandum to HLC from the City Urban Historian dated 1-14-15

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

Peter Becker
Architect

34 West Mission Street, Santa Barbara, CA 93101 • 805.682.3636 • PeterBeckerArchitect.com

February 5, 2015

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

RECEIVED
FEB 05 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification request for 424 Plaza Rubio; 025-263-005; Land Use Zone E-1

Dear Staff Hearing Officer:

1. There is an existing 1,619 sq. ft., two-story, single-family residence on the property. There is also a detached garage of approximately 450 sq. ft. that is shared with the neighbor on the east. This historic Mary Craig-designed house was built in 1925, so most of the residence and the garage are located within the current required front and interior setbacks. The proposal is to add, on the first floor, a powder room and vestibule of 36 sq. ft. within an existing service porch on the east side, add a small addition of 23 sq. ft. on the first floor and 19 sq. ft. on the second floor to a gabled wing at the rear, and remodel 430 sq. ft. of interior space.

2. We are requesting two modifications for residential additions to A) encroach within the front setback and B) encroach within an interior setback. These very minor encroachments will correct, with the least possible disruption to the historic Mary Craig design, the few major drawbacks to living comfortably within a 1920s house, the first of which are a master bath and kitchen that are much too small and broken up by today's standards. Our solution to enlarging these areas is to add a very small extension to an existing gabled wing that, although at the rear of the house, is technically within the front setback. This will be practically unnoticeable from the street or by any neighbors.

In order to correct another major flaw, a severe lack of storage space, we are proposing to reconstruct the original, Mary Craig-designed interior stair to the basement, where there is an abundance of existing storage space that is currently very difficult to access from a low hatch in an exterior wall. That original Craig stair to the basement was, sadly, removed in 1941 in order to install a most inappropriately positioned powder room off the entry, wedged below the main stair. Since, by today's standards, there must be at least one bath per floor, we are proposing to relocate this powder room in the one area that will require the smallest possible alteration to this historic house.

So, the modification includes a request to install the new powder room, along with a small vestibule in front of it, within a 3' wide exterior service porch that is currently defined by a 5' high plaster wall on the east side of the house. This existing plaster wall would extend vertically about 1'-9" and

EXHIBIT B

an existing tiled shed roof would extend down about 3'-9" to meet the wall. We feel that this is a fairly modest alteration, historically and aesthetically, in that it merely extends, in one 10'-11" wide area, the original lines of the house. And it also repeats the form of existing awnings that have been on this house as well as on the neighbors' house across the driveway for as long as anyone can remember.

The requested interior modification also includes a request for an air conditioning condensing unit to encroach 2'-0" into the interior setback. Somewhat ironically, by moving the unit closer to the property line, it will be significantly less noticeable to the neighbors across the shared driveway, as an existing, historic stone wall will be able to do a better job as a sound and visual barrier.

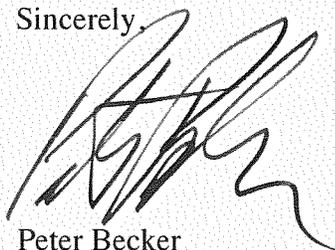
We are also proposing to add 4sf of new master bath windows on the east side of the second floor, in the same area as the existing 2.7sf of windows. These are designed to match very closely the existing windows so this does not seem to be much of an aesthetic or historical intervention. However, most of this house – like all the Mary Craig houses on this block – is considerably within the current front yard setback, so there might be some question about these proposed windows, which are within the front yard setback even though they are 4'-3" inboard of the 10' side yard setback. These new windows are 14'-3" from the east property line, are very high on their wall and are on a room with a low-intensity use, so no one has voiced any concern about them.

3. The major benefit of the requested encroachments is to allow much-needed interior improvements to this 1920s house with the least possible number of alterations to the original structure, both inside and out, as everyone involved is very aware of the historical importance of this property. And, as far as intensification of use is concerned, we feel that even though we are proposing 3' of additional habitable space in the east neighbors' direction, we are actually de-intensifying the existing conditions. Right now there is 15.4 sf of glass on the east side of the first floor, and all of it, including a half-glass rear door, is directly facing the neighbors on the east. We are proposing to have only 13.2 sf of glass in this area – 2.2sf less than is existing – and most of it, including the re-located half-glass door, will face north or south. So most of the existing light, sound and views that are now directed toward the neighbors' house will be diverted 90° to face the front and rear yards. Equally important, the proposed powder room will be a very low intensity use and will actually serve as a buffer between the neighbors and the existing and proposed very high intensity kitchen/dining area.

The City Historian, the neighbors on the east and the members of the HLC, in a unanimous vote, have all expressed their support for the proposed configurations and modification requests.

Thank you for your consideration of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Becker', written over a light blue grid background.

Peter Becker

Kaufman, Joanna

From: Richard Love [REDACTED]
Sent: Monday, December 29, 2014 10:52 AM
To: Community Development HLCsecretary
Cc: Richard Love; Kaufman, Joanna
Subject: Comment on MST2014-00600 for Residential Improvements

Dear City Planning Division,

Reference:

Application #: MST2014-00600
Address: 424 Plaza Rubio
Assessor's Parcel #: 025-263-005
Owner: Stephen Harby

I wish to submit a written comment in regards to the proposal for a total of 78 square feet of residential additions and the removal of the existing multi-trunk Scheffera tree at 424 Plaza Rubio.

I am the owner of an adjacent property at 420 Plaza Rubio. I have no objections to the proposed additions or removal of the tree. These decisions are at the discretion of the home owner, Mr. Stephen Harby, and are entirely consistent with standard and expected needs for maintaining residential property in historic Santa Barbara.

Sincerely,

Richard A. Love
420 Plaza Rubio
Santa Barbara, CA
Email: [REDACTED]
[REDACTED]

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 424 PLAZA RUBIO**

E-1 Zone

(3:10) Assessor's Parcel Number: 025-263-005
Application Number: MST2014-00600
Owner: Stephen W. Harby Revocable Trust
Architect: Peter Becker, AIA

(This is a revised project description. Proposal for a total of 78 square feet of residential additions to an existing 1,619 square foot two-story residence on an approximately 6,300 square foot parcel. The work is comprised of a 59 square foot first floor addition and a 19 square foot second floor addition, interior remodel for access stairs to an existing cellar, door and window changes, and permitting an "as-built" trash enclosure area and air-conditioning unit. An existing 500 square foot shared detached garage will remain unaltered. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard. Staff Hearing Officer review is requested for zoning modifications in the required front and interior setbacks. The total proposed net floor area of 1,697 square-feet is 69% of the allowable floor-to-lot area ratio. This house is on the City's List of Potential Historic Resources: "Spoor House.")

(Comments only. Requires Staff Hearing Officer review.)

Actual time: 4:05 p.m.

Present: Peter Becker, Architect
Stephen Harby, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that a Historic Structures/Sites Report is not necessary at this time as the construction of the addition does not have a negative impact to the potential historic significance of the contributing structure of the district as it meets all of the evaluation design guidelines. A staff evaluation was submitted to the HLC members that reviewed how the proposal met criteria required to meet the Secretary of the Interior' Standards for Rehabilitation. Should the project significantly change, a Historic Structures Report may be required.

EXHIBIT D

Joanna Kaufman, Planning Technician, stated that the project planner, Joanna La Conte, provided written comments: The front setback modification is supportable by staff, but the requested interior setback modification is not supportable as the Archived plans for the property show that what is labeled as the “service porch” is actually a wall. The retractable awning above the wall, the trash area in the setback and the air conditioning unit are not shown on the plans. No permits could be located in the street file for the existing awning, trash area or air conditioning unit.

Public comment opened at 4:19 p.m.

Chair Suding read a note from Kellam de Forest, local resident, stating that this site is part of the streetscape facing Mission Historic Park, designed by Mary Craig, and care should be taken to assure the historic fabric is not compromised.

Public comment closed at 4:20 p.m.

Motion: **Continued indefinitely to the Staff Hearing Officer with positive comments:**

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Secretary of the Interior’s Standards for Rehabilitation of historic properties.
2. The design is acceptable as presented with the addition shown subservient to the existing structure.
3. The historical photographs indicate there was previously a structure located on the east elevation.
4. The existing Schefflera tree should be retained or replaced in the approximate existing location.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.



City of Santa Barbara
Planning Division

Memorandum

DATE: January 14, 2015

TO: Historic Landmark Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of addition to a Potential Contributing Structure in the proposed Mission Gardens Historic District, Eligible individually as a City Landmark.

ADDRESS: 424 Plaza Rubio

The Urban Historian evaluates small projects to historic resources by first determining if a project is following the list of guidelines for additions that incorporate historic preservation principles set forth in the Secretary of Interior's Standards for the Treatment of Historic Properties. The purpose of this staff evaluation is to assist the Historic Landmarks Commission in the review of a project when no Historic Structures/Sites Report (HSSR) has been prepared and in order to appropriately guide applicants towards avoiding project impacts. The Historic Landmarks Commission may confirm staff's conclusions regarding compliance with the listed guidelines at the time of project review; or may require other design changes; or a more detailed HSSR to be prepared.

Project: Proposal to add a net total of 78 sq. ft. addition to the single family residence by adding a 2 story addition on the rear and enclosing the existing east elevation exterior small patio wall by removing the existing awning and extending the tiled roof to meet the wall and extending the 5' wall by 1'9" and removing the door and window in the wall. Add two new windows to the second floor, east elevation, to match existing in material, profile and configuration. Remove 30' high schefflera silk tree. The house was built in 1925, designed by the important, regional, female architects, J.A. Andrews and Mary Craig and is an example of the type of Spanish Colonial Revival style, upper middle class housing being built in Santa Barbara in the early decades of the twentieth century. In addition to the property contributing to the proposed Mission Gardens Historic District, it is individually significant due to the importance of the architect, as well as the high degree of the structure's architectural integrity. The house maintains its ability to convey its initial time, period and purpose. As such, the house is eligible to be designated as a City Landmark.

Evaluation and Compliance with Guidelines for Additions

11.1 Locate additions toward the rear of the main structure, away from the main façade and street front.

The project meets the evaluation guidelines: The addition in the rear is tucked into the rear balcony and not visible from the streetscape. The east side addition will be enclosing an existing open wall and will not impact the visual rhythm of the streetscape and historic district.

11.2 Use landscape elements, such as walls and fences, to visually screen the addition.

The project meets the evaluation guidelines: The addition in the rear is completely screened by the historic resource. Enclosing the existing wall on the side elevation will be visible as is currently.

11.3 Design the addition to be compatible with the original structure's mass, scale and proportions.

The project meets the evaluation guidelines: Both the rear and side additions and installation are compatible with the original structure's mass, scale and proportions.

11.3 Design the addition to be subordinate to the main building, and not "compete" with it.

The project meets the evaluation guidelines: Because the rear addition is completely hidden from the streetscape, it will be subordinate to the original structure, which will dominate the streetscape, and will not compete with it. The enclosure of the existing wall on the side elevation will be subordinate to the main building.

11.4 Echo roof forms and materials of the original structure.

The project meets the evaluation guidelines: The rear addition is under the existing roof with a one story shed roof extending from the rear gable made of terra-cotta tiles. The side addition will be a shed shaped roof with terra-cotta tiles to match the existing roof.

11.5 Relate the addition to the main structure, rather than overwhelming it, by breaking up its mass into components that relate to the original.

The project meets the evaluation guidelines: The rear addition will be a stucco component that relates to the original structure. The enclosure of the side wall will have a lower mass that is set back from the original façade so that it is broken up from the original building, but relates to it.

11.6 Avoid using a different style from the original structure. But, distinguish the addition from the original structure through simplified details.

The project meets the evaluation guidelines: Both the rear and side additions use the smooth stucco walls and terra cotta tiles that are characteristics of the Spanish Colonial Revival style, but are distinguished and simplified from the original structure as they are out of the original building envelope.

11.7 Use similar finish materials and fenestration patterns as the original structure.

The project does meet the evaluation guidelines: Both the rear and side additions use smooth stucco finish for the walls and terra cotta tiles for the roof material. The new windows on the second floor on the east elevation use the same material, profile and configuration as the original structure.

STAFF RECOMMENDATION: No Historic Structures/Sites Report is necessary at this time as the construction of the addition does not have a negative impact to the potential historic significance of the contributing structure of the district as it meets all of the evaluation design guidelines. The project, therefore, may qualify for a categorical exemption if the Commission agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.