



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 3, 2011
AGENDA DATE: August 10, 2011
PROJECT ADDRESS: 322 E. Canon Perdido Street (MST2010-00365)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The proposed project involves adding a new chimney and casement window to an existing 1,583 net square foot single-family residence. The discretionary applications required for this project are:

1. A Modification for the encroachment of the new chimney in the ten-foot front setback (SBMC §§28.21.060 & 28.92.110); and
2. A Modification for the encroachment of a new window in the six-foot interior setback (SBMC §§28.21.060 & 28.92.110).

Date Application Accepted: July 27, 2011

Date Action Required: October 25, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Becker	Property Owner:	Craddock Living Trust
Parcel Number:	031-021-028	Lot Area:	7,405 sf
General Plan:	Offices and Residential	Zoning:	C-2 (General Commercial)
Existing Use:	Residential	Topography:	11%

Adjacent Land Uses:

North - Commercial (2-story)
 South - Residential (1-story)

East - Mixed Use (2-story)
 West - Commercial & Residential (2-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,583 sq. ft.	No change
Garage	0 sq. ft.	No change
Accessory Space	73 sq. ft.	No change

C. EXISTING AND PROPOSED LOT AREA COVERAGE

Building: 1,857 sf 25% Hardscape: 1,032 sf 14% Landscape: 4,011 sf 61%

IV. DISCUSSION

The subject window and chimney were reviewed by the Historic Landmarks Commission (HLC) four times with multiple other exterior alterations, including other window and door changes, new fencing, driveway repaving and a new trash enclosure (HLC meeting minutes attached as Exhibit C). HLC granted final approval for the subject changes on April 27, 2010. At the time, it was unknown that modifications would be required for the new chimney in the ten-foot front setback and the new window on the west elevation in the six-foot interior setback. Staff granted an administrative Review after Final on June 13, 2011 to remove the two elements requiring modifications from the project, allowing work on balance of the project to proceed.

In addition, HLC accepted a Historic Structures/Sites Report for the project on March 30, 2011. The subject residence, known as the "Pedotti House" is on the City's List of Potential Historic Resources and is eligible for listing as a significant historic resource on both City and State levels under multiple criteria. The accepted report found that the subject window on the west elevation would not significantly alter the public view of the house's primary street façade or remove significant historic fabric and that the proposed window is small in size, sympathetic in design and materials with the house's existing fenestration and could be removed in the future to return the elevation to its historic appearance, consistent with the Secretary of Interior's Standards. The report also found that the proposed chimney in the front setback would match the appearance and dimension of the elevation's existing chimney and, because of its modest size, it would not substantially alter the visual character of the north elevation, which is characterized by linearity and simplicity.

The proposed 5.6 square-foot four-light casement window would encroach approximately 1.5 feet into the six-foot interior setback and would be approximately five feet above grade on the subject property. There is an existing six foot tall hedge between the window location and the adjacent property to the west, which currently provides some separation between the two properties. In addition, due to the topography, the subject window would be located above the eave line of the adjacent single-story residential building to the west at 310 and 312 E. Canon Perdido, which is designated as a Structure of Merit ("Vhay-Hyde House"), and, due to the adjacent development configuration, the outdoor living space for the residences at 310 and 312 E. Canon Perdido is located on the opposite site of the building from the proposed window. Since the adjacent building is designated as a Structure of Merit, staff does not anticipate

substantial changes to the development of the adjacent property. Therefore, staff does not expect the subject window to detrimentally affect the privacy of the neighboring property at 310 and 312 E. Canon Perdido Street. Due to the relatively small size of the window and its location on the first floor, the topography of the adjacent property, the screening from the hedge, and the location of the development on the adjacent property in relation to the window, staff believes the proposed improvement is appropriate.

The proposed chimney is located on the front lot line above the existing building footprint. The chimney would extend 2.5 feet above the eave and have a volume of approximately 11.5 cubic feet. The Zoning Ordinance allows new chimneys to encroach two feet into a setback, but limits chimneys to a minimum setback of three feet from a property line. The existing building has no setback and the chimney would serve as an architectural projection to conceal the vent for a new gas fireplace. HLC determined that the chimney was compatible with the existing architecture and the historic resource. Due to the location of the historic building, the size of the chimney, and its purpose to conceal the fireplace vent, staff believes the proposed improvement is appropriate.

V. FINDINGS

The Staff Hearing Officer finds that the interior setback modification for the new window is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. Due its location and small size, the topography of the adjacent property, the screening of the hedge, and the location of the Structure of Merit on the adjacent property, the proposed window is an appropriate improvement.

The Staff Hearing Officer finds that the front setback modification for the new chimney is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed chimney is an appropriate improvement because of the location of the historic building, the small size of the chimney, and its purpose to conceal the gas fireplace vent.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 27, 2011
- C. HLC Minutes

Contact/Case Planner: Daniel Gullett, Associate Planner
(dgullett@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4550

Peter Becker
Architect

34 West Mission Street • Santa Barbara, CA 93101 • tel 805.682.3636 • fax 805.682.7636

RECEIVED
JUN 27 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

June 27, 2011

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

Re: Modification Request for 322 E Canon Perdido, APN 031-021-028, Zone C-2

Dear Staff Hearing Officer,

There is an existing 1583 sf single family residence on the above-referenced parcel, consisting of two separate buildings attached by a covered breezeway. Portions of the existing building sit within the front and side setbacks. There is also a 73 sf storage shed, which sits partially within the side and rear setback. The main buildings date to 1926, with an addition to the front building performed in 1956. The shed was constructed in 1966. All buildings have building permits according to City building files, and the property is on the City of Santa Barbara Potential Historic Structures list.

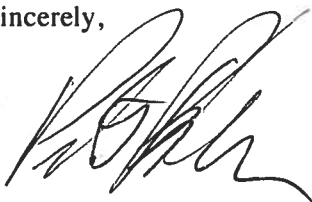
The proposal is to add a 5.4sf window to an existing wall that sits within the interior setback (requiring a modification), and to add a gas-only fireplace to an existing bedroom. A modification is required for the chimney for this fireplace, as it will be installed over the portion of the residence that encroaches into the setback area.

The first modification will allow the owners to bring additional light into an existing bedroom by adding a small window. The window will not create any privacy issues for the neighbors. There is a 6 foot tall mature hedge along the adjacent property line that completely screens the properties from one-another. The neighboring property has only a narrow strip of side yard along this property line that does not form part of its outdoor living area. In addition, the topography of the site is such that the neighboring residence is considerably lower, so the window would be well above the eave line and facing the neighboring roof. Even without the hedge, the window would not look into any private yard areas or windows. The window is justifiable because it represents a reasonable improvement to the subject property and does not impact neighbors' privacy

The second modification would allow the construction of a small chimney over a portion of the house that sits within the front yard setback. The proposed chimney would be low-profile, extending only 18" above the adjacent roof. (Since technically this is a false chimney concealing a gas appliance vent, the chimney can be much lower than if it was venting smoke from a wood-burning fireplace.) The property is in a commercial zone where many properties are built up to the front lot line, so this minor addition above an existing structure would be in keeping with other buildings on the street.

The major benefits of the requested modifications are that they allow reasonable improvements to the property without impacting neighboring properties. Both improvements are compatible with the historic nature of the structure and received full approval from the Historic Landmarks Commission on April 27, 2011.

Sincerely,



Peter Becker

EXHIBIT B

HLC Minutes

December 8, 2010 – First Concept Review

322 E CANON PERDIDO ST

Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker

(This structure is on the City's List of Potential Historic Resources: "Pedotti House." Proposal for a new 345 square foot, two-car carport and residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 132 linear foot long stucco wall at the interior property line, two windows and wider entry door in the legal accessory building, and repaved driveway. Staff Hearing Officer approval is requested for zoning modifications to encroach into the interior setbacks on this 7,405 square foot parcel. The total development on site of 2,001 square feet is 66% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer approval.)

Present: Christine Cunningham and Tom Hansen, Designers

Public comment opened at 2:46 p.m.

Kellam de Forest, local resident, commented about the importance of the historical site.

Public comment closed at 2:47 p.m.

Motion: Continued to January 19, 2011, with the following comments:

1. Provide a landscape plan.
2. Provide an Historic Structures Letter Report for the Commission to review.
3. Provide a better graphic coordination of the drawings for a clearer understanding and interpretation of the presentation.
4. Study how the proposed chimney will affect the E. Canon Perdido Street elevation.
5. Restudy the proposed carport so that the garden setting is not impacted.
6. Recess the new entry door from the existing wall plane so that the original breezeway is expressed from the driveway side.

Action: Pujó/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

March 2, 2010 – Second Concept Review

322 E CANON PERDIDO ST

Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker

(This structure is on the City's List of Potential Historic Resources: "Pedotti House." Proposal for residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 87 linear foot long stucco wall at the interior property line, new wrought iron driveway gates, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Second Concept Review. Action may be taken if sufficient information is provided. Requires Historic Resource Findings.)

Present: Peter Becker, Architect
Dr. Pam Post and Tim Hazeltine, Historical Consultants
Michael Berman, City Environmental Analyst

Public comment opened at 2:20 p.m.

Kellam de Forest, local resident, commented on the Historic Structures Report and rehabilitation of the house.

Public comment closed at 2:22 p.m.

Discussion of proposed Mitigation Measures as described in the Historic Structures Report:

1. Eliminate proposed skylight from the design scheme for the east elevation.
The majority of the Commission disagreed with the report and suggested that a low profile skylight would be acceptable. At least one Commissioner would like to see the skylight reduced in size.
2. Revise the design scheme for the enclosed porch on the east elevation to clearly differentiate the addition from the historic wings of the house by, for example, employing board and batten siding instead of stucco or explore making the exterior wall more semi-transparent.
The majority of the Commission agreed that, if the door was pulled back significantly, it would be an acceptable enclosure.
3. Revise the proposed design to eliminate the French door from the north elevation, leaving the existing window intact.
Unanimous agreement with report to eliminate the French door on the front

elevation.

4. Revise the proposed design to eliminate the grape stake fence.
Unanimous disagreement with report. It would be an acceptable fence if it was reduced in height to three or four feet and it be semi-transparent by removing every-other picket and providing landscape material.
5. Simplify the design of the entrance gates to make them more referential to the vernacular-inspired Spanish Colonial Revival style of the house.
Unanimous agreement with report. It was requested that the curl detail be eliminated to help in simplifying the design.
6. Additional recommended Mitigation Measure: East elevation bay window.
Refine the proposed configuration of the bay window. It would be preferred that plaster be used on the house instead of the proposed wood.

Motion: Continued two weeks with changes to be made to the proposal based on the mitigation measures discussion.

Action: La Voie/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

March 30, 2010 – Third Concept Review

322 E CANON PERDIDO ST

Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the City's List of Potential Historic Resources: "Pedotti House." This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Third Concept Review. Project requires Environmental Assessment and Historic Resource Findings. This project was last reviewed on March 3, 2011.)

Time: 1:48

Present: Peter Becker, Architect.

Public comment opened at 1:54 p.m.

Kellam de Forest voiced concerns about potential loss of structure of merit status and possible loss of public views due to the proposed fencing.

Mary Louise Days provided clarification of the terms "landmark" and "historic structure of merit."

Public comment closed at 1:59 p.m.

- Motion: Project Design Approval and continued two weeks to Consent Calendar for final review with the following comments:
- 1) Design of the fence is to resemble Exhibit "A" as shown on the plans.
 - 2) Final drawings are to return to Consent Calendar.
 - 3) Staff is requested to schedule a Designation hearing for Structure of Merit.
- Action: La Voie/Drury, 8/1/0. Motion carried. (Suding opposed due to the lack of fence transparency. Sharpe stepped down.)

April 27, 2010 – Final Review

322 E CANON PERDIDO ST

Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the City's List of Potential Historic Resources: "Pedotti House." This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot area ratio.)

(Final Approval of the project is requested. Project last reviewed on March 30, 2011.)

Final Approval as submitted.