



**City of Santa Barbara
California**

**STAFF HEARING OFFICER
STAFF REPORT**

REPORT DATE: October 3, 2007
AGENDA DATE: October 10, 2007
PROJECT ADDRESS: 911 Laguna Street (MST2007-00210)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *R Milazzo*

I. PROJECT DESCRIPTION

The 5,000 square foot project site is currently developed with two single-family residences and a detached garage. All existing structures will be demolished as a part of this project. The proposed project involves the construction of a new two-story single-family residence with an attached two-car garage.

Date Application Accepted: July 24, 2007 Date Action Required: October 24, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ray Ketzal	Property Owner:	Mr. & Mrs. Nick Tompkins
Parcel Number:	029-301-012	Lot Area:	5031 sf
General Plan:	Office & Residential	Zoning:	C-2
Existing Use:	(2) One-Family Residences	Topography:	16% Slope
Adjacent Land Uses:			
	North – Single Story Residence	East – Blood Bank Parking Lot	
	South - Single Story Residence	West - Single Story Residence	

B. PROJECT STATISTICS

	All Existing To Be Demolished	Proposed
Living Area	951 sf and 372 sf units	2,216 sf w/ 330 sf basement
Garage	292 sf	436 sf
Accessory Space	None Existing	

III. LOT AREA COVERAGE

Lot Area:	5,031 sf
Building:	2,740 sf; 54%
Hardscape:	565 sf; 12%
Landscape:	1,726 sf; 34%

IV. DISCUSSION

This project was reviewed by the Historic Landmarks Commission on two separate occasions and was forwarded to the Staff Hearing Officer with positive comments

The proposed project involves complete demolition of all existing structures and the construction of a new two-story single family residence with basement and attached two-car garage. All portions of the proposed project will comply with current zoning regulations except for the garage which is proposed within the required front and interior yard setbacks. Although Staff discourages Modifications for development on vacant lots (once demolition occurs, this lot will be considered vacant), we recognize that this plan maintains the historic location for parking, eliminates the need for excessive grading to place the garage twenty-feet back from the sidewalk, upgrades the existing size to current required dimensions, and allows for adequate separation and protection of an existing Coast Live Oak on site.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification is necessary to secure an appropriate improvement by providing 2 covered parking spaces on site, and meets the purpose and intent of the Ordinance in that it allows expansion of the existing garage location to bring parking up to code. Said approval is subject to the requirement that the tree protection measures as identified in Peter Winn's letter dated May 3, 2007, be followed during the course of construction.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 19, 2007
- C. HLC Minutes
- D. Arborist's Report dated May 3, 2007

STAFF HEARING OFFICER STAFF REPORT
911 LAGUNA STREET (MST2007-00210)
OCTOBER 3, 2007
PAGE 3

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



**KETZEL &
GOODMAN, INC.**
architecture • planning • illustration

June 19, 2007

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Modification Request for 911 & 913 Laguna Street, Santa Barbara, CA 93101
Parcel #: 029-301-012
Land Use Zone: C-2
Case Number: MST2007-00210

Dear Hearing Officer,

Please consider the modification requests stated below:

Item #1 – Replacement of an existing older, undersize (16'x18') 2-car garage that now encroaches completely into the front and side yard setbacks.

The proposed replacement structure is for a new 2-Car garage. The garage would have an interior clear space of 21'-8" wide and 20'-4" deep.

The side yard encroachment would continue to allow the large specimen oak tree, to the east, greater protection and separation from the proposed structure. The new structure will be approximately 6-½ ft. closer to the tree than the present structure and walkway.

This request will allow for better design since the new garage structure is attached to the residence, which sits above the garage, starting at the allowed front and side yard setbacks. This allows for a single story roof structure at street level to occur before the structure becomes two stories as it steps back on the site following the rising natural topography of the lot. There will be a single story at sidewalk, rather than an abrupt 2 stories at the set back.

On June 13th, the Historic Landmarks Commission unanimously said they could support this modification.

In an informal review with the City Transportation Department (Steven Foley), they also said that they could tentatively support this request subject to final review of plans.

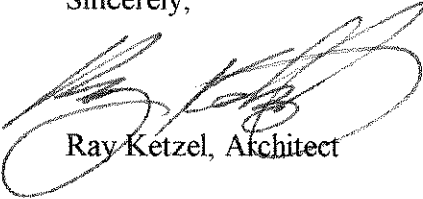
EXHIBIT B

General Justification: It would seem this request is minor and reasonable since the existing garage already encroaches the front and side yards, and the property and surrounding adjacent properties are zoned C-2 and this zoning would normally allow for these encroachments to occur if a commercial structure were proposed.

This block (on same side of street) has two newer two story and very large multi-family unit structures, which enjoy minimal front and side yard setbacks—We believe our request is in keeping with similar conditions that these newer structures now enjoy.

Thank you for considering these requests.

Sincerely,



Ray Ketzel, Architect

911 Laguna Street HLC Minutes

May 30, 2007

1. Kellam De Forest, local resident, commented that the existing houses on the property are over fifty years old and hopes a historic structure report could be prepared to provide more information about the history of the property.

2. Meredith Brooks Abbott, neighboring property owner, read her comments into the record: El Caserío is an historical landmark treasure, unspoiled previous enclave that has typified the look and character of the City since its infancy. It would be a terrible shame to encroach upon this beautiful little settlement with a three-story structure; it would shadow the present buildings and hide the only view of the mountains and Santa Barbara, which is part of the beauty and value of these properties.

3. Wendy Foster, El Caserío Association, commented that she would like to see the project's height reduced so that the views and the impact are not so significant. She is pleased with the Ashcrafts who are redoing the houses within El Caserío because they have been respectful of the neighbors' plight.

4. Pierre LaFond, neighbor, expressed concern about the height of the project.

5. Chair La Voie acknowledged receipt of a letter from a group of neighbors asking that the Commission pay special attention to the fact that the project is adjacent to El Caserío, and that the size and scale are beyond what is in the context of the neighborhood. (Neighbor signatures: Sheila Enelow, Sally Hall, Wendy Foster, Pierre LaFond, Bob Rheem, Mary Dresser, Liam O'Gallagher, Jill Sattler, and Peter and Whitney Hansen.)

Motion: Continued two weeks with the following comments: 1) The architectural style is supportable. 2) The modification for the use and encroachment of the existing garage is supportable with a minor enlargement to meet current standards. 3) The preservation of the oak tree is supportable. 4) The Commission finds that the size, bulk, and scale are incompatible with the neighborhood, particularly in its adjacency to El Caserío. 5) The side yard setback encroachments are not acceptable at this time. 6) It was requested that the existing stone wall along Cañón Perdido Street be replicated to be compatible with the neighborhood. 7) In order to bring this project to be more in keeping with the neighborhood: a) Reduce the building height, particularly as it faces the El Caserío side of the property. b) It was suggested that the project be loaded to the other side of the site. c) Consider the redesign of the project in context to El Caserío neighborhood. 8) Provide profiles of the existing structures and grade, a site plan with building footprints of the surrounding neighborhood structures, photographs, and an outline of adjacent building heights.

Action: Boucher/Hausz, 8/0/0. Motion carried.

EXHIBIT C

June 13, 2007

Pierre La Fond, neighbor, commended the applicant for the changes made to the plans. He also commented that taking down the third floor and placing the wine cellar below makes sense.

Motion: Continued indefinitely to the Staff Hearing Officer with the following positive comments: 1) The front yard encroachment for the garages is supportable. 2) The size, bulk, and scale are acceptable. 3) The reduction and removal of the third floor are greatly appreciated. 4) The architectural expression is found to be compatible and acceptable in El Pueblo Viejo Landmark District. 5) The applicant is commended for not adding any more elements to the building.

Action: Hausz/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.



WESTREE

Peter Winn

P.O. Box 22702

Santa Barbara

CA 93121

805-966-3239

Cont. Lic. #772299

May 3, 2007

Mr. Doug Beard
Ketzel & Goodman, Inc
1215 De La Vina Street, Suite L
Santa Barbara, CA 93101

Re; Proposed new residence, 911 & 913 Laguna Street

Dear Mr. Beard,

At your request, I reviewed the site plan & visited the site to determine if the proposed construction process will have an adverse affect on the existing Coast Live Oak (*Quercus agrifolia*).

The existing 36" dbh (diameter at breast height) Oak tree is located in the north east corner of the property adjacent to the neighbor's driveway. It is presently in a landscaped situation and as I understand, this will remain a landscaped area. It would be advisable to keep grass away from the trunk. The tree is in good health with good branch structure and has recently been pruned.

The new carport and breezeway is the only area that may encounter some small roots during excavation, this will be a very small amount and of no major concern. Provided all necessary precautions and recommendations are followed I do not see any detrimental affects on the tree's health from this project.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.

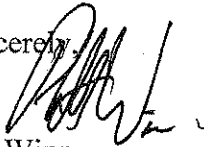
- Fence off all trees from construction at the critical root zone or where practical with 6' chain link or orange construction fence with metal stakes.
- Label fence with signs stating 'Tree Protection Area'
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
- Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.

EXHIBIT D

- All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
- Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary plywood or equivalent shall be placed on top.
- During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
- Project arborist shall be notified prior to any activities within the critical root zone.
- All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the project Biologist or Arborist.
- Native or Specimen trees removed or damaged shall be mitigated, utilizing the current County recommendations of either 10:1-1 gallon, or 5:1- 15gallon or 3:1 24"boxed trees.

Should you have any further questions or comments please do not hesitate to call my office at 805 966 3239.

Yours sincerely,



Peter J.H. Winn
I.S.A. Certified Arborist #921