



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 31, 2007
AGENDA DATE: November 7, 2007
PROJECT ADDRESS: 32 E. Junipero Street (MST2007-00380)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 14,700 square foot project site is located on the corner of Junipero and Anacapa Streets. Existing development on site consists of a single-family residence and attached garage. The proposed project involves the legalization of the front privacy wall and entry gate. The discretionary application required for this project is a Modification to permit the wall and entry element to exceed 3 ½' in height when located within the first ten-feet of a front lot line or twenty-feet (20') back along the driveway (SBMC §28.87.170).

Date Application Accepted: October 8, 2007 Date Action Required: January 8, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Christopher De Rose	Property Owner:	John White & Leslie Sargent
Parcel Number:	025-123-006	Lot Area:	14,700 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	9% Slope
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,111 sf	24 sf addition
Garage	418	No Change
Accessory Space	210 sf	No change

III. LOT AREA COVERAGE

Lot Area: 14,700 sf
Building: 3,064 sf; 20%
Hardscape: 3,248 sf; 23%
Landscape: 8,388 sf; 57%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on October 1, 2007 and continued to the Staff Hearing Officer with the comment that the project does not negatively impact the aesthetics of the neighborhood.

The currently owners purchased this property in 2006 with the illegal wall along the front lot line. As a part of a proposed remodel, legalization by reduction, removal, or Modification approval must accomplished at this time. The overheight wall and arched entry element located along the Junipero Street frontage ranges in height from 3'6" to 8'7". Pursuant to SBMC §28.87.170, wall height is limited within the first ten-feet (10') of a front lot line to a maximum height of 3 ½'. Staff understands that the height limit is related to both aesthetics and safety. It is Staff's position that the "as-built" wall and entry arch, announces the formal entry to the residence without creating visibility issues for the site. From an aesthetic position, this property with its wall was awarded the Santa Barbara Beautiful Award for Historic Restoration.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Haring Officer approve the project by making the findings that the Modification to allow the wall is necessary to secure appropriate aesthetic improvements to the property without violating the purposed or intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 8, 2007
- C. ABR Minutes from 10/1/07

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

Christopher de Rose
241 El Monte Drive
Santa Barbara, CA 93109

Tel: (805) 884 1145

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

October 8, 2007.

Re: Modification Request for 32 E.Junipero St., Case Number MST2007-00380, APN 025-123-006, Land Use Zone E-1.

Dear Staff Hearing Officer,

There is an existing 3111 sq.ft. house, a detached 418 sq.ft. garage and a 210 sq.ft. accessory building on the property, which is located on the corner of E.Junipero and Anacapa streets. All the buildings have building permits according to the City building files. The proposal is to build a 24 sq.ft. first floor projecting window addition at the rear of the property, a wooden screen in an existing arch at the front of the property, an 8'0" garden wall at the Anacapa St. side of the property, a small fountain in the interior yard fronting Junipero St., and a tile roof over an existing barbecue at the rear of the property.

The modification being requested is to allow an existing plaster arch to exceed the 3ft. 6in. maximum allowable height within the first 10 feet of the property line. The arch is 8ft. 7in. tall with a 4ft. 4in. tall wing wall on the left side and a 5ft. 2in. tall wing wall on the right side. The arch is an attractive architectural element which complements the Spanish Colonial Revival-style house, originally built in 1929. The arch does not impede vision for drivers approaching that corner of Junipero and Anacapa streets nor for drivers exiting from the garages on the property. The 6ft. 9in. tall wrought-iron gate between the arch gives a clear view to the front door of the property.

The major benefits of allowing the arch to encroach into the required setback would be to eliminate the need to redesign the front entry and to preserve the existing situation. The property won the "Historic Restoration" category at the Santa Barbara Beautiful awards in 2003.

Yours sincerely,

Christopher de Rose.



EXHIBIT B

32 E. JUNIPERO STREET – SINGLE FAMILY DESIGN BOARD MINUTES

October 1, 2007

Continued to Staff Hearing Officer with the following comments: 1) The project does not pose a negative aesthetic impact to the neighborhood; 2) Provide photographs showing compatibility of the arch.