



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 3, 2013  
**AGENDA DATE:** July 10, 2013  
**PROJECT ADDRESS:** 2112 Santa Barbara Street (MST2013-00097)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Suzanne Riegler, Assistant Planner

### I. PROJECT DESCRIPTION

The 49,810 square-foot site has street frontages on Santa Barbara and Padre Street and is comprised of two parcels (APNs 025-252-006 and 025-252-007). The site, formerly used by Fielding Institute, is currently developed with two buildings totaling 8,712 square feet and 17 uncovered parking spaces. The proposed project involves changing the use of both existing structures to two residential units, exterior alterations, removal of existing surface parking lot, restoration of historic site walls, and the installation of landscaping, swimming pool and spa. Alterations to the proposed 6,167 square foot, two-story residence include the removal of awnings, skylights, staircases, and an accessible ramp. The existing 1,809 square foot, one-story building is to be altered to create an additional dwelling unit and a two-car garage within the existing footprint. The proposed parking for the residences consists of two-covered and two-uncovered parking spaces. The structures and site are on the City's List of Potential Historic Resources: "Hodges House, Summit Lighthouse."

The discretionary applications required for this project are:

1. A Performance Standard Permit to allow an additional dwelling unit on a one-family residential lot (SBMC § 28.93.030 and SBMC § 28.92.110); and
2. A Parking Modification to provide two covered and two uncovered parking instead of the required four covered parking spaces for the residences (SBMC § 28.90.100.G and SBMC § 28.92.110).

Date Application Accepted: 6/4/13 Date Action Required: 9/3/13

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Harrison Design Associates	Property Owner:	S.B. Restore LLC
Parcel Number:	025-252-006 & -007	Lot Area:	49,810 square feet
General Plan:	Low Density Residential 3 du/acre	Zoning:	E-1
Existing Use:	School	Topography:	10% avg. slope

#### B. PROJECT STATISTICS

	<b>Existing</b>	<b>Proposed</b>
School to Main Residence	7,335 sq. ft.	7,335 sq. ft.
School to Additional Dwelling Unit	1,809 sq. ft.	1,091 sq. ft.
Garage	0 sq. ft.	718 sq. ft.
Accessory Space	109 sq. ft.	No change
Accessory Space	93 sq. ft.	No change

#### C. PROPOSED LOT AREA COVERAGE

Building: 9,144 sf 15%      Hardscape: 11,700 sf 23%      Landscape: 30,958 sf 62%

### IV. DISCUSSION

In 1921, the 1.14 acre site was developed with a large main residence, a servant's cottage with an attached three-car garage and landscaped gardens. The property has been used by the Congregation of B'nai B'rith (1951-1973), Church of Summit Lighthouse (1973-1983) and by Fielding Institute (1983-2012). The residence and cottage have remained on site since their original construction, and were modified in order to meet accessibility requirements for use as a school. The property is listed on the City's List of Potential Historic Resources as the "Hodges House, Summit Lighthouse." A Historic Structures Report was prepared for the project by Post/Hazeltine Associates and was accepted by the Historic Landmarks Commission on March 27, 2013. An addendum to the HSR was prepared by Post/Hazeltine Associates and was accepted by the Historic Landmarks Commission on July 17, 2013

The current proposal involves a change in occupancy from non-residential use to residential use. The applicant is requesting a Performance Standard Permit to allow an additional dwelling unit on the site pursuant to SBMC §28.93.030.E, which allows for additional dwelling units on lots that provide adequate lot area and egress and ingress.

Pursuant to SBMC §28.15.080, each single family dwelling with its accessory buildings requires a net lot area of not less than 15,000 square feet. Given that the site exceeds an average 10% slope, the required lot area for each residence on this property is 22,500 square feet. The 49,810 square foot site meets the minimum lot size required for two residence and their accessory buildings, and therefore, staff can support this request. The property is currently accessed by an existing circular driveway located in front of the main residence along Santa Barbara Street frontage, and an additional driveway along Padre serves as access to the

required parking for both residences. The existing driveways provide adequate ingress/egress for both residences.

A Modification is requested to allow two covered and two uncovered parking spaces instead of four covered parking spaces as required by SBMC § 28.90.100.G. The proposal includes returning a portion of the smaller building to a two-car garage, and the reconstruction of historic site walls that would screen the uncovered parking spaces from view in the front yard. Due to the location of the existing development, all possible second two-car garage locations would adversely impact the historic setting or obscure views of the historic building, as discussed in the Historic Structure and Site Report Addendum dated June 28, 2013; therefore, Staff supports this request.

The exterior alterations and site improvements for the conversion from school to two residential units has been reviewed by the Historic Landmarks Commission (HLC). The HLC found that the requested modifications are appropriate, and commended the owner for the appropriate restoration of the building, living within the perimeter of the existing building, and removing some of the non-historically significant additions.

#### V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Performance Standard Permit complies with all standards of SBMC §28.93.030.E., including adequate lot area for two residential units, with associated existing accessory space, and adequate ingress and egress for each residence as discussed in Section IV of the Staff Report.

The Staff Hearing Officer finds that the Modification to allow two covered and two uncovered parking spaces is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. The proposed uncovered parking spaces are located in the remaining front yard along the secondary street frontage and will be screened by a site wall. The uncovered parking is appropriate because it (in combination with the proposed garage) will provide sufficient off-street parking to meet the parking demand for both residences, and it is not possible to provide another garage without adversely impacting the historic setting or obscure view of the historic buildings.

Said approval is subject to the condition that the Conditional Use Permit for the previous school use, including the provisions for special events identified in Planning Commission 020-96, is null and void.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 4, 2013
- C. HLC Minutes

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

**Harrison Design Associates**  
**921 De La Vina Street**  
**Santa Barbara, CA 93101**  
**(805) 899-3434**

**RECEIVED**  
JUN 04 2013

**CITY OF SANTA BARBARA**  
**PLANNING DIVISION**

June 4, 2013

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

**Re: Modification Request for 2112 Santa Barbara Street, Santa Barbara, CA 93015**  
**APN 025-252-006 and 025-252-007; Land Use Zone: E-1 / Downtown-Upper East**

Dear Staff Hearing Officer:

Currently there is a two-story + basement office building on parcel 025-252-006, known as 2112 Santa Barbara Street, and a single-story office building on parcel 025-252-007, known as 211 East Padre Street.

The existing structure on East Padre Street straddles a property line and is connected to the structure on the adjacent parcel by a free-standing wall and wood gate. The existing structures are separated by 3'-10".

This application is for a change of use from a two-story + basement office building to its original glory as a single-family residence. This application also includes a voluntary lot merger to remove the property line that straddles the single-story office building and to convert the structure back to its original use as a residence with an attached 2-car garage.

The first Modification being requested is to allow the existing historic structures to remain in their original location and configuration, separated by only 3'-10". The Municipal Code's current requirement for building separation is 10 feet. The major benefits of this Modification are to preserve the original architectural design, to maintain the historic fabric of the existing structures, and to restore the historic use of the property.

The second Modification being requested is to allow the four required covered parking spaces to be reduced to two covered plus two uncovered parking spaces. The major benefits of this Modification are to restore the

**EXHIBIT B**

original architectural design, to maintain the historic fabric of the structures, and to preserve and restore the historic gardens. The two uncovered parking spaces that are being proposed are set back from the public road and screened by existing site walls and planting.

The third Modification being requested is to allow the existing historic garden wall at the corner of the property to remain approximately four feet high within fifty feet from the edge of pavement for vehicular traffic. The Municipal Code currently requires walls at corner lots to be limited to three and one-half feet for visual clearance. The major benefit of this Modification is to preserve and maintain the historic fabric of the existing garden wall and restore the historic landscape design.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adele Goggia', written in a cursive style.

Adele Goggia, Project Manager

[agoggia@harrison-ca.com](mailto:agoggia@harrison-ca.com)

---



## DESIGN REVIEW ACTIVITIES SUMMARY

**2112 SANTA BARBARA ST (MST2013-00097)**

**R-ALTERATIONS**

*Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This is on the City's List of Potential Historic Resources: "Hodges House, Summit Lighthouse."*

**Status: Pending**

**DISP**

**Date 3**

**HLC-Concept Review (New) - PH**

**CONT**

**03/27/13**

(Comments only; requires Environmental Assessment and Staff Hearing officer review.)

Actual time: 2:05 p.m.

Present: Barbara Lowenthal and Anthony Grumbine, Harrison Design Associates; and Kris Kimpel, Landscape Architect

Public comment opened at 2:23 p.m.

Chair Suding acknowledged receipt of a letter from Paula Westbury, local resident, expressing opposition to the project.

Kellam de Forest, local resident, commended the applicant in the restoration of this building. He inquired as to the possible restoration of the northwest corner garden.

Public comment closed at 2:25 p.m.

The commission recessed from 2:32 p.m. to 2:33 p.m. with the purpose of reviewing the plans.

Motion: Continued to the Staff Hearing Officer with positive comments in support of the requested modifications and design:

1. The owner is commended for the appropriate restoration of the building, living within the perimeter of the existing building, and removing some of the non-historically significant additions.

2. Reconsider the use of a more historically-appropriate paving material at the entrance walkway and in the motor court.

Action: La Voie/Shallanberger, 8/1/0. (Orías opposed because, although she supports the project, she is concerned with the potential affect on the garden by the pool, and considered that it warranted further review.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:50 P.M. \*\***

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the house to be eligible for designation as a City Landmark and for listing in the California Register of Historical Resources and the National Register of Historic Places.)

Actual time: 1:51 p.m.

**EXHIBIT C**

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comment: Nicole Hernández, Urban Historian, commented that staff supports the report's conclusions that the project meets the State of California Environmental Quality Act Guidelines of the City's Master Environmental Assessment.

Public comment opened at 1:52 p.m.

Chair Suding acknowledged receipt of a letter from Paula Westbury, local resident, expressing opposition to the project.

Kellam de Forest, local resident, commented on a correction to the historical account on pages 6 of the report with respect to Winsor Soule's career advantages due to his marriage to Judith de Forest. He also noted that, when the house was on the Pearl Chase Society Historic Homes Tour, the original plans were posted on the wall and the draftsman that signed the document was Lockwood de Forest, Jr.

Public comment closed at 1:56 p.m.

Motion: To accept the report as presented.

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

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

Actual time: 1:49 p.m.

Staff comment: Susan Gantz, Planning Technician, state that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required. 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 1:50 p.m. and, as no one wished to speak, it was closed.

Chair Suding acknowledged receipt of a letter from Paula Westbury, local resident, expressing opposition to the project.

Motion: To accept the report as presented.

Action: La Voie/Boucher, 9/0/0. Motion carried.

Phase 1 Arch Res Rprt dated March 2013 prepared by David Stone, Stone Arch Consult, was accepted as submitted.

HSSR dated March 5, 2013, prepared by Post/Hazeltine Associates was accepted as submitted: eligible for designation as a City of SB landmark, listing in the California Register of Historical Resources, and the National Register of Historic Places.

**HLC-Historic Structures Report**

**APVD**

**07/17/13**

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates dealing with the requirement to provide two covered parking spaces.)

FOLLOWING ARE DRAFT MINUTES ONLY:

Actual time: 2:53 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants; and Barbara Lowenthal, Harrison Design Associates

Staff comments: Nicole Hernández, Urban Historian, stated that Staff supports the report preparers' conclusion that ...

Public comment opened at 2:54 p.m.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Kellam de Forest, local resident, commended the preparers of the report for the conclusion that a covered parking would harm the historic nature of the site.

Public comment closed at 2:56 p.m.

Motion: To accept the report as submitted.

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

\*\* THE COMMISSION RECESSED FROM 3:00 P.M. TO 3:08 P.M.