



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 18, 2009  
**AGENDA DATE:** March 25, 2009  
**PROJECT ADDRESS:** 1535 Santa Barbara Street (MST2008-00315)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The project site is located on the corner of Santa Barbara and E. Arrellaga Streets. Current development on site is a church. The proposed project involves the installation of two (2) outdoor garden benches. The discretionary applications required for this project are Modifications to permit the benches to be located within the required twenty-foot (20') front setbacks (SBMC §28.21.085).

Date Application Accepted: February 10, 1009      Date Action Required: May 10, 2009

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jules Zimmer	Property Owner:	Unitarian Society
Parcel Number:	027-241-005	Lot Area:	18,975 sf
General Plan:	12 Units Per Acre	Zoning:	R-3
Existing Use:	Church	Topography:	Flat

#### Adjacent Land Uses:

North - Residential	East - Alice Keck Park
South - Church	West - Church

### IV. ZONING ORDINANCE CONSISTENCY

The subject property is zoned R-3, Multi-Family Residential, and is currently occupied with a church. Pursuant to SBMC §28.21.085, double setbacks are required for all non-residential

structures in a residential zone. The benches proposed for the church are located within twenty feet of both the Arrellaga and Santa Barbara Street front lot lines and therefore require Modification approvals.

**V. DISCUSSION**

Because this property is on the City's List of Potential Historic Resources, it is subject to review by the Historic Landmarks Commission (HLC). This project was reviewed by the HLC and forwarded on to the Staff Hearing Officer with positive comments.

The project site is currently developed with a church. The proposed project consists of two semicircular, tiled benches with brick paving and associated landscaping. The purpose of the benches will be to provide a place to rest while waiting to be picked up from the site. Because the benches will be attached to existing landscape walls located within 20 feet of both street frontages, their installation require Modification approval for alterations within the required setbacks. It is Staff's position that the benches, which secure an appropriate amenity of a place to sit, at a site of congregation, are an appropriate and needed amenity for the area.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The benches which will provide a spot for relaxation, visiting, or a seat while waiting to be picked up, are an improvement that provides a much needed amenity, without adding floor area within a required setback. They area appropriately designed and match the architecture on site.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 1, 2009
- C. HLC Minutes Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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Jules Zimmer  
2590 Dorking Place  
S.B., Ca. 93105

February 1, 2009

Staff Hearing Office  
City of Santa Barbara  
PO Box 1990  
S.B., Ca. 93102 -1990

RE: 1535 Santa Barbara St.: APN 027-241-005: R-3

Dear Staff Hearing Officer:

1. Proposed Project: To construct a tiled, semicircular bench on an existing wall. Project will install brick paving and associated landscaping at the corner of Santa Barbara and E. Arrellaga Streets. A second matching bench to be constructed at the end of the wall that runs along E. Arrellaga Street.
2. Specific Modification requested: The existing wall runs along Arrellaga Street and consequently the proposed bench is within the set back. The Bench faces Santa Barbara Street with enough distance to be outside the setback area. The proposed bench because of the circular nature of the existing wall is unobtrusive and does not present a Hazard. The second bench on E. Arrellaga Street, similarly, is within the set back.
3. Project Benefits: What is highly visible corner, will be greatly enhanced and provide a place where elderly people can wait to be picked up. The second bench will be located in a very unobtrusive area, and can also serve as a place for people to sit while waiting.

Sincerely,

  
Jules Zimmer

## **1535 SANTA BARBARA STREET – HLC MINUTES SUMMARY**

**July 23, 2008**

Kellam de Forest, local resident, commented about the importance of the history of this corner and the appropriateness of the bench.

Motion: Continued indefinitely to the Staff Hearing Officer with positive comments: 1) The requested modification is viewed as a community benefit, as it enhances the public right-of-way, provides a serendipitous moment, and is an integral part of the wall structure. 2) The majority of the Commission would like to see more sympathy with the building with a more moderated design in terms of color, with simplicity and sophistication. 3) Provide some integration of the bench and the landscaped areas. 4) Create a landscape that is not lead by what was there previously. Find a resolution with a better landscape idea that includes the hardscape areas in the overall landscape plan. 5) A permeable material should be used, if possible. 6) The signature should be softly integrated into the sandstone.

Action:Pujo/Hausz, 8/0/0. (Murray absent.) Motion carried.

**February 4, 2009**

Kellam de Forest, local resident, complemented the designers for the proposed benches that are of an appropriate Santa Barbara style.

Motion: Continued indefinitely with positive comments to the Staff Hearing Officer: The modifications as proposed are acceptable.

Action:Sharpe/Shallanberger, 9/0/0. Motion carried.