



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 7, 2007
AGENDA DATE: March 14, 2007
PROJECT ADDRESS: 924 Garden Street #J (MST2006-00557)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *D.K.*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 3,900 square foot project site is currently developed with 800 square foot residence and detached carport with accessory space. The proposed project involves a 910 square foot 2-story addition to the residence, demolition of the existing garage and accessory, and replacement with two (2) uncovered spaces. The discretionary application required for this application are Modifications to permit the required parking to be uncovered and located within the required front and interior yard setbacks (SBMC §28.90.001, 28.90.100, & 28.21.060).

Date Application Accepted: December 5, 2006 Date Action Required: March 5, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Banyon Architects	Property Owner:	Barbara Beisel
Parcel Number:	029-301-026	Lot Area:	3,900 sf
General Plan:	Office & Residential	Zoning:	C-2 Commercial
Existing Use:	One-Family Residence	Topography:	7% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East – Office Building
	South – One-Family Residence		West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	794 sf	910 sf
Carport	345 sf to be removed	No Covered Parking
Accessory Space	298 sf to be removed	None

III. LOT AREA COVERAGE

Lot Area:	3,900 sf
Building:	1,600 sf; 41%
Hardscape:	1,675 sf; 42%
Landscape:	666 sf; 17%

IV. DISCUSSION

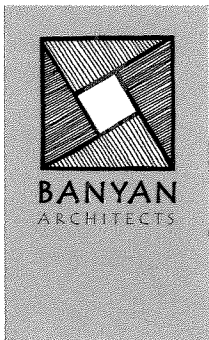
- This project was reviewed by the Historic Landmark Commission (HLC) on two (2) separate occasions (meeting minutes are attached as Exhibit C), where numerous neighbors spoke in favor of the proposed project. On November 15, 2006, the HLC stated their support for the requested Modifications.
- The existing 800 square foot residence provides one (1) covered parking space on site. The proposed two-story addition requires that the parking be brought up to two (2). The request to have the spaces uncovered and located within required yards, matches the established pattern of parking throughout the El Caserio neighborhood. Also considered in Staff's support of the project are the site constraints associated with the lot size (3,900 square feet), how all new floor area observes the required yards, and that the relocation of the parking results in an improved private outdoor living amenity for the property.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification requests are necessary to secure an appropriate improvement and meets the purpose and intent of the ordinance, because of the small size of the lot, the pattern of development in the El Caserio neighborhood, and the resulting improved outdoor living amenity.

- A. Site Plan
- B. Applicant's letter dated December 5, 2006
- C. HLC Minutes
- D. Neighbor Letters of Support

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101 - Phone: (805)564-5470



RECEIVED
DEC 05 2006
CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara
Planning and Development
630 Garden Street
SB, CA 93101

12/05/06

Attn: Roxanne Milazzo, Modification Hearing Officer
Ms. Betty Henon, Staff Hearing Officer

Re: Modification letter for
924 'J' Garden Street
Santa Barbara, CA 93101

A.P.N. : 029-301-026

Ms. Henon and Mrs. Milazzo--

The site at 924 'J' Garden Street is more than 100 feet down a private driveway (El Caserio Lane) and part of a group of houses that were designated as a landmark in 1990. The existing house on the lot is one bedroom, one bath of 794 square feet (net) and was built in 1954. The carport (of 345 sq. ft.) and accessory structures (storage and greenhouse totaling 298 sq. ft.) were built in 1958. Both the house and the carport are "existing non-conforming." The existing house encroaches on the rear and east interior yard setback while the carport encroaches on the front and west interior yard setback. There is also a 6' high adobe wall along the easterly property line, a 6' fence along the northerly property line and a 5' -8" high adobe pillar abutting the front property line. The current proposal involves a) the demolition of the existing carport and accessory structures, b) the construction of a two-story addition to the house totaling 910 sq. ft., c) the construction of an additional 5'-8" high adobe wall to create an enclosed courtyard and d) the location of two 'uncovered' parking spaces in the front yard.

This proposal requires four modifications:

- 1) A modification to waive the requirement for two covered spaces and to allow two uncovered parking spaces.
- 2) A modification to allow one of the parking spaces to occur in the east interior lot setback.
- 3) A modification to allow both of the parking spaces to encroach on the front yard setback.
- 4) A modification to allow a wall within 10' of the lot line and within 10 feet of the driveway to exceed 3'-6" in height.

The justification for these modifications is as follows:

- 1) To cover these parking spaces with a garage or carport in their new location would obscure the view and unacceptably alter the appearance of this landmark house.
- 2), 3) The existing parking condition is in the front yard setback. Uncovered and covered parking in the front yard and side yards is a pattern of development already established in the neighborhood. We have provided a neighborhood survey of existing parking conditions as part of our photo study.
- 4) The proposed wall does not violate the intent of the ordinance which is for purposes of vehicle and pedestrian safety. Because of adjacent development and the configuration of the private driveway, the proposed wall does not create a safety hazard.

The proposed project was reviewed by the HLC on November 15, 2006 and given positive comments. Letters from 6 of the neighbors, including all those who belong to the El Caserio landmark complex, have signed letters stating their support of the modifications. We have submitted these letters as part of this application. We believe you will find this an appropriate improvement to the site that, even with the modifications required, conforms to a pattern of development already established in the surrounding residential lots. Thank you for carefully reviewing this application.



Kirk B. Gradin
Architect

924 GARDEN STREET #J – HISTORIC LANDMARK COMMISSION MINUTES

October 4, 2006

Ms. Sheila Enelow, neighbor, expressed support for the project.

Mr. Benjamyn Hitz, neighbor, expressed support for the project.

Mr. Kellam De Forest, resident, stated the historic resource findings need to be studied to determine whether a second story can be added.

Mr. Joseph Moticha, neighborly property owner, commented that he is not opposed to the actual project, but disagrees with certain aspects of what is being proposed.

Ms. Jill Sattler, neighbor, commented that, although there is not an ordinance to protect views, the applicant is doing everything possible to tastefully design the proposed building.

Public comment closed at 4:58 p.m.

Motion: Continued indefinitely with the following comments: 1) The historical significance needs to be addressed and a focused historic structures report is necessary. 2) The addition should be compatible, but different than the original structure. 3) At least one Commissioner felt that the second story is not supportable.

Action: La Voie/Boucher, 7/0/0. (Murray/Rager absent.)

November 15, 2006

Mr. Kellam De Forest, local resident, commented he does not agree with the architectural historian's opinion that a second story meets Standard 9 of The Secretary of the Interior's Standards, and commented that the addition would compromise the landmark building.

Sally Hall, local resident, spoke in favor of the project.

Sheila Enelow, local resident, spoke in favor of the project.

Ms. Wendy Foster, spoke in favor of the project on behalf of herself and her spouse Pierre Lafond.

Ms. Meredith Abbott, local resident's sister, spoke in favor of the project.

Mr. Wayne Ashcroft, project property owner, also spoke.

Public comment closed at 4:34 p.m.

Straw votes: How many Commissioners cannot support a second story in any form? 2/6/0.

(Hausz/La Voie/Naylor/Pujo/Rager/Suding opposed.)

How many Commissioners would support a second story, but with a somewhat modified design? 6/2/0. (Boucher/Murray opposed. Hsu absent.)

How many Commissioners would agree with a second story as presently proposed? 6/2/0. (Boucher/Murray opposed. Hsu absent.)

Motion: Continued indefinitely with the following comments to be forwarded to the Staff Hearing Officer: 1) The Commission could support the modifications for uncovered parking and both a front and side yard setback for the parking in front of the building. 2) There is concern for the critical root zone of the olive tree in the courtyard. 3) The applicant should place more landscape around the automobile parking. 4) It was recommended that the applicant relocate the trash enclosure to a less conspicuous spot.

Action: Hausz/Suding, 6/2/0. (Murray/Boucher opposed. Hsu absent.)

Motion carried.

(Review of a focused Historic Structures Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff did not request a full Historic Structures Report because the building is already a designated landmark, and was mainly looking for the impacts to the City Landmark. Staff found that the adobe material shows signs of deterioration, but is reassured by the Report's required mitigation measure which states that "if any adobe repairs are necessary, the proposed plan for repair shall be reviewed by the Historic Landmarks Commission prior to the issuance of any permits for demolition or construction." Staff has read the report and agrees with its recommendations and conclusions.

Motion: The Commission accepts the report.

Action: Boucher/Naylor, 8/0/0. (Suding absent.) Motion carried.

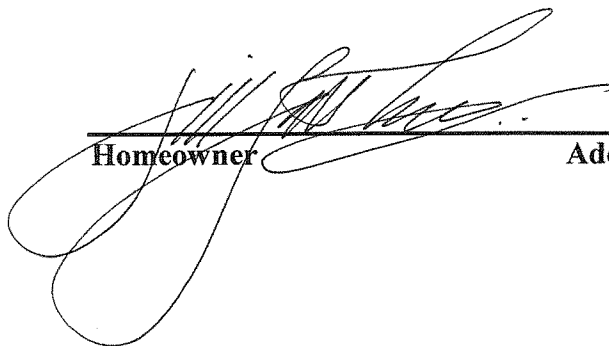
To: The City of Santa Barbara

Re: Modification for 924 "J" Garden Street

This letter is in support of the request for modification for the above mentioned property.

The modifications requested by the applicant to have two uncovered parking spaces, gravel covered parking area; is consistent with the existing conditions within El Caserio.

This City Landmark area known as El Caserio has a unique look and feel. The changes requested by the applicant benefits the area by improving this property and enhancing the historic feel of the El Caserio.

	924 c' Garden Street	Nov. 6, 200
Homeowner	Address	Date
	Town Studio	

To: The City of Santa Barbara

Re: Modification for 924 "J" Garden Street

This letter is in support of the request for modification for the above mentioned property.

The modifications requested by the applicant to have two uncovered parking spaces, gravel covered parking area; is consistent with the existing conditions within El Caserio.

This City Landmark area known as El Caserio has a unique look and feel. The changes requested by the applicant benefits the area by improving this property and enhancing the historic feel of the El Caserio.

<i>Robert Rhea</i>		
<i>Liam O'gallagher</i>	<i>924 F Garden St</i>	<i>11.1.06</i>
Homeowner	Address	Date
	<i>Santa Barbara</i>	
	<i>Ca - 93101</i>	

To: The City of Santa Barbara

Re: Modification for 924 "J" Garden Street

This letter is in support of the request for modification for the above mentioned property.

The modifications requested by the applicant to have two uncovered parking spaces, gravel covered parking area; is consistent with the existing conditions within El Caserio.

This City Landmark area known as El Caserio has a unique look and feel. The changes requested by the applicant benefits the area by improving this property and enhancing the historic feel of the El Caserio.

<i>Mary S. Brown</i>	<i>924 Garden St. #B</i>	<i>10-31-06</i>
Homeowner	Address	Date

To: The City of Santa Barbara

Re: Modification for 924 "J" Garden Street

This letter is in support of the request for modification for the above mentioned property.

The modifications requested by the applicant to have two uncovered parking spaces, gravel covered parking area; is consistent with the existing conditions within El Caserio.

This City Landmark area known as El Caserio has a unique look and feel. The changes requested by the applicant benefits the area by improving this property and enhancing the historic feel of the El Caserio.

Former	<u>Sarah Hall</u>	<u>922 Garden St.</u>	<u>Oct. 31, 2006</u>
	Homeowner of 924 E	Address	Date
	1989-1993		

Current Renter at 922 Garden St, on El Caserio
driveway