



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 23, 2014
AGENDA DATE: October 29, 2014
PROJECT ADDRESS: 304 Junipero Plaza (MST2014-000363)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, AICP, Senior Planner *DJK*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 16,470 square-foot site is currently developed with a 4,236 square foot, two-story single family residence and an attached 500 square foot two-car garage. The proposed project involves removing an existing wraparound porch and returning the porch to its original configuration, relocating the potting shed outside of the interior setback and permitting an "as-built" open air arbor. The project will also address violations identified in the Zoning Information Report (ZIR2012-00510). The discretionary application required for this project is a Modification to allow the open air arbor to encroach into the required 10' interior setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: 9/25/2014

Date Action Required: 12/25/2014

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Harrison Design	Property Owner:	Benjamin Goetter & Kathryn Hinch
Parcel Number:	025-262-001	Lot Area:	16,470 sq. ft
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residential	Topography:	9% slope
Adjacent Land Uses:	Residential		

B. PROPOSED LOT AREA COVERAGE

Building: 4,791 sf 30% Hardscape: 2,000 sf 15% Landscape: 9,601 sf 55%

IV. DISCUSSION

The house is on the City of Santa Barbara's Potential Historic Structures List and as such the project was reviewed by the City Urban Historian who found that the proposed alterations and additions meet the Secretary of Interior Standards and will not have a negative impact to the historic resource.

On August 27, 2014, the Historic Landmarks Commission (HLC) accepted a Historic Structures Report (HSR) for the proposed alterations, which was prepared by Post/Hazeltine Associates, and reviewed the project. The project was continued indefinitely to the Staff Hearing Officer with the following comments:

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. The proposed changes to the residence are supportable.
3. The property owner is encouraged to consider landmark designation.

A Zoning Information Report prepared in 2012 noted a number of minor violations, including the unpermitted side arbor in the interior setback, and an overheight entry gate. The applicant is requesting a Modification to allow the side arbor to remain in its existing location, as it's constructed in such a way that it cannot be moved without destroying it. The applicant will request a minor exception to the fence height ordinance for the gate. The other violations will be abated through the building permit issued for this project.

Normally, Staff would not support such a Modification, because it seems that the arbor could easily be moved outside of the setback. However, in this case, Staff supports the requested Modification because the arbor can't be moved, it is primarily decorative (it does not provide shade, as the overhead members are thin and widely spaced), and the encroachment is very minor in nature (the greatest portion of the encroachment is due to the posts that support the overhead members. Given the design and location of the existing arbor, and the relatively minor encroachment, approval of the modification is not anticipated to adversely impact either the adjacent neighbor or the neighborhood and is an appropriate improvement to a single-family residence.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the location of the as-built arbor is appropriate and approval of the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to allow the improvement to remain on this lot. Allowing the existing arbor to remain in its current location within the interior setback permits an improvement to the lot with no impact to the neighborhood, as described in Section IV of the staff report.

Said approval is subject to a condition that the violations outlined in ZIR2012-00510 shall be abated as part of this approval.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/2/2014
- C. HLC Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
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PLANNING DIVISION

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September 2, 2014

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

RE: Modification Request for 304 Junipero Plaza, APN: 025-262-002 ; Zone: E-1
Application #MST2014-00363

There is an existing two story single family residence (4,236 sq. ft.), an attached 2 car garage, an open air steel arbor, and small potting shed (55 sq. ft.) on the property. The open air arbor encroaches two feet into the required 10 foot interior yard setback to the South. The potting shed encroaches into the required 10 foot interior setback to the East. The proposal is to remove a wrap-around porch on the house and return the porch to its original configuration, to relocate the potting shed outside of the interior side yard setback to the East, and to permit the existing open air arbor that encroaches two feet into the required setback to the South. The proposal also addresses violations identified in a Zoning Information Report (ZIR 2012-00510) to include the permitting of the removal of an interior sink, the demolition of an as built accessory building, and permitting an as built fountain.

The Modification being requested is to allow the open air arbor to remain as sited, 2 feet into the interior yard setback to the South. This arbor defines the only seating area in the rear yard. In a pre-application meeting on April 24, 2014 staff stated that the modification for this garden element could be supported. An open yard modification is not being requested as the required space can be located within 10 feet of the secondary front lot line.

This project has received unanimous, positive comments from the Historic Landmarks Commission for the removal of the porch and the modification for the open air arbor. (August 27, 2014 meeting).

EXHIBIT B

By retaining the open air arbor, the landscape design of the rear yard is maintained. The private seating area on the open air arbor is well screened by neighboring vegetation. The removal of the wrap-around porch adds to the public vista on the Garden Street side of the property, and returns the house to its original design. The potting shed will be relocated outside of the interior yard setback to the East, although the adjacent neighbors have no complaints about its current location.

Sincerely,

A handwritten signature in black ink, reading "Barbara Lowenthal". The signature is written in a cursive, flowing style with a large initial 'B'.

Barbara Lowenthal

Harrison Design

Agent for the Owner at 304 Junipero Plaza

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT

E-1 Z

5. **304 JUNIPERO PLAZA**

(4:45) Assessor's Parcel Number: 025-262-001
Application Number: MST2014-00363
Owner: Benjamin Goetter
Architect: Harrison Design Associates

(Proposal for site and exterior alterations to an existing two-story single-family residence. The following exterior changes include the removal of a wrap-around porch at the rear and restore the original covered porch, removal of an accessory structure from the interior setback, relocate a potting shed outside of the interior setback, permit an "as-built" metal arbor at the rear, and "as-built" utilities for a fountain. This proposal addresses violations identified in a Zoning Information Report (ZIR2012-00510). The project includes Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:09 p.m.

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

Public comment opened at 5:17 p.m. and, as no one wished to speak, it was closed.

a. HSSR (Review of a Historic Sites/Structures Report prepared by Post/Hazeltine.)

Staff comments: Nicole Hernández, Urban Historian, stated that the proposal involves removal of non-original unroofed porch that wraps around the southwest corner of the house. Repair siding to match original in material, dimension, profile and type. Legalize as built garden structures constructed in 2009, including a freestanding metal pergola, concrete fountain and potting shed.

Staff agrees with the report that the project meets the Secretary of Interior Standards for Rehabilitation and will not have a negative impact on the resource meeting the CEQA guidelines. Because the project is concentrated in the rear portions of the property and that it replaces non-historically significant features and that it will be set back behind the historic house so that it will not detract from the historic resource. The proposal is compatible in features, size scale, proportion and massing to the historic resource.

(Additional staff notes: The house is eligible to be designated a City Landmark for criteria a,d,e,f,g,h and I and 5 and 6; eligible for listing on the California Register of Historic Places and National Register of Historic Places.)

Motion: To accept the report with an amendment to the last sentence on page 21.

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