



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 3, 2013
AGENDA DATE: July 10, 2013
PROJECT ADDRESS: 34 E. Mission Street (MST2013-00131)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 18,750 square foot site is currently developed with a 3,661 square foot, two-story residence with a 667 square foot, detached three-car garage. The proposed project involves the demolition of the existing garage, and the construction of a two-story, detached accessory building that includes a 686 square foot, three-car garage with a 404 square foot accessory space above.

The discretionary applications required for this project is a Garage Size Modification to allow the garage floor area on the site to exceed a total of 500 square feet (SBMC §28.87.160 and §28.92.110).

Date Application Accepted: June 3, 2013

Date Action Required: September 3, 2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jarrett Gorin, Agent	Property Owner:	Catherine Compere
Parcel Number:	025-372-0005	Lot Area:	18,750 square feet
General Plan:	Low Density Residential 5 du/acre	Zoning:	E-1
Existing Use:	Residential	Topography:	2% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,661 s.f.	No Change
Garage	667s.f.	-667 + 686= 686 s.f.
Accessory Space	0	404 s.f.

C. PROPOSED LOT AREA COVERAGE

Building: 3,794 s.f. 20.2% Hardscape: 3,859 s.f. 20.6% Landscape: 11,097 s.f.59.2%

D. FLOOR-AREA RATIO (FAR) GUIDELINE

Max. Allowed FAR: 0.24 Proposed FAR: 0.28 = 119% of Max. Allowed FAR

IV. DISCUSSION

The project site is currently developed with two-story residence with a 667 square foot, detached three-car garage. The existing, three-car garage, constructed in 1941, is non-conforming as to size and location requirements. The garage is currently located within the required 10-foot interior setback. The existing site wall and hedges along both front property lines are legal non-conforming at height of six-feet. The proposed project includes the demolition of the non-conforming garage, and the construction of a two-story accessory building including a 686 square foot garage with a 404 square foot accessory space above that will observe all required setbacks.

The requested Modification is to allow the proposed garage to exceed 500 square feet on an 18,750 square-foot lot. The proposed 686 square foot garage is approximately 19 square feet larger than the existing garage that is proposed to be demolished. The Zoning Ordinance (SBMC §28.87.160) allows an E-1 zoned lot with more than 20,000 square feet of lot area to have a garage size of up to 750 square feet. Although the lot is only 18,750 square feet, the proposed garage is only 19 square feet larger than the existing garage, and the proposed garage will comply with the required setbacks. Staff supports the requested modification to allow the garage size to exceed the allowable because it is a small increase over the existing garage floor area that is to be replaced, and the replacement garage will comply with all required setbacks. The oversize garage is not anticipated to adversely impact the adjacent neighbors.

As described above, the existing hedges along both front property lines are legal non-conforming to height. The Zoning Ordinance Section (SBMC § 28.87.170) that regulates the height of fences, hedges, walls, and screens is currently under review by City Council and could result in changes to the allowed height limits. Staff recommends a condition that the hedges shall be trimmed and maintained at a maximum combined height of six feet. In the event the ordinance becomes more permissive, the condition would no longer apply, and the wall and hedges could be maintained in compliance with the SBMC§28.87.170.

This project was reviewed by the Historic Landmarks Commission on April 24, May 8, and May 22, 2013 (minutes attached as Exhibit C). The Commission found that the proposed

modification is aesthetically appropriate and did not pose consistency issues with El Pueblo Viejo Guidelines and Neighborhood Preservation Ordinance Findings. The Commission requested further architectural refinements.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Garage Size Modification is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot used as a single-family residence, because the proposed garage is 19 square foot larger than the existing garage, will comply with all setback requirements, and is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The cumulative height of hedges and walls within ten-feet of either side of the driveway for a distance of twenty-feet from the front property line shall be reduced to a maximum of 3 -1/2 feet to improve visibility. In the event, the ordinance becomes more permissive the condition would become null and void; and, the wall and hedges could be maintained in compliance with the SBMC§28.87.170.
2. The cumulative height of hedges and walls within ten-feet of the front property lines shall be trimmed and maintained at a maximum combined height of six feet. In the event, the ordinance becomes more permissive the condition would become null and void; and, the wall and hedges could be maintained in compliance with the SBMC§28.87.170.

Exhibits:

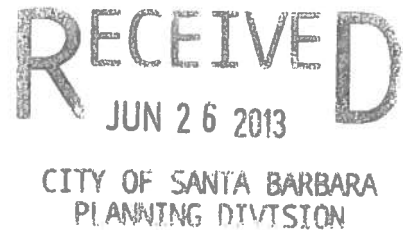
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 22, 2013 and email dated June 26, 2013
- C. Historic Landmarks Commission Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

June 26, 2013

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City of Santa Barbara Staff Hearing Officer
c/o Suzanne Riegle
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, CA 93101



Hand Delivered

RE: 34 East Mission Street – Proposed Modification To Garage Size

Dear Staff Hearing Officer:

Vanguard Planning LLC is pleased to submit this request for a modification to Santa Barbara Municipal Code (the "SBMC") requirements applicable to a historic structure restoration project at the above referenced property (the "Subject Property"). The project includes restoration of the existing 3,661 s.f. "Kinney House" structure, demolition of an existing 667 s.f. three-car garage, and construction of a new 686 s.f. three-car garage with a 404 s.f. accessory room on the second floor.

The entire project, including the requested modification, was reviewed by the Historic Landmarks Commission (the "HLC") on May 22, 2013 and has been forwarded for your review with favorable comments. The requested modification is discussed below.

MODIFICATION TO GARAGE SIZE LIMITATION (SBMC SECTION 28.87.160.D)

The Subject Property is an 18,750 s.f. lot located in the E-1 zone district. SBMC requirements normally limit garages on a lot of this size in the E-1 zone district to a maximum of 500 square feet. In this case, the Subject Property is currently developed with a three-car garage comprising 667 square feet. The existing garage structure is also located only one foot from the side lot line. Therefore, the existing configuration of development on the Subject Property is nonconforming to both garage size *and* setbacks.

We are proposing to demolish the existing garage and replace it with a new three-car garage of nearly identical size. The new garage structure would be conforming to all applicable SBMC requirements with the exception of garage size. Therefore, the proposed project would bring the overall configuration of site development further into conformance with applicable SBMC standards.

The location of the new garage is not readily visible from public streets, and the fact that the proposed garage remains non-conforming as to size has no impact on the project's compatibility with adjacent development or the surrounding neighborhood. We believe relocation of the garage use to the proposed location would have a positive overall effect on compatibility, as the new structure would not be visible from Anacapa Street (the current structure is visible down the existing driveway), and would provide well in excess of the required six foot interior yard setback between the new structure and the adjacent property to the Southeast.

The HLC has reviewed the proposed garage structure and forwarded the project for Staff Hearing Officer ("SHO") review with positive comments. The HLC specifically considered the requested modification to garage size limitations and determined that the proposed modification is aesthetically appropriate, and does not pose consistency issues with SBMC garage size limitation requirements.

I look forward to presenting the project to you at our upcoming hearing. If you have any questions prior to that, please feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966.

Sincerely,

VANGUARD PLANNING LLC



Jarrett Gorin, AICP
Principal

cc: Catherine Compere
Robert Taylor
Jose Esparza



DESIGN REVIEW ACTIVITIES SUMMARY

34 E MISSION ST (MST2013-00131)

R-ACCESSORY BLDG

Proposal to demolish an existing 667 square foot, detached three-car garage and construct a new 643 square foot, detached three-car garage with a 472 square foot second story accessory space. Also proposed is to construct a new 11'-0" x 6'-0" driveway gate. The project will result in 4,776 square feet of development on an 18,750 square foot parcel. The guideline floor-to-lot-area ratio (FAR) will be .25 or 108% of the maximum FAR. Staff Hearing Officer review is requested for zoning modifications. This structure is on the City's List of Potential Historic Resources, "Kinney House," and was found to be eligible for City Structure of Merit status and listing in the California Register of Historical Resources.

Status: Pending

DISP

Date 3

HLC-Concept Review (New) - PH

CONT

04/24/13

(Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Staff Hearing Officer review.)

Actual time: 2:22 p.m.

Present: Jarrett Gorin, Representing Ownership; and Robert Taylor, Contractor

Public comment opened at 2:27 p.m. and reopened at 2:36 p.m.

Kellam de Forest, local resident, commented on the importance of the building, inquired as to whether the design would change the existing structure's eligibility status, and as to what was there previous to the garage.

Public comment closed at 2:37 p.m.

Motion: Continued two weeks with comments:

1. The project meets the Compatibility Criteria Analysis, but the building needs to be simplified and be subservient to the main house.
2. The design is overly complex. Simplify the gable and hip mix as well as the roof form and details.
3. The project should reflect a design that is appropriate to an accessory building of the period.

Action: La Voie/Sharpe, 8/0/0. (Murray absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:40 P.M. TO 2:48 P.M. ****

(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)

Actual time: 2:19 p.m.

Present: Jarrett Gorin, Representing Ownership; and Robert Taylor, Contractor

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the potential to encounter unknown but potentially significant subsurface prehistoric remains is considered very unlikely, project impacts on prehistoric resources are less than significant. However, the standard condition regarding the discovery of unanticipated archaeological resources applies to the project and shall be reproduced on the plans prior to final design review approval.

Public comment opened at 2:21 p.m. and, with no one wishing to speak, it was closed.

Motion: To accept the report as submitted.

Action: La Voie/Boucher, 8/0/0. (Murray absent.) Motion carried.

Phase 1 Arch Res Rpt dated February 2013 and prepared by David Stone, Dudek, was accepted as submitted.

HLC-Concept Review (Continued)

CONT

05/08/13

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Staff Hearing Officer review. Project was last reviewed on April 24, 2013.)

Actual time: 3:39 p.m.

Present: Robert Taylor, General Contractor; Jarrett Gorin, Land Use Consultant; and Jose Luis Esparza, Architect

Motion: Continued two weeks with comments:

1. Restudy the corbels.
2. The large overhangs of the windows sitting directly on top of the roof are excessive.
3. Although the simplification is appreciated, the detailing and the bulk of the building are awkward. Look to similar accessory building architectural styles within historic neighborhoods for inspiration as to the massing and detailing.

Action: Suding/Winick, 7/0/1. (Murray abstained. Boucher absent.) Motion carried.

HLC-Concept Review (Continued)

CONT

05/22/13

(Third Concept Review. Comments only; project requires Environmental Assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings. Project was last reviewed on May 8, 2013.)

Actual time: 5:06 p.m.

Present: Jarrett Gorin, Land Use Consultant; Robert Taylor, General Contractor; Jose Luis Esparza, Architect; and Suzanne Riegle, City Assistant Planner

Public comment opened at 5:09 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff Hearing Officer with positive comments and further review under the Consent Calendar:

1. The modification is aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Guidelines and Neighborhood Preservation Ordinance Findings.
2. The proposed scheme presented is preferred.
3. The architectural details need refinement.
4. The brackets should be thicker.
5. The flare at the porch needs to start higher.
6. The dormer should be less wide.
7. Study the relation of the dormer connection at the main ridge.

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

**** MEETING ADJOURNED AT 5:18 P.M. ****