



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 10, 2015
AGENDA DATE: September 16, 2015
PROJECT ADDRESS: 924 Garden Street #C (MST2015-00180)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 4,278 square-foot site is currently developed with a 664 square foot two-story single family residence, an attached 140 square foot one-car garage and 52 square feet of storage space. The proposed project involves permitting an “as-built” 188 square foot rear addition, an “as-built” 147 square foot porch enclosure addition, relocation of an “as-built” 82 square foot shed, the “as-built” conversion of the 140 square foot garage and the “as-built” conversion of 52 square feet of accessory space to habitable space and one new uncovered parking space. The proposal will address violations identified in a Zoning Information Report (ZIR2014-00517) and in an Enforcement Case (ENF2015-00260). The proposed total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a designated City Landmark: El Caserio.

The discretionary applications required for this project are:

1. Parking Modification to provide less than the required two covered parking spaces (SBMC §28.90.100 and SBMC §28.92.110); and
2. Front Setback Modification to allow one uncovered parking space to be located in the required twenty-foot front setback (SBMC § 28.66.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the “as-built” bedroom and the conversion of the one-car garage and the 52 square foot accessory space to habitable space with new windows and a new door for the residence within the required six-foot interior setback (SBMC § 28.66.060 and SBMC § 28.92.110).

Date Application Accepted: July 14, 2015

Date Action Required: October 12, 2015

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:	Mark Morando	Property Owner:	Jill M. Sattler, Trust
Parcel Number:	029-301-031	Lot Area:	4,278 sq. ft.
General Plan:	Commercial/Medium High Residential (15-27 du/acre)	Zoning:	C-2
Existing Use:	Single Family Residence	Topography:	8% slope

Adjacent Land Uses:

North – Single Family Residence	East - Single Family Residence
South – Vacant Lot	West – Commercial Offices

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	664 sq. ft.	+ 527 = 1,191 sq. ft.
Garage	140 sq. ft.	-140 = 0 sq. ft.
Accessory Space	52 sq. ft.	82 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,051 sf 24.5% Hardscape: 245 sf 5.7% Landscape: 2,982 sf 69.8%

IV. BACKGROUND:

The subject parcel and several other parcels located at 924 Garden Street were designated as a City Landmark (El Caserio) on November 6, 1990. There are eight properties and houses included in the Landmark designation of El Caserio, plus the private lane.

A Zoning Information Report (ZIR2014-00517) prepared for the property in 2014 identified “as-built” violations at the property, and an enforcement case (ENF2014-00260) was created to request abatement of the violations. The proposal will address the violations outlined in ZIR2014-00517 and ENF2014-00260.

V. **DISCUSSION**

Parking Modification

The parking requirement for a single-family residence is two covered parking spaces. The property is nonconforming to parking with one covered parking space inside a garage and the garage is non-conforming to size as it does not meet the required 10 foot by 20 foot interior unobstructed dimensions for a one-car garage. Pursuant to SBMC §28.90.001.B non-conforming parking may be maintained until the cumulative total of additional net floor area exceeds 50% of what existed in 1980. As the proposal includes permitting “as-built” additions that will exceed 50% of what existed in 1980 (50% of the 664 net square feet dwelling = 332 square feet), the parking must be brought up to the current requirement of two-covered parking spaces. The proposal also includes the “as-built” conversion of the one-car garage to habitable space, and one new uncovered parking space in the required front setback. Therefore, the applicant is requesting a parking modification to allow less than the required two covered parking spaces. If the Modification request to allow one uncovered parking space in the front setback is approved, one uncovered parking space would be provided. If the Modification request to allow the uncovered parking space in the front setback is not approved, no parking would be provided.

Transportation staff has stated that it should be noted that parking demand at a single family residence, as determined by the Institute of Transportation Engineers (ITE) Parking Generation report, is not dependent on size of the dwelling but only on the residential use. Therefore, Transportation staff has commented that the modification could be supported because the residential addition itself will not cause an increase in demand for parking or loading space in the immediate area.

In order to grant a Modification of parking spaces, the Staff Hearing Officer (SHO) must make findings that the modification will not be inconsistent 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.

Staff supports the parking modification to provide one uncovered parking space (if approved, in the front setback), instead of the two covered spaces required because the proposal will not increase the demand for parking or loading space in the immediate area. In addition, the proposal is consistent with the purposes and intent of the Zoning Ordinance because one uncovered parking space will be provided for the single family dwelling which is adequate to meet the parking requirement due to the dwellings relative modest and compartmentalized size, its location in close proximity to the Central Business District (CBD), amenities and transit lines and because the proposal meets the Secretary of the Interior Standards for Rehabilitation. However, if the uncovered parking space in the front setback is not approved, staff recommends denial of the parking modification request as no parking would be provided for the dwelling, and thus the proposal would not meet the parking demand. In addition, if the parking modification is denied, Staff would propose a condition that the “as-built” additions

shall be reduced in size not to exceed 332 square feet (50% of what legally existed prior to July 1980), subject to review and approval by the HLC, and the garage shall be restored to its original approval.

Front Setback Modification

The proposal includes one new uncovered parking space which is proposed to be located approximately four feet from the front property line instead of the 20-feet required for parking that backs out onto a street (El Caserio). Transportation staff has reviewed the proposal and have found that the design would function adequately to provide an off-street parking space, with a minimum 14 foot wide driveway opening. Planning staff supports the proposal for the uncovered parking space in the front setback because it is consistent with other approved parking spaces in El Caserio, the proposal complies with the Secretary of the Interior Standards for Rehabilitation, and it will provide required parking for the dwelling and because the parking space is not anticipated to adversely impact the adjacent neighbors.

East Interior Setback Modification

The current development on site is non-conforming to the east interior setback, as the garage and accessory space are located approximately three feet seven inches from the east interior property line, instead of the six feet required. The proposal includes permitting the "as-built" conversion of the 140 square foot one-car garage to habitable space, the "as-built" conversion of 52 square feet of accessory space to habitable space, and permitting an "as-built" 188 square foot addition with four new windows and one door to access the forced air unit (FAU) in the required interior setback. The "as-built" bedroom is located approximately three feet six inches from the interior property line, in-line with the converted garage/accessory space. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise or light impacts on adjacent neighbors. However, in this case, the "as-built" first story windows are small and screened from view by existing landscaping and the "as-built" door provides access to the FAU and therefore, the door is not required to have exterior lighting per the Uniform Building Code.

If the parking modification is approved, staff would support the "as-built" additions to the residence with new windows and a door in the required east interior setback because they are partially screened from view by existing landscaping, they will result in a cohesive design to the existing dwelling, they meet the Secretary of the Interior's Standards for Rehabilitation and they are not anticipated to impact the adjacent neighbor's property to the east, as the adjacent lot is a vacant parcel (APN: 029-301-046).

However, if the parking modification is not approved, the "as-built" additions will need to be reduced so that the total net square footage of new habitable space does not exceed 332 square feet, as any square footage beyond that amount will require additional parking. Therefore, if the parking modification is not approved, staff recommends that a condition be included as outlined above under the Parking Modification section of the report.

Detached Accessory Space

The “as-built” 82 square foot shed is proposed to be relocated outside of the required interior setbacks and outside of the required Open Yard area. Therefore, a condition has been included to that effect.

Historic Landmarks Commission (HLC)

The project was reviewed by the HLC on May 6, 2015 & May 20, 2015 and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

Environmental Review

The residence is a designated City Landmark: El Caserio, Built c. 1930. The City Historian has reviewed the project, and has stated that a Historic Structures/Sites Report is not necessary at this time, as the “as-built” additions on the rear elevations and the garage door conversion to a family room do not have a negative impact to the historic significance of the City Landmark, as it meets the evaluation design guidelines. A staff evaluation (see attached Exhibit C) was submitted to the HLC members that reviewed how the proposal met the criteria required to meet the Secretary of the Interior's Standards for Rehabilitation. Should the project significantly change, a Historic Structures Report may be required.

The project site is located within areas mapped as: Prehistoric Watercourse Buffer, Spanish Colonial and Mexican (1782-1849), Hispanic Archaeological (1848-1870), American Archaeological (1870-1900) and Early 20th Century Archaeological (1900-1920) sensitivity areas. An Archaeological Letter report prepared by A. George Toren and Gwen Romani, M.A. of Compass Rose Archaeological, Inc., dated August 7, 2015 concluded that it is unlikely that artifacts will be encountered during the proposed construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition that the standard unanticipated archaeological discovery condition shall be reproduced on the plans prior to submittal for building permit.

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, and that the proposal will not cause an increase in the demand for parking space or loading space in the immediate area. The parking modification is appropriate because one uncovered parking space is appropriate for a house of this size/configuration and location within the CBD, as outlined in the Staff Report, and the proposal will not increase the demand for parking or loading space in the immediate area. The proposed uncovered parking space in the required front setback is appropriate because it is consistent with other approved parking spaces in El Caserio, it will provide the required parking for the dwelling and because the parking space is not anticipated to adversely impact the adjacent neighbors. The “as-built” additions with new windows and a door are appropriate because they are partially screened from view by existing landscaping, they will result in a cohesive design to the existing dwelling, they are not

anticipated to adversely impact the adjacent neighbors and because they meet the Secretary of the Interiors Standards for Rehabilitation.

Said approval is subject to the following conditions:

1. The "as-built" shed shall be relocated outside of the required setbacks and outside of the required Open Yard area.
2. . The following language shall be added to the plans submitted for building permit:

"Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated July 14, 2015, with attachments
- C. Memorandum dated April 20, 2015 from City Historian to HLC
- D. HLC Minutes dated May 6, 2015 & May 20, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLacontge@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

July 14, 2015

Staff Hearing Officer
City of Santa Barbara
Post Office Drawer 1990
Santa Barbara, CA 93102

RECEIVED
JUL 14 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Sattler Residence
924 Garden Street #C
Santa Barbara, CA 93101

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 924 Garden Street #C, within the Downtown Laguna neighborhood, in the City of Santa Barbara. The parcel (029-301-031) is zoned C-2 and has an approximate slope of 3%. The 4,278 square foot parcel is developed with a 1,191 net square foot two-story dwelling with an eighty-two net square foot detached shed. The property is within El Pueblo Viejo Part 1. The property is a City Landmark: Plunkett Tower in El Caserio, designated on November 6, 1990.

The owner, Jill Sattler was instrumental in the historical designation of the (eight studio houses) known as "El Caserio" as historic landmarks under City Council Resolution #90-183 November 6, 1990. El Caserio is known as the Greenwich village of the Santa Barbara. Jill's house is "The Plunkett Tower with the tile mural on the tower of a Spanish Dancer. The house was built under permit #A-5726 of 4-17-1930 for Roderick White was issued 4-22-1930. The foundation was signed-off 4-22-1930 and the framing signed-off 5-14-1930. The original archive plans for the dwelling show a one-bedroom (upstairs), two-story dwelling with an attached garage and storeroom behind designed by Roderick White. The entire Historic Landmark Committee, Planning commission and City Council members, as well as other influential members of the community were in Jill's house for the meetings and site visits during the three year time period of the Landmark designation process. The house remains in the same footprint, exterior doors, windows and detailing and interior design, as when the dwelling was landmarked. In December 2014 Jill decided to sell and ordered a Zoning Information Report that calls out the following violations:

Zoning #1) "The original plans and permit were for a studio unit with an attached garage, a storeroom and an upstairs bedroom and bathroom. The garage and storeroom have been converted to a bedroom and a bathroom and an additional bedroom was added at the rear of the house. This has created new habitable space within the required interior setbacks." #2) "The accessory building encroaches into the required interior setbacks."

Building Violations: 1) The garage and storeroom conversion and a bedroom addition were done without the required permits. 2. The archive plans show a

EXHIBIT B

terrace at the rear of the house. This terrace has now been enclosed to create additional floor area (currently used as a dining area). 3) The laundry hook-ups in the laundry room were added without the required permit."

A Staff Hearing Officer (SHO) pre-consultation meeting was held on April 2, 2014. SHO Staff was not sure exactly what was legal since the ZIR had not been issued. The ZIR was obtained on March 20th and an enforcement case created.

The City historian, Nicole Hernandez visited the property February 26, 2015 and also wrote a Staff Evaluation of the project to confirm consistency with historic preservation principles set forth by the Secretary of Interior Standards and her evaluation did not require a Historic Structures Report. The project was reviewed by the Historic Landmarks Commission (HLC) on May 6, 2015 & May 20th, 2015. The board members were supportive of the interior yard modifications, for the garage conversion to habitable space and for the rear bedroom addition within the setback following the existing non-conforming wall line.

The HLC wanted to see an uncovered parking space on site and asked that we study a new uncovered parking space in the front setback. They understood the permit discrepancies for the garage conversion and saw the materials and workmanship of the windows and doors, as well as the substandard size of the model 'A' garage with a low plate height and raised wood floor. Upon review of the new parking space and screening option reviewed by Transportation. The HLC was happy with the design and consistency of uncovered parking spaces within the front setback. The HLC saw the consistency of materials and workmanship of the front garage elevation incorporating windows and stucco siding that match the original façade of the building. The rear addition is not visible from the street and screened by fencing and hedges. The areas in question do not have a negative impact on the significant original features on the front and side elevations. The terra-cotta roof tiles, stucco siding and windows and wood doors match the existing details and are compatible with the structure. The garage conversion was completed when the house was built and has achieved it's own significance.

The El Caserio alley from Garden to Canon Perdido never really had any parking and what parking that was provided was converted to habitable space early typically pre 1955. Out of eleven properties with small studios only four have off-street legal parking and two of those don't use it and park within the front setbacks. The other seven all park within the front and interior setback without permit.

The property next door at 924 Garden "B" (APN029-301-030) was granted a modification in 2002 for construction of a breezeway and a door to swing into the right-of-way.

The property had a garage when originally built like Jill's house, but was enclosed in the past, it also had an uncovered parking space, which none of this was mentioned in the modification process. The 2014 ZIR for the property calls out no parking onsite "Original plans showed an attached garage- no

permit for conversion to living. Sanborn map shows dwelling without a garage." "No Violation".

The property at 924 Garden "J" (APN029-301-026) received a modification to demolish the existing two-car carport and create a 900 square foot second floor with two uncovered spaces on the alley within both the front setback and the interior setback.

The property at 924 Garden "F" (APN029-301-021) received a modification to permit a second floor addition to be four feet from the interior property line of the six-foot setback to follow the line of the existing dwelling. The addition was less than 500 square feet and did not trigger parking on a site with no parking. The property at 924 Garden "E" (APN029-301-044) was permitted to convert their one-car garage to habitable and provide two-uncovered parking spaces as part of a 1961 addition.

The property at 924 Garden "A" (APN029-301-023) was permitted to convert their attached one-car garage to habitable by Lulah Riggs in 1953 without providing any required parking when parking for a single family dwelling was required until April 29, 1950 when an ordinance was adopted to require one parking space either covered or uncovered.

We obtained the tax assessor records for the property (See Attachment). The original 'kill file' for the property was missing, but since all of the original 'kill files' were hand copied over to the new system in 1950 and the 1950 copy shows only a dwelling and no garage, it proves that the garage was converted pre 1950. We did the aerial research from 1940 to 1990 at the UCSB Maps & Imagery Lab, but no conclusive evidence was obtained for the rear addition and rear shed, due to shadows from vegetation screening the dwelling. I obtained the 1930 and 1950 Sanborn Maps from Gledhill Historical Library. The 1930 Sanborn Map shows the house only as a dwelling without a garage in the same year the house was built. The 1950 Sanborn Map shows the exact same thing, the originally permitted building footprint without a garage. The final updated Sanborn Map shows the same as the 1930 Sanborn Map. It seems obvious that the garage was never constructed: as the intricate double (double) casement windows are a distinctive feature of this house and there is one large one facing the street to the left of the man door on the front elevation and there are two in the side of the garage that match the one's in the living room. The inside of these double (double) casement windows has dual casement windows with old colored glass and prairie style mullions that open inward, then the outer dual casements without divided lights swing outward. The garage has a raised wooden floor five inches below the finished floor of the house and eight inches above the exterior finished grade. The archive plan did not show any windows in the southeast elevation of the garage nor a garage door. The 1940 photo of Senator John Hollister, (See Attached) as a baby shows one of the two windows on the southeast side of the dwelling i.e. garage area.

Jill's grandmother purchased the property in 1976, the ZIR is missing the first page that calls out the site description or parking, however there is an un-intelligible

statement in the violations section that says; "Building permits for these parcels in the El Caserio tract are very confusing and difficult to relate to one specific piece of property, since 924 Garden is the address of several buildings. It can only be assumed that the structure on this parcel was built to conform to the Zoning standards at that time."

Jill took possession of the property transferred through a trust without a ZIR in 1986. The rear addition and enclosed porch show up on the tax assessor records in 1986. Therefore, the rear addition and the terrace/rear covered porch enclosure happened sometime between 1950 and 1986. The aerial photos research did not show the rear of the dwelling.

The owner of 924 Garden Street #C, Jill Sattler requests your consideration for required modifications: (I) an interior required yard modification, (II) a front required yard modification, and (III) a parking & loading requirement pursuant to S.B.M.C. 28.92.110.A.2 and S.B.M.C. 28.92.110.A.1

The interior yard modification for south-eastern conversion of the original garage and storeroom to habitable space within the required six-foot setback is as stated above shown to be in existence prior to required parking being required in 1950 per the assessor records and the 1940 photo of the matching double casement garage side windows. The HLC has blessed the garage conversions architectural style of matching doors, windows and stucco. The HLC and City Historian recognized that the front façade was landmarked and in itself has historical importance. The rear bedroom is in line with the existing wall of the garage and storage room, has a rear French door matching the style of the original terrace French doors within the house and continues the gable roof element with matching clay roof tiles. The rear addition uses the same materials, size and pattern of divided lights in the windows. The roofed terrace enclosures' window and man door also match the windows of the dwelling and rear additions style. The bedroom and garage conversion were in existence prior to obtaining landmark status for the building and the interior finishes match the rest of the house. The original building permit shows the building at four-feet to the side property lines both for the tower and the garage when the required setbacks were probably five feet. The tower side of the building is at five-feet per survey and the garage side at approximately 3'6"+. The floor of the garage is done with old nominal Douglas-fir framing and Douglas-fir subfloor with square head old nails and tongue and groove walls and ceiling. The area was roofed and the wall within the setback was solid per the original archives. The enclosed photograph from 1940 depicts one of the side windows in the garage, the others are screened by the existing hedge. Additionally, the size of the garage is substandard in both height and width to today's standards and size of vehicles. The front yard modification for the uncovered parking space is the pre-dominant pattern of development in the neighborhood and will legalize the existing space currently on site making it better both functionally, aesthetically

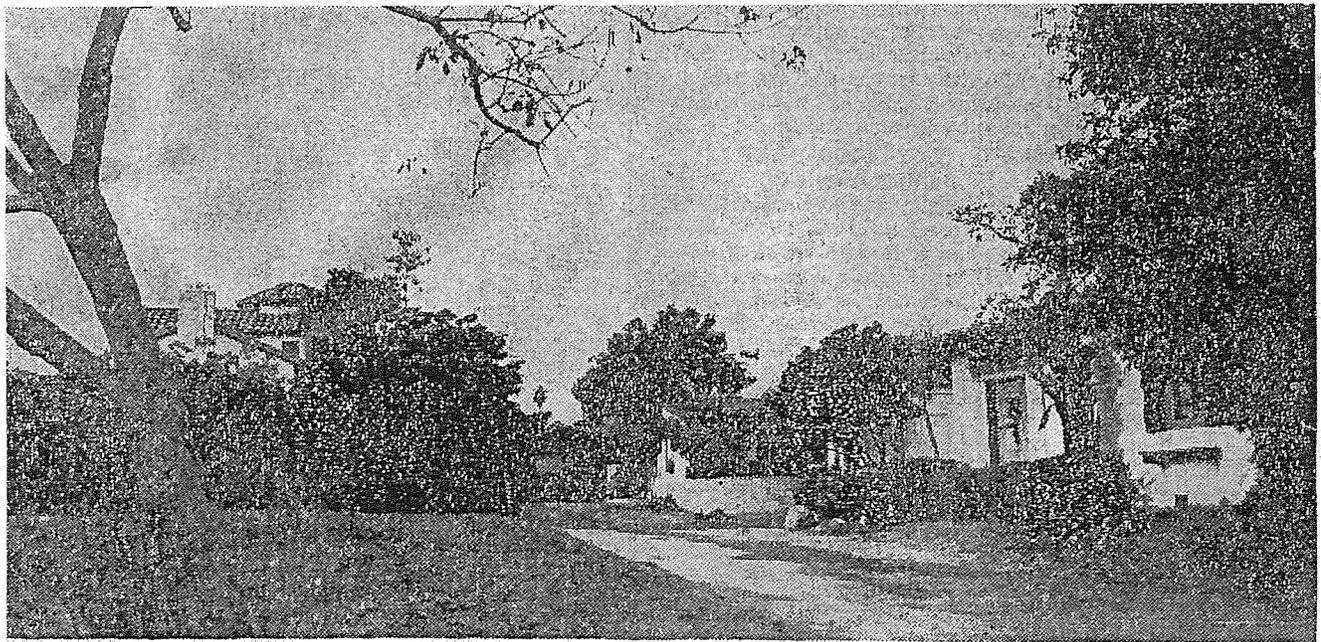
and entirely within the property lines. See above research on legality of parking in the neighborhood and the photos provided. To provide parking within the existing garage would create an economic hardship for the owner. The garage floor would have to be demolished along with the rear wall of the forced air unit, washer dryer area and the bathroom vanity. A new concrete floor installed, garage door provided on a reduced ceiling height with substandard width of 8'2" wide and at the fireplace only 7'9". In providing a new uncovered parking space, the HLC wanted it to be screened by hedges, yet still keep the front tower element from being blocked. The current design and entry/egress attain their desired goals and match the historic lanes pattern of development. The owner and I believe that the proposed garage conversion, rear room addition and front uncovered space are appropriately designed and create improvements that are aesthetically and architecturally correct and functionally utilitarian, in that they are elements that allow for an integrated single family dwelling matching the pattern of development of the existing surrounding landmarks without any adverse effects to the public or the neighbors. The interior yard modification secure appropriate improvements from pre 1950 and pre 1980's changes and promotes a uniform improvement of an important small cottage within the "El Caserio" landmarks. The uncovered front parking space replaces the original parking space, provides the owner with an appropriately designed parking space that allows easier access to the house than if there was no parking on site. The City has a parking permit program where residential occupants can attain on street parking permits along Canon Perdido and Garden Street, which Jill uses for her guests.

Thank you for your consideration in this matter.

Please feel free to call 805-680-2703 if you have any questions or comments regarding this request.

Sincerely,

Mark Morando
Morando Planning & Design
July 14, 2015



"El Caserio," Santa Barbara's Greenwich Village, has many studios in which artists live and work. This view is from the Canon Perdido Street side of

the little settlement, which extends from De la Guerra to Carrillo Street and from Garden to Laguna.—News-Press photo by Ray Borges

SANTA BARBARA NEIGHBORS

'El Caserio' Is Channel City Version of Greenwich Village

12-13-59
 by VERNE LINDERMAN
 Santa Barbara's nearest approximation to a Greenwich Village is "El Caserio" (Spanish for a group of houses) occupying two blocks between De la Guerra and Carrillo Streets and between Garden and Laguna.

Artists work and live there, but they are too genuine to be attracted. They are usually attracted by two things hard to come by: seclusion and proximity to the Presidio area and the old beginnings of Santa Barbara.

It was the first Spanish California, several of the families—only the Hollisters, Pedottis

Peakes — own big cattle ranches elsewhere in the county. They come to town for the school or at least to shop and attend a concert or show. Where is the town house but the heart of things—in the old viejo? It's an old Spanish town. Weekends the area is apt to be drained—of children especially—as the ranch owners gather them up and whisk them off to ride palominos, take birds or hunt deer on the mesa.

MUSIC

On dark nights (and street lamps in "El Caserio" are as usual as in Carmel) one may hear the Eichheim Quartet practicing in the studio of Mrs. Leonard Cook, sculptress, above the tented chirp of crickets. The residents like to mark

At Fiesta time there's a Saturday night gala. Fellow artists from all over town and from out of town are invited, as well as "others muy simpatico. Today it's known as the "Dudley Carpenter Party" in memory of the late loved artist, who with Mrs. A. L. Murphy Vhay originated the party in their adjoining gardens 30 odd years ago. The Carpenter studio is now owned by the Pedottis.

Mrs. Vhay, an architectural designer, came here from Michigan in 1919, and was really the originator of "El Caserio." In 1923 she bought, restored and added to the mouldering Ramirez adobe on the corner of Laguna and Canon Perdido for her own residence. When she found it, the adobe had neither running water nor heat, and was lighted by candles. Its tasteful adaptation to 20th Century living is well known to Santa Barbarans, and only recently was a subject for the Home Section of the Los Angeles Times.

Up Laguna Street and on the other side of Canon Perdido Street, Mrs. Vhay designed at different times two Spanish style studios for her husband, the late J. D. Vhay, maker of violins. In comparatively recent times these studios, together with the former studio of Loring Andrews, have been remodeled and enlarged by Lutah Maria Riggs, AIA, for members of the sizable pioneer Hollister family, and for Mrs. Harold J. Plous. J. J. Hollister, now a widower, lives in

completely new Spanish house with a yellow door which, like the interesting dwelling of Mrs. Plous, is tucked in behind the others.

Since the Clinton Hollisters installed a swimming pool, it's been a common sight of a summer afternoon to see the Plous child, the youngest Peake daughter, Joan Cook and Roy Freeman splashing and swimming in it with David and Doyle Hollister. Roy's famous parents, Don and Lydia Freeman, artist-authors of books for children, used to commute between New York and "El Caserio" but finally have deserted both for a home of their own on Cleveland Avenue.

FOLK TALE

For the last four years, Dr. Hollister, by profession a child specialist, has abandoned medical practice in the interests of the large family ranches at Gaviota where he and his family live part of the time. It's a neighborhood folk tale now that David shot a wildcat and Doyle (at the age of eight) a deer. There's even a catskin rug on the fire bench in the town house to prove it.

Often Mrs. Plous and the Hollisters cook the family suppers together on a barbecue grille by the pool and invite the neighbors, including some of the newcomers. Although echoes of the old days and the first residents never die, changes have come to "El Caserio."

Across the street in the towered

The former White home next door is occupied now by Mrs. Walter Graupe of Germany. Her daughter married Tommy White, and they are living in Italy. In the next house, of earth colored adobe, built by J. Walter Collinge Sr., photographer, the owner has lived for years.

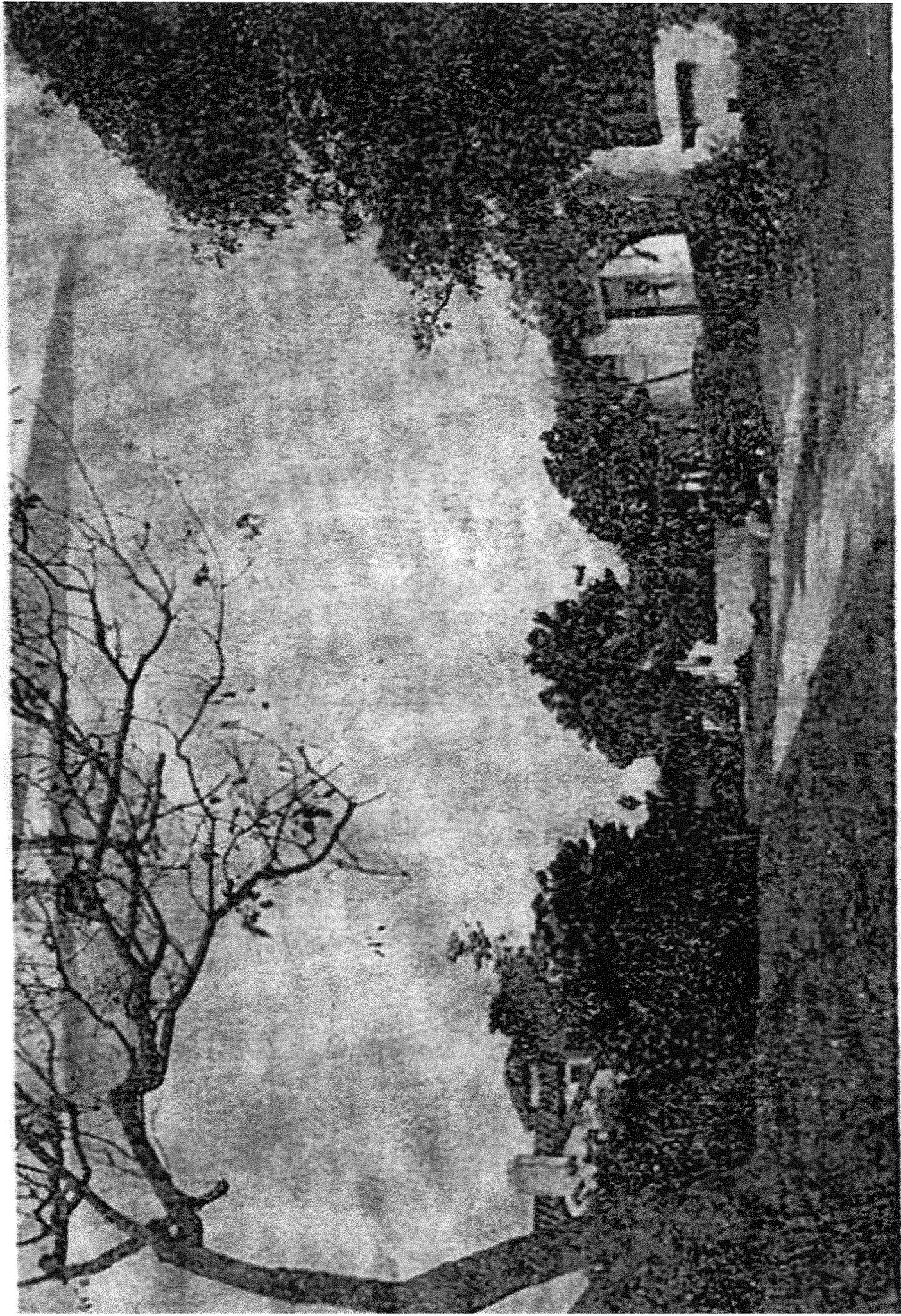
Friends of his son, Dr. Collinge, have built next door, however within the last 10 years. They are the Fred H. Motts and it is Mr. Mott, retired cabinet maker, who repairs the toys of all the neighborhood youngsters. The pink stucco studio of the late John M. Gamble, first artist to paint the California wild flower fields, has been rented by Paul Tuttle, designer of furniture.

Along the Garden Street edge of the Caserio lives another photographer, William Conrad, with Mrs. Conrad. They occupy a studio Mrs. Vhay built for the late artist, Gordon Grant, afterward occupied successively by artists Rico Lebrun, now of Los Angeles, and William Hesthal. Mrs. Cook has long been their neighbor.

Formerly there was an idyllic little swale on the south of Mrs. Vhay's adobe, where goats or a horse or two grazed among the nopales and sycamores. But when the American Women's Voluntary Services wanted a spot for its now famous Senior Center housing project, Mrs. Vhay relinquished a portion of it and today the rainbow colored cottages of the older citizens cluster there.

In the center of the one-time swale, Mrs. Vhay a few years ago built a pink and white Monterey-type apartment house. A former actress, a Texas oil man and his wife, a real estate man, a member of the AWVS occupy its four apartments—all new to the neighborhood. Two years ago the apartment house won the

another instance by Leonora Cook be shown in the Coast Biennial.



serio," Santa Barbara's Greenwich Village, any studios in which artists live and work. ew is from the Canon Perdido Street side of

the little settlement, which extends from De Guerra to Carrillo Street and from Garden to I guna.—News-Press photo by Ray Borges

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

(State use of)

UTM _____ Q _____ NR _____ SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

Mark - my house has shown up as 9248, C, + F in the files (shown below as #6)

- Common name: "El Caserio" (translates to "series of houses")
- Historic name, if known: "El Caserio"
- Street or rural address: 924 Garden Street
 City: Santa Barbara ZIP: 93101 County: Santa Barbara
- Present owner, if known: _____ Address: 924 Garden Street
 City: Santa Barbara ZIP: 93101 Ownership is: Public Private
- Present Use: residential Original Use: studios for musicians & artists

24 - ?
B

Other past uses: From 1951-57, 1 studio was a Childrens studio School Nursery
In early 1950's, several studios were converted to town houses for the Hollister family.

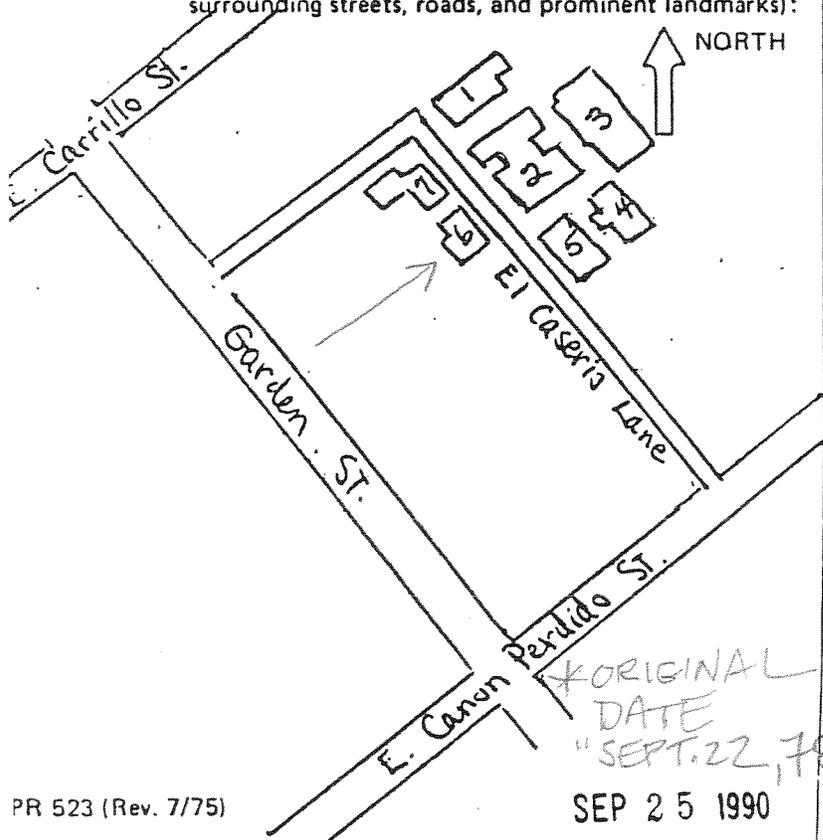
DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Picturesque grouping of 7 Spanish Colonial Revival "studios" or bungalows around El Caserio Lane, a private street. Primarily one-story except for one two-story with a tower (Roderick White's house). Houses are white stucco with low gable and flat roofs. Variety of window treatment: large sashed picture windows; sashed casement windows. Tile roof. Houses are grouped among adobe walls and picket fences. Landscaping is lush and appropriate.

In 1951, Lutah Maria Riggs, AIA, remodeled a house & studio for J. James Hollister. (now Gallup House-See Sunset Magazine, September 1957, pp.54-57) Original house was moved back 19 feet on same lot. In 1951, Lutah Riggs remodeled a house for Kathryn Hollister. In 1953, she remodeled the Vhay house for Dr. Clinton Hollister. In 1954, she remodeled a Vhay house for Harold B. Plous.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



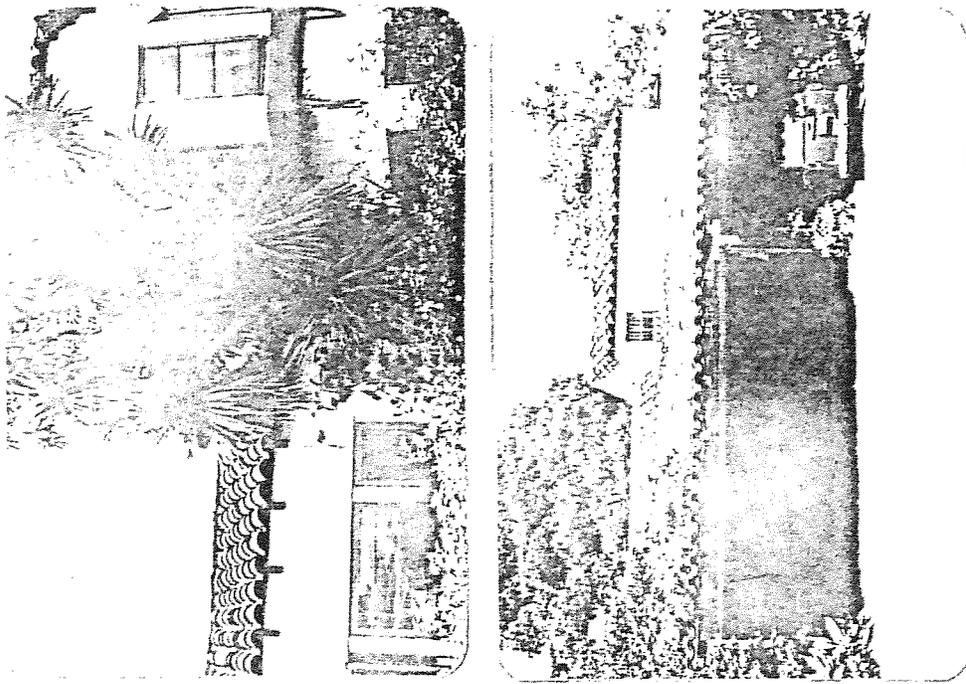
- Several parcels.
- Approximate property size: See attached list
 Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage _____
 - Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
 - Is the feature a. Altered? b. Unaltered?
 - Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other Cordero Adobe and The Tea Hc
 - Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other
 - Date(s) of enclosed photograph(s): Sept. 22 1978

Architectural and Historic Resources Survey

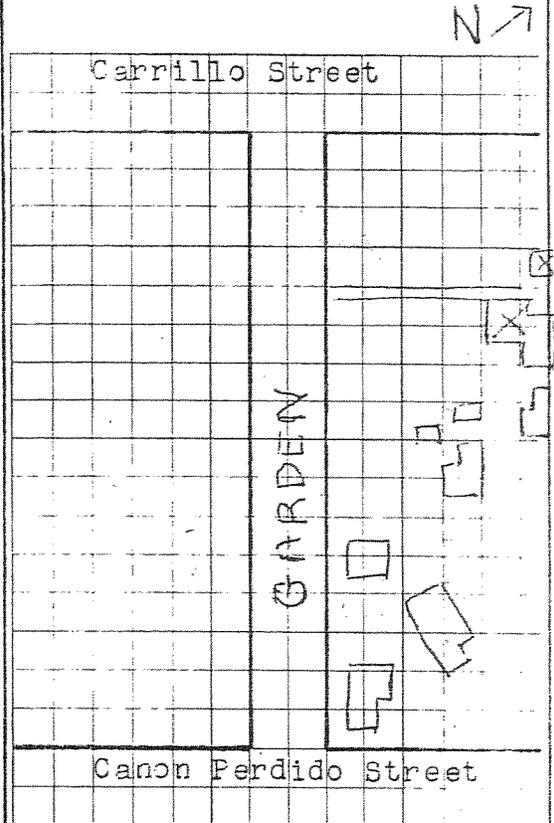
City of Santa Barbara

+ house c

PHOTO



LOCATION MAP



Direction: N NE E S SW W NW
 Photographer:
 Date:
 Number:

IDENTIFICATION:

1. Common name of structure or site:
"El Caserio" (8 studio houses)
2. Historic name, if known:
"El Caserio" (translates to "series of houses")
3. Address:
924 Garden Street
4. Present use:
residential
5. Zone:
93101
6. Present owner, if known:
Judith Janis, Wendy Foster, Fred Mott, J. Walter Collinge, Ann Gallup, B. Renete et al., 220 & 223.
7. Original use, if known: S.B. City Directories, 1933.
Source: S.B. News Press, Dec. 13, 1959; Records of S.B. County, vols. studios for musicians (Roderick White, John Vhay & Loring Andrews)
8. Original owner, if known:
Source: Record of S.B. County, vol. 1. 220, p. 587, 1930.
John Vhay
9. Ownership is Public _____ Private X
10. Year built: 1931 - 2 Date is factual X estimated _____
Source: Record of S.B. County, 1bid. & S.B. City Directory, 1933.
11. Architect, if known:
Source: "'El Caserio' is Channel City Version of Greenwich Village," Mrs. Louise Murphy Vhay - S.B. News Press, Dec. 13, 1959.
12. Builder, if known:
Source:

ADDRESS: 924 Garden Street

PARCEL NUMBER: 29-301-43

6. FENCES, WALLS OR HEDGES: (EXCLUDING RETAINING WALLS) THAT DO NOT MEET CURRENT ZONING ORDINANCE REQUIREMENTS

None

a. Height _____

b. Location _____

c. Note whether non-conforming or illegal? _____

7. ARE THERE ANY DEFICIENT YARDS THAT DO NOT HAVE A MODIFICATION OR ARE NON-CONFORMING AS A RESULT OF CHANGES IN ZONING?

a. Front Yard -----

b. Interior Yards non-conforming

c. Open Yard non-conforming

8. NOTE ANY ILLEGAL STORAGE OF RECREATIONAL VEHICLES, BOATS, TRAILERS, ETC.

None

9. REMARKS: (ITEMIZE ANY VIOLATIONS OBSERVED)

Building permits for these parcels in the El Caserio tract are very confusing and difficult to relate to one specific piece of property, since 924 Garden Street is the address of several buildings. It can only be assumed that the structure on this parcel was built to conform to the zoning ordinance at that time.

NOTE: THE TERM 'NONCONFORMING' MEANS THAT THE BUILDING OR STRUCTURE SATISFIED THE ZONING ORDINANCE REQUIREMENTS AT THE TIME OF CONSTRUCTION; HOWEVER BECAUSE OF SUBSEQUENT CHANGES IN THE ZONING ORDINANCE OR THE ZONING MAP, THE BUILDING OR STRUCTURE DOES NOT MEET THE CURRENT REQUIREMENTS.

b. Location _____

c. Note whether non-conforming or illegal? _____

7. ARE THERE ANY DEFICIENT YARDS THAT DO NOT HAVE A MODIFICATION OR ARE NON-CONFORMING AS A RESULT OF CHANGES IN ZONING?

a. Front Yard _____

b. Interior Yards _____ non-conforming

c. Open Yard _____ non-conforming

8. NOTE ANY ILLEGAL STORAGE OF RECREATIONAL VEHICLES, BOATS, TRAILERS, ETC.

None

9. REMARKS: (ITEMIZE ANY VIOLATIONS OBSERVED)

Building permits for these parcels in the El Caserio tract are very confusing and difficult to relate to one specific piece of property, since 924 Garden Street is the address of several buildings. It can only be assumed that the structure on this parcel was built to conform to the zoning ordinance at that time.

NOTE: THE TERM "NONCONFORMING" MEANS THAT THE BUILDING OR STRUCTURE SATISFIED THE ZONING ORDINANCE REQUIREMENTS AT THE TIME OF CONSTRUCTION; HOWEVER BECAUSE OF SUBSEQUENT CHANGES IN THE ZONING ORDINANCE OR THE ZONING MAP, THE BUILDING OR STRUCTURE DOES NOT MEET THE CURRENT REQUIREMENTS. NONCONFORMING MEANS THAT THE BUILDING OR STRUCTURE EXISTS LEGALLY AND ITS USE MAY BE CONTINUED.



Gail A. Cavella
ZONING INSPECTOR

DATE June 18, 1976

INDEPENDENT ESTABLISHMENT

Walt Whitman

CALIFORNIA

WALTON & WALKER

Sanborn & **Company**

PUBLISHED BY THE

NEW YORK

1830

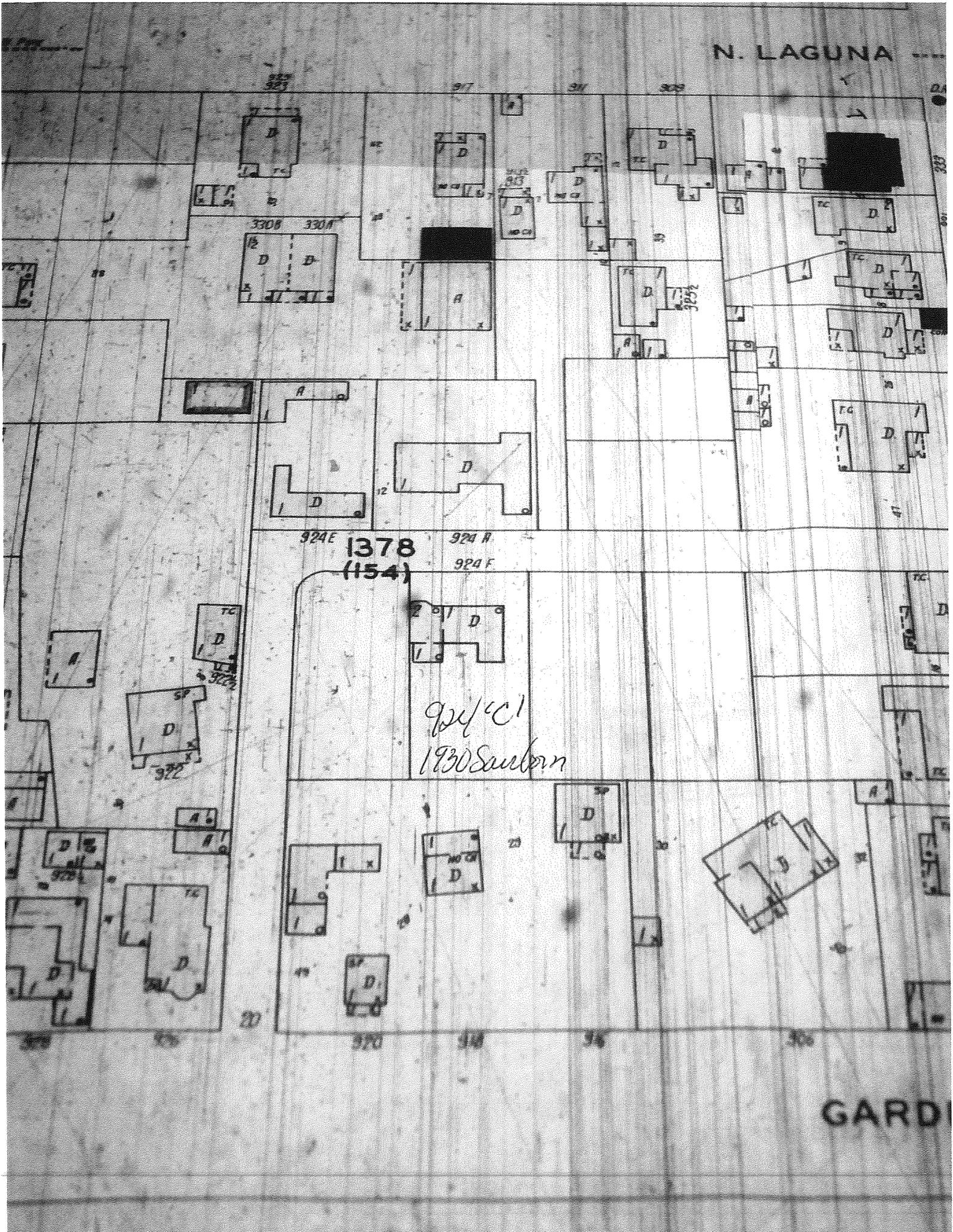
U.S. PATENT OFFICE
WASHINGTON, D.C.

DEC 12 1830

Copyright 1830

COMPLETE 2 VOLUMES

N. LAGUNA



1378
(154)

924/C1
1930 Subdiv

924E

924A

924F

920

918

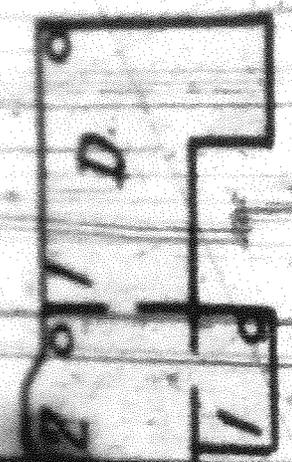
916

914

GARD

9241 1378
(154)

9241 9241
9241 9241



1930 Samborn
9241 Samborn 'C'

724 Garden C. Assessor file

29-301-31

Sheet of _____ of _____ Posted RE _____ of _____ Posted WE _____ Mapped _____ of _____ Not Fin _____

RESIDENTIAL BUILDING APPRAISAL

County Assessor Office
Santa Barbara, Calif.

B.P. Date _____
Map Bk. BE Page A-K

Owner Co Nat Bk & Tr Co of SB, Guard (White)
Address Interlopy City Bldg 154
School SB Code 201
Dist. 2 Bldg. El Caserio

Yr. Built: Act. 1927 Est. _____
Remodeled _____
Gen. Cond. Excellent Good _____ Fair _____ Poor _____
Dwelling: Du-plex Apts. _____ Motel _____
Special _____

Neighborhood: Excellent Good _____ Med. _____ Poor _____
B.P. Est. _____ Prev. AV: Bldg. 1920 P.M. 5490 Pipe 1

Wood Fr. Constr. A 2x6 studs 22 planks
" " " " F 2x4 " 20 "
" " " " C 2x3 " 18 "
" " " " D No " 12 "
Laboratory & Toilet = 1/2 Bath
"Floor" Hardwd. Bks. (Parquet) or Wall-Wall carpet or asphalt tile over conc 7' over plywood or pine 6'
"Interior Finish" Indicate No. of Rms and add 2.5 pts for more than aver. no. compared with total dwelling area.

Class	Desc.	Sq. Feet	Rate	Value	% Comp.	Age - est.	Age - Act.	% Good	Net. Val.	Date
1st Fl.		956	230	2200						
2d Fl.										
	Extra Dtg 1 Full			200						
	B/W									
	Porch									
	Gar.									
	C. P.									
	Bsmt.									
	Drive									
	Walks	120								
	Patio									
Remarks										
Total Impst Value									1610	
Furn A.V. 250										

27 67 1608



TOTAL POINTS 75

Special

THIS APPLICATION SHALL BE FILLED OUT IN INK BY THE APPLICANT. DRAW LINES THRU ALL ITEMS BELOW THAT DO NOT APPLY TO YOUR APPLICATION. MARK "X" IN ALL SQUARES THAT DO APPLY.

Jills permit

A-5726
PERMIT NUMBER

APPLICATION FOR A BUILDING OR STRUCTURE PERMIT

IS HEREBY MADE TO THE BUILDING INSPECTOR OF THE CITY OF SANTA BARBARA IN ACCORDANCE WITH THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

927 B. Garden Street 12. 154

HOUSE NO.	STREET	LOT NO.	BLOCK NO.	ADDRESS	SUBDIVISION	PHONE
	<i>Rodrick White</i>			<i>La Mesa</i>		
PROPERTY OWNER						
LESSEE						
ARCHITECT OR ENGINEER						
DESIGNER						
CONTRACTOR	<i>J.P. Sullivan</i>					
DESCRIPTION OF WORK	<i>22-W-Ortega St 3069</i>					

TYPE OF STRUCTURE	FOUNDATION	EXTERIOR	PIERS
HEAVY TIMBER	<i>Concrete</i>		
METAL FRAME	<i>8"x6"</i>		
BOARD FRAME	<i>6"x4"</i>		
FRAME BUILDING SPECIFICATIONS	<i>18"x12"</i>		<i>12"</i>
THICKNESS			
HT. ABOVE GRADE			
DEPTH IN GROUND			
SUPERSTRUCTURE	SIZE	O. C.	SPAN
R. W. PLATES	2X4		
R. W. PLATES	2X6		
GIRDERS	4X4		
GIRDERS	4X6		
FLOOR JOIST	2X6	16"	
FLOOR JOIST	2X8	16"	
FLOOR JOIST	16"		
BEARING WALLS	2X4	16"	
BEARING WALLS	2X6	16"	
BEARING WALLS	16"		
CEILING JOIST	2X4	16"	
CEILING JOIST	16"		
ROOF RAFTERS	2X4	24"	
ROOF RAFTERS			

USE	WIDTH	LENGTH	HEIGHT	STORIES	ROOMS	FAMILIES	AREA	COST	TOTAL COST	FEES	PD. BY
<i>Studio & Dwelling Garage</i>	<i>34'6"</i>	<i>27'</i>		<i>2</i>	<i>5</i>	<i>1</i>	<i>930</i>	<i>322</i>	<i>3500</i>	<i>800</i>	<i>AL</i>
ACCESSORY BUILDING											
ADDITION											
OTHER STRUCTURES											
TOTAL \$											

I HAVE CAREFULLY EXAMINED AND READ THE ABOVE APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT, AND THAT ALL PROVISIONS OF THE ORDINANCES AND LAWS GOVERNING BUILDING'S CONSTRUCTION WILL BE COMPLIED WITH, WHETHER HEREIN SPECIFIED OR NOT.

NATURE OF JOB	PLANS FILED	APPLICATION RECEIVED BY	DATE	ZONE	FIRE DIST.	STRUCTURE CHECKED BY	DATE	PERMIT ISSUED
<input checked="" type="checkbox"/> NEW	<input checked="" type="checkbox"/>	<i>RB</i>	<i>7-17-30</i>	<i>1240</i>	<i>RB</i>	<i>L.L.P.</i>	<i>4-17-30</i>	<i>A.C.</i>
<input type="checkbox"/> ADDITION	<input type="checkbox"/>							
<input type="checkbox"/> ALTERATION	<input type="checkbox"/>							
<input type="checkbox"/> REPAIR	<input type="checkbox"/>							
<input type="checkbox"/> MOVING	<input type="checkbox"/>							
<input type="checkbox"/> ROOF SIGN	<input type="checkbox"/>							
<input type="checkbox"/> BILLBOARD	<input type="checkbox"/>							

4-22-30
5-14-30
RB



City of Santa Barbara
Planning Division

Memorandum

DATE: April 20, 2015

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Staff Evaluation of Small Addition to a City Landmark

ADDRESS: 924 C Garden Street

The Urban Historian evaluates small addition and alteration projects to historic resources by first determining if a project is following the list of guidelines for additions that incorporate historic preservation principles set forth in the Secretary of Interior's Standards for the Treatment of Historic Properties. The purpose of this staff evaluation is to assist the Historic Landmarks Commission in the review of a project when no Historic Structures/Sites Report (HSSR) has been prepared and in order to appropriately guide applicants towards avoiding project impacts. The Historic Landmarks Commission may confirm staff's conclusions on compliance with the listed guidelines at the time of project review; or may require other design changes; or a more detailed HSSR to be prepared.

Project: "As built" 140 sq. ft. garage conversion, a 147sq. ft. rear covered porch enclosure and a 202 sq. ft. rear bedroom addition. "As built" detached shed in rear. Because the detached shed is in the rear of the building and completely not visible from the street, it does not impact the historic resource of the house or the streetscape of El Casario.

Evaluation and Compliance with Guidelines for Additions

- 10.1 Locate additions toward the rear of the main structure, away from the main façade.**
The project meets the evaluation guidelines: The one-story rear additions meet this guideline as they are set in the rear, not visible from the main façade. The enclosure of the garage incorporated windows and stucco siding that match the original façade of the building.
- 10.2 Use landscape elements, such as walls and fences, to visually screen the addition.**
The project meets the evaluation guidelines: The rear additions are not visible from the street based on the fencing and hedges that screen the rear of the property.
- 10.3 Preserve Original Architectural Details, avoid damaging, removing, destroying or obstructing significant architectural details of the original structure.**
The project meets the evaluation guidelines: Aside from the original garage door, which there is no evidence as to what it looked like, the significant original features on the front and side elevations have been preserved.
- 10.4 Design the addition to be compatible with the original structure's mass, scale and proportions. Avoid using a style different from that of the original structure.**

Design the addition to be subordinate to the main building, and not “compete” with it.

The project meets the evaluation guidelines: The existing house is one-story high with a 2 story tower. The “As built” additions in the rear have a compatible mass and scale to the main building so that they are a minor element and do not compete with the original elements. The conversion of the garage to a family room entailed adding a wood French door and two wood windows that match the style of the original facade.

10.5 Relate the addition to the main structure, rather than overwhelming it, by separating or linking using a connection structure or breaking up the mass into components that relate to the original structure.

The project meets the evaluation guidelines: The rear additions utilized the same terra cotta roofing, stucco siding and wood windows as the original facades and are subordinate to the original building.

10.6 Minimize the impact of a second-story addition to the main structure so that it appears to be an integral part of the overall design and not an obvious addition. Use similar materials and fenestration patterns as the original structure.

Siding: *The project meets the evaluation guidelines:* The additions utilized stucco siding to match that of the original stucco siding.

Roofing: *The project meets the evaluation guidelines:* The terra-cotta tile roofing matches the existing.

Windows: *The project meets the evaluation guidelines:* The new windows have patterns and wood material to match those of original structure.

Doors: *The project meets the evaluation guidelines:* The wood, multi-light French doors on the garage conversion and additions are compatible with the existing structure.

10.7 Echo roof forms and materials of original structure.

The project meets the evaluation guidelines: The rear addition utilized a gable and flat roof forms with terra-cotta tiles that echo those of the original structure.

10.8 Use a window-to-wall ratio similar to that of the historic structure.

The project meets the evaluation guidelines: The windows in the garage conversion portion of the front elevation mimic the pattern of the central windows on the same facade while continuing to have a similar window to wall ratio as on the original façade. The rear and side wood windows also echo the windows featured on the facades and have a similar window to wall ratio.

10.9 Preserve an older addition that has achieved historic significance in its own right.

The project meets the evaluation guidelines: The garage conversion was completed early in the development of the house so that it has achieved its own significance.

10.10 Remove inappropriate recent additions.

Not Applicable

STAFF RECOMMENDATION: No Historic Structures/Sites Report is necessary at this time as the “as built” additions on the rear elevations and the garage door conversion to a family room do not have a negative impact to the historic significance of the City Landmark as it meets the evaluation design guidelines. The project, therefore, may qualify for a categorical exemption if the Commission agrees with the above evaluation and conclusions. Should the project significantly change, a Historic Structures Report may be required.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 924-C GARDEN ST**

C-2 Zone

(3:50) Assessor's Parcel Number: 029-301-031
 Application Number: MST2015-00180
 Owner: Jill Stattler
 Applicant: Mark Morando

(Proposal to permit the "as-built" construction of an 188 square foot ground floor bedroom addition and the "as-built" enclosure of the 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and an 82 square foot "as-built" shed. No parking is proposed on site. Two parking spaces are required. The proposal involves Staff Hearing Officer review for interior setback and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a one of the eight properties in the designated City Landmark: El Caserío.)

(Concept Review; comments only. Project requires environmental assessment and Staff Hearing Officer review for interior setback and parking modifications. Staff has concluded the project does not have a negative impact on the historic significance of the City Landmark.)

Actual time: 3:49 p.m.

Present: Jill Stattler, Owner
 Mark Morando, Applicant

Public comment opened at 3:58 p.m. and reopened at 4:10 p.m.

Chair Suding acknowledged receipt of a letter from Stanley W. and Lynn Ashcraft, Micholyn and Fred Brown, and an email from Madeline Stuart expressing concerns.

Sheila Enelow, neighbor, expressed concern with the maintenance of what is viewed from the street.

Wendy Foster, neighbor, expressed concern with the need for additional parking and the increase in the number of bedrooms. She commented that the "as-built" construction was completed in the 1970s.

Kellam de Forest, local resident, questioned when the site was designated a City Landmark. [The owner responded that it was designated in 1990.]

Public comment closed at 4:04 p.m. and reclosed at 4:11 p.m.

Motion: Continued two weeks with comments:

1. Provide a site plan showing where parking can be located on-site and screened. Parking in the front yard diminishes the historic resource.
2. The requested modifications, with the exception of parking reduction, were supportable as being characteristic of the historic neighborhood.
3. Individual site visits were suggested for HLC members to become familiar with the site.

Action: Mahan/La Voie, 6/0/0. (Shallanberger stepped down. Murray/Veyna absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:22 PM TO 4:27 PM ****

EXHIBIT D

CONCEPT REVIEW - CONTINUED**6. 924-C GARDEN ST**

C-2 Zone

(2:35) Assessor's Parcel Number: 029-301-031
Application Number: MST2015-00180
Owner: Jill Stattler
Applicant: Mark Morando

(This is a revised project description. Proposal to permit the "as-built" construction of an 188 square foot ground floor bedroom addition and the "as-built" enclosure of the 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and an 82 square foot "as-built" shed. One uncovered parking space is proposed onsite. Two parking covered spaces are required. The proposal involves Staff Hearing Officer review for interior setback and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a designated City Landmark: El Caserío, Built c. 1930.)

(Second Concept Review; comments only. Project requires environmental assessment and Staff Hearing Officer review for interior setback and parking modifications. Project last reviewed May 6, 2015.)

Actual time: 3:29 p.m.

Present: Jill Stattler, Owner
Mark Morando, Applicant

Staff comments: Joanna Kaufman, Planning Technician, stated the following conclusions by the Zoning Modifications Staff, have been reached: 1) The parking modification is not supportable because the house size is greater than 700 square feet; 2) the southern interior setback modifications are supportable for the storage room conversion and the as-built bedroom; 3) the two interior modifications for the storage shed are not supportable; 4) the interior setback modification for the garage conversion is not supportable since the conversion of the garage to habitable space is also not supportable; and 5) parking in the front setback may be supportable.

Public comment opened at 3:38 p.m.

Wayne Ashcraft, neighbor, had previously expressed concern with the existing parking infringing upon the right-of-way, but the applicant has made adjustments to the design, and he is now in support of the new proposal. (An email was received from Lynn and Wayne Ashcraft that includes photographs.)

Kellam de Forest, local resident, commented that the site has been deemed a historic landmark and different rules should apply to protect it.

Public comment closed at 3:40 p.m.

- Motion:** **Continued indefinitely to the Staff Hearing Officer with positive comments:**
1. The project can be reviewed under the Consent Agenda as long as the Staff Hearing Officer does not request substantial changes.
 2. The modification is aesthetically appropriate and does not pose consistency issues with El Pueblo Viejo Guidelines and the Neighborhood Preservation Ordinance.
 3. The parking in the frontyard setback as submitted is acceptable and an improvement.
 4. The existing enclosure modification request for the habitable space (converted garage) within the sideyard setback is supportable.
 5. The existing encroachment of the building is supportable as it is somewhat historic and consistent with the historic characteristics of the neighborhood.
 6. Clarify on the plan showing the landscape, proposed rock border edge and the material of the pavers (that shall be traditional, not concrete).
- Action:** Mahan/Winick, 6/0/2. (Murray/Veyna abstained. Shallenberger stepped down.) Motion carried.